PROSPECT HOUSE
STOCKING LANE
DUBLIN 16

ARCHITECTURAL HERITAGE
IMPACT ASSESSMENT

18th May 2022

Historic Building Consultants
Old Bawn
Old Connaught
Bray

1221/01

Contents

Background

This report has been prepared for MSJA Ltd as part of the documentation to be submitted with a planning application for a development at Prospect House, Stocking Lane, a protected structure.

The site was inspected for the purposes of preparing this report on 30th November 2021 on which occasion the photographs incorporated in the report were taken and the site examined to prepare the descriptions contained therein.

Historical research was carried out on the background history of the property and the results are set down below.

While this report contains comment on aspects of the condition of the buildings it is not a condition report or a structural report and must not be read as such. All comments in the methodology are subject to verification by the architect or engineer and in the light of conditions as established on site.

This report has been prepared by Rob Goodbody BA(mod), DipEnvPlanning, DipABRC, MA, MUBC, MIPI.

Historical background

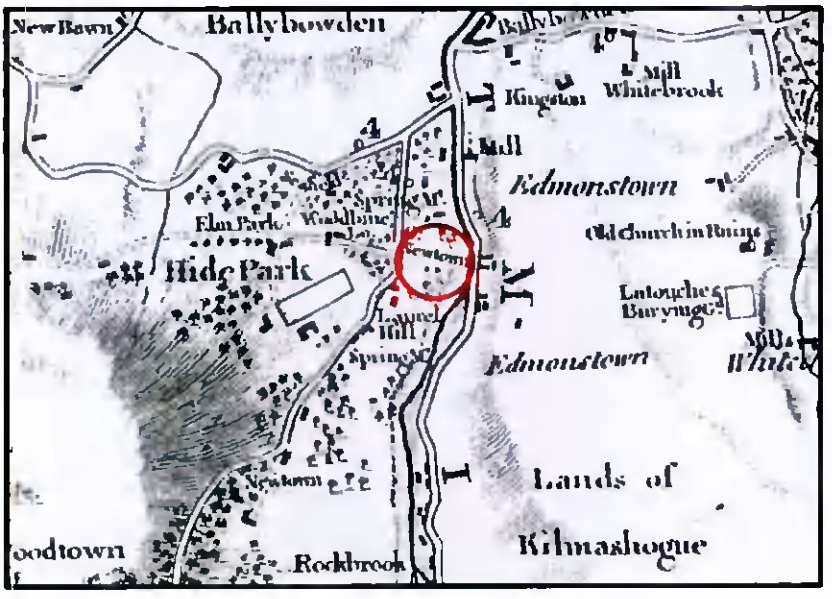


Figure 1: Detail of Taylor's map of 1816

Prospect House has the appearance of a house built at the very end of the eighteenth century or in the early years of the nineteenth. This is borne out by the cartographic evidence, as the house is not depicted on the manuscript map of the area produced by Major Alexander Taylor in 1805, nor on the map of the environs of Dublin that was published by John Taylor in 1816. In the extract from the latter map reproduced above the future site of Prospect House is indicated by the red circle. Five years later, William Duncan published his map of County Dublin and Prospect House is shown clearly on this map, again indicated by a red circle.

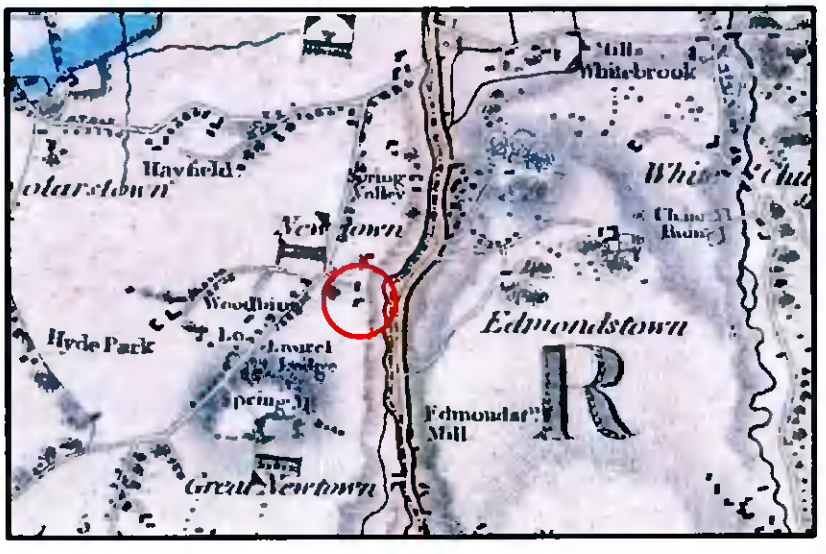


Figure 2: Detail of Duncan's map of 1821, showing Prospect House

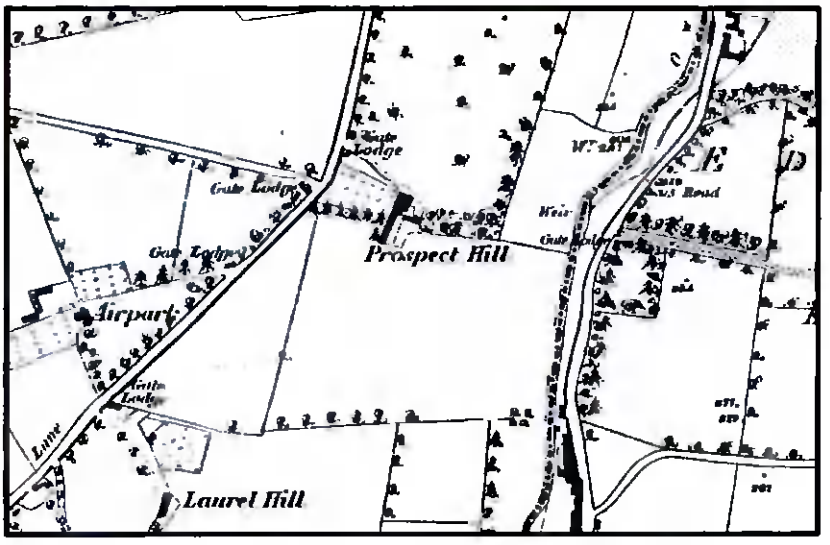


Figure 3: Detail of 1843 Ordnance Survey map showing Prospect House

During the nineteenth century and much of the twentieth century Prospect House was known as Prospect Hill and it is named as such on the various editions of the Ordnance Survey maps thoughout that period.

The identity of the early occupiers of Prospect House is not known and the first known occupant, in the late 1840s, was Sheffield Betham. He was the second son of Sir William Betham, Ulster King of Arms, which was the position equivalent to the Chief Herald today, as the state's official genealogist. Sheffield Betham worked with his father and was appointed Dublin Herald. He left Prospect Hill in the early 1850s and the house was then occupied briefly by P Shannon.

In about 1853 James Plunkett moved to Prospect Hill. He was a pawnbroker by profession and was also involved in politics and charitable organisations. He was elected a guardian of the South Dublin Union and was also elected to Dublin Corporation, where he became an alderman.

James Plunkett lived at Prospect Hill until the 1870s, following which the house was vacant over a considerable period, except for a brief occupation by Thomas Dowling.

In the early 1890s the new occupant of Prospect Hill was Thomas D Lambert, a veterinary surgeon with a practice in Rathmines. It is possible that the Lambert family only used Prospect Hill as a weekend retreat, as they appear to have continued to live in Rathmines. This possibility is supported by the 1901 census, which records that Mary Trotter was living in the house as a caretaker.

Ten years later, Thomas Lambert rented Prospect House to a tenant, Patrick Pirrie Conerney, an Anglican clergyman from Belfast, who, after a career in parishes in Down, Clonmel and Clare, had taken up a position as bursar of the Church of Ireland Teacher Training College in Kildare Place. He and his wife, Amy, were only in Prospect House briefly, possibly as a temporary measure following their relocation from County Clare, and after their short stay they moved to Kenilworth Road in Rathgar.

Thomas Lambert died at around this time and the family disposed of the property at Stocking Lane. The new occupant was John Keogh and he lived at Prospect House with his wife Kathleen until his death in the 1950s. Following Kathleen Keogh's death in 1976 the house was occupied by the Keogh family until the early years of the twenty-first century. During this time the greater part of the lands were sold for development and a housing estate was built around three sides of the house, leaving it with the former walled garden, an access driveway and the gate lodge, which was derelict by this time.

A planning application was submitted in 2005 for permission to demolish the derelict gate lodge and build a new house on the site. This application was withdrawn before a decision was made (register reference SD05A/0630).

In 2018 a planning application was submitted for permission for a development of 19 residential units with a vehicular access off Stocking Lane. A decision to refuse permission was issued by South Dublin County Council and was confirmed by An Bord Pleanála on appeal (register reference SD18A/0181, An Bord Pleanála reference ABP-302285-18).

In October 2019 a planning application was submitted for permission to refurbish and modify Prospect House, convert the outbuildings to an apartment, renovate the gate lodge and erect an apartment block to provide twenty-five apartments. A decision to refuse permission was issued by the planning authority and was confirmed by An Bord Pleanála on appeal (register reference SD9A/0312, An Bord Pleanála reference ABP-306282-19).

Conservation context

Record of Protected Structures

Prospect House is a protected structure. It is included in the record of protected structures in the South Dublin County Council Development Plan 2016-2022, reference 340 with the description "House". There is no change to this listing in the Draft South Dublin County Council Development Plan 2022-2028.

Conservation areas

Prospect House is not located within an architectural conservation area.

National Inventory of Architectural Heritage

The National Inventory of Architectural Heritage has included Prospect House in its survey of the South Dublin area and has assigned it Regional significant due to its architectural interest. The appraisal reads as follows:

> Although surrounded by modern housing, this handsome Georgian house retains much original fabric including its many outbuildings. The open parkland to the front allows a fuller appreciation of its imposing presence, offering a suggestion of its former dominance in the landscape.

Building survey

Plate 1: Front elevation

Prospect House is a five-bay, detached, two-storey-over-basement house on the eastern side of Stocking Lane to the north of the M50 motorway. The front door is approached via a large flight of granite steps, leading to the front door, which is four-panelled, flanked by side lights and surmounted by a large semicircular fanlight with plain glass. The house is rendered with sand and cement. The windows on the front elevation are one-over-one timber sashes with obscure-glazed lower sashes. The roof is hipped and there are two chimneystacks rising from the ridge. The western side elevation is slate hung, while the return to the rear, seen at right in the photograph below, is rendered with sand and cement. Two first-floor windows on this elevation are two-over-two sashes with curled horns, while the window on the ground floor of the return is a substantial timber casement suggestive of there being a Wyatt window previously. At basement level there are three windows near ground level, guarded with iron bars.

Plate 2: Western side elevation

Plate 3: Eastern side elevation

The eastern side of the house and the rear elevation of the main house are slate hung, while the side and rear elevations of the return is rendered with sand and cement. There is a single window on the first floor of the side elevation and another at ground level to light the basement. The former is a one-over-one timber sliding sash, while the latter is a mullioned timber casement. A single window in the rear of the main part of the house is a round-headed sash window lighting the stairs. In the angle between the return and the main house is a lean-to single-storey part of the return, alongside which is a small masonry structure next to the house and a timber-framed and timber-sheeted addition, both of these structures having water tanks on the roof and are later additions to the house. There is a small, enclosed yard at the rear of the house, with a garage, a shed and a stable.

Plate 4: Structures at the rear of the house

Plate 5: View eastward in the yard

The yard at the rear of the house is paved with concrete. A high wall topped by a wooden fence separates it from a farmyard that is not within the property at present but which was formerly associated with Prospect House. As noted above, there is a small shed in the yard, seen to left of centre in the photograph above, while a garage is seen to the right. To the rear of the rear return is a two-storey stable building, separated from the house by a narrow passageway. The stables are faced with sand and cement render and have a corrugated roof.

Plate 6: Stables in the yard

Plate 7: Driveway and railings to front of house

Prospect House is approached via a driveway a hundred metres long, leading from a gateway on Stocking Lane and running past the house to reach the rear yard. On the northern side of this driveway is a wrought-iron railing consisting of vertical flat bars supporting a round-section rail at the top, beneath which are three levels of flat-bar rails. The railing is supported by wrought-iron bracing to the rear. To the east of the house is a wrought-iron farm gateway with diagonal bracing and hung from a cast-iron post.

Plate 8: Gateway in railing

Beyond the railing to the north is a narrow strip of grass, while to the north of this is a wall, about 1.5 metres high, of granite rubble and of mid- to late-twentieth century date.

Plate 9: Gate lodge

On the southern side of the driveway inside the gate is the ruin of a gate lodge. This is almost entirely concealed beneath ivy and other vegetation, with just a small area of walling visible and accessible at the north-western corner. It appears that the lodge was of modest size and single-storey.

Plate 10: Wall to the south of the gate lodge

The grounds at the rear of Prospect House are separated from the driveway by a stone-faced wall, seen in the photograph above. This wall is of later twentieth-century origin and consists of a concrete-block wall faced on its northern side with granite.

Plate 11: Gateway

The entrance to Prospect House is from Stocking Lane. The wrought-iron gates are set back from the road and are flanked by curved wing walls terminating at stone piers at either end. Adjacent to each wing wall are two trees, heavily pollarded.

Plate 12: Interior face of gates

Plate 13: Wall to the south of gateway

Running southward from the gateway is a stone wall, constructed of rubble granite and with the remnants of a render. For a short distance from the gateway the wall is about 1.5 metres high, and it then rises to about 3 metres, continuing to the southern end of the property, where the access to the adjacent property runs from the road. Through this entire length of wall, it runs through a curve, the wall being on the outside of the bend.

Plate 14: Detail of wall to south of gateway

Plate 15: View eastward across lands associated with Prospect House

The greater part of the lands remaining as part of the property at Prospect House lie to the west of the house and extend as far as Stocking Lane. These lands are bounded to the north by the wall along the southern side of the driveway, while to the south the property boundary runs alongside the access leading to the adjacent farmyard. The lands are currently not use and have a covering of long grass punctuated by some fruit trees. There is no sign of any pathways or other features.

Plate 16: View eastward toward Stocking Lane

Plate 17: View southward to Prospect House from Prospect Drive

The housing development that lies to the north, east and south of Prospect House is on lands formerly associated with the house and the roads in the estate all carry the name 'Prospect'. The spine road leading into the estate is Prospect Drive and this is separated from the main house by a belt of public open space 45 to 55 metres wide. The photograph above shows the view from Prospect Drive directly toward the house and its adjacent land. The ground slopes upward from Prospect Drive to Prospect House and the property boundary is delineated by a wall built at the same time as the housing estate and faced on its northern side with brick, while the southern side, facing Prospect House, is faced with stone, as noted above. A belt of high trees runs alongside the driveway to Prospect House, and this is seen in the view above. The photograph below shows the view toward the application site from the north-east, at which point Prospect House is beginning to be obscured by trees on the public open space.

Plate 18: View from the north-east from Prospect Drive

Interior

Paragraph B2.2 of the *Architectural Heritage Guidelines for Planning Authorities* states that

> where proposals are limited in scale or relate to a specific part or parts of the structure, it will generally be sufficient to include a brief description of the structure as a whole, to provide a context for the proposals, but to concentrate the detailed assessment on those parts of the structure which will be impacted upon.

In accordance with that advice the descriptions below include only those rooms that would be affected by the proposed works, though the entrance hall and the landings on the other two floors are included for purpose of illustration.

First floor

Plate 19: View to rear of first-floor landing

At first-floor level there are three bedrooms, a bathroom, a landing and a short corridor at present. The only change proposed at this level is the insertion of an en-suite bathroom into the large bedroom on the eastern side of the landing.

The landing runs from front to rear of the house, with a one-over-one timber sliding sash window at the front, with panelled shutters and a moulded-timber architrave, the lower sash having obscured glass. At the rear of the landing the staircase rises through as series of winders. The staircase is lit by a two-over-two timber sash, the upper sash having a semicircular head and the lower sash has obscured glass.

Two doors lead off the landing, those on the western side leading to the front bedroom and the corridor that connects to the bathroom and the rear bedroom. The door at the front of the eastern side leads to the large bedroom, while the other door, near the stairs, also opened into that room but is permanently closed.

Large bedroom

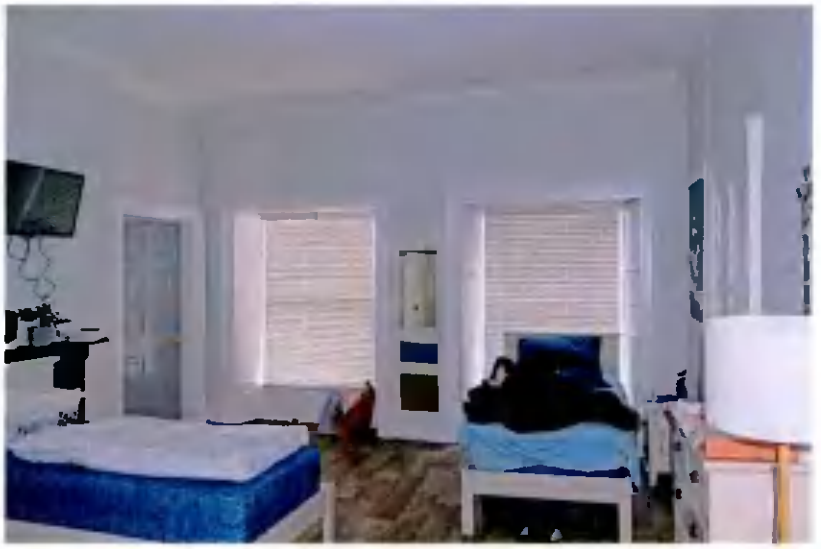


Plate 20: View to the front of the large bedroom

The large bedroom to the east of the first-floor landing is entered via a six-panelled door set in a moulded-timber architrave. A second door near the top of the stairs also leads into this room but is no longer used. The room is lit by two one-over-one timber sliding sashes at the front of the house and another in the side elevation, near the rear. All of these windows have curled horns and obscure-glazed lower sashes and are set in moulded-timber architraves with panelled shutters. A shallow cupboard with a moulded-timber architrave appears to have been a window, now blocked up. The floor has a vinyl covering. The ceiling is plain with a simple run cornice. There is a cast-iron chimneypiece.

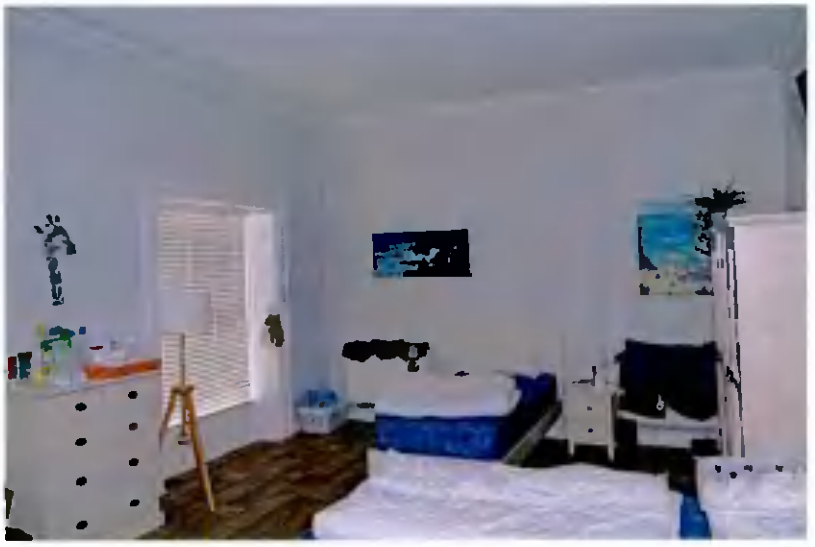


Plate 21: View to the rear of the large bedroom

Ground floor

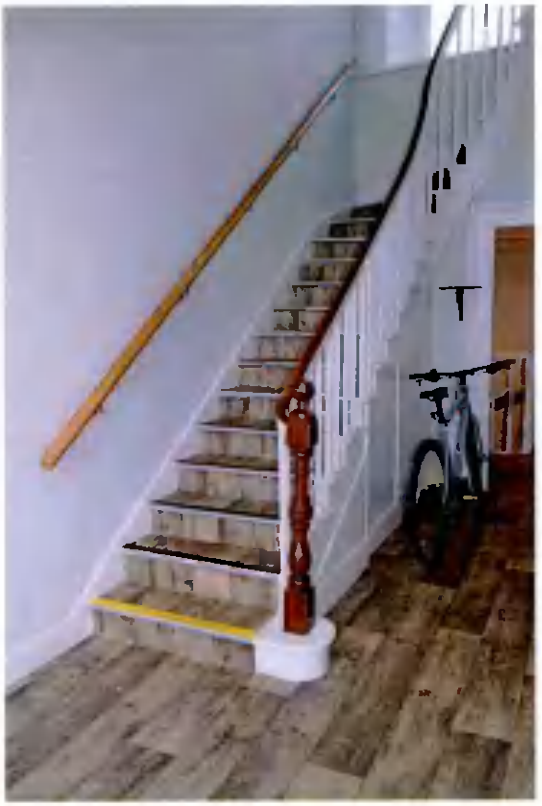
Entrance hall and stairs

The house is entered via a four-panelled door flanked by plain glass side lights protected internally by iron bars. A large semicircular fanlight with plain glass and a plaster archivolt spans the width of the door and side lights.

The entrance hall is broad and high, with the staircase rising at the rear. The front section is divided from the rear section by a beam standing down from the ceiling. The beam has a facing of plain plaster and to the front the hall ceiling has a decorative cornice, while to the rear, over the staircase, the cornice is plain.

The floor has a vinyl covering. A doorway opens onto either side of the hall, each having a moulded-timber architrave and flanked by pilasters.

Plate 22: View to front of entrance hall



The staircase runs up from the rear of the hall. It is open string with stick balusters and plain tread ends. The balusters support a hardwood handrail, and the balustrade terminates at a turned newel of later date. The staircase turns through winders toward the upper floor.

At the rear of the entrance hall a doorway with a moulded-timber architrave provides access to the rear return and to the basement.

Plate 23: Staircase

Living room

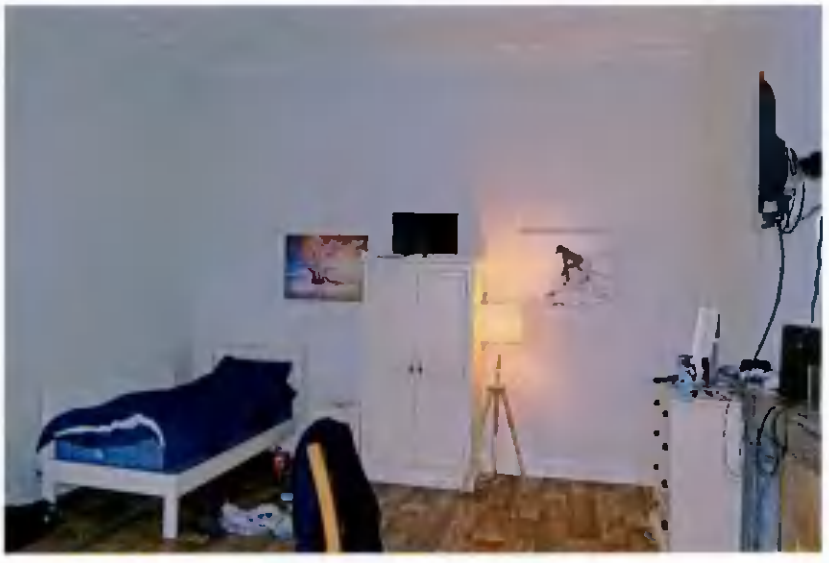


Plate 24: View to rear of living room

The room to the east of the entrance hall is lit by two windows to the front of the house, each of which is a one-over-one timber sliding sash with curled horns and obscured glass in the lower sash. The windows are set in moulded-timber architraves and have panelled shutters. A shallow cupboard set into the eastern wall may have been a window originally and a similar arrangement is found on the room above. The ceiling is plain, with a decorative cornice. On the western wall there is a reeded grey marble chimneypiece with a tiled insert. The floor has a vinyl covering.

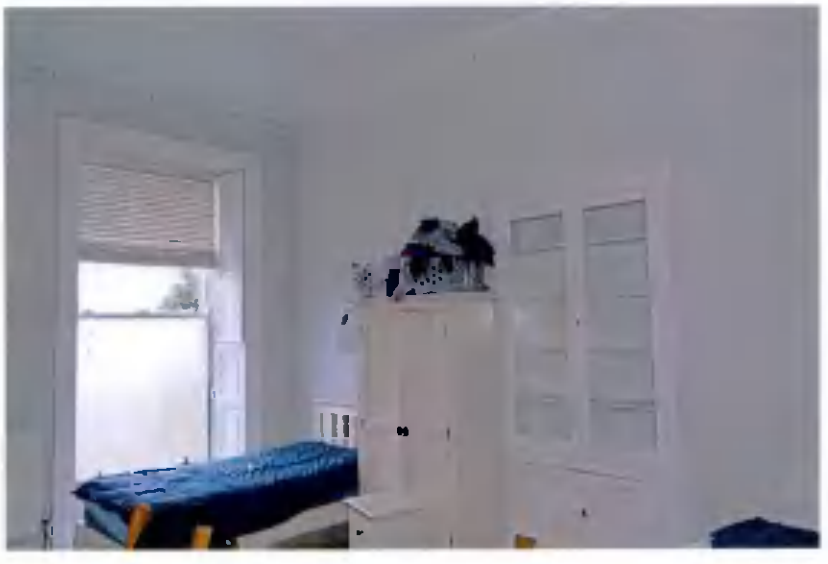


Plate 25: View to north-east in living room

Rear bedroom

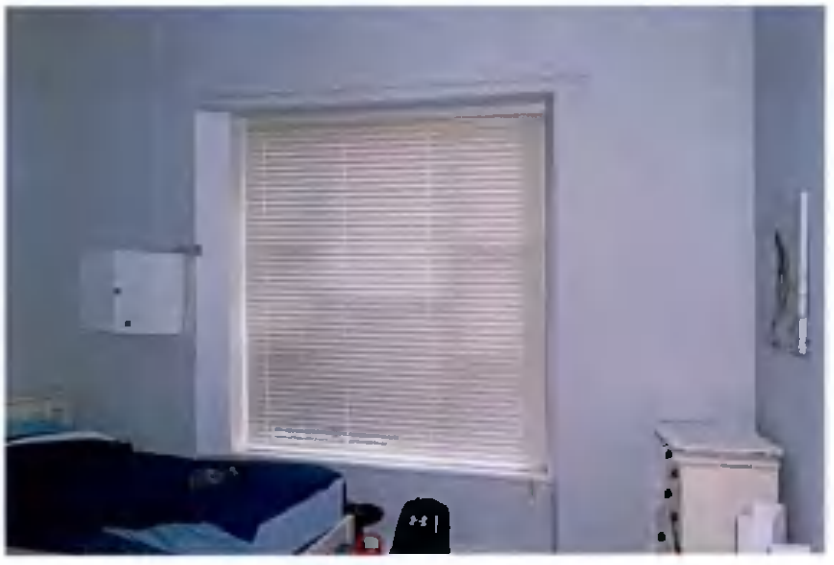


Plate 26: Window in rear bedroom on ground floor

At the rear of the ground floor there is a bedroom in the return. This is lit by a large window that would have been a Wyatt window originally, but which now has a central one-over-one timber sliding sash flanked by three top-hung casements on either side. There are no shutters and no architrave. The window has a steel grille on the outside. The room is entered via a four-panelled door. There is a mid-twentieth-century tiled chimneypiece. The ceiling has coving around the margin, a moulded centrepiece and a narrow decorative border, all of which appear to date from the mid-twentieth century.

Plate 27: External view of window in rear ground-floor bedroom

Bathroom

A bathroom opens off the turn of the staircase at mezzanine level. This is entered via a modern hollow door set in a modified timber architrave.

The bathroom is lit by a small timber casement window with obscured glass and set in a splayed opening. The window is protected by iron bars externally.

The room is entirely fitted out with contemporary sanitary ware and the walls are tiled from floor to ceiling. The floor has a vinyl covering.

Plate 28: Shower in bathroom

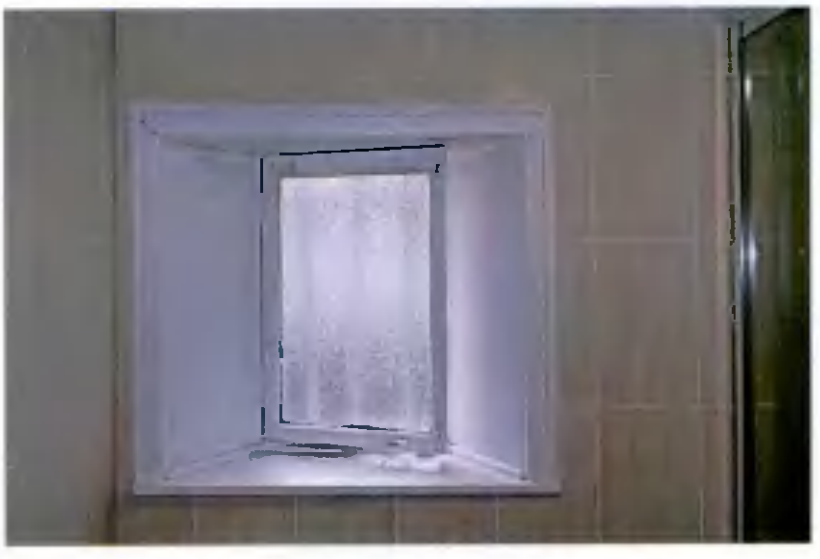


Plate 29: Bathroom window

Utility room

Leading off the mezzanine level at the rear of the house a modern hollow door gives access to a small room that doubles as a utility room and an access to the rear yard.

The ceiling in this room is of mass concrete supported on steel beams. A framed, braced and sheeted door leads to the yard and another timber-sheeted door at the rear leads to a WC.

Plate 30: Utility room

Plate 31: Ceiling in utility room

Basement

Staircase

At the rear of the entrance hall a small landing provides access to the room in the rear return, beyond which is a short flight of steps that turns through winders to a half landing at mezzanine level. The bathroom and utility room described above lead off this half landing.

Beyond the landing a straight flight of stairs leads down to the basement. The stairway has stick balusters supporting a painted timber handrail and terminates at a turned newel. A later handrail is fixed to the opposite wall. The stairway has a vinyl covering with aluminium nosings.

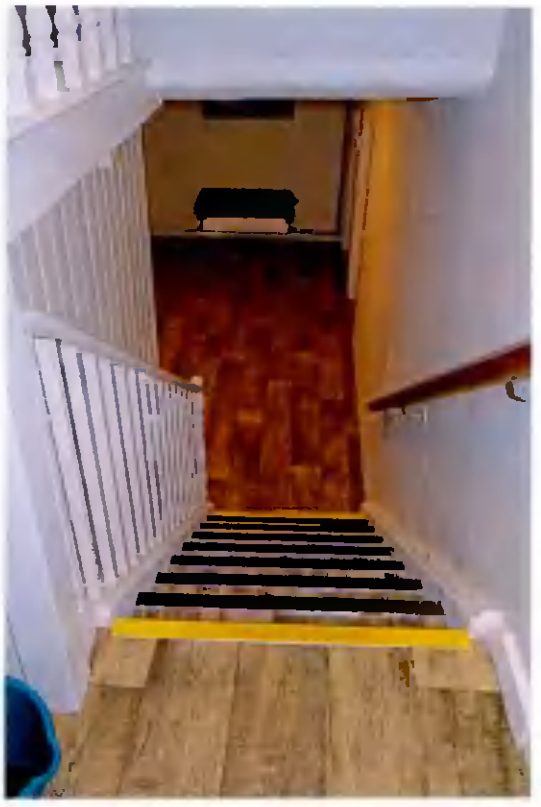


Plate 32: View of staircase from mezzanine

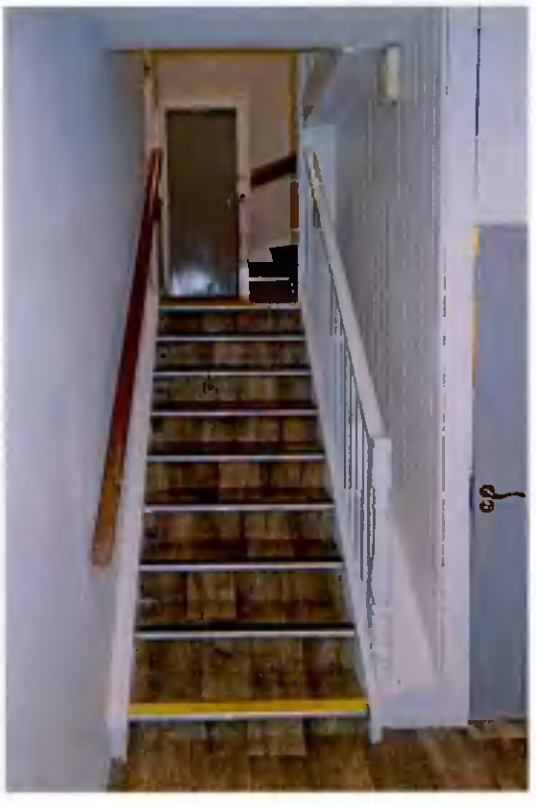


Plate 33: Staircase to basement

Hallway

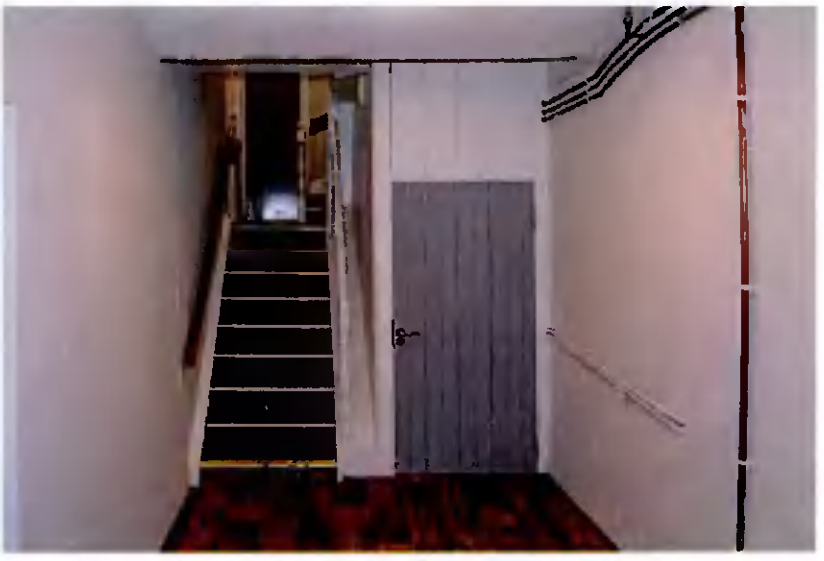


Plate 34: View to south in basement hallway

At the foot of the stairs to the basement is a hallway that corresponds to the extent of the entrance hall above. A small cupboard beneath the stairs is accessed via a timber-sheeted door. Three other doorways lead off the hallway, each with a timber door frame and no architrave. The doors are all modern hollow doors. The ceiling is plain and crossed by services, as are the walls. The floor has a covering of vinyl.

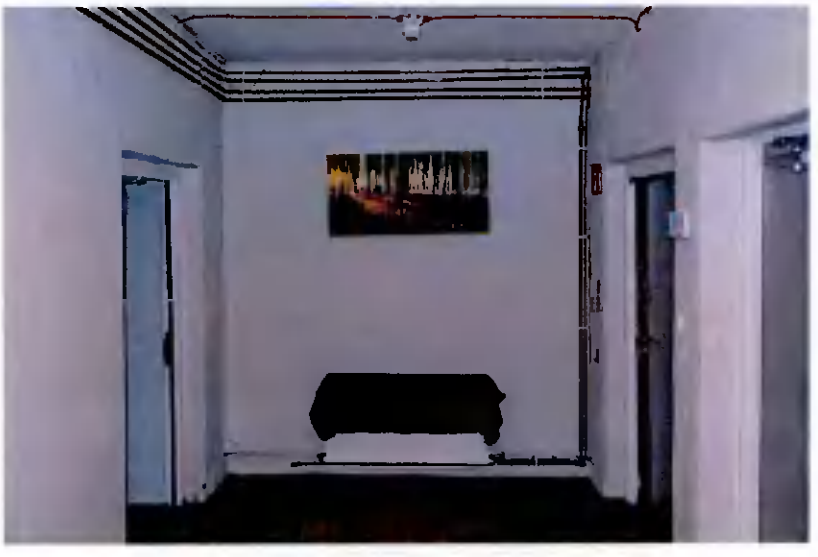


Plate 35: View to north in basement hallway

Kitchen

Plate 36: View to the west in kitchen

The kitchen in the basement appears to be located in the room that was originally designed for that purpose. A large recess in the eastern wall probably housed a kitchen range. The room is now fitted out with modern kitchen equipment and has a vinyl floor. The door is a hollow modern door, and another similar door leads to the room in the rear return. The kitchen is lit by two windows in the western wall. The northern of the two, seen in the centre of the photograph above, is a four-over-four timber sliding sash with curled horns and no architrave or shutters. The southern window is a horizontal timber casement with two four-paned sashes and is set in a wide splay with no shutters or architrave. Both windows are protected by iron bars externally.

Plate 37: View to the north in kitchen

Eastern rooms

Plate 38: Room on eastern side of basement

On the eastern side of the basement there are two rooms that appear to have been a single room now divided by a partition. The rooms are lit by a single window that consists of two side-hung casements divided by a mullion. The partition runs up to the outer wall and leaves a gap at the window to permit it to light both rooms. At the western end of the room is a chimneybreast, though the hearth has been stopped up and there is no chimneypiece. The floor has a vinyl covering. No access was available to the south-eastern room during the survey. It is accessed only through the first room, via a modern hollow door with a simple architrave.

Plate 39: View to west in room on eastern side of basement

Boiler room

To the east of the hallway, at the front of the building, is a narrow room in use as a boiler house and store. It appears that this may have been a coal store originally, as it has a cast-iron door at the eastern end, providing access to the exterior at the side of the house, probably for tipping coal. There are no windows in this room. The door is a traditional timber-sheeted door, faced with painted hardboard on the side seen from the hallway. The walls in this room are faced with lime-based plaster. The floor is of concrete.

Plate 40: View to east in boiler room

Plate 41: View to west in boiler room

Assessment

While Prospect House is modest in its decorative elements its appearance would seem to support a date from the 1790s to about 1820. In particular, the scale of its doorway, with its full-width semicircular fanlight seem to suggest a date in that range. The evidence from Taylor's map of 1816 suggests that the house was not in existence at that time. The two houses down the hill from Prospect House are shown – labelled Springvale and Springfield on the first-edition Ordnance Survey map and Spring Mount on Taylor's map. Two houses up the hill were also shown and labelled as Laurel Hill and Spring Mount, which were the same names given on the Ordnance Survey map. The accuracy with which those houses were depicted supports a date for Prospect House as some time after Taylor surveyed the area. The house is clearly seen on William Duncan's map five years later, which provides a narrow timescale in which the house appears to have been built.

The most obvious change since the construction of the house is the disposal of much of its land and the construction of a housing estate around three sides of the property.

Other changes occurred to the house itself, however, and these are evident from an examination of the building. Firstly, there is a blocked window on the eastern side of the first floor and there may have been another on the same elevation on the floor below. A common explanation given for the blocking of windows in this way is avoidance of window tax, though this is not likely to be the case at Prospect House, as window tax was already in force when the house was built and was abolished shortly afterward, in 1822.

A number of alterations have taken place at first-floor level. The presence of two doors leading into the large bedroom on the eastern side suggests that this room was originally two rooms. On the other side of the first floor landing a doorway leads to a small corridor that gives access to a bathroom and a bedroom. This is not the original layout; the rear return was originally two-storey and at some period a third storey was added to provide an additional bedroom. To gain access to that bedroom it was necessary to subdivide the existing rear bedroom, carving a corridor out of the space. This work may have been contemporaneous with the provision of a bathroom in the room that had been reduced in size. That there were two bedrooms on this side of the landing and not just one large room is indicated by the presence of the scar of a dado rail on the wall in the corridor, showing that the wall between the corridor and the front room is of early date.

At basement level a room on the eastern side of the house has been divided into two rooms, with the partition bisecting the window so as to light both rooms.

Externally, the windows have all been replaced, mostly with single-pane sashes and the presence of curled horns suggests an early- to mid-twentieth century timescale. An extraordinary feature of all windows on the ground and first floors is the obscure glazing on the lower sashes. Whether this was done at the time the windows were replaced or later is not certain. Also around the same time the house has been rendered with sand and cement and the fanlight has been replaced with a single pane.

Proposed development

The proposed development may be divided into three distinct sections:

- Alterations to Prospect House to provide for a single dwelling with an extension on the eastern side.
- Reconstruction of the gate lodge.
- Provision of a new building on lands to the west of the house to provide for twenty-two apartments on four floors over basement car parking.

Each of these elements is taken in turn below, describing the works proposed to the main house and assessing the impacts of these works and of the construction of the gate lodge and apartment building on the architectural character of the protected structure.

Prospect House

As noted above, it is proposed to convert the protected structure to provide for a single dwelling with an extension on the eastern side in the present courtyard. In this assessment the works to each room in the house are described and the potential implications for architectural heritage are discussed, taking each room in the same sequence as it was described in the survey above. The proposed extension is addressed following the examination of the works to the house itself.

Some works are to be undertaken through the entire house or through an entire floor within the house and these general works are described following the examination of the extension.

First floor

Large bedroom

It is proposed to provide an en-suite bathroom and a built-in wardrobe in the large bedroom on the eastern side of the first floor. In view of the presence of windows in the northern and eastern external walls and two doors in the long internal wall it is proposed to locate the en-suite at the rear, or southern, end of the room. In order to avoid the door and window the partition that divides off space for the en-suite is to be set at an angle to the rear wall. The ceiling height in this room is approximately three metres and this will allow for the en-suite to be kept low, not extending up to the ceiling, so as to allow for the full proportions of the room to remain visible.

Conservation comment
The provision of an en-suite bathroom to serve the master bedroom in a house is now well established and has been carried out in many houses over the years. In this instance the proposed en-suite will retain the room dimensions at ceiling height through the limited height of the en-suite partitions. The location of the en-suite will avoid interference with the windows, doors, chimneypiece and cornice. The work can be carried out with minimal intervention into the historic fabric and

the drainage can be taken out through the rear wall to a soil stack on the southern elevation in the yard.

Ground floor

Entrance hall and stairs

The conspicuous cabling for the fire alarms will no longer be required and is to be removed from the walls and ceiling and the surfaces made good with a lime-based plaster.

No other works are proposed in the entrance hall.

Conservation comment
The removal of the cabling is to be welcomed.

Room to west of the entrance hall

No works are proposed to the room to the west of the entrance hall

Living room

It is proposed to fit out the existing living room on the eastern side of the entrance hall as the kitchen. The kitchen fittings are to be concentrated at the southern end of the room with the drainage being taken out through the southern wall, at the rear of the house, into the yard.

The largest intervention in this room is to be the opening up of the eastern wall to provide for a connection through to the proposed extension, with a flight of steps leading down to the extension at a lower level.

Conservation comment
The fitting out of the room as a kitchen will have minimal impact on the architectural character of the room; the fittings can readily be removed and the room reinstated to its present condition in the future, if desired, with no lasting impact. The kitchen fittings will avoid the door, the windows and the fireplace.

The opening up of the wall to connect to the extension will have a more significant impact on the fabric of the house and the character of the room. However, it would be straight-forward operation that would be relatively simple to reinstate in the future, should this be desired, reversing the works to return the room to its original form.

Home office

The rear bedroom on the ground floor is to be used as a home office. No works are proposed within this room. while it is proposed to remove the grille from the exterior of the window. As seen in the survey above, this grille is a later addition, crossing the window and fixed into the wall at two locations on either side of the window.

Conservation comment

The removal of this grille is to be welcomed, not being an original feature and detracting from the character of the protected structure.

Bathroom and half landing

The present window on the eastern side of the half landing below the ground floor is to be enlarged to form a doorway. This will necessitate an alteration to the doorway to the bathroom to create sufficient space for the opening of the new door. The bathroom door and part of the adjoining stud wall are to be removed and relocated slightly further back into the bathroom.

Conservation comment

The alterations to the window to provide a doorway and the relocation of the adjacent bathroom door are minor alterations that will not have a significant impact on the character of the protected structure.

Rear porch and WC

The porch and WC to the south-east of the house, opening into the yard, are to be taken down and the space rebuilt as part of the proposed extension.

Conservation comment

As was noted in the building survey above, the present rear porch and WC are later additions to the house, and they are not in harmony with the original character of the house. The replacement of these structures would not have any adverse impact on the character of the house.

Basement

It is proposed to lift the floors in the basement and to re-lay them to incorporate a damp-proof membrane and under-floor insulation.

Conservation comment

The works to provide insulation and damp-proof membrane will have no appreciable effect on the character of the protected structure.

Hallway

No works are proposed in the hallway at basement level other than the removal of surplus pipes and cables.

Conservation comment

The removal of the pipes and cables is to be welcomed and will be a positive conservation gain.

Kitchen

The present kitchen fittings are to be removed and the room made good to use it as a study.

Conservation comment

None of the kitchen fittings are of built heritage significance and their removal will not affect the character of the protected structure.

Eastern rooms

It is proposed to remove the partition that divides the two rooms on the eastern side of the basement. The window is to be blocked up, leaving the window opening as a niche as a reminder that there was a window here and to facilitate reversal by opening up the window in the future.

Conservation comment

As was seen in the building survey above, the partition is a later insertion that divides the window. Its removal will return the room to its original size.

Boiler room

The existing boiler room is to be fitted out as a bathroom, with a shower at the eastern end. The existing coal chute at the eastern end is to be stopped up.

Conservation comment

This is a minor room in the house and its conversion to a bathroom would appear to be the most appropriate use, rather than subdividing a room elsewhere to provide a bathroom.

Extension

The later structures in the rear yard are to be removed, including the flat-roofed porch and WC adjacent to the rear return of the house, a garage and a shed to the east and south-east of the house, and the perimeter wall on the eastern side. These structures are seen in plates 4 and 5 above. These demolitions will facilitate the erection of the extension to the house.

The proposed extension is to be placed on the eastern end of the protected structure, within the enclosed yard, and with a narrow element leading around to the southern side of the house. This latter element would replace the existing lobby and WC at the back of the house. The proposed extension is to be built in a contemporary idiom, with a parapetted flat roof, clean, simple lines and large areas of glass.

Conservation comment

The shed, garage and lobby/WC are later structures that are not in keeping with the character of the protected structure and their removal would not have any adverse impact on the character of the house.

The extension has been designed in a contemporary manner that will ensure that the main house remains as the dominant feature, and the extension would not detract from the essential character of setting of the protected structure.

Gate lodge

As was noted in the building survey above, the gate lodge is a ruin. and it has been in this state for a considerable period.

It is proposed to replace the gate lodge with a new building, the principal part of which would incorporate the walls of the original lodge, with an extension placed on the southern side. The original part of the building is to have a monopitch roof, falling toward the driveway, while the extension is to have a hipped roof, with the principal slope running southward, flanked by small hips running to the east and west. The extension will be wider than the original lodge, projecting to the east and west.

Conservation comment

The proposed lodge will incorporate the walls of the original lodge, plus a subservient extension, with the original lodge remaining as the structure visible on entering the gates and scale with the original character of the lodge. The eaves of the extension at the western end will extend below the eaves of the front section of the lodge and hence will not intrude to an unacceptable level in the view of the gateway.

Apartment building

The proposed apartment building is to be sited in the garden to the west of the main house and is to accommodate twenty-two apartments. There are to be four floors, the top floor being set back significantly from the floors below – the setback from the front being 2.7 metres and a setback of 7 metres from each end of the building. These floors will be constructed over a basement with car parking. The overall height of the apartment building is to be 12.45 metres, while the height of the first three floors is 9 metres. This compares with 11.476 metres for the ridge height of the protected structure. The apartment building is to be set back to the less than 5 metres from the rear boundary of the site, maximising the distance from the driveway and the trees on either side, with a minimum distance of 11.29 metres from the northern boundary wall of the garden, increasing to more than 25 metres at the eastern end. The apartment building is to be at an angle to the protected structure, with a distance of approximately 11.6 metres between the existing house and the proposed building at the front corner.

Conservation comment

The proposed apartment building is to be some 11.6 metres from the main house and set well back from the frontage of the protected structure, with two lines of trees alongside the driveway approach the main house. As a result, the effect of the new apartments on the setting of the house on the approach along the driveway will be minimised, even in winter with poor foliage cover along the driveway. The setback behind the frontage will also ensure that the side of the protected structure will still be clearly visible in a view across the open space to the front of the apartments. The view of the application site from the houses and roadway at Prospect Manor, to the north, is seen in plates 17 and 18 above, photographed when in winter when there was minimal foliage on the trees. In this view the presence of trees and the setback of the apartment will ensure that the protected structure remains dominant, and the apartments will be less prominent in the views. The impact on the setting of the protected structure will be small.

Entrance to site

In order to develop this site, it will be necessary to provide a safe access. The present gateway is too narrow to facilitate the levels of traffic that would use the site. An option to widen the present entrance is not the best option, given that the gateway is within the curtilage of a protected structure and has retained most of its original character.

The proposal is to provide a new access near to the southern end of the site frontage. Here the access would be on the outer side of a curve in the road, allowing for greater visibility in either direction while minimising the amount of the boundary wall that would need to be removed to achieve a safe access.

Conservation comment

Given the need for a safe access to the site without affecting the existing gateway, the present proposal would provide the best option from a conservation perspective, minimising the extent to which the boundary wall would need to be opened up.

Conclusion

The proposals for the main house are to be welcomed, as they provide modern accommodation and facilities while keeping the house in single-family occupation.

The proposed gate lodge will retain the original walls of the gate lodge, extended to the rear to provide for sufficient space to return it to use as a dwelling.

The apartment development has been located as far back as possible from the driveway and behind the frontage of the main house and will provide a viable development of the site while minimising the impact on the character and setting of the protected structure.

As noted above, the choice of access location minimises the disruption to the boundary wall, retaining a long stretch of the wall that is highly visible to those travelling both up and down Stocking Lane.

Method statements

Conservation philosophy

The proposed conservation work will be carried out in accordance with the principles of the Venice and Burra Charters produced by ICOMOS Australia in 1979 and amended in 1981, 1988 and 1999. This document defines current conservation terminology and makes sensible recommendations for its practice. These include principles, processes, preservation, restoration, reconstruction, adaptation and practice, all of which will be followed.

General principles

All features and materials of importance to maintain the structure's character will be retained including relevant features of all ages. It should always be the intent to restrict all interventions to the minimum that is consistent with the established philosophy and the appropriate use, reuse, and continued survival of the building. The philosophy of doing 'as little as possible and as much as necessary' applies here. It is the objective to carry out works limited to that essential for the survival of the property and its conversion. It is intended in all cases where possible to carry out repairs rather than replace materials. In relation to any new work required to the structure the use of processes that are reversible will be used. Repairs are to be carried out without an attempt to disguise or artificial ageing and new repairs should be discernible without detracting from the structure. It is intended that unsatisfactory alterations that disfigure earlier work of greater merit should be reversed, where feasible. This especially applies to the removal of exposed services. It is an objective that the highest conservation standards will apply to the project. As a general principle as much of the original material as possible is to be retained and reused in its present location. Only appropriate materials and methods of construction and contemporary methods or materials will be used where alternatives do not exist. Where decay occurs, before any restoration is undertaken, a thorough analysis should be made of the defects and the nature of the decay of these materials.

General direction to contractor

The building is a historic building and great care must be taken at all times to protect any artefacts and any part of the historic building fabric, fittings etc. that could be damaged due to the works. All contractors/site personnel and their staff will be required to have read this method statement. Detailed records including photographs are to be kept of the works at all stages and a report will be prepared and submitted to the Conservation Officer on completion of the works. Provide such protection as is necessary to prevent the further ingress of rainwater and or ground/surface water to the building or staining, splashing etc. Confirm items and elements that are to be protected by contractor before commencement of work. Prepare softwood or other supports protection as required. Install bubble wrap protection to all door frames, other carved elements and elsewhere in work zones and approach routes. Scaffolding will be erected as required and dismantled by competent scaffolders. Extreme care will be taken to avoid any damage to the

fabric by the scaffolding during erection, while in place and when being dismantled.

All necessary precautions will be taken to ensure no damage occurs to the building fabric. All services such as drains, water supply etc will be properly blanked off or sealed to prevent damage directly or indirectly to the building fabric. Exposed openings such as doors and or windows will be securely sealed to prevent unauthorised access. The use of pneumatic drills, hammers etc is to be carefully monitored and are to be used only if no damage through vibration or otherwise is being caused to the masonry walls and only with the prior approval of the conservation consultant. The contractor is to take all necessary precautions to protect the building fabric from collapse/damage during the works. The contractor will be required to prepare a program of work for the approval of the conservation consultant prior to the commencement of the works, to ensure the sequencing of work is compatible with the fabric.

Proposed use:

The proposed use is for single residential use in the main house.

Proposed works:

The works proposed to the protected structure are indicated in detail on the drawings lodged with this planning application. This conservation methodology incorporates specifications that will be used in contract documents.

Protection during construction:

During the course of construction, the property and its elements shall be protected from damage. Retention of existing fabric shall include protection during construction and repair. This will include the protection of joinery materials being wrapped with bubble wrap, the protection of staircases with hardboard and covering of floors with cloth etc. Fire prevention and prevention of water ingress will be determined at the tender stage and agreed at the commencement of work. Window casings, windows, door surrounds, doors, cornices, lath and plaster ceilings balusters and fire surrounds etc. should be protected by plywood screens and floors shall be covered with cloth etc.

Demolition and removals:

Parts of buildings to be removed are to be carefully taken down, with particular care to be taken where material to be removed is in contact with historic fabric. Old materials, if considered suitable by the architect may subsequently be reused always to the architect's approval. Remove all defective timbers, bag and remove from site. Remove all debris from site.

Structure:

The main house is generally structurally sound. The consultant engineer shall deal with structural aspects including the repair of decayed lintels and weakened floors and joists generally.

Damp-proofing:

Parts of the basement are beneath the adjacent ground level, resulting in potential damp incursion. The ground adjacent to the external walls is to be excavated to below floor level in the house and cut back to a slope. Where the ground is to remain near or above floor level a trench is to be dug and a French drain inserted, with outlet to a soak pit or other surface drain. The remaining trench is to be backfilled with gravel, which is to be covered with a permeable membrane to prevent incursion of soil. At all times care is to be taken to ensure that the trenches are not cut below the level of the footings.

Timber decay:

Should timber decay be found the timbers will be replaced where necessary with like for like basis, treated with a vac vac treatment Structural members will be spliced where necessary. Beams showing decay will be repaired and spliced with engineer's approval with timber similar to the existing. Roof timbers will be thoroughly inspected as the work proceeds. Any discovery of dry rot will be reported immediately to the conservation consultant.

Any rotten structural timbers will be replaced with new spliced members retaining as much of other original timber as is sound. All new timber used throughout the work shall be well seasoned and dry, free from sap shakes, large or loose knots, and waney edges of other imperfections. All timbers found defective in these respects shall be removed from the site. The moisture content of all timber shall not exceed the permitted maxima set out in IS 96. All timber shall be free from surface moisture at time of treatment with preservative. The moisture content of all timber shall not exceed the permitted maxima set out in IS 96. All new structural timbers including joists, rafters, bridging, studding etc shall comply with Irish Standard Recommendation SR II:1988: timber shall be Strength class B stress graded and marked SCB.

Roof:

Roof works are generally of repair. Where replacement works are required, they will be undertaken on a 'like-for-like' basis. A full assessment will be made of the repairs required to the roof as part of any works approved on foot of this planning application.

Walls:

Only minor repairs to the masonry and render are being considered internally. The external walls are in reasonable condition and will be inspected in detail during the works.

Sections of loose or debonded plasterwork will be repaired with plaster of a similar mix and similar ingredients. All new services are to be concealed behind the plasterwork but chasing of walls is to be kept to a minimum and is to be repaired with a lime-based plaster by a specialist plasterer.

Services & weed growth:

Remove obsolete service wires and pipes and tidy up all retained wiring. Remove any ivy growth from all elevations. Allow for treatment of all walls from with fungicide where instructed.

Internal plasterwork:

The extant original plasterwork, cornices, decorative plaster features are generally in reasonable condition. The existing plasters and renders are to be tested and historic plaster and renders matching the existing are to be used for repairs. No sound plaster or render is to be removed.

Carefully remove loose plaster only where directed. Where the surface is too poor for repair the finish will be plastered with a lime render. Ensure that all metal items to be embedded in plaster and cement rendering are non-corrosive. Clean backgrounds by scrubbing with water containing detergent to remove oil and other materials detrimental to the work. Dry brush surfaces to remove surface staining and loose material. Sprinkle very dry surfaces with water and allow to soak in before setting. Dub out, where necessary, in separate coats each of not more than 10mm in thickness and in the same mix as the first specified coat. Scratch surface of coat immediately after it has set.

First coat: The first coat has to provide sufficient bonding. A scud coat is to be used on a strong and smooth background. The thickness of the first coat depends on the nature of the background, the overall thickness of the render and the keying function. The background should be dampened, and the mix dashed on with a trowel or scoop to give a coating of between 3 and 5 mm in thickness. The scudding should be dampened periodically and permitted to dry out slowly before the application of the undercoats. A trowelled scratch coat is preferable on old bricks or soft surfaces. Use a strong mix (1:1.5 sand:NHL2). On soft or weak background use 1:2 or 2:5. Successive coats must be weaker than this coat. Scour back and key (criss-cross keying) once initial setting has taken place.

Two undercoats: to be applied 2 days or more, after completion of each coat. The strength should be marginally less than the first coat (2:1 sand:NHL2). Thickness can vary according to the overall thickness required but it is normally between 10 and 15mm. They must not be applied over 20mm thick. The thicker the intermediate coats the longer the waiting time before each application.

Finishing coat: The finishing coat is a thin coat 5mm minimum of grade B Silica sand and NHL (1.5:1).

Cornices:

No historic cornice work is to be removed or damaged. No services are to be carried through them. The cornices are to be protected while working close to them or where work is being carried out that could cause damage, by narrow strips of hardboard fixed to timber battens.

Remove paint from undamaged sections to expose detail. Make a mould, using silicon or vinamoulds from the existing to form new section.

Cornice and decorative plasterwork details to be exposed by the removal of paint with an alkali-based paint remover supplied in paste or poultice form ensuring no damage to the original plaster. Paste is to be applied directly with brush or trowel. Apply plastic backed paper and after required period remove taking the dissolved paint. All work to be carried out with great care. Carefully pick out remaining paint with a small tool. Surface is to be finally washed down. Any resulting efflorescence to the brushed down when cornice is dry. Finally neutralise the stripped surface with an application of acetic acid.

Floors:

Existing floorboards are to be carefully taken up, where required for repair or strengthening works, but retained in-situ. The joists are to be carefully examined and repaired as per structural engineer's requirements. Previous installation of services may have caused weakening of the joists, and these will need to be repaired.

Joinery:

In principle, where original joinery is found, it will be repaired rather than replaced with any new elements being purposely designed and made. All matching detail will be accurately replicated, where appropriate. New elements should reflect their contemporary nature.

Windows:

All windows are to be repaired on a case-by-case basis. Prior to works to the windows being undertaken a report on their condition is to be prepared by a specialist. All windows are replacements inserted in the twentieth century.

Skirting boards:

Any original skirting boards are to be retained, any to be removed for the repair of floors are to be labelled, carefully stored and replaced. Perished sections are to match the existing in all respects.

Doors:

Historic doors are to be retained. Their construction usually provides reasonable insulating properties. Cracks may be filled with a flexible filler when redecorating. Draught-proofing similar to windows can be accommodated.

External door:

Repair as required and make good.

Chimneypieces:

Protect during the works, repair as required and make good.

Painting

Joinery for painting shall be treated with a primer, undercoat and finishing coat using heritage approved paint. Where joinery paintwork exists in good condition paintwork will be lightly sanded down for finishing coat in heritage paint selection.

Drainage:

Allow for checking current condition of surface water drains. New downpipes to discharge into original system. Allow for repairs to gulleys and gratings.

Mechanical and electrical.

The mechanical and electrical installation shall be in accordance with best conservation practice. Use existing pipe and wiring runs where available.

Fire safety:

Alternative fire safety solutions appropriate to the building may be considered in relation to the works. Early warning fire detection and alarm systems are to be installed in accordance with the regulations.

It will be necessary to provide for fire separation vertically between the two apartments. This is to be carried out by means of fire retardant inserted in the voids in the floorspace. Under no circumstances are historical ceilings to be removed to facilitate fire separation. During the works to insert fire retardant great care is to be exercised to ensure that no damage occurs to the ceilings below and this is to include care taken of the keying between the ceiling laths, which must under no circumstances be damaged in any way.

Recording:

The drawings, photographs and this report will form part of the record of the building. It is proposed to photograph the building again, all elevations and external details, roof, all internal wall faces, ceilings floors and details prior to the commencement, during and at the end of a contract. The record will be lodged in the Irish Architectural Archive.