

## Michelle Dodrill

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**From:** Planning - Registry  
**Subject:** FW: Architectural Conservation Officers Report re SD22A/0324 - Hillhouse, Lucan Road, Lucan

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**From:** Irenie McLoughlin <imcloughlin@SDUBLINCOCO.ie>  
**Sent:** Friday 23 September 2022 14:48  
**To:** Conor Doyle <conordoyle@SDUBLINCOCO.ie>  
**Cc:** Planning - Registry <pregistry@SDUBLINCOCO.ie>  
**Subject:** Architectural Conservation Officers Report re SD22A/0324 - Hillhouse, Lucan Road, Lucan

**SOUTH DUBLIN COUNTY COUNCILS  
ARCHITECTURAL CONSERVATION OFFICERS REPORT  
RE: SD22A/0324-HILLHOUSE, LUCAN ROAD, LUCAN**

Dear Conor,

Please see below comments with regard to the above planning application;

**Appraisal**

This is an application for the demolition of an existing house and outbuildings which back directly onto Lucan Road forming a roadside boundary. The application includes for the construction of one 2-storey to 4-storey building accommodating 19 apartments.

It should be noted that no details or report have been provided on the existing building in order to identify its origins or architectural history which are required to assess the existing building. Where demolition of an existing building in particular where it is found to be of historical or architectural interest should be justified and a full survey provided.

The subject site is located on the Lucan Road adjoining a Protected Structure site – St. Josephs Presentation Convent Lucan (RPS Ref.032). A Planning Design report has been provided as part of the planning application, however there is no Architectural Impact Assessment. Given the subject site is located adjoining a Protected Structure site visual impacts and overall direct impact of the proposed 4-storey apartment block. It is considered that an Architectural Impact Assessment including a design rationale should have been provided along with details and photographic record of the existing house and outbuildings. The proposed development will have significant visual impact along this section of road and in particular on the Protected Structure site which provides architectural interest and streetscape setting.

The proposed apartment block by nature of its overall mass, scale and height will be highly visible at this location and will directly impact on the visual setting of the Protected Structure, St. Josephs Presentation Convent and the existing streetscape setting along Lucan Rd. A design strategy is included as part of the Planning Design Report which states that the “building design for the apartment block is contemporary in its character but by the use of brick and coloured render as well as the overall scale of the buildings, the visual appearance of the buildings reflects the suburban character of the area”. However, it is felt that the overall context of the subject site within an existing streetscape and adjoining a Protected Structure site has not been fully considered. A contemporary design can sit sensitively within an existing streetscape setting and in proximity to a Protected Structure site but the overall design should reflect design elements, scale, form and the materials type within the existing building stock.

**Recommendation**

It is considered that the proposed apartment block at this location in its current form is not acceptable and therefore should be refused for the following reasons:

- The proposed development will have significant visual impact along this section of road and in particular the adjoining Protected Structure site which provides architectural interest and streetscape setting. An Architectural Impact Assessment including a design rationale has not been provided. The applicant has failed to provide details or information including a photographic record of the existing house and outbuildings.
- It is felt that the overall context of the subject site within an existing streetscape and adjoining a Protected Structure site has not been fully considered. A contemporary design can sit sensitively within an existing streetscape setting and in proximity to a Protected Structure site, however the proposed overall design fails to reflect design elements, scale, form and materials/palettes found within the adjacent site or wider area.
- The proposed apartment block by nature of its overall mass, scale and height will be highly visible at this location and will directly impact on the visual setting of the Protected Structure, St. Josephs Presentation Convent and the existing streetscape setting along Lucan Rd.

**Irenie McLoughlin**  
**Architectural Conservation Officer**

**23<sup>rd</sup> September 2022**

Best regards,  
Irenie

**Irenie McLoughlin | Architectural Conservation Officer**

Architectural Conservation Section

Project Delivery

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