

New residential dwelling

Alongside No.24 Tara Hill.

Architectural Impact Assessment:

Additional Information in support of Planning Application - SD21A/0361



No.24 Tara Hill,

Rathfarnham

Dublin.

3 Ardeevin,
St. Lukes,
Cork, Ireland

Mob + 353 86 275 4929
Tel + 353 21 450 6239
Email- info@designforum.ie

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1.0 Introduction:

Design Forum Conservation have been engaged by Ms. Siubhan Allen, No. 24 Tara Hill, Rathfarnham, owner of adjoining house, to prepare an Architectural Heritage Impact Assessment of the development on the site adjoining No. 24 Tara Hill. A further information request has been issued on 21st February 2022, in relation to the planning application No: SD21A/0361.

This report has been prepared to support the application prepared by CEA Architects and revised drawings accompany this report.

Further Information Request:

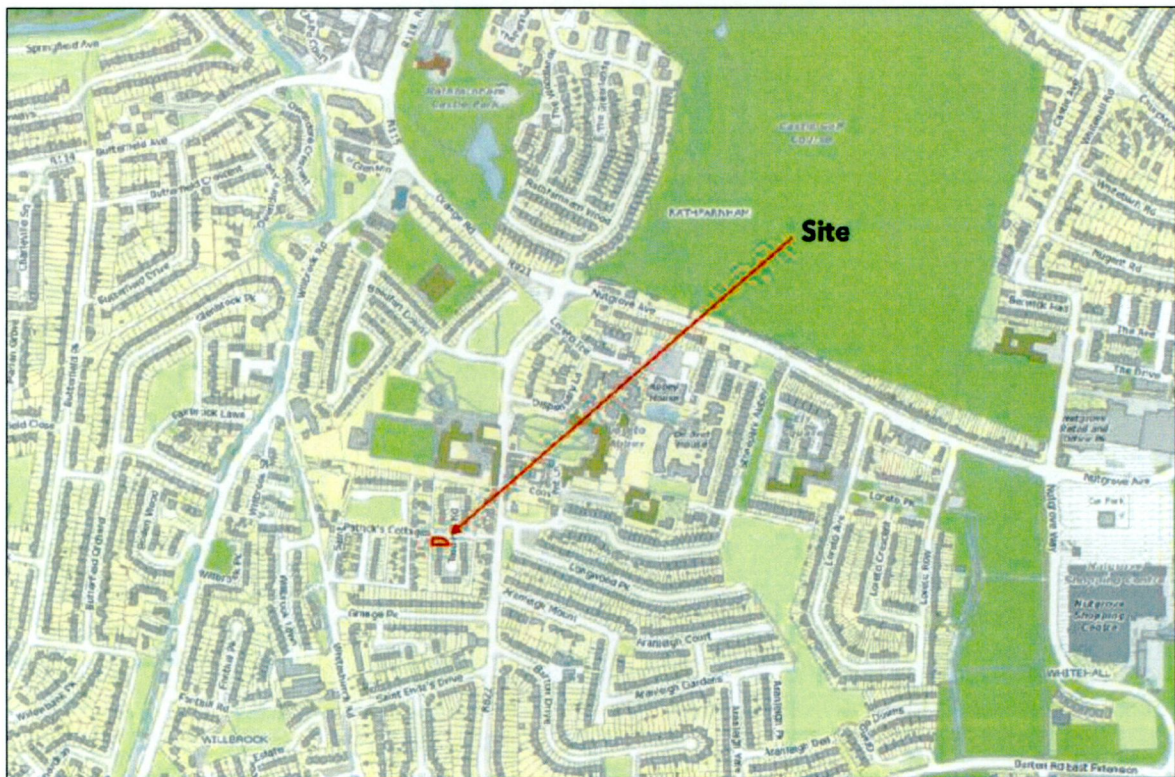
- 1.1 The subject site is located within the Architectural Conservation Area of St. Patricks Cottages. The Tara Hill houses were built in the 1960's as infill local authority housing and forms part of the ACA. The applicant is requested to provide a revised design to include such design elements as are common in the rest of the ACA and include revised elevation drawings showing tear-drop windows and an emphasised vertical corrugated panel. This could be provided in a contemporary manner to clearly identify this as a new addition to the terrace but it should follow the same design principles.
- 1.2 Given the location of the proposed development site within an Architectural Conservation Area, the applicant is requested to submit a design rationale and brief architectural impact assessment/statement.

Other information requests relate to matters being addressed in the revised submission by CEA Architects.

2.0 Background

2.1 Site Location:

The site is on Tara Hill adjacent to the Saint Patricks cottages in Rathfarnham, just off the Grange Road. The site is a relatively new intervention in the rear grounds/ gardens of the earlier St. Patrick's cottages.



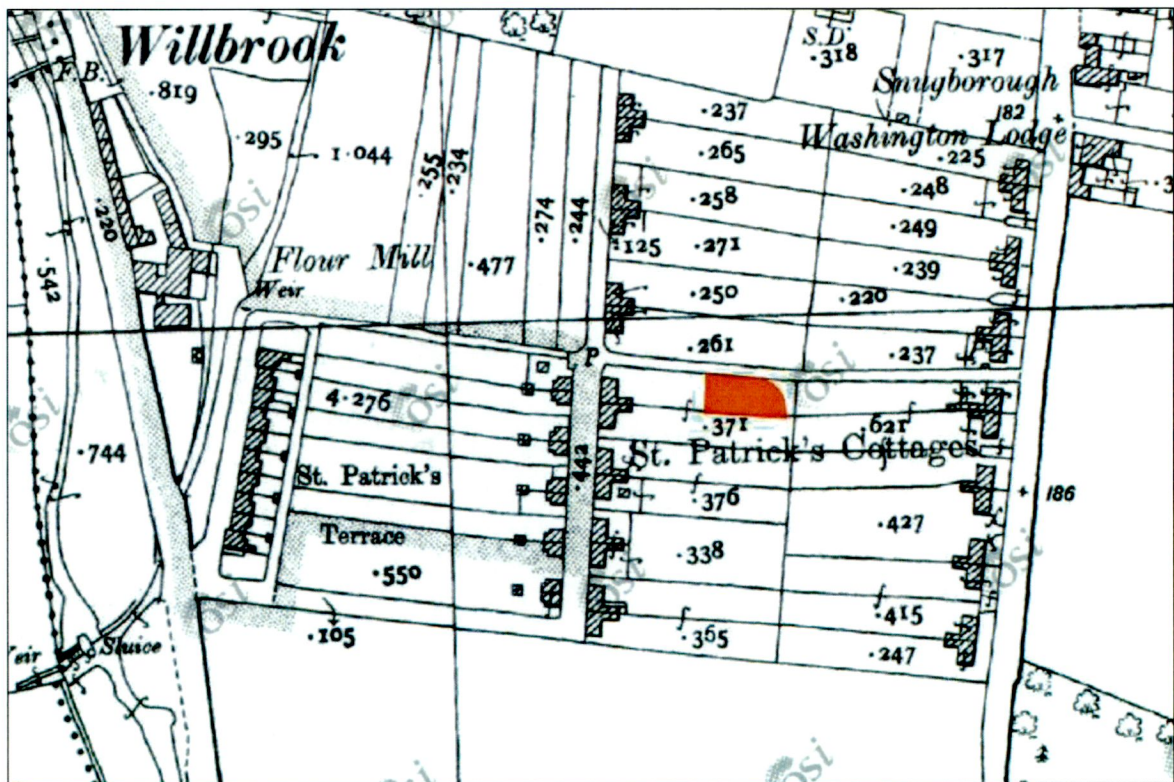
• Site location on OS map.

2.2 Architectural Conservation Area and History of site.

The site in question is in the middle of the local St. Patricks Cottages Architectural Conservation Area, which reflects the significance of these earlier dwellings. The cottages (c. 1915 according to NIAH listing) appear on the c1900 OS map and may be from around this period. They are certainly not present of the earlier c.1840's OS maps, when the ground would have been open fields presumably part of the land of one of the adjoining big houses.



• ACA outlined in dotted black line.



• Current site in red overlaid on c.1900 OS map showing surrounding Saint Patricks Cottages.



• Current site in red overlaid on c.1840 OS map before development of Saint Patricks Cottages.



• Saint Patricks Cottages.

No. 22 St. Patricks Cottages: (Nearest of the original cottages)

NIAH Description:

Semi-detached three-bay single-storey house, c.1915. Roughcast rendered walls. Brick quoins and dressings to openings. uPVC windows. Timber tongue and groove door with fanlight in projecting gabled porch. Pitched slate roof with red brick chimney stack. Extension to rear.

Appraisal:

One of a group of simple early twentieth-century local authority houses which, despite individual refurbishment, preserves a unified feel due to the retention of the main characteristics such as wall and opening finishes and proportions, presenting few alterations to the street fronts.



• *Saint Patricks Cottages.*



• *Immediate Neighbourhood and relationship to adjoining cottages.*

3.0 Development proposal:

3.1 Existing house and site:

The Existing No. 24 is the end of terrace house in they line of houses. The proposal is to add a new house alongside in the adjoining associated plot of ground.



• No. 24 and adjoining existing houses.





• No. 24 corner view from NE.



• No. 24. North gable to Saint Patricks Cottages.



• No. 24. North gable to Saint Patricks Cottages.



• No. 24. North West view from Saint Patricks Cottages, and shared rear access road.



• No. 22A on right of image behind site, and our site to left of image, with rear lane access gate behind pole.



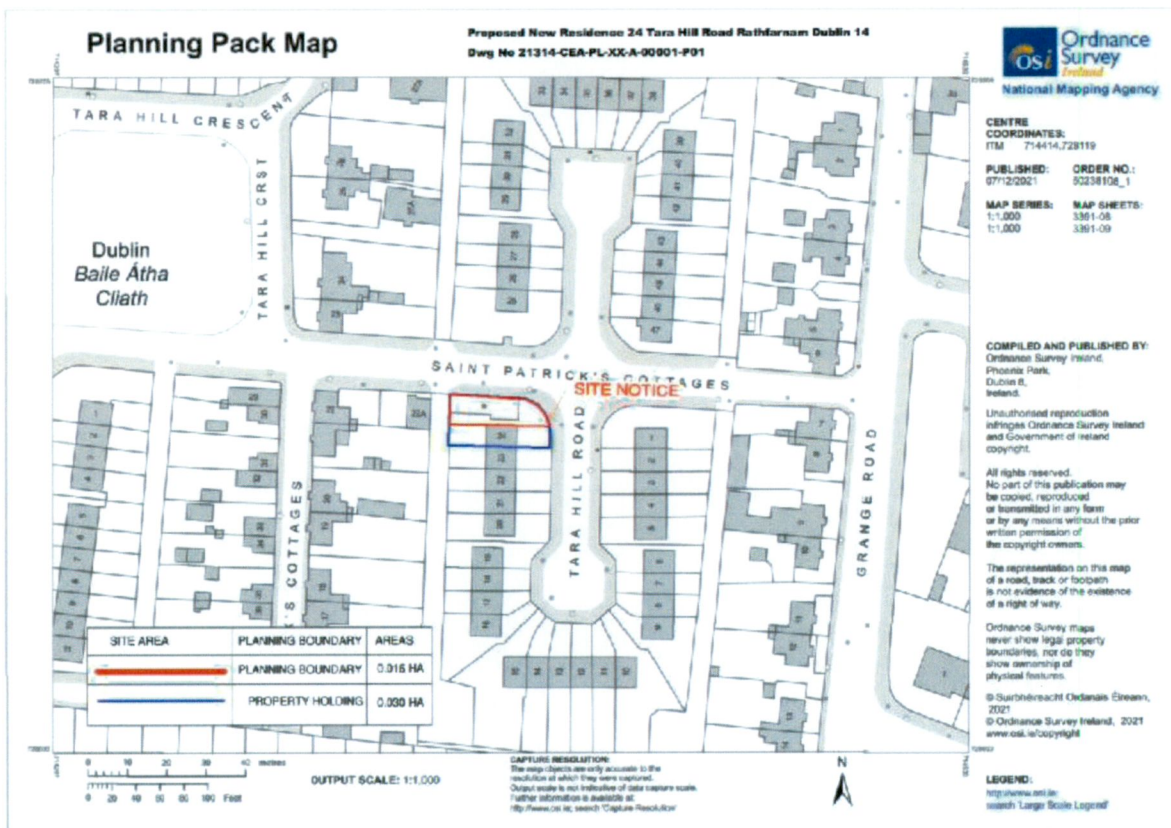
• Photomontage of East Elevation of No. 20-22 Tara Hill Road. No. 24 to Right.



• East Elevation of Tara Hill Road. No. 24 to Right.



• East Elevation of No.16-19 Tara Hill Road.



• Planning Site Location Map.



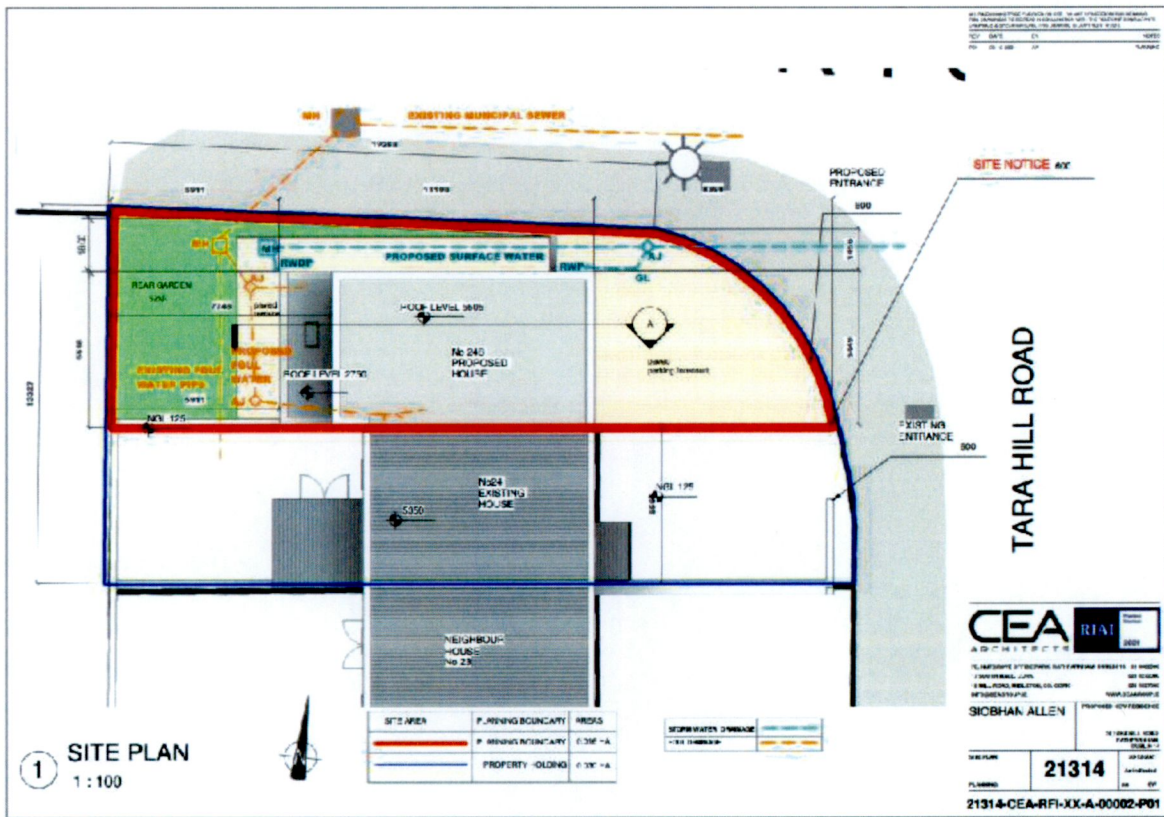
• Typical Adjoining Properties and Elevation/ Window Style.



3.2 Development proposals:

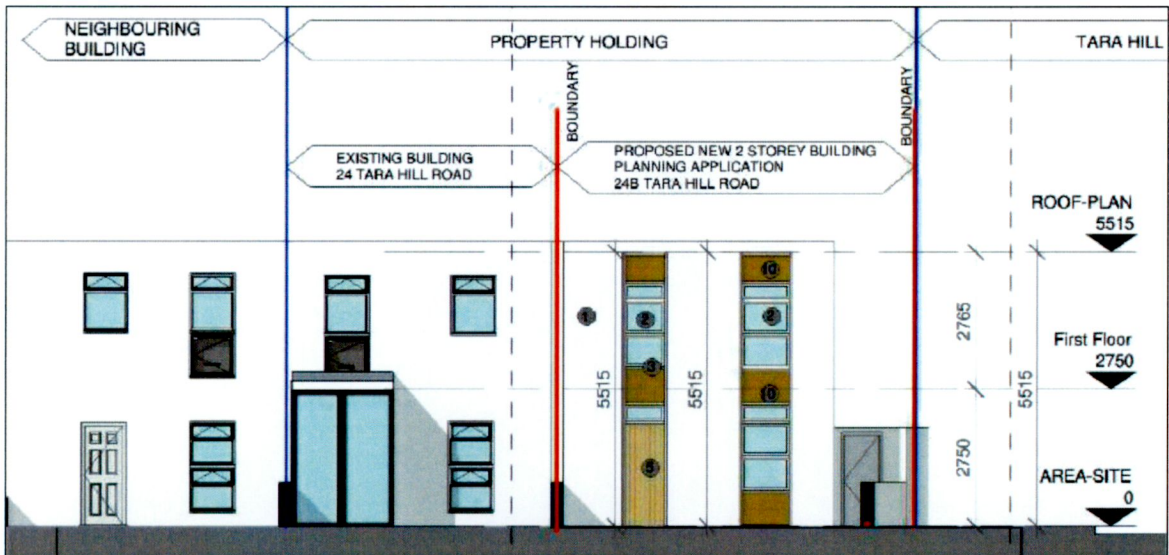
The new extension (floor area on ground floor) is highlighted in blue below, with the red areas indicative of the earlier (original) extensions being removed.

The proposed new house (No. 24B) will follow the building line of the adjoining terrace of houses to the front and to the North it will broadly follow the building line of No. 22A behind it.

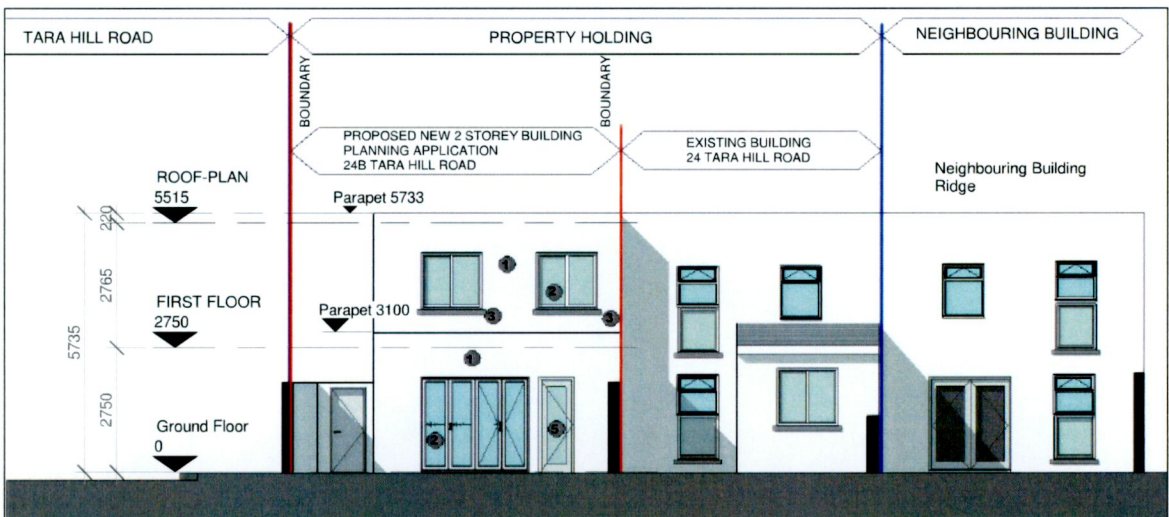


• Proposed site plan.

The proposed front elevation follows a similar approach to the adjoining properties with vertical windows (tear-drop) and similar proportions as suggested. The parapet line will be the same as adjoining and the design of windows etc will match adjoining properties within the development area.



• Proposed East elevation to Tara Hill Road.



• Proposed West elevation to rear of house.

The proposed footprint on ground floor is 52.5M2, and first floor 43.7m2 which in planning terms effectively the same as adjoining properties.

3.3 Assessment of Impact:

The new house will match the overall design approach of the adjoining houses, and the assembly should have minimal impact on the surrounding properties.

The footprint of the new dwelling is setback to match the Eastern building line and line up with terrace and the the North its gable will line with the new two storey dwelling (22a) behind the site (to the West).



The position of the rear building acts as a buffer between this new dwelling and the nearest of the cottages and as such the impact should be minimal.

Overall, we are of the opinion that the new dwelling in this setting will have minimal impact from Conservation point of view on the ACA.