

Michelle Dodrill

From: Planning - Registry
Subject: FW: SD22A/0379-Architectural Conservation Officer Comments re 16&17 Daly's Terrace, Main St, Rathfarnham

From: Irenie McLoughlin <imcloughlin@SDUBLINCOCO.ie>
Sent: Tuesday 29 November 2022 16:25
To: Deirdre Kirwan <dkirwan@SDUBLINCOCO.ie>
Cc: Barry Coughlan <barrycoughlan@SDUBLINCOCO.ie>; Planning - Registry <pregistry@SDUBLINCOCO.ie>
Subject: SD22A/0379-Architectural Conservation Officer Comments re 16&17 Daly's Terrace, Main St, Rathfarnham

**SOUTH DUBLIN COUNTY COUNCILS
ARCHITECTURAL CONSERVATION OFFICERS REPORT
RE: SD22A/0379 - 16 AND 17 MAIN STREET, RATHFARNHAM DUBLIN 14**

Appraisal

The proposed development relates to two Protected Structures Nos. 16 and 17 Daly's Terrace, Main Street (RPS Ref.220) which are located in the Architectural Conservation Area of Rathfarnham Village.

No. 16 is currently in use as a Creche and it is proposed to change the existing use of No. 17 to use as a creche in creating a larger premises for this use and thereby connecting the two existing buildings.

There are initial concerns with regard to the precedent of allowing two separate dwellings to be connected in order to provide a creche use especially when residential use should be encouraged within the village in accordance with liveable cities/villages and sustainable development. However in assessing the existing office use of No. 17 it is noted that previous changes have been made to accommodate use, this however does not negate the need for sensitive change of use to facilitate a creche and a single operator use.

Proposed Development

Details are included in a Conservation/Architectural Impact Assessment. The proposal for change of use of the entire premises from office to crèche will consist of changes to the original built fabric in order to combine proposed creche with existing creche at No. 16 so to facilitate a single operator use.

Works include:

- Provision of 2 no. interconnecting doors in the party wall between No. 16 and No. 17 – Schedule of works is required detailing full scope of works required to facilitate the change of use for a creche and connection with No. 16.
- Provision of universal accessible WCs to No. 17 – Further detail is required with regard to the required work and direct impacts on the original built fabric to be included in the schedule of Works and Method statement detailing each element.
- Provision of new rear door to No. 17 and closure of existing side door – Details shall be included in the method statement and schedule of works.
- Removal of rear party boundary wall to provide one play area; Minor internal alterations, and all associated site works – this is an a negative consequence of the proposed development and other options should be looked at in order to retain at least some of the original boundary wall between No. 16 & 17. Details should be included in the AI request with regard to other options and also justify the removal of an original boundary treatment.

Recommendation:

It is considered that Additional Information is required in order to address the issues and concerns raised above -

1. It is considered that as part of the overall architectural impact assessment details should be included with regard to the overall impact that a change of use would bring and also should include a Method Statement based on the Schedule of Works proposed on each floor in order to facilitate the new use and requirements

for a creche facility. Details have not been included in relation to any fire safety upgrades/requirements in relation to fire safety control and building regulations. It is proposed to provide a WCs to comply with Part M, details of which should be included as part of the assessment.

2. Details have not been provided with regard to any conservation repairs or enhancements with regard to the repair/retention or reinstatement of architectural features/items. It is considered that there are some improvements that could be considered to the rear of the property to improve the current condition of the built fabric as part of the proposed development. Details should be included in revised assessment to clearly indicate the retention, necessary repairs and all works proposed to include any update or services and facilities.
3. Removal of rear party boundary wall to provide one play area – this is an a negative consequence of the proposed development and other options should be looked at in order to retain at least some of the original boundary wall between No. 16 & 17. Details should be included in the AI request with regard to other options and also justification should be provided for the removal of an original boundary treatment.

Irenie McLoughlin
Architectural Conservation Officer

29/11/2022

Irenie McLoughlin
Architectural Conservation Officer
Architectural Conservation Section
Project Delivery
South Dublin County Council