

Michelle Dodrill

From: Irenie McLoughlin
Sent: Friday 14 October 2022 12:29
To: Sarah Watson
Cc: Planning - Registry
Subject: Architectural Conservation Officer Comments re SD22A/0341-1 The Crescent, Cooldrinagh Lucan

ARCHITECTURAL CONSERVATION OFFICERS REPORT RE: SD22A/0341-1 THE CRESCENT, COOLDRINAGH, LUCAN

Appraisal

The proposed development is located within the curtilage of a Protected Structure – 1 The Crescent (RPS Ref. 095-Scheudle 2, CDP 2022-2028). The proposal is for a new south facing, 3-storey, 3-bedroom flat roofed dwelling which is to be located within the rear existing garden area of the existing Protected Structure. The existing area to the rear of the existing house is a long linear site which drops towards the R835. A new vehicular entry with sliding gate will be provided off the R835 and to facilitate this access a section of the existing wall will be removed. It was clarified during pre-planning discussions that the original rear boundary wall of No. 1 The Crescent is of block wall construction and not the original stone wall. It should be noted that developments have been provided to the rear of existing rear gardens to The Crescent which are all accessed from the R835.

Pre-Planning advice and comments were provided by the Councils Architectural Conservation under Pre-Planning submission PP132/21. *“I would like to provide the following comments from an Architectural Conservation perspective in relation to the proposed development, which is located within the curtilage of the Protected Structure, No. 1 The Crescent, Lucan (RPS Ref. 095). It is particularly important that the overall design, siting and associated visual impacts are given consideration as a precedent for new developments will be set for this type of development at this location. The architectural (conservation) impact assessment is welcomed in providing an assessment of the proposed development in relation to the Protected Structure. In principle a new development within the curtilage of the Protected Structure site is deemed acceptable but this will be dependent on how the new build is placed within the site thereby ensuring minimal visual impact from views from the Protected Structure and the adjoining Protected Structures along the terrace. As indicated the site is terraced and falls significantly away from the existing terrace of houses over three distinct garden levels. The proposed location has been set at the furthest and lowest level and will be accessed via a new entrance onto the one way road to the rear of the site.*

The proposed house type is a modern design and will be identifiable from the Protected Structures, its location and design will allow the Protected Structures to be the dominate features and I do not feel there is any compromise in this regard. The topography of the site allows the new build to sit sensitively within the site and will not directly impact on views from the rear sites of the protected terrace and their setting. Given the separation distance and the existing rear garden area the proposed development will not directly impact on the Protected Structure. As stated in the impact assessment that critical to the success of this proposal is the relationship between the proposed development and the existing terrace and the steep fall which occurs across the site. A contemporary dwelling is proposed, thereby providing a clear understanding of the sites development in this regard and although the curtilage and setting of No. 1 The Crescent will be reduced somewhat, I do feel that the nature of the site negates any negative effect in this regard.

I would advise that a green roof or introducing green walling elements/screens to the terrace in order to reflect the site context and show that consideration has been given to this and any visual impacts negated by the design and finishes. The designs given as examples provide a contemporary form which lends itself to the topography of the site. The finishes and materials should also reflect the Protected Structures in showing that consideration has been given to the location of the new dwelling within the curtilage of 1 The Crescent and adjoining protected structures. The palette of materials and/or the fenestration of The Crescent or design elements could be reflected within a contemporary design, thereby giving a nod to the existing architectural style. It is important that the site context is considered and a high quality design that is sensitive and reflects the existing as part of design rationale,

thereby ensuring that any precedent set for development within the rear garden areas of the Protected Structures adheres to good design principles. I would recommend that in addition to the Architectural Impact Assessment that a design rationale is also provided addressing the above items”.

A Conservation Impact Statement for the proposed new dwelling at the rear of No. 1 The Crescent has been provided as part of the Planning Application. The Architectural Impact Assessment provides details on the overall site context and assesses the impact of the proposed development to the external fabric and character of the Protected Structure and context of the Protected Terrace at the Crescent, Lucan. It is agreed that due to the sites topography and the distance from the rear of the Protected Structure to the dropped level of the rear garden the visual impacts are negligible. The overall design of the proposed new Mews dwelling ensures that it sits sensitively within the site. The location and design of the new dwelling does not cause any visual impacts and No. 1 The Crescent and the terrace remain the dominant structures on the site and their setting is not compromised as the Mews sits completely separately.

An Architectural Design Report has also been provided which includes a design rationale which describes the new Mews *“as setting high design standard of design while being modern in its aesthetic, the proposed development will be respectful to the dominant status of the original terraced dwelling and the overall setting of the Protected Terrace”*. The location of the proposed mews dwelling has been carefully considered so as not to impact negatively on the terrace or the view from the terrace from the rear site. It is considered that the overall setting of the Protected Structure (1 The Crescent – RPS Re. 095) is not compromised by the proposed new development given the plot size and site levels. The overall design reflects a number of mitigation measures to minimise any potential visual impact. A ‘green wall’ planting regime of native evergreen ivy is proposed along the north facing side of the main retaining wall facing the sloping garden and existing landscape.

Recommendation

It is considered that the proposed development is acceptable subject to the following conditions:

1. A new vehicular entry with sliding gate will be provided off the R835 and to facilitate this access a section of the existing wall will be removed. It is considered that details of the proposed boundary treatment and entrance gate and wall for the new vehicular access to the new proposed mews should be submitted for agreement. Details of the materials should be included and where the section of wall being removed meets the existing stone boundary wall, it should be made good using traditional methods and materials.
2. A Schedule of materials and finishes should be provided for the proposed new Mews building which should be submitted prior to commencing development by way of confirming final material finishes and colours. This should include full details on materials for the new vehicular entrance and rear boundary.

The above conditions should be submitted to the Councils Architectural Conservation Officer for agreement and approval prior to the commencement of works.

Irenie McLoughlin
Architectural Conservation Officer

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Irenie McLoughlin | Architectural Conservation Officer

Architectural Conservation Section

Project Delivery

South Dublin County Council

Tel: +353 1 4149000 | Dir: +353 1 4149086 | e-mail: imcloughlin@sdublincoco.ie

