

Michelle Dodrill

From: Planning - Registry
Subject: FW: SD21B/0641-Architectural Conservation Officer Comments re 32 St. Patricks Cottages (ACA)

From: Irenie McLoughlin <imcloughlin@SDUBLINCOCO.ie>
Sent: Wednesday 7 September 2022 16:21
To: Aoife O'Connor Massingham <aoconnormassingham@SDUBLINCOCO.ie>
Cc: Planning - Registry <pregistry@SDUBLINCOCO.ie>
Subject: SD21B/0641-Architectural Conservation Officer Comments re 32 St. Patricks Cottages (ACA)

**SOUTH DUBLIN COUNTY COUNCILS
ARCHITECTURAL CONSERVATION OFFICERS REPORT
RE: SD21B/0641 ADDITIONAL INFORMATION – 32 ST. PATRICKS COTTAGES, RATHFARNHAM**

Dear Aoife,

Having assessed the Additional Information response in relation to the above planning application, I would like to provide the following comments;

Appraisal

The initial application did not provide a design statement/rationale or an architectural impact assessment with regard to the overall design, form and location of the proposed 2-storey extension, which will be located to the rear and side elevation of the existing property. As provided in my original report *"The proposed extension is of simple contemporary design and will read clearly as a later addition, however the overall visual impact and the impact on the neighbouring properties has to be well considered. Any two-storey extension and in particular a side extension at this location needs to be justified and should be of high architectural quality and design"*. It was felt that due to the location of the proposed extension within an ACA a design statement and architectural impact assessment was required.

It was based on the above that the following Additional Information was requested;

Based on the above assessment there are some concerns in relation to the scale and position of the rear and side extension and visual impacts on the character of the ACA and the neighbouring properties. It is therefore considered that additional information is required in order to fully assess the overall visual impacts of the proposed 2-storey rear and side extension at this location.

- *In order to fully assess the proposed development it is considered that an architectural impact assessment should be provided to include a design rationale. Consideration should be given to the new proposed rear and side extension and the impact of the two-storey elements on the existing building and the neighbouring properties and overall character of the ACA. Consideration should also be given to how the new extension connects to the existing dwelling and any impacts on the original built fabric and materials. The concerns raised above should be addressed by way of Additional information and the applicant should also consider any changes to the design and scale of the proposed 2-storey extension in order to less any visual impacts identified in the Architectural Impact Assessment.*

In order to fully assess the proposed development it is considered that an architectural impact assessment should be provided to include a design rationale.

Consideration should be given to the new proposed rear and side extension and the impact of the two-storey elements on the existing building and the neighbouring properties and overall character of the ACA. Consideration should also be given to how the new extension connects to the existing dwelling and any impacts on the original built fabric and materials.

Assessment of Additional Information submission –

An Architectural Impact Assessment has been submitted as part of the AI request.

Details have been provided in the Impact Assessment with regard to the overall rationale for the extension design and the proposed works.

The proposed design of the extension has been amended following the AI request to ensure a 2 metre separation from the adjoining property and the overall area of the extension has been reduced.

The visual impact and direct impact to the original built fabric on the existing building has been reduced. Although the new extension is to the side of the existing dwelling, it is set back and the overall form has been reduced. Details of the works proposed in order to address the current condition of the existing dwelling and the proposed necessary upgrades have been included in the Architectural Impact Assessment. It is considered that the overall simple and contemporary design and use of contemporary materials continue to be acceptable in ensuring that the new addition to the existing property and streetscape adds architectural interest and quality.

With regard to how the extension connects to the existing dwelling, connection details have been submitted. It is considered that the Additional Information items recommended by the Councils Architectural Conservation Officer have been addressed as detailed above.

Recommendation

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

1. A Method Statement should be submitted for agreement and approval with the Councils Architectural Conservation Officer prior to the commencement of works to include;
 - Roof repairs/replacement detailing the works required, methodology and materials
 - Method for the removal of exterior paint from original brick and repointing of brick using lime mortar
 - Repair of original render and making good all areas and repainting
 - Proposed work to address rising damp – It should be noted that chemical injection is proposed, this is not recommended and therefore should be reconsidered. It is advised that the cause of the rising damp should be fully investigated i.e. ground level, exterior finishes etc in order to provide an overall solution to address the problems in a more traditional manner adhering to good conservation practice. All works should adhere to best conservation practice, methodologies and principles.

2. It is considered that the overall simple and contemporary design and use of contemporary materials continue to be acceptable in ensuring that the new addition to the existing property and streetscape adds architectural interest and quality. A Schedule of Materials should be submitted for the new proposed extension in order to confirm the final materials and finishes ensuring high quality.

The above conditions should be submitted for agreement and written approval by the Councils Architectural Conservation Officer.

I trust the above is in order.

Kind regards,
Irenie

Irenie McLoughlin
Architectural Conservation Officer
South Dublin County Council