

Michelle Dodrill

From: Planning - Registry
Subject: FW: Architectural Conservation Officer Comments - SD22B/0082 RE 657 Whitechurch Road, Rathfarnham

From: Irenie McLoughlin <imcloughlin@SDUBLINCOCO.ie>
Sent: Thursday 29 September 2022 10:12
To: Aoife O'Connor Massingham <aoconnormassingham@SDUBLINCOCO.ie>
Cc: Planning - Registry <pregistry@SDUBLINCOCO.ie>
Subject: Architectural Conservation Officer Comments - SD22B/0082 RE 657 Whitechurch Road, Rathfarnham

SOUTH DUBLIN COUNTY COUNCILS ARCHITECTURAL CONSERVATION OFFICER COMMENTS

Dear Aoife,
In response to the formal submission on foot of a RFI, please see below comments for your information.

Appraisal

A number of items were requested under Item 1 which related to the overall design of the proposed extension within an ACA.

An informal submission was received in response to Item 1 which I assessed at the time and provided the following comments;

The architectural items and details that we highlighted in the RFI have been addressed mainly the removal of the glazed ridge light, dormer to front and the pastiche architectural elements i.e., sash windows etc. The architect is now proposing steel framed doors to the front of the extension which follow the same pattern and symmetry as the fenestration of the existing house. Steel framed doors (Crittall type) provides architectural interest which is clearly contemporary. It also a distinction between the new addition and the existing 2-storey cottage and the neighbouring cottages which make up the ACA.

Steel framed windows are being proposed to the rear of the extension too which again will clearly read as a contemporary addition and material type.

It is considered that the items show on the drawings as now being removed addresses my concerns that the proposed development was pastiche in the design and a mix of styles were presenting a very fussy overall design. I feel that consideration has now been provided with the removal of inappropriate architectural elements and suitable type windows and doors are now being proposed.

I would advise that a Schedule of materials is proposed in addition to the RFI detail and drawings in supporting the proposed changes and material type.

The formal submission has now been submitted which reflects the changes and revisions show on the drawings and written statement as part of the informal RFI. In addition, details have now been provided on the proposed materials and finishes providing a Schedule as part of the drawings. The level of detail and the revisions submitted are acceptable and it is considered that the issues raised in relation to the overall design and architectural elements being proposed has now been addressed in a positive way. The proposed extension shown in the RFI provides an addition to the existing cottage and new development within an ACA which responds positively by providing good architectural quality.

Recommendation

The proposed development is acceptable with the following conditions attached:

- The proposed development should be carried out in accordance with particulars and drawings submitted as part of the formal request to further information.
- Protection measures should be put in place during the construction of the proposed extension to safeguard original architectural fabric and features of the existing cottage.
- Although a Schedule of Materials has been provided on the drawings submitted as RFI it is considered that images or samples should be submitted for agreement and approval ensuring the final materials and finishes correlate with those identified on the material schedule.

The above should be submitted to the Councils Architectural Conservation Officer for agreement.

Best regards,
Irenie

Irenie McLoughlin
Architectural Conservation Officer
Architectural Conservation Section
Project Delivery
South Dublin County Council