

**SOUTH DUBLIN COUNTY COUNCILS
ARCHITECTURAL CONSERVATION OFFICERS REPORT
RE: SD22A/0358 - 1A THE CRESCENT, COOLDRINAGH, LUCAN**

Appraisal

The proposed development is located within the curtilage of a Protected Structure – 1A The Crescent (RPS Ref. 095-Scheudle 2, CDP 2022-2028). The proposal is for a new Mews type development consisting of a 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 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. It should be noted that an adjacent similar development has been submitted under a separate planning application (SD22A/0341) in the rear of No. 1A The Crescent.

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 site development in this regard and although the curtilage and setting of No. 1A The Crescent will be reduced somewhat, I do feel that the nature of the site negates any negative effect in this regard. 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 the new development does not compromise the setting of the protected structure given the distance from the development site and the overall site context.

Under a similar adjacent development submitted as a separate planning application (SD22A/0341) the undersigned had provided advice with regard to mitigating any visual impacts from the rear of the Protected Structure (1A The Crescent, RPS Ref.095). The advice included *“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 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 design rationale has been included in the Planning Report for the new dwelling. An Architectural (Conservation) Impact Statement has also 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 site’s 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. 1A The Crescent, and the terrace remain the dominant structures on the site and their setting is not compromised as the Mews sits completely separately.

It is considered that the overall setting of the Protected Structure (1A 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. Additional architectural elements are also proposed to reduce any visual impacts. It is also proposed to reintroduce a random rubble stone wall to sympathetically tie into the existing rear boundary.

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 comment of works.

Irenie McLoughlin
Architectural Conservation Officer

25th October 2022