

Michelle Dodrill

From: Planning - Registry
Subject: FW: Architectural Conservation Officers Comments RE: SD21A/0246 AI - Palmyra, Whitechurch Road

From: Irenie McLoughlin <imcloughlin@SDUBLINCOCO.ie>
Sent: Tuesday 24 May 2022 18:01
To: Caitlin O'Shea <coshea@SDUBLINCOCO.ie>
Cc: Planning - Registry <pregistry@SDUBLINCOCO.ie>
Subject: Architectural Conservation Officers Comments RE: SD21A/0246 AI - Palmyra, Whitechurch Road

ARCHITECTURAL CONSERVATION OFFICERS REPORT RE: SD21A/0246 AI – Palmyra, Whitechurch Road

Dear Caitlin,

Please see comments below with regard to the RFI submission received and in particular Item 3, 5 and 6 which relates to the issues and concerns raised by the undersigned.

Appraisal

The following initial comments were provided; *“It is considered that the overall design and material type is not in keeping with the existing character and original building profile in the area – Whitechurch Lodge, Whitechurch Church and Graveyard and Whitechurch Church of Ireland Church and school house. Although there are other modern groups of houses within the vicinity it is considered that the collection of historic/protected structures are grouped near to Palmyra House and therefore should be given consideration with regard to their design and finishes. The streetscape character is particularly important within the subject site and also how the new development adjoins within the curtilage of Palmyra House and the overall setting. Although Palmyra House is not a Protected Structure it is considered to be of architectural significance and its landscape setting at this location adds to the character of the area in identifying the historic significance of the site. It is considered that a simpler form and reduced mass would allow the houses to sit more comfortably within the subject site and would allow for a more modest and vernacular style of housing reflecting the character area and very rural setting.*

I feel that a more sensitive modest and vernacular style of house executed in a contemporary style would ensure a more suitable and high quality development at this location to reflect the existing setting and architectural significance of the adjoining and nearby collection of historic and protected structures. It is therefore considered that the dwellings should be revised to address the above issues and concerns. I would recommended that a Design Rationale is provided to take account of the collection of historic structures/protected structure sites within the vicinity and the streetscape setting and character of the area. It is felt that due to the positioning of the proposed new dwellings it is felt that the overall design should add architectural interest and quality to the area and not detract or cause any negative visual impacts. Any redesign should take account of the above in order to address these issues. The boundary treatment and how the new site will adjoining and sit within the landscape setting of Palmyra House should be addressed and details provided accordingly. Any such boundary treatment to the rear of the new dwellings should not cause any negative visual impact on the existing house and its overall setting. It should be noted that a separate application under Reg. Ref. SD21B/0372 has been submitted for works to Palmyra House including a large rear extension, it is therefore important that the new developments do not conflict with regard to setting and architectural style. Consideration should be given to any such conflicts within the revised design for the new dwellings.”

In response to the RFI request the following details have been submitted;

Item 3 – It is stated that House No. 7 and 8 have now been changed to a pair of 3 bed, 2-storey semi-detached from the previously proposed pair of 4 bed, 2-storey. These revisions results in a reduction in scale, massing and footprint more comparable to the existing residential development sought. The new house type for sites 7 and 8 is indicated on enclosed amended site layouts and house Type C. The amendments are also applied to the 4 bed, 2-storey semi-detached houses on sites 3,4,5 & 6 so as to maintain consistency on design, finishes, height and massing. The proposed materials and colours have been amended to reflect and harmonise with that of the existing dwellings.

A design rationale has been provided in response to the RFI which provides information on the site context in proximity to Protected Structures and the overall character of the area and rural streetscape setting. It states that the infill development should be considerate to the overall site context and protected structures and to achieve this the amended designs as prompted by the planning authority by the RFI provides architectural interest by encompassing carried design elements. It is also stated that the house designs are to a high standard and will be finished to a high quality in terms of building materials. It is considered that the proposed re-design and amendments are acceptable in achieving an improved design and building type.

Item 4 – A site section showing separation distances between the proposed House No. 2 and Palmyra House (historically important house and site) now shows the permitted rear extension to Palmyra House. The higher ground level of the subject site cannot be addressed and although the separation between Palmyra House and the proposed House No. 2 is now reduced due to the rear extension, it is considered that the separation is acceptable in this instance. However, it is felt that natural screening should be improved and additional planting provided along the shared boundary of House No. 2 and Palmyra House to help minimise views and improve views at this location.

Item 5 – It is confirmed as part of the RFI that the existing boundary treatment (boundary wall of protected structure) which indicates the existing boundary within the 19th Century burial site left in situ. Details are now shown on drawing no. D1194-2-19. A section of the existing boundary wall of the protected structure site is to be repaired as indicated on the submitted revised drawing re boundary treatments.

Recommendation

It is recommended that the following conditions should be attached to any grant of permission:

- A schedule of materials should be submitted for approval and written agreement in order to confirm the final materials and finishes and to ensure they deliver in providing high quality new build.
- It is considered that natural screening should be improved and additional planting provided along the shared boundary of House No. 2 and Palmyra House to help minimise visual impact and improve views at this location.
- A safety statement should be submitted detailing how the boundary wall of the adjacent Protected Structure site (Whitechurch Church and Graveyard, RPS Ref. 334) will be protected and safeguarded during the proposed development. Conservation repairs should be carried out using traditional methods and materials and a full schedule of works for repairs including a methodology and specification should be provided for approval and written agreement prior to the commencement of development.

I trust the above is in order.

Kind regards,
Irenie

Irenie McLoughlin
Architectural Conservation Officer
South Dublin County Council

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The Draft South Dublin County Development Plan 2022-2028