

Michelle Dodrill

From: Planning - Registry
Subject: FW: SD21A/0361 AI - Architectural Conservation Officers Report re 24 Tara Hill Rd, Rathfarnham

From: Irenie McLoughlin <imcloughlin@SDUBLINCOCO.ie>
Sent: Friday 11 November 2022 16:37
To: Aoife O'Connor Massingham <aoconnormassingham@SDUBLINCOCO.ie>
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Subject: SD21A/0361 AI - Architectural Conservation Officers Report re 24 Tara Hill Rd, Rathfarnham

**SOUTH DUBLIN COUNTY COUNCILS
ARCHITECTURAL CONSERVATION OFFICERS REPORT
RE: SD21A/0361 AI - RE 24 TARA HILL RD, RATHFARNHAM**

Appraisal

The following Additional Information was requested:

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.
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.

An Architectural Impact assessment report has been submitted as part of the AI submission. The report provides an assessment of impact in assessing the overall design and scale of the proposed new dwelling.

The AI submission provides revised plans, sections and elevations showing the proposed new design. The front façade of the proposed new dwelling has been revised following consultation with the Councils Architectural Conservation Officer who provided comment/advice to the conservation architect who prepared the architectural impact assessment. The design elements to the front elevation have been revised to follow the vertical panel articulation of the adjoining 1960s housing. This has been achieved using vertical timber panels and altering the proportion of the windows.

Assessment Summary

The proposed new house 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. Overall the new revised design shows consideration in its overall design in highlighting the original design elements of the existing housing, thereby reflecting the architectural elements in a contemporary way. The revised design changes will allow the new dwelling to sit adjoining the original 1960s housing in a sensitive way but at the same time it will read as a modern in-fill at the end of terrace.

Recommendation

- It is considered that the proposed development should be carried out in accordance with the revised design and particulars submitted as Additional Information.
- A Schedule of Materials and finishes should be submitted for agreement and approval with the Councils Architectural Conservation Officer prior to commencement of works ensuring the final materials and finishes are of high quality and suitability within an Architectural Conservation Area.

I trust the above is in order.

Best regards,
Irenie

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