

CONSERVATION IMPACT STATEMENT

FOR

PROPOSED NEW DWELLING

AT THE REAR
No1A THE CRESCENT
LUCAN
Co DUBLIN



Developer: Dominic and Siobhan Mullee

Author: Eunan Mc Loughlin
MCLA Mc Loughlin Architects

Date: July, 2022

Status: Planning Application to
South Dublin County Council

**PROPOSED NEW DWELLING
ON SITE TO REAR
OF
No1A THE CRESCENT
LUCAN
Co DUBLIN**

**CONSERVATION
IMPACT STATEMENT**

INDEX

- 1.0 INTRODUCTION**
- 1.2 GENERAL DESCRIPTION**
- 1.3 CORE DATA**
- 1.4 NOTE ON THE AUTHOR**

- 2.0 BRIEF DESCRIPTION OF THE PROPOSED WORKS**
- 2.1 PREVIOUS PLANNING HISTORY**

- 3.0 GENERAL COMMENT ON HERITAGE ASSESSMENT AND IMPACT STATEMENT**

- 4.0 No1 THE CRESCENT LUCAN
VISUAL INSPECTION AND CONDITION SURVEY**

- 4.1 GENERAL**
- 4.2 EXTERIOR – Front Elevation**
- 4.3 EXTERIOR – Rear Elevation**
- 4.4 INTERIOR - General**

- 5.0 DESCRIPTIONS OF PROPOSED NEW DWELLING TO REAR OF SITE**
- 5.1 CONTEXT OF PROPOSED DEVELOPMENT**

- 6.0 IMPACT OF PROPOSED DEVELOPMENT ON EXISTING DWELLING AND TERRACE**
- 6.1 ADDITIONAL MITIGATION MEASURES PROPOSED TO MINIMISE POTENTIAL VISUAL IMPACT**
- 6.2 SITE CROSS SECTION AND PROPOSED HEIGHT OF DEVELOPMENT**
- 6.3 MITIGATION MEASURES TO BE INCLUDED IN THE PROPOSED DESIGN**

- 7.0 CONCLUSION**

P.T.O.

1.0 INTRODUCTION

As part of a planning application to South Dublin County Council, we are instructed by Messrs. Argo Development Studio, architects for Messrs. Dominic and Siobhan Mullee of No.1A The Crescent, Lucan Co. Dublin, to prepare a Conservation Impact Statement for the proposed development at the rear garden area of the above property a No.1A The Crescent, Lucan, Co. Dublin.

The works the subject of this application are located within the grounds of a Protected Structure, **RPS Ref No.095**, South Dublin Co. Co. Record of Protected Structures, SDCC Development Plan 2016-2022).



AERIEL VIEW OF No1A THE CRESCENT LUCAN

1.2 GENERAL DESCRIPTION

The proposed development is described as a three-storey dwelling with pedestrian and vehicular access from the R835 (the Celbridge Road) to a forecourt area providing parking space and access to the three storey, 3-bedroomed dwelling. The proposed total internal floor area is 153.4m². Overall Site Area is 159.5m².

1.3 CORE DATA

Address:

Site to rear of No.1A The Crescent Lucan Co Dublin

Ordnance Survey Map Reference for the structure

Sheet No's:- 1:1000 – 3194-23; 1:1000 – 3260-03;

ITM Centre Point Reference

x.y: 702065, 734972

Details of the form(s) of Statutory Protection (Record of Protected Structure of local importance ref no.)

Record of Protected Structures, South Dublin County Council Development Plan 2013 – 2019

RPS Ref No.095, South Dublin Co. Co. Record of Protected Structures, SDCC Development Plan 2016-2022).

Name of person / company who prepared the report

Eunan Mc Loughlin, Dip. Arch., B. Arch. Sci. F.R.I.A.I., RIAI Conservation Grade III, of MCLA Architects No1 Rutledge Terrace Dublin 8.

Date of the report

11th July 2022

Name of relevant Planning Authority

South Dublin County Council

1.4 NOTE ON THE AUTHOR

This report has been prepared by Eunan Mc Loughlin, FRIAI and director of MCLA Mc Loughlin Architects. The author is an RIAI Grade III Accredited Conservation Architect. He has also attended CPD seminars on the philosophy and concepts behind conservation principles and many courses on the practical application of those principles including traditional building skills course on wide variety of subjects including: dry stone walling; stone dressing and sculpting; external lime mortar renders; metal work and forge maintenance; timber wood turning and carving; internal decoration, surface preparation and painting including scumble techniques and traditional sign writing. Through his practice and previous professional experience and hands on practical knowledge, the author has over 30 years' experience in the area of conservation and restoration through architecture practice.

2.0 BRIEF DESCRIPTION OF THE PROPOSED WORKS

The works involve the construction of a three-storey mews dwelling on the site at the rear of the garden at No.1A The Crescent Lucan. The dwelling is proposed to attach to an adjacent mews dwelling which will be constructed on the adjoining site to the rear of No.1 The Crescent. This proposed development to the rear of No1 the Crescent will be the subject of a separate planning application. Both houses will be accessible from the R835, the Celbridge Road.

2.1 PREVIOUS PLANNING APPLICATIONS

Planning Application Register Reference	Description of Proposed Works	Dublin County Council
90A/1324	Proposal to convert back No1 the Crescent Lucan to 2 separate residential units and for attic conversion and extension to basement	18/09/1990 – decision to Grant Permission with 10No. conditions
91A/1744	Erect a house abutting No1 the Crescent matching No1 I height and general appearance	27/02/1992 – decision to Grant Permission with 16No. conditions
		30.07.1992 – Granted by An Bord Pleanala following 3 rd Party Appeal
91A/0808	Split Level Bungalow to rear	Decision to Grant Permission

3.0 GENERAL COMMENT ON HERITAGE ASSESSMENT AND IMPACT STATEMENT

The focus of this Conservation Impact Statement will be to assess the impact of the proposed development to the external fabric and character of the Protected Structure and the in the context of the overall Terrace at the Crescent Lucan. The visual impact in the landscape as a result of the proposed development will be addressed as part of the Impact Statement.

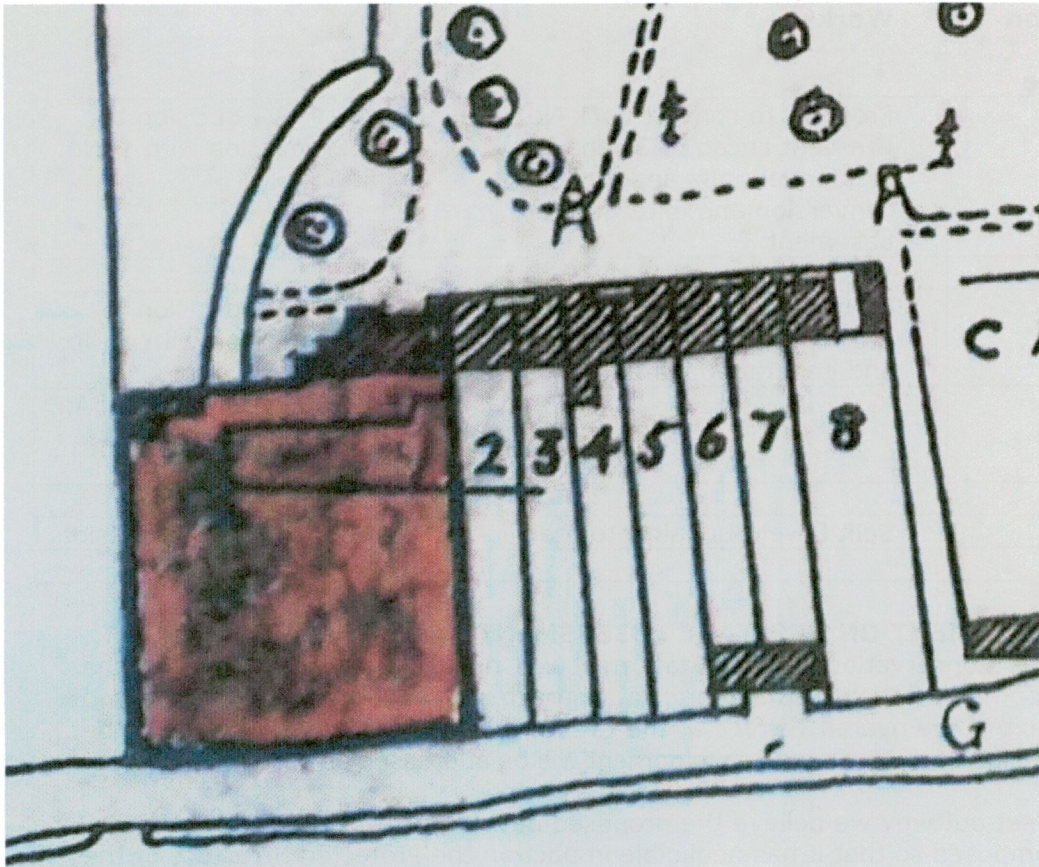
This report will set out why we believe the proposed development at the rear of the site is sensitively composed so that it has negligible impact on the Protected Structure or the Protected Terrace. The report will also set out mitigation measure which will be included in the overall design and design details which acknowledge the dominant status of the Protected Structure and Protected Terrace. All of the descriptions contained in this report will reflect the detail contained in the Architectural Design Report and the proposed architectural drawings submitted with the planning application, prepared and submitted by Argo Development Studio.

4.0 VISUAL INSPECTION AND GENERAL CONDITION SURVEY

4.1 GENERAL

Originally No.1A and No.1 were constructed as one dwelling over three levels, Basement, Ground and First Floor. The works carried out in the early 1990's under Reg. Reg. 90A/1324 saw significant interventions being carried out. This relatively recent development undertaken by the then owner, Mr Thomas Mc Cormack is very important because it changed the original No.1 The Crescent, a large, single terraced dwelling, into two dwellings, No.1 and No.1A.

The major intervention work started with the subdivision of the original property, the lowering of the floor ceiling level at 1st floor to create additional accommodation in the attic / 2nd floor and the addition of a modest, single-storey conservatory to the basement / garden-level on the rear elevation. Large areas of external plaster on both elevations were repaired and upgraded with modern sand and cement render material. Internally, replacement occurred to all internal joinery including doors architraves skirting. With the exception of one window frame on the rear elevation, all internal joinery including windows doors window boxes shutters, trims and linings have been replaced. All floor covering and finishes were replaced. All ceiling finishes including moulding and centrepieces and all internal plaster has been fully replaced.



The Crescent in Plan 1932 – This Map by ‘Vincent Kelly B.ARCH MRIAI Architect, 87 Merrion Sq Sth. Dublin, highlights the grounds of No.1 The Crescent.



Historical image of The Crescent, Lucan



Image by Thomas McCormack from 1990 showing the houses, No1 and No1A in its original configuration as one dwelling.

Although the scope of the interventions carried out by Thomas Mc Cormack in the early 1990's was extensive, the integrity and character of the elevations have largely been retained.

The breakfront on the front elevation of the Terrace has been subdivided to form the front entrances to both No.1 and No.1A, similar to the treatment of the entrances to the other dwelling on the terrace. The eaves and ridge height of the roofs on the terrace has been retained and the arrangement windows and doors has been retained to match that of the neighbouring dwellings on the terrace.



External Changes highlighted – including the new residence: No.1B

4.2 EXTERIOR – Front Elevation

The front elevation of No1A is composed of a front entrance formed in the two-storey breakfront, to the right-hand side of a two-bay, pair of windows forming large window opening to accommodation at ground and first floor. A similar pair of windows, but smaller in height provide light to the accommodation at basement level. The façade is separated from the public footpath by a set of wrought iron railings forming a barrier to the open area at basement level. The ridge roof level of the 'A' frame roof is consistent along the run of the entire terrace, punctuated by substantial masonry chimneys forming the division / party wall between each of the dwellings on the terrace. The integrity of the terrace is formed by the rhythm of breakfronts arrangement of window and door openings, consistent roof profile and chimney positions is one of the defining characteristics of the terrace and reason alone for its protection.



Front Elevation of No.1A the Crescent Lucan



Contextual view of the front elevation – The Crescent Lucan

4.3 EXTERIOR – Rear Elevation

The single-storey, modern conservatory (Glass and uPVC) attaches to the garden / basement level of the rear elevation. The ground and first floor window opening remain in the original position. The original tripartite window remaining in place at the ground floor, rear elevation. All other window sashes and frames are modern replacements, installed as part of the major renovation work in the 1990's.

The integrity and consistency evident to the front of the terrace is not as prevalent to the rear elevation. The roof profile is interrupted with a variety of dormer constructions of differing age and quality of design, while other roofs along the length of the terrace are interspersed with 'in-line' rooflights.

The eaves to rear wall junction remains uninterrupted. A series of rear extension again of varying age, design and quality occur at the rear of the various properties.



Rear elevation – No1A The Crescent Lucan



Aerial view of the rear elevation – The Crescent Lucan

4.4 INTERIOR – General

The original two-storey over basement level accommodation was increased with lowering of the floor to ceiling height at First floor, thereby allowing additional accommodation to be added at the attic / 2nd floor level space. A small modern glazed 'A'-frame conservatory structure has been attached to the rear garden / basement level as part of the major renovation works carried out in the early 1990's.

5.0 DESCRIPTION OF PROPOSED NEW DWELLING TO REAR OF SITE

The proposed development is described as a three storey dwelling set back from the R835, Celbridge Road, to provide pedestrian and vehicular access to a forecourt area providing parking space and access to the three storey, 3-bedroomed dwelling comprising of ground floor (49.9m²) bedrooms, office and storage accommodation, first floor (51.2m²) main living dining and kitchen space, 2nd floor (52.3m²) master-bedroom, ensuite and storage and finally an open air rooftop terrace (53.5m²) providing panoramic views over the adjacent Lucan Golf Club to the south and the Dublin Wicklow Mountains in the distance. The proposed total internal floor area is 153.4m². Overall Site Area is 159.5m².



3D view of the proposed new development to the rear of No 1A the Crescent Lucan – 3D image courtesy of ARGO development Studio



No1A the Crescent - view from 2nd floor level 49.58m



No1 The Crescent - view from rear Patio level 40.58m

End of Report

6.2 SITE CROSS SECTION AND PROPOSED HEIGHT OF DEVELOPMENT (Cont'd.)

These careful arrangement of massing and volumes of the proposed mews development allows for the continuance of unimpeded views from the rear garden in a southerly direction towards Lucan Golf Club and beyond as the landscape extends towards the county boarder and Dublin Mountains. From the upper floors of the main house, the view remains entirely the same with the only exception being the partial visibility of the flat roof terrace structure of the proposed new development. These partial views of proposed development from the rear of the house and terrace in general will be almost entirely obscured by the existing dense vegetative growth, trees and shrubs which exist in the sloping rear garden. The design proposed by Messrs. Argo development studio indicates a carefully landscaped, open air living space, which will integrate sympathetically with the rich, verdant existing landscape present in the lower rear garden area.

6.3 MITIGATION MEASURES TO BE INCLUDED IN THE PROPOSED DESIGN

Our client further acknowledges the dominant / subservient relationship between the proposed new development and the original protected structure in the selection of materials and finishes to the exterior and interior of the house:

Internal finishes examples: natural materials including natural stone and salvaged timber floor finishes; larger timber skirting to a modern design but 'in conversation' with the original skirting which would have been in the Protected Structure.

External finishes example – An 'oriel window' design is proposed for the side window on the rear return elevation facing into the rear courtyard – refer to ARGO Development Studio Dwg. No. 00315-P3001 for further information.

It is the intention of the developer to carry through bespoke design details into all aspects of the interior design which reflect and are sympathetic to the existing architectural style of the original protected structure / terrace. All of these design choices are led by our client's overarching desire to present a completed building where the design decisions are of the highest quality thereby setting a precedent for any future similar development which may occur to the rear of the Protected Terrace.

7.0 CONCLUSION

Based on the description of the proposed development detailed in the foregoing, we are of the opinion that the proposed design is subservient to the main protected structure. Due to the siting of the proposed building the dominance of the Protected Structure is maintained. In particular, the character of the overall setting of The Crescent Terrace of buildings will not be impacted by the proposed development of this new dwelling in the rear garden of No1 the Crescent Lucan.

6.1 ADDITIONAL MITIGATION MEASURE PROPOSED TO MINIMISE POTENTIAL VISUAL IMPACT

A green roof (sedum planting or similar) was considered for the flat roof of the proposed development. However, through the course of the design process, the roof has evolved into an essential amenity / outdoor space for use by the residents of the mews dwelling. As an alternative to a green roof, large planter / containers are proposed to be incorporated into the overall design of the flat roof / terraced space which allow ample amenity open space while at the same time provides adequate screening of potential views of the development from the Protected Structure / Protected Terrace.

The retaining wall to the rear of the proposed development rises to a height of 2965mm above the height of the sloping topography of the original rear garden. A charred timber lattice fence, 500mm high is proposed to be constructed on top of the retaining wall, Top of timber fence is proposed to be at Level 40.48m, or 3.465m above the existing grade / sloping garden external level.

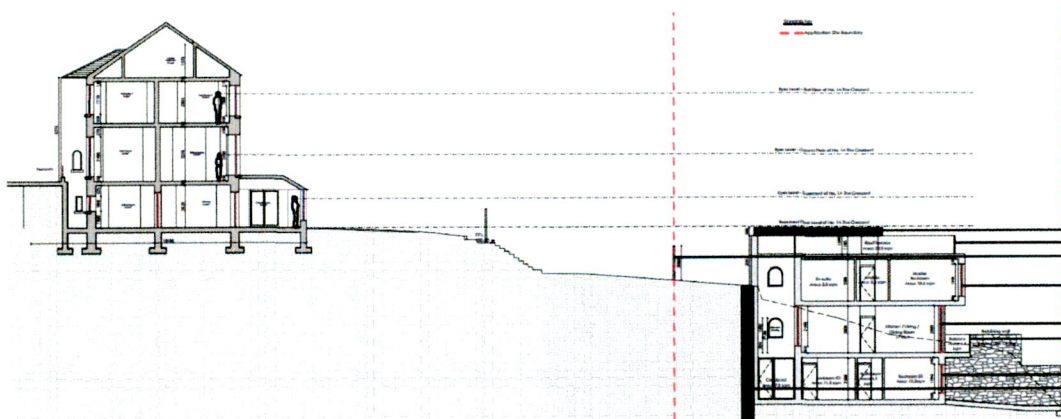
A 'green wall' planting regime of native evergreen ivy ('Irish Ivy' – *Hedera Hibernica*) is proposed along the north facing side of the main retaining wall facing the sloping garden and existing landscape.

Finally, a 2m high timber fence is proposed to be positioned at the rear of the existing site of No.1A. This fence will create a small open area at the rear of the mews and screen the structural retaining wall to the rear of the proposed new development. Additional soft landscaping and shrub planting is proposed to the rear of the remaining garden to No.1A which over time, will provide natural screening throughout the entire year. We refer you to ARGO Dwg. No.:- 00315-3001 for further information on this longitudinal section.

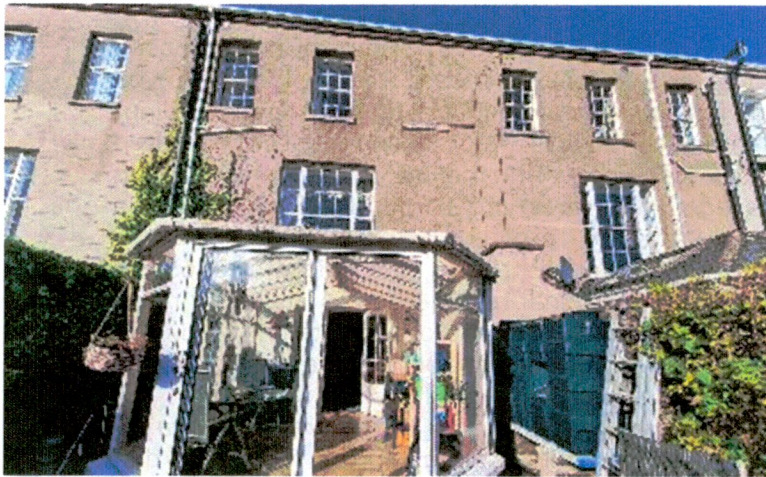
6.2 SITE CROSS SECTION AND PROPOSED HEIGHT OF DEVELOPMENT

Critical to the success of this proposal is the relationship between the proposed development, the existing Protected Terrace of buildings of the Crescent and the steep fall which occurs across the site. With reference to ARGO Dwg. No.: - 00315-3001, we note that the main front entrance the No1 (similar to adjacent dwellings on the terrace) is at 43.34m, descending to 40.58m at basement / rear patio level of No.1. This is the highest point of the existing rear garden, which then descends in a series of steps, sloped garden spaces and vegetation to its lowest level of approx. 30.5m on the inside face of the existing retaining wall forming the boundary along the footpath on the north side of the R835 road.

The proposed three storey mews development in height has ground floor level of 30.17m; first floor at 32.97m.; second floor at 36.07m and upper terrace roof top at 38.87m. The flat roof terrace is 1.7m below the basement level of the main house. The top of the proposed lattice timber wall is 0.1m below the basement level of the main house.



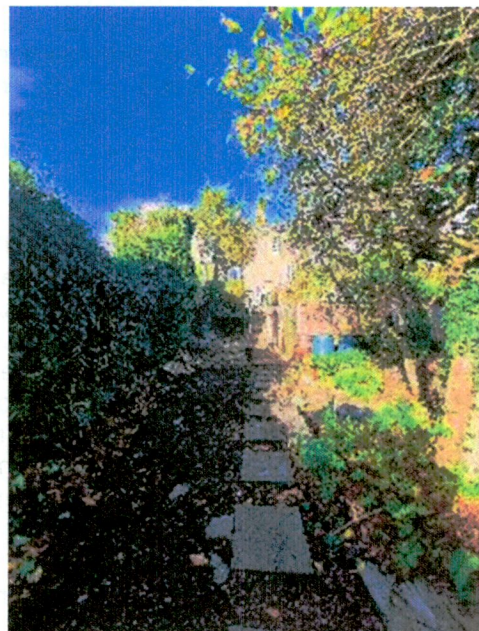
Cross Section through No.1A The Crescent extending through the proposed mews development at the rear of the site – drawing courtesy of ARGO development Studio



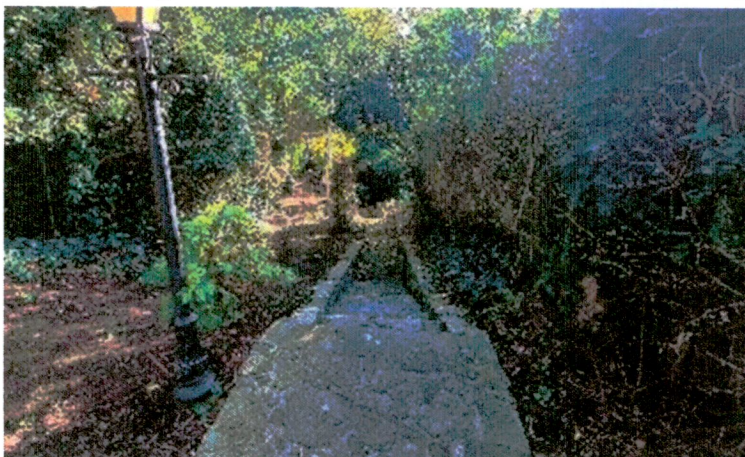
View from position No1



View from position No2

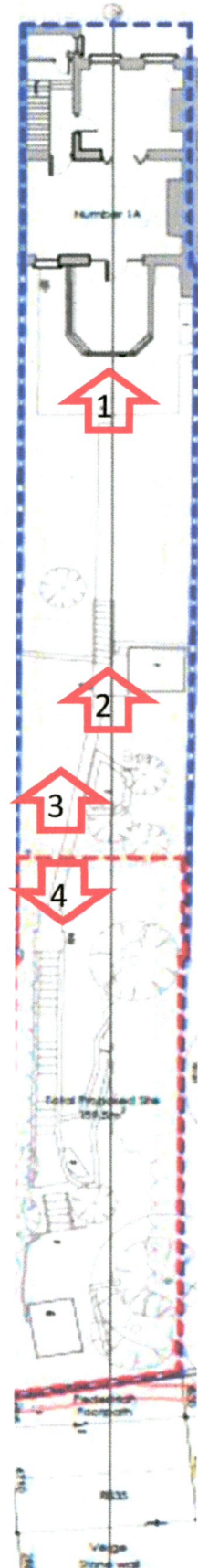


View from position No3



View from position No4

Series View of No1A the Crescent from rear garden and proposed Mews Site



6.0 IMPACT OF PROPOSED DEVELOPMENT ON EXISTING DWELLING AND TERRACE

Given the separation distance and the existing steeply sloping topography of the rear garden area, the proposed development will not directly impact on the Protected Structure. It is acknowledged that the proposed development will decrease the overall curtilage and setting of No.1A The Crescent.

The current length of the site from the rear wall of the original house in the protected terrace to the site boundary with the R835 (Celbridge Road) is 49.62m. The proposed new site will require a total site depth of 23.86m comprising of a front driveway depth of 7.32m; a total building depth of 12.21m and a rear open space of 4.33m. This reduces the remaining site length associated with the Protected Structure to 25.76m, measured from the rear wall of the main house on the protected terrace to the fence forming the proposed mews/ site boundary.

However, we submit that the nature of the site with its steeply sloping contours, negates any negative effect on the Protected structure and the overall terrace.

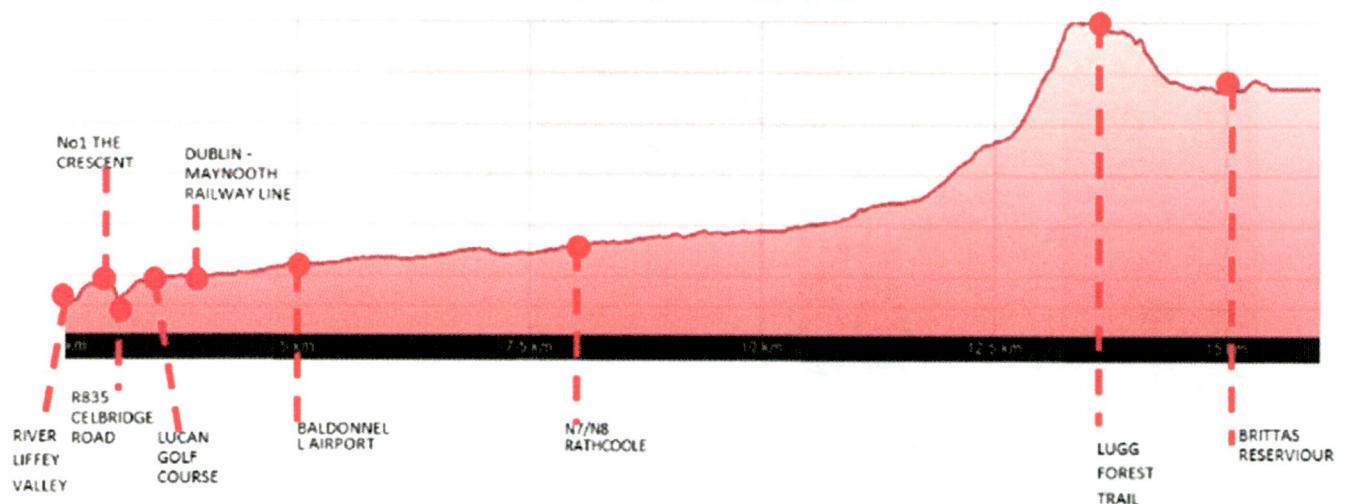
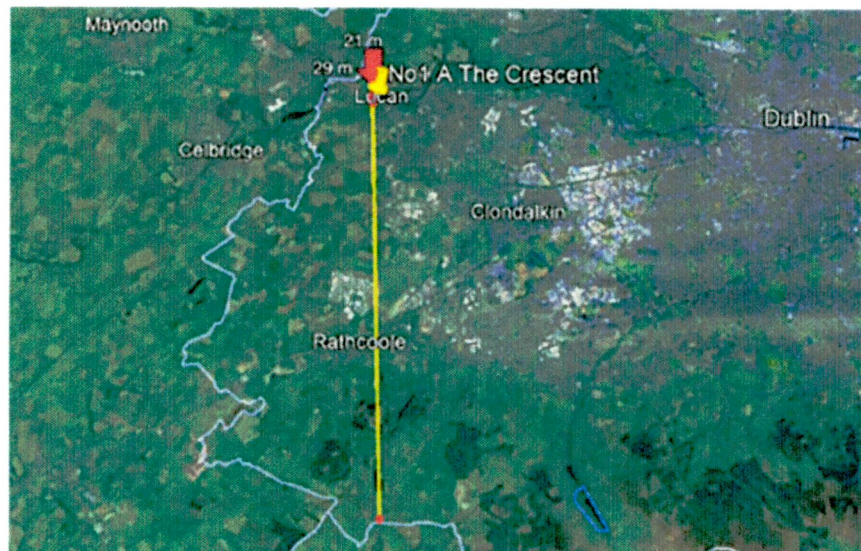


View of the existing rear garden from 1st floor window of No1A the Crescent

5.1 CONTEXT OF PROPOSED DEVELOPMENT

The dwelling is proposed to be constructed as a pair of similar three-storey, mews dwellings. The neighbouring dwelling is proposed to be on the adjacent site to the rear No.1 The Crescent Lucan and is the subject of a separate planning application.

Our client is aware that this proposed development will be one of the first attempts to develop a mews dwelling along the Crescent (the other being granted under Reg Ref. 91A/0808 - single storey bungalow to the rear of No.1B). To that end it is the intention of our client to provide a high standard of design. While being modern in its aesthetic, the proposed development will be respectful to the dominant status of the original terraced dwelling, a Protected Structure 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 views from the terrace south across the landscape and the Dublin Mountains. The placing of the dwelling at the furthest and lowest level of the site adjacent to the rear one-way road R835 has been carefully considered so these existing views remain uninterrupted. The three-storey structure is proposed to be demonstrably modern in aesthetic and character, will sit sensitively within the site and will not directly impact on existing views from the rear of the protected terrace and their setting.



Landscape sectional view line extending south from The Crescent Lucan