

ARCHITECTURAL HERITAGE ASSESSMENT

December 2022

RE: Development consisting of: (i) Alterations and associated repairs to the existing two storey corner extension to the rear, (north-east), of the house, including the provision of a new flat roof with a roof-light, (ii) Proposed new two storey flat roofed extension with roof-light(s) to the rear (south-east) with associated alterations to the existing building & development as approved under **Planning Application Ref. No. SD21B/0530**, (iii) Proposed new site entrance, (piers, vehicular and pedestrian gates) from the back (east), of the property, onto Laurel Park, (iv) Proposed solar panels, (v) New garden wall with associated gates, (vi) All ancillary site works above and below ground at **Oak Lodge, New Road, Clondalkin, Dublin 22, D22 F516**. The property is a **Protected Structure, RPS No. 156**.

PROPOSED EXTENSION, ALTERATIONS TO THE EXISTING EXTENSION AND NEW SITE ENTRANCE:
VISUAL IMPACT AS SEEN FROM THE WEST:



Above: The front of Oak Lodge as seen from the front (west) garden. Photograph courtesy of ARC Consultants.
Below: Image excerpt from Google Maps showing Oak Lodge as seen, more recently, from New Road, March 2022.



The west side of the property fronts onto New Road, (the main road) and is the most important side of the property in terms of its visual heritage impact on the public realm. The proposed extension and alterations to the existing extension will not be visible from the west side of the property.

Intermediary gates on the north side of the house between the existing and proposed entrance to the eastern boundary which is circa 49m from the front boundary. The intermediary gates and length of set-back make it unlikely that the proposed new entrance will be noticeable from the main road or front drive.

The proposed garden wall starting at the south western corner of the house is set back circa 22.4m from the western boundary, will be partially obscured from view by the existing western boundary wall, existing trees and planting all of which mean that the proposed new garden wall will have slight visual impact on the view of the property in the short term, then as plants and hedging grow will become less visible if visible at all resulting in a negligible impact on the overall appearance of the protected structure from New Road, the public realm to the west.

Overall, the proposed works for which permission is now sought will have slight to negligible visual impact on the overall appearance of the property as seen from the West and will make it more secure thus helping to protect and safeguard the property.

VISUAL IMPACT OF THE PROPOSED DEVELOPMENT AS SEEN FROM THE EAST:

The enclosed elevations show the existing and proposed views of the house. Photographs below show the property as seen from Laurel Park; the public realm to the east of the property. Oak lodge is visible from the cul-de-sac at the end of Laurel Park, a modern residential road. As a cul-de-sac the road is relatively private and has limited use. The east side of the Oak Lodge property is visible from a limited number of houses.

When the property was purchased by the applicants little of the back of the house was visible from Laurel Park. The first photograph below shows that only the roof and a small part of the (recently removed) central extension with asbestos roof was visible.



Above view of Oak Lodge from Laurel Park, June 2019 Google Maps image.

Photographs taken last November, included below, show that the recent removal of shrubbery inside the eastern boundary means that today the first floor of the existing corner extension and roof of the main part of the house is visible.



The proposed east façade is classical in its arrangement while including some modern elements to give a discreet, modern finish that avoids pastiche across the back of the house. The improvements the proposed extension makes to the house in terms of accommodation, increased natural light, insulation and minimal disturbance to the original part of the house represent a significant gain in terms of comfort, space and energy efficiency while respecting existing historic building fabric.

The proposed extension is set back from the boundary and partially concealed by the outbuilding and east boundary wall where it faces onto the end of Laurel Park, a quiet cul-de-sac. The house and proposed extension is visible to a limited number of houses on Laurel Park and the proposed extension will provide a more attractive view than the dilapidated arrangement hitherto before while greatly improving the accommodation and comfort of the house.

The proposed parapets although higher than the gutter line of the original house, maintain the overall general view of the roof to the original part of the house from Laurel Lodge and the proposed width of the extension is in keeping with that of the original house. The proposed extension is of modern appearance in keeping with the guidance to avoid pastiche. The above photographs and enclosed elevations show that the proposed changes in the views of the property as seen from Laurel Lodge will be minor in the context of the overall property.

The proposed new entrance gates and pillars continue of the height of the existing modern rendered blockwork wall facing onto Laurel Park and will enhance the overall appearance of the property boundary when seen from the public realm. Works to the inside of the eastern boundary wall on either side of the gate will improve the appearance of the boundary when seen from inside the property at Oak Lodge as the wall is currently in a state of disrepair, (see photograph below). Furthermore, the proposed new entrance will address serious safety concerns, limiting use of the existing entrance as an exit and bin collection point. The addition of a new site entrance to the end of the terrace coupled with windows on the eastern side of the extension will have a positive impact in terms of the visual appearance of the non-original wall facing onto Laurel Lodge while creating an improved sense of security to the end of the cul-de-sac.



Above: The eastern site boundary wall where the proposed new entrance is proposed with a low brickwork wall lining a higher modern blockwork wall.

PROPOSED WORKS AS SEEN FROM THE SOUTH AND NORTH:



Above: South Elevation, April 2021



Above: North Eastern corner of the building, April 2021



Left: view of neighbouring house to the east.



Above: North elevation as seen from the front drive.



Above: East and North Elevations, April 2021 as seen from inside the NE corner of the site, this photograph was taken standing on top of a raised mound.

FROM THE SOUTH: The proposed extension is of similar depth to the extensions shown in the above photographs. The proposed extends across the east elevation from the existing corner extension to inside the stone garden wall to the south. It is set back from the southern face of the original part of the house and its profile steps around the roof presenting a discreet, simple modern extension to the south. The South (side) Elevation of the Extension is not visible from the public realm. On the south side of the house the proposed extension is visible from the main private garden space at Oak Lodge, a window in the upper floor of the house it faces and possibly from gable windows of the neighbouring house to the east. The view of the original part of the house will be maintained and improved by the addition of the previously approved bay window extension at basement level to the room in the south-east corner of the original house. The set back extension is clearly expressed as a modern addition, a secondary element to the original part of the house which is in keeping with the guidance for protected structures.

FROM THE NORTH: The north elevation of the proposed alterations to the corner extension may be visible from the back gardens of the neighbouring house to the north but these views are likely to be very limited as they are obscured by boundary walls and associated planting. This is certainly the case with existing views from the first floor windows in the original rooms to the north of the Oak Lodge house which are of greenery. The proposed changes to the north side of the existing extension will be visible from the north east corner of the site and represent a minor visual change.

PROPOSED SOLAR PANELS: The proposed solar panels will not be visible from outside the roof valley making their visual impact on the building as a whole minimal to negligible.

OVERALL IMPACT OF THE PROPOSED WORKS:

As stated in the Architectural Heritage Impact Statement by ARC Architectural Consultants dated October 2021 in relation to the proposed development: *"The intention of the works to Oak Lodge is to restore the original character of the house, while providing modern services and modern sanitary facilities. The proposed works are likely to result in considerable positive impacts on the heritage of the house and of the immediate surrounding area."*