

**PAMES**  
DEVELOPMENTS LIMITED

Office

Retail

Residential

Industrial

## **Architectural Impact Statement**

**for**

**Proposed Residential Development**

**At**

**'Hillview'**

**Dispensary Lane, Lucan, Co. Dublin**

**August 2022**

## 1 Introduction

Dispensary Lane and its environs is overwhelmingly that of an urban setting or "Townscape". This is defined in the *"Guidelines for Landscape and Visual Assessment"* 3<sup>rd</sup> Edition, 2013 thus: " 'Townscape' refers to areas where the built environment is dominant. Villages, towns and cities often make important contributions as elements in wider-open landscapes, but townscape means the landscape within the built-up area, including the buildings, the relationship between them, the different types of urban spaces, including green spaces, and the relationship between building and open spaces. There are important relationships with historic dimensions of landscape and townscape, since evidence of the way villages, towns and cities change and develop over time contributes to their current form and character".

The townscape in and around Dispensary Lane is not unchanging. It has changed with the settlement pattern over the last several hundred years. It has progressed from wilderness, to agriculture and settlement. The patterns of settlement have been driven primarily by economic need and the requirement to provide shelter and a food resource. In this frame, it must be accepted that change will occur, and it requires finding an appropriate balance between economic, social and environment forces and values.

The current proposal has focused on the urban realm so that the residents may have a sense of value and place in the location in which they reside. Although the buildings may be new, the historic character of the conservation area has been respected.

Architectural impact from development has two distinct but closely related aspects. The first is impact in the form of change to character of the townscape that arises from the insertion of the proposed development into the existing context. The second is the visual impact; which depends on the degree and nature of change in the visual environment. It is recognised that the combined impact on character and views will draw responses, the significance of which will be partly informed by an individual's subjective perception of how much the changes matter.

The assessment of townscape and visual impacts include:

- Direct impacts upon specific buildings within and adjacent to the site
- Effects on the overall pattern of buildings and landscape elements that give rise to the character of the site
- Impacts upon any special features or interests in or around the site
- Direct impacts of the scheme upon views in the townscape
- Overall impact on townscape character and visual amenity

In determining the Visual Impacts, the following definitions were used to assess the significance of the impacts:

No impact:                    There are no changes to views in the visual townscape

Imperceptible impact: An impact capable of measurement but without noticeable consequences

- Slight impact:** An impact which causes noticeable changes in the character of the environment without affecting its sensitivities
- Moderate impact:** An impact that alters the character of the environment in a manner that is consistent with existing and emerging trends
- Significant impact:** An impact which, by its character, magnitude, duration, or intensity alters a sensitive aspect of the environment
- Profound impact:** An impact which obliterates sensitive characteristics

Terms used to describe Quality of visual impact:-

- **Neutral impact:** A change which does not affect the quality of the landscape
- **Positive impact:** A change which improves the quality of the environment or landscape
- **Negative impact:** A change which reduces the quality of the environment or landscape

## **2 Description of the Site**

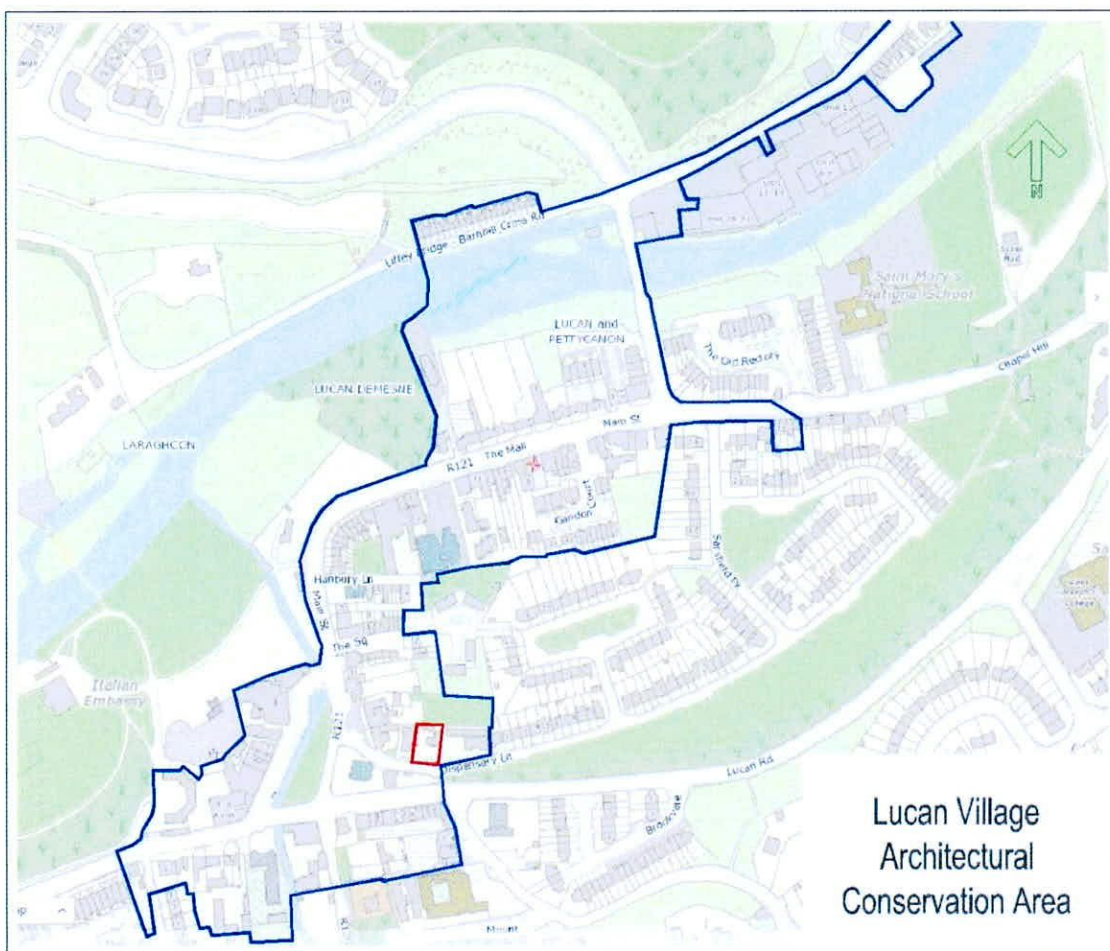
The site is located on the southeast edge of the Lucan Village Architectural Conservation Area, and sited to the north of Dispensary Lane. The area of the site is 569sqm and it is rectangular in shape. Immediately to the west is a small single storey structure which is an 'Eir' telephone exchange. The Lucan HSE Health Centre abuts the site on the east. To the rear is an open field. Currently the site is occupied by a derelict single storey detached dwelling mostly obscured by overgrown hedging along Dispensary Lane and the boundary with the telephone exchange, and by the high boundary wall of the Health Centre to the east.

The Village Green and bounding architecture is described in the Visual Design Statement published by the Heritage Council:

*"Lucan village has a wide variety of styles, shapes and sizes of development giving it a unique identity. Lucan is a fine example of an eighteenth-century estate village. The village possesses an attractive tree lined main street and a village green. There are also a number of landmark buildings and terraces dating from the eighteenth and nineteenth century."*

Dispensary Lane itself is now a vehicular cul-de-sac as traffic bollards block the lane from the residential development to the east of Sarsfield Park. The lane provides vehicular access to the Health Centre, the subject site, the dwelling to the rear of the Methodist Church, the telephone exchange and the yard to the rear of Lucan Muintir na Tire.





**Lucan Village Architectural Conservation Area - Site outlined in red**

### **3 Policy Context of the Site**

The following objectives as outlined in the South Dublin County Council Development Plan 2016 – 2022 have formed the basis for the design of the proposed development:

*H7 Objective 1:*

*To ensure that residential development contributes to the creation of sustainable communities in accordance with the requirements of the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, DEHLG (2009) (or any superseding document) including the urban design criteria as illustrated under the companion Urban Design Manual – A Best Practice Guide, DEHLG (2009).*

The proposed design seeks to maximise the development potential of the site while complying with the requirements of Objective 1 to provide sustainable residential development within the Village Centre.

*H7 Objective 2:*

*To ensure that residential development provides an integrated and balanced approach to movement, place-making and streetscape design in accordance with the requirements of the Design Manual for Urban Roads and Streets, DTTAS and DEHLG (2013).*

The existing site, which is obscured from Dispensary Lane by a high hedge will be opened up to enhance the streetscape design of the lane. By composing the cluster of three houses as a pair of semi-detached houses and a single detached house the compact nature of the existing village grain is invoked.

*H8 Objective 1:*

*To ensure that the density of residential development makes efficient use of zoned lands and maximises the value of existing and planned infrastructure and services, including public transport, physical and social infrastructure, in accordance with the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, DEHLG (2009).*

The density of housing on the site equates to approximately 53 dwelling per hectare, and makes efficient use of the lands. The site is very close, and within easy walking distance of the village centre, the town hall and public transport.

*H8 Objective 2:*

*To consider higher residential densities at appropriate locations that are close to Town, District and Local Centres and high capacity public transport corridors in accordance with the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, DEHLG (2009).*

The proposed development is less than 150m from the Village Centre so it is appropriate to consider the higher residential density of 53 dwellings per hectare.

*H11 Objective 1:*

*To promote a high quality of design and layout in new residential development and to ensure a high quality living environment for residents, in terms of the standard of individual dwelling units and the overall layout and appearance of the development in accordance with the standards set out in Chapter 11 Implementation.*

The houses have been designed to meet or exceed all the standards set out in Chapter 11. The internal space planning has been carefully considered to provide a high quality living environment for residents. The finishes will include the use of high quality materials and careful construction detailing.

*H11 Objective 2:*

*To promote new residential developments taking account of energy efficiency, prioritising passive house construction standards, as well as renewable energy opportunities, including solar energy where appropriate, in accordance with Part L of the Building Regulations.*



The proposed houses will be designed to meet at least A2 BER standard and will incorporate renewable energy as required to meet Part L of the Building Regulations.

*H13 Objective 3:*

*To ensure that private amenity spaces for houses are designed in accordance with the quantitative standards set out in Chapter 11.0 Implementation and the qualitative standards set out under the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009) including the accompanying Urban Design Manual – A Best Practice Guide (2009).*

The private amenity space provided for each house compliance with the quantitative standards set out in SDCC Development Plan and the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009). The layout of the houses is such that there is access from each rear garden to the front garden to facilitate bin emptying, taking gardening equipment through to the back garden, etc.

*H14 Objective 1:*

*To ensure that all residential units and residential buildings are designed in accordance with the relevant quantitative standards, qualitative standards and recommendations contained in Sustainable Urban Housing: Design Standards for New Apartments (2015), the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009), the companion Urban Design Manual and have regard to the standards and targets contained in Quality Housing for Sustainable Communities (2007), particularly the standards and recommendations that relate to internal amenity/layout, overall unit size, internal room sizes, room dimensions, aspect, sound insulation, communal facilities, storage, sustainability and energy efficiency.*

The three houses are designed in accordance with all the relevant quantitative standards, qualitative stands and recommendations noted above. In a separate document a schedule of accommodation is provided showing all the internal room sized and dimensions.

*H17 Objective 1:*

*To support residential consolidation and sustainable intensification at appropriate locations to encourage consultation with existing communities and other stakeholders.*

By increasing the density of this residential infill site the scheme supports residential consolidation and sustainable intensification within the Village Centre location.

*H17 Objective 5:*

*To ensure that new development in established areas does not impact negatively on the amenities or character of the area.*

The proposed development has no negative impact on the amenities of character of the area. Below we show how the impact of the development on the Village Centre ACA is negligible and where there is impact that it is positive.

*H17 Objective 7:*

*To support and facilitate the replacement of existing dwellings with one or more replacement dwellings, subject to the protection of existing residential amenities and the preservation of the established character (including historic character and visual setting) of the area (see Section 9.1.4 Older Buildings, Estates and Streetscapes).*

The proposed development replaces the single one storey detached house with three, two storey plus attic storey to rear, houses. The layout of the new houses has been carefully considered to protect the existing residential amenities and to preserve the established character of the area.

*HCL4 Objective 2:*

*To ensure that new development, including infill development, extensions and renovation works within or adjacent to an Architectural Conservation Area (ACA) preserves or enhances the special character and visual setting of the ACA including vistas, streetscapes and roofscapes.*

The houses have been designed and are laid out to ensure that the special character of the ACA has been preserved and enhanced. The impact study below details the impact of the new proposed scheme in relation to the ACA including vistas, streetscapes and roofscapes.

*HCL5 Objective 4:*

*To ensure that infill development is sympathetic to the architectural interest, character and visual amenity of the area.*

We are of the opinion that the scheme as represented in the amended plans, section, elevations and photomontages is sympathetic to the architectural interest, character and visual amenity of the area.

#### **4 Land Use Zoning Objective**

The site is zoned "Objective VC" "To protect, improve and provide for the future development of Village Centres". Residential development is permitted in principle. The primary purpose of this use zone is to sustain life within the Village Centre through carefully considered and designed mixed-use development. The strategy is to provide a dynamic mix of uses which interact with each other, help create a sense of community, and which sustain vitality of the Village Centre.

#### **5 Protected Views**

There are no protected views.



## **6 Conservation Values**

The conservation values indicate those aspects of the location environment which are sensitive and could be negatively impacted on by the proposed development. These values form the potential townscape and visual constraints to the proposed development.

The existing house is not on the record of protected structures. The proposed site is zoned Objective VC village centre.

Lucan Village Park, Lucan Methodist Church and Muintir na Tire are located in close proximity. The proposed houses do not impact upon the conservation area or any other protected structures or buildings in the proximity.

## **7 Enhancement Values**

The enhancement values reflect change that is occurring in the townscape and its inherent robustness.

These include:

- The land is zoned for village centre development
- The proposed development will add to the ever-changing development within the village centre and bring new life to Dispensary Lane by opening up the site and allowing the new houses to address the lane.

## **8 Analysis**

### **8.1 Potential Visual Impact**

The proposed development respects the natural attributes of the site, retaining the feeling and respecting the cultural and historical development. The new houses replace a single dwelling that is in poor repair. Although the proposed development replaces the single dwelling with three new dwellings, the new buildings are in the traditional form of a pair of semi-detached houses alongside a detached house.

The houses have been designed to appear as two storey pitched roofed houses, in keeping with the general grain of the housing in the locality. The site is generally flat behind Dispensary Lane so visual impact of the houses is reduced. The houses when viewed from the east and sited behind a high boundary wall with the three mature trees growing against the east side of this wall, which reduce the potential visual impact.

From the west the site has no visual impact on views from Lucan Village Park.

Views from the north towards the site are obscured by existing buildings and the mature bank of trees on the open ground behind the site.

Therefore, the overall impact on the existing architectural conservation area, will be imperceptible in the short term and imperceptible in the long term.

### **8.2 Visual Impacts due to access road**

The access to the new houses will be directly from Dispensary Lane. The area to the front of the houses will be laid out in hard landscaping format to provide hardstanding parking for two cars in front of each house. These parking areas sit directly to the back of the pavement. The public pavement will be dished at either end of the site to lower the pavement to allow cars to drive easily into the parking area. The proposed new development opens the houses up to view from Dispensary Lane.



The access road to the site is Dispensary Lane which is in existence already. The proposed development, being more visible from the lane will enhance the visual aspect locally.

### 8.3 Visual Impacts due to telecommunications/power lines

The development will be serviced from existing services, telecommunications, and power lines. The services on site will be underground so that there will be no visual impacts due to telecommunications or power lines.

### 8.4 Visual Impact of Landscaping Proposals

The proposed development provides a private rear garden to each house and a hard landscaped area to the front of the house, primarily providing car parking for each house. Due to the height of the existing boundaries to the east, north and west which are being retained the landscaping of the rear gardens will have no visual impact.

The hard landscaping to the front opens the site along Dispensary Lane allowing the houses to be viewed. This will provide a positive long term visual impact.

### 8.5 Townscape Impact Assessment Criteria

The following criteria are considered when assessing the potential impacts on the townscape resulting from a proposed development:

- Townscape character, value and sensitivity
- Magnitude of likely impacts
- Significance of landscape effects

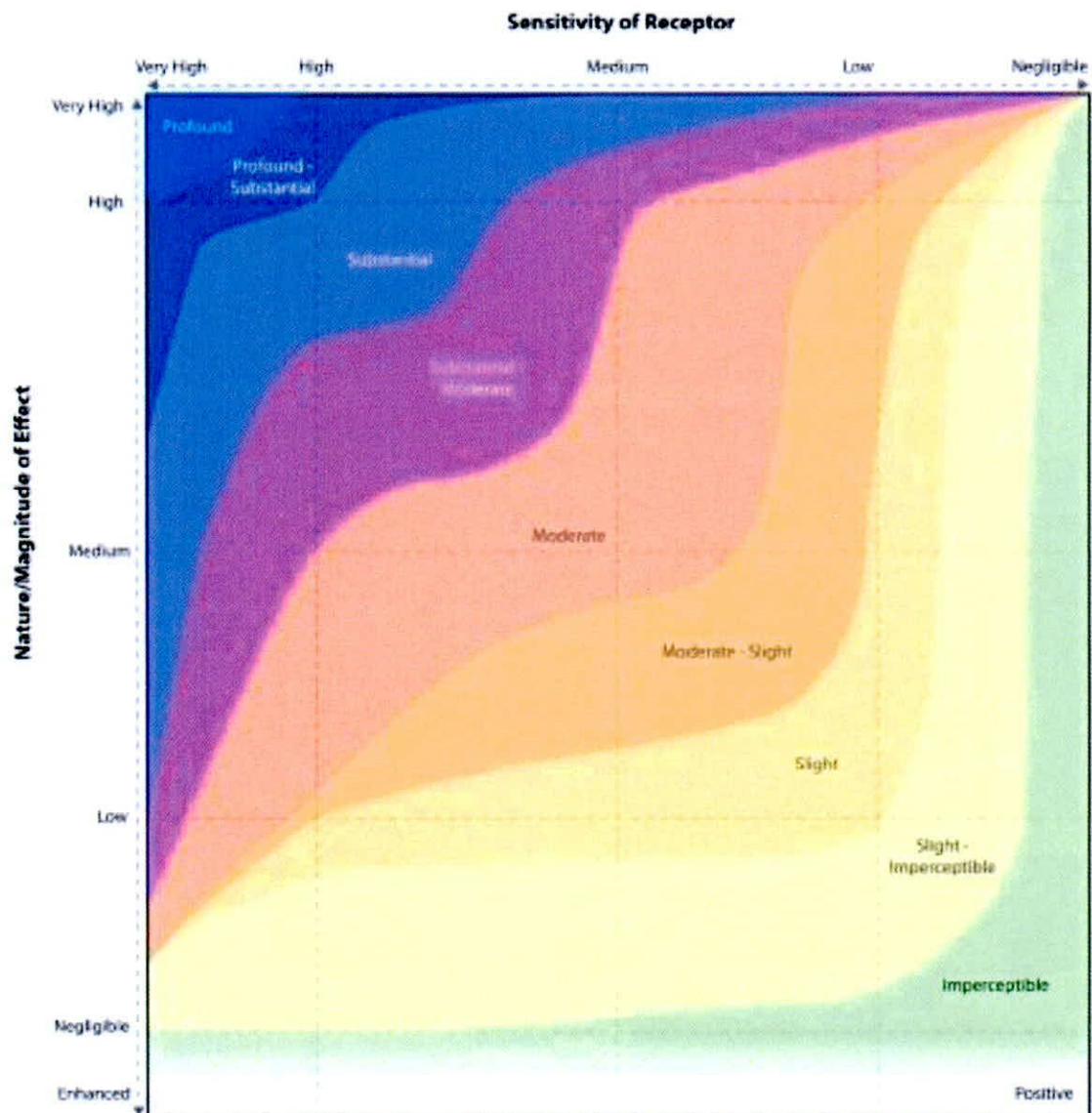
The sensitivity of townscape to change is the degree to which a particular setting can accommodate changes or new elements without unacceptable detrimental effects to its essential characteristics. Townscape value and sensitivity is classified using the following criteria set out in Table 1 below.

**Table 1: Townscape Value and Sensitivity**

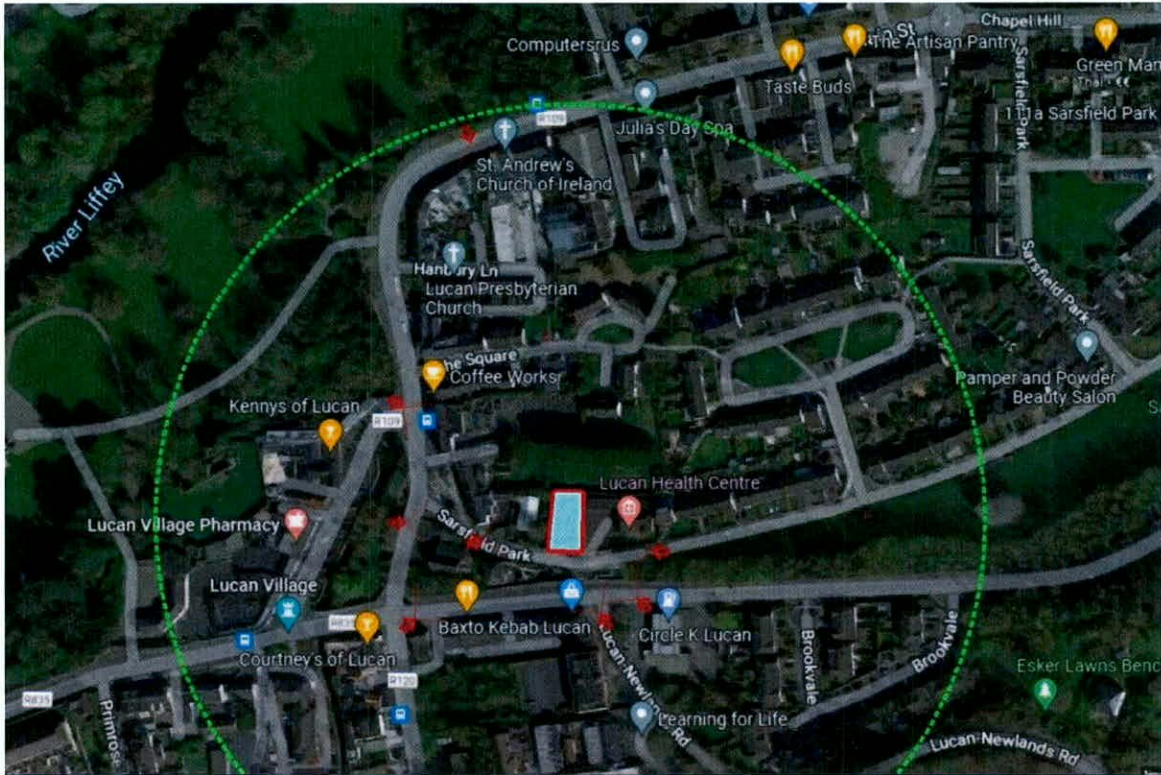
Sensitivity	Description
Very High	Areas where the townscape character exhibits a very low capacity for change in the form of development. Examples of which are high value townscapes, protected at an international or national level (e.g. World Heritage Site), where the principal management objectives are likely to be protection of the existing character
High	Areas where the townscape character exhibits a low capacity for change in the form of development. Examples of which are high value townscapes, protected at a national or regional level, where the principal management objectives are likely to be considered conservation of the existing character
Medium	Areas where the townscape character exhibits some capacity and scope for development. Examples of which are townscapes, which have a designation of protection at a county level or at non-designated local level where there is evidence of local value and use

Low	Areas where the townscape character exhibits a higher capacity for change from development. Typically, this would include lower value, non-designated townscapes that may also have some elements or features of recognisable quality, where management objectives include enhancement, repair and restoration
Negligible	Areas of townscape character that include derelict sites and degradation where there would be a reasonable capacity to embrace change or the capacity to include the development proposals. Management objectives in such areas would be focused on change, creation of townscape improvements and/or restoration

**Table 2: Impact Significance Matrix**







Site Outline



Receptor

View Point

Location



200m radius around the site

## Visual Receptors – Development Visual Receptors 1 - 8

### 8.6 Visual Receptor Selection

Eight visual receptors have been selected to represent the most significant and sensitive points. They were based on the sensitivity of the locations and typical criteria is listed in Table 1 where a visual receptor is defined as a human user of the townscape. The practice that is adopted is the principle that the sensitivity for each type of visual receptor is inherent to the nature of the activity they are undertaking rather than the view itself.

### 8.7 Photomontages

A series of 8 photomontages have been prepared surrounding the site to illustrate the physical and visual nature of the proposed development. The locations are chosen primarily to illustrate the visual impact of the proposed development within the Architectural Conservation Area. In general the visual receptors are based on people, whether residents or visitors, who are engaged in outdoor recreation, including use of public rights of way, whose attention and interest is likely to be focused on the townscape and particular view, and to visitors to heritage assets, or to other attractions, where views of the surroundings are an important contributor to the experience.

**Table 2: Visual Receptor Sensitivity**

Sensitivity	Typical Criteria for Visual Receptors
High	Users of residential properties, public rights of way, named viewpoints and scenic roads or railways. Users of cultural heritage features including World Heritage Sites, Registered Parks and Gardens, Scheduled Monuments, Listed Buildings and Conservation Areas where they are known to be tourist destinations or places used by local communities
Medium	Users of public rights of way (urban or industrial areas), play areas, sporting and outdoor active recreational facilities and rural roads
Low	Users of office and employment areas, industrial areas and the main road and rail network

### 8.8 Visual Receptor Analysis

VIEW 1	
Existing View	On Dispensary Lane directly opposite the seating area beside Muintir na Tire
Sensitivity	High
Magnitude of Change	Medium
Significance of Effects	Moderate
Duration	Long Term/Reversible

VIEW 2	
Existing View	On Lucan Road outside the petrol station
Sensitivity	Medium
Magnitude of Change	Low
Significance of Effects	Slight
Duration	Long Term/Reversible

VIEW 3	
Existing View	On Lucan Road at junction with Lucan-Newlands Road
Sensitivity	Medium
Magnitude of Change	Low to medium
Significance of Effects	Slight
Duration	Long Term/Reversible

VIEW 4	
Existing View	On Sarsfield Park just beyond the bollards on Dispensary Lane
Sensitivity	High
Magnitude of Change	Low
Significance of Effects	Moderate - Slight
Duration	Long Term/Reversible



VIEW 5	
Existing View	On Lucan Road at the junction with Adamstown Road looking towards the Methodist Church
Sensitivity	High
Magnitude of Change	None
Significance of Effects	No effect
Duration	N/A

VIEW 6	
Existing View	On Lucan Village Park at junction with Dispensary Lane
Sensitivity	High
Magnitude of Change	Low
Significance of Effects	Slight
Duration	Long Term/reversible

VIEW 7	
Existing View	On Lucan Village Park at junction with R 109
Sensitivity	High
Magnitude of Change	None
Significance of Effects	No effect
Duration	N/A

VIEW 8	
Existing View	On Lucan Main Street close to St Andrew's Church
Sensitivity	High
Magnitude of Change	None
Significance of Effects	No effect
Duration	N/A

Terms used to describe the Duration of Visual Impact:

- Momentary                      Seconds to minutes
- Brief                              Less than a day
- Temporary                      Less than a year
- Short Term                      Lasting 1 to 7 years
- Medium Term                    Lasting 7 – 15 years | L
- Long Term                      Lasting 15 – 60 years
- Permanent                      Lasting over 60 years
- Reversible                      Effects that can be undone
- Frequency of                    Describe how often the effect will occur

## 9 Conclusion

The visual and architectural impact of the proposed development in the context of the Lucan Village Architectural Conservation Area will be positive. The proposed development replaces

a single one storey uninhabited house in very poor condition which currently is almost completely obscured due to the overgrown hedge along the Dispensary Lane frontage.

The proposed new development provides a more sustainable use of the land by increasing the residential density provided on the site. The scale and height of the buildings reflects the scale and height of the village centre and the mixture of buildings of various ages and uses.

The proposal is sympathetic to the surrounding townscape and will present a positive visual impact in the long term.

The duration of the construction will have a negative visual impact in the short term but as the development is in keeping with the existing character and scale of the environs it will have a positive impact in the long term.

Due to the fact that the site will be opened out on to Dispensary Lane the development has an influence on travel along Dispensary Lane is experienced. The impact will be positive, presenting the front facades of the proposed houses behind well laid out and designed hard landscape areas with integrated parking for the houses.

Overall it is considered that the impact of the proposed development on the surrounding townscape will be positive in the long term.