



Conservation Methodology, Architectural Heritage Assessment  
and Protected Structure Report  
16 and 17 Main Street, Rathfarnham

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## 1.0 INTRODUCTION

Following instructions received, we have inspected, photographed, and scheduled the exterior and interior elements of 16 and 17 Main Street, Rathfarnham in respect of assessing the architectural heritage of these protected structures. Our report also addresses the proposed interventions and outlines an appropriate conservation methodology for carrying out the work, as part of the planning application for change of use and associated alterations.

The applicant is not the owner of the property and hence we have a letter of consent from the owner to make this application. Currently No. 16 is a creche and No. 17 has office use and is vacant. The proposal involves a change of use from office to creche use for No. 17 with minor changes to enable the incorporation of the 2 buildings into a single use.

The properties are located in an architectural conservation area.

## 2.0 HISTORICAL APPRAISAL

### 2.1 Historical Analysis

These buildings are listed on the national inventory of architectural heritage and are described as:

RPS ref: 220.

16 Daly's Terrace, Main Street, Rathfarnham End-Of-Terrace Two-Bay Two-Storey House and 17 Daly's Terrace, Main Street, Rathfarnham Terraced Two-Bay Two-Storey House

#### **Description**

The terrace consists of 3 two-bay two-storey former houses, built 1904. Yellow brick walls with red brick dressings. Full height red brick box bay window with yellow brick dressings. Timber sash windows with granite sills, paired to box bay. Timber paneled door with segmental-arched overlight. Pitched artificial slate roof with rendered chimney stack to No. 16 and original brick chimney to No.17 with corbelled eaves. Cast iron railings to street.

#### **Appraisal**

'One of three former terraced private houses, all remaining substantially intact despite change of use, and forming a fine group with attractive, lively polychrome brick facades.'

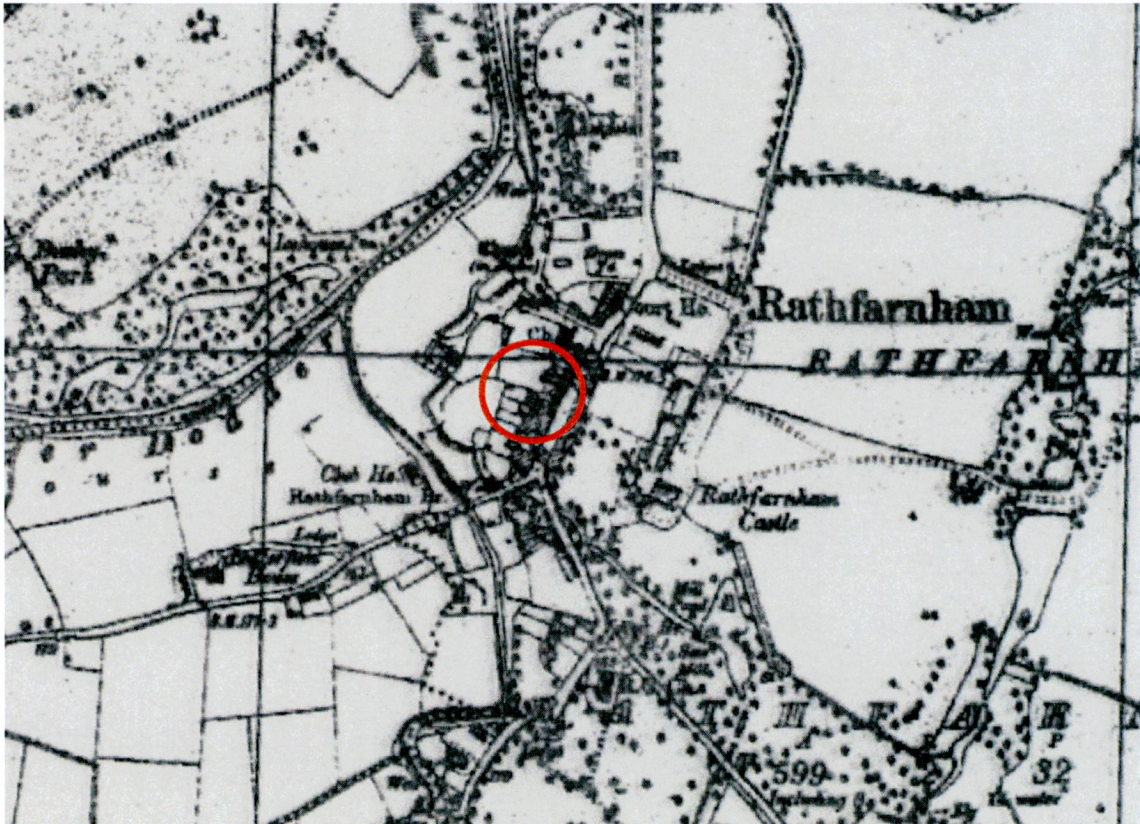
Further detailed photographic and written inventory are provided later in this report.

Rathfarnham village is located approximately five miles south east of Dublin City Centre, and is located close to the Dodder River. Historically the area was developed to serve Rathfarnham Castle, which was built by the archbishop of Dublin, Adam Loftos, c1583. During the nineteenth century various mills (paper, corn, and woolen mills) were developed utilising the adjacent rivers.

It was in the latter part of the nineteenth century that the introduction of trams lead to the area becoming a suburb of Dublin. Dublin central tramways company commenced a horse

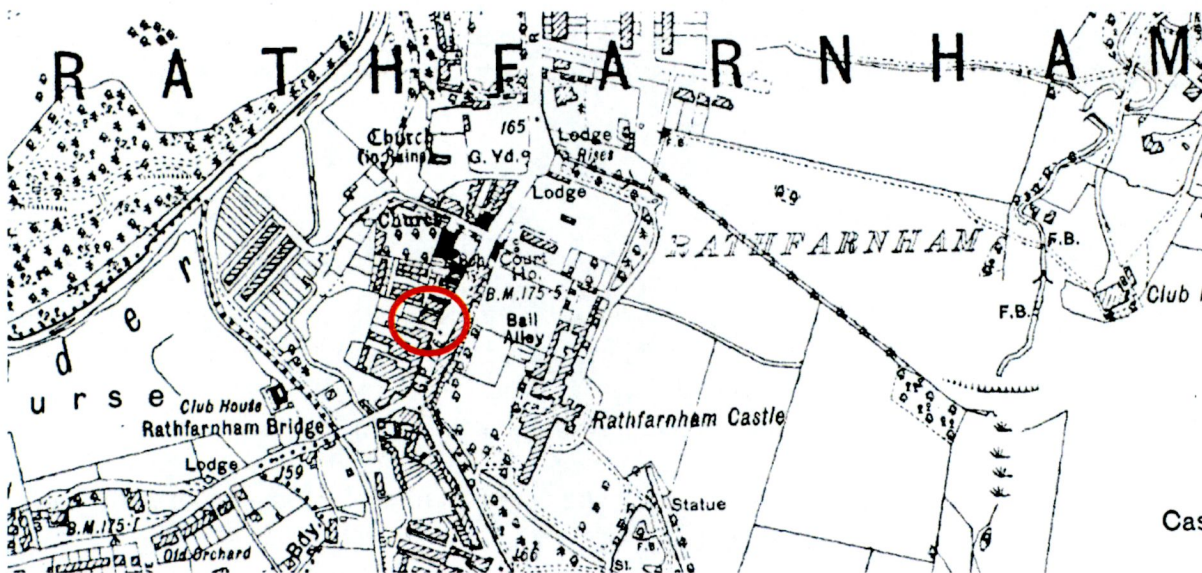
drawn tram to Terenure in 1879 which was soon extended to Rathfarnham. The system was electrified in 1899.

The development of the area is indicated in the 1821 William Duncan map of the county of Dublin and the 1864 Ordnance survey map of the parish of Rathfarnham. These indicate the development of the Main Street. The adjacent street, Dodder Dale has yet to be developed and Daly Terrace is clearly redeveloped from the building indicated at this time.



c.1910/1941 British GSGS3906 series

This map indicates a line of buildings in the vicinity of Daly Terrace but it is inconclusive that it indicates the current buildings.



Survey Date = 31-Dec-1937 OS Series

## 2.2 Recent Works

The property is within South Dublin County Council's functional area and the following planning permissions relate to these properties.

Ref: S99A/0252

Application: Permission sought for a two storey kitchen and toilet facility at the rear at 16 Main Street, Rathfarnham, Dublin 16.

Ref: SD09A/0106 (Not constructed)

Application: Change of use from creche to office use, provision of single storey extension at 16 Main Street, Rathfarnham, Dublin 16.

## 3.0 ARCHITECTURAL APPRAISAL

### 3.1 External Architectural Inventory

#### General Description

Terraced two-bay two-storey former houses, built 1904, No.16 currently in use as a creche and No.17 currently in use as an office. External yellow brick walls with red brick dressings. Full height red brick box bay window with yellow brick dressings. Timber sash windows with granite sills, paired to box bay. Timber paneled door with segmental-arched overlight. Pitched artificial slate roof with rendered and brick chimney stacks and corbelled eaves. Cast iron railings to street.

Two of three former terraced private houses, all remaining substantially intact despite change of use and rear extensions, and forming a fine group with attractive, lively polychrome brick facades.

## Roof

Front Elevation	Front slope of terrace is visible. Non original composite slate finish with lead flashing and soakers at abutments. Hip end roof to No.16 and No.17 is mid terrace. Each have a pitched bay roof with lead valley and ridge. Roof drains to early ogee cast iron eaves gutter connecting to hopper head and down pipe with outlet to gully at front right hand corner of house and along the party line between No.17 and No.18
Rear Elevation	Main roof as per the front elevation. Original rear addition of hip end construction to central stack and mirrored to adjoining left hand property. ie no 17, covered in composite slate similar to main roof. Lead valley at junction with main back wall. Two storey extension of independent hip end construction with valley to original rear addition and to adjoining properties extension roof, all in composite slate

## Walls

Front Elevation	Fair faced yellow brick offset with red, including band courses and decorative polychrome insets. Decorative key brick to window heads. Corbelled decorative bricks at eaves level supporting gutter detail. Walls of one and a half brick thickness solid construction. Metal under floor ventilation grills visible on front elevation.
Rear Elevation	No.16 Side and rear walls to both units of plain rendered finish. New render to two storey extension clearly visible..

## Openings : Windows

Front Elevation	Brick framed window openings with granite cills. Replacement sashes, beads and timber cill sections in early window box frames (some with double glazing and some with single glazing) to doubling hung slide sash windows, in reasonable condition.
Rear Elevation	Cement rendered exterior with different application to extension clearly visible. Opening substantially original although some alteration to side wall of first floor return visible. Windows replaced with modern uPVC replacement casement frames.

## Site

Front Site	The early granite base to the front railing supports modern replacement cast iron railings and gate to no.16 whilst No.17 still has the original cast iron railings in place. The front yards have tile paths and some modern interventions to the garden areas to both
Rear Site	The boundaries are formed with insitu concrete and modern block along the side and rear to No. 16 with timber fencing to the rear right hand side bounding No.17. No boundary remains between No. 17 and No. 18

### 3.2 Internal Architectural Inventory (this inventory covers both No. 16 and No.17)

#### Ground Floor – Entrance Hall

Ceilings	Lath and plaster with covered scotia moulding
Walls/Partitions	Brick wall with non-original dado and woodchip paper finish painted
Floors	Timber with carpet finish
Joinery	8' high ogee skirting and 6' architraves. Non original dado
Stairs	Early timber stairs with hardwood handrail and painted spindles, square newel with sphere head. Modern carpet finish.

#### Ground Floor – Front Room

Ceilings	Lath and plaster with coving.
Walls/Partitions	Brick wall with non-original dado and embossed paper finish painted
Floors	Suspended timber floor with modern carpet tile finish.
Joinery	8' high ogee skirting and 6' architraves. No dado to no. 17 but present in No. 16
Fire place	Early/original fire place with marble and cast iron insets with decorative tiles.

#### Ground Floor – Rear Room

Ceilings	Lath and plaster with coving.
Walls/Partitions	Brick wall with non-original dado and embossed paper finish painted. No dado in No. 17
Floor	Suspended timber floor with modern, carpet has been removed, in No. 17 , carpet to No. 16

Joinery	8' high ogee skirting and 6' architraves.
Fire place	Early/original fire place with marble timber and cast iron insets with some local damage to fire seat area.

#### **Ground Floor – Rear Addition (original and previous extension)**

Ceilings	Appear to be modern plasterboard ceilings with flush finish and no decorative cornices or the like.
Walls	Generally drylined walls with plasterboard and flush skimmed finish..
Floor	Solid concrete floor with modern carpet finish.
Joinery	Simple modern softwood skirtings. Double glazed casement windows of softwood to original return and uPVC to extension.

#### **First Floor – Front Room**

Ceilings	Lath and plaster with cornice
Walls/Partitions	Brick wall with non-original embossed paper finish painted
Floor	Suspended timber floor with modern carpet finish.
Joinery	Modern fire doors in original openings with early architraves.
Fire Place	Early/original fire place with marble, tiles and cast iron insets with tiled hearth . In No. 17 an electric radiator has been installed into the fire breast.

#### **First Floor – Rear Room**

Ceilings	Lath and plaster with cornice.
Walls/Partitions	Brick wall with non-original embossed paper finish painted.
Floor	Suspended timber floor with modern carpet finish.
Joinery	Modern fire doors in original openings with early architraves.
Fire Place	Early/Original fire place with marble, tiles and cast iron insets.

#### **First Floor – Landing**

Ceilings	Lath and plaster with coving as ground floor.
Walls/Partition	Brick wall with non-original embossed paper finish painted.
Floor	Suspended timber floor with modern carpet finish. Stairs as before.
Joinery	Modern fire doors in original openings with early architraves.



### **First Floor – Rear Addition (original and previous extension)**

Ceilings	Appear to be modern plasterboard ceilings with flush finish and no decorative cornices or the like.
Walls	Generally drylined walls with plasterboard and flush skimmed finish.
Floor	Timber floor with modern carpet finish.
Joinery	Simple modern softwood skirtings to previous extension with sections of older moulded skirting to original addition.

### **Conclusion**

16 and 17 Main Street Rathfarnham are protected structures and form part of an attractive terrace of three similar properties in the village setting of Rathfarnham Architectural Conservation Area. The front elevation contributes to the streetscape. The interior is relatively plain with the original fire places and stairs being the main features. The property has been extremely altered in the past with a two-storey extension and replacement of windows.

The main contribution that these properties makes is to the streetscape of Main Street Rathfarnham.

## **4.0 SCOPE OF WORKS PROPOSED**

### **4.1 Outline of Proposed Development**

The current proposal and subject of this planning permission comprises of the change of use of the entire premises from office to creche use.

Works are described in the Planning Permission as:

The development will consist of the change of use from office to creche use of No.17 and combining proposed creche with existing creche at No 16 (Reg Ref S95A/0124), alterations to facilitate a single operator including;

- provision of two interconnecting doors in party wall between No. 16 and No. 17,
- provision of universal accessible WC's to No. 17,
- provision of new rear door to No. 17 and closure of existing side door
- removal of rear party boundary wall to provide one play area,
- minor internal alterations, and all associated site works.

## 5.0 SCHEDULE OF INTERVENTION AND ASSESSMENT OF IMPACT OF INTERVENTIONS

The nature of the works proposed and the areas that it affects does not substantially affect the character of the building. In particular it is noted that there are no works proposed to the front elevation.

### SCHEDULE OF INTERVENTIONS

REF	DESCRIPTION / INTERVENTION	COMMENT
1.	Provision of two interconnecting doors in party wall between No. 16 and No. 17. GF and FF.	This intervention is into the original historic fabric of the building. An opening will be made into the original brickwork wall, Propped and supported until a new concrete lintel can be inserted. The opening will be finished with a new timber architrave, frame and fire door set to match the existing as closely as possible.
2.	Provision of universal accessible WC's to No. 17	Installation of new toilets and partitions is in the element of the building that was built in 1998 and therefore does not affect the historic fabric of the building.
3.	Provision of new rear door to No. 17 and closure of existing side door	Opening is being formed in recent c. 1998, extension and therefore does not affect historic fabric of the building
4.	Removal of rear party boundary wall to provide one play area	This concrete block wall was built in c. 2005 and the timber fence erected on top of that approx.. 2008 Therefore there is no effect on the historical fabric but the notional dividing line is being removed between the 2 properties.
5.	Minor internal alterations, and all associated site works	There is an opening on the ground floor between room 1 and 2 of NO. 17 that was previously partitioned closed, we are proposing removing the boards and opening the room back into one room.

## 6.0 CONSERVATION APPROACH

Works are to be carried out in accordance with the Department of Environment's conservation guidelines and DOEHLG Architectural Heritage Guidelines where appropriate and under professional supervision. The methods of conservation are outlined below:

1. Design of work to cause minimum interference with the historic sections of the building structure and fabric.
2. Design to allow works to be reversible in historic section of the building.

3. Professional supervision of works and as per Department of the Environment, Heritage and Local Government Conservation Guidelines.
4. Works to be carried out by craftsmen with appropriate building experience.
5. Work will enable the retention, repair, and re-use of the original historical fabric elements of the building, and this is acceptable conservations.

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**APPENDIX A**  
**PHOTOGRAPHIC SURVEY**

## **Architectural Heritage Assessment**

### **Photographic Survey**

**September 2022**

<b>Photograph</b>	-	<b>Description / Comment</b>
1.		Front Elevation
2.		Front Elevation - Bay Windows
3.		Front Elevation - Front Door
4.		Ground Floor - Front Room Fireplace
5.		Ground Floor - Interior Ceiling Details
6.		Ground Floor - Hallway Door
7.		Ground Floor - Back Room Window
8.		Ground Floor - Back Room Wooden Floors
9.		Ground Floor - Stairs
10.		Ground Floor - Skirting Detail
11.		Ground Floor Extension - Rear Room Windows
12.		Ground Floor Extension - Storage
13.		Ground Floor Extension - Toilet
14.		First Floor - Front Room Ceiling Detail
15.		First Floor - Front Room Window Detail
16.		First Floor - Landing Clearstory Window
17.		First Floor - Stair Bannister Detail
18.		First Floor - Front Room Fireplace Detail
19.		First Floor Extension - Middle Room
20.		First Floor Extension - Back Room Window Detail
21.		Rear Elevation
22.		Rear Boundary Wall

1. Front Elevation



2. Front Elevation - Bay Windows



3. Front Elevation - Front Door





4. Ground Floor - Front Room Fireplace



5. Ground Floor - Interior Ceiling Details



6. Ground Floor - Hallway Door



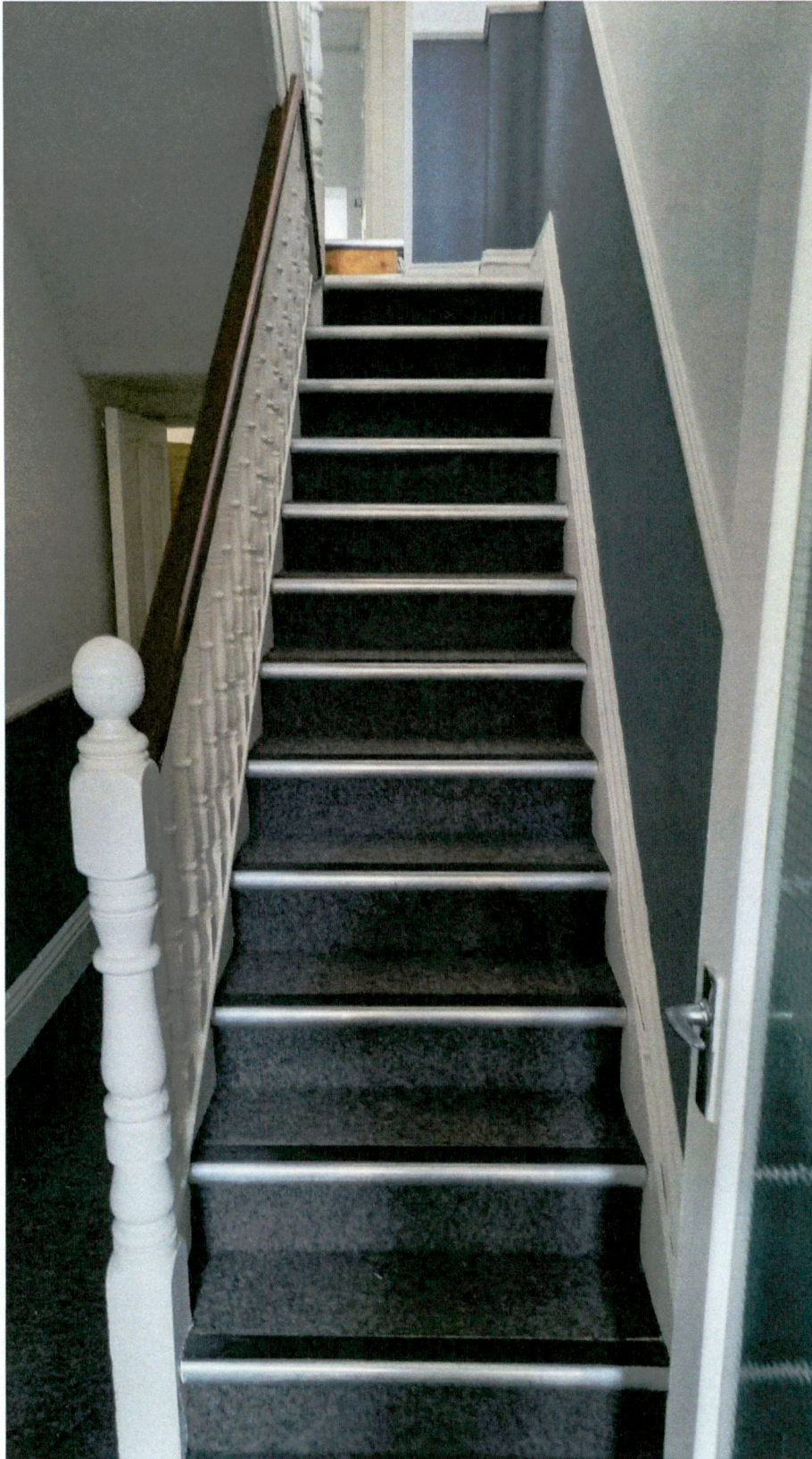
7. Ground Floor - Back Room Window



8. Ground Floor - Back Room Wooden Floors



9. Ground Floor - Stairs



10. Ground Floor - Skirting Detail



11. Ground Floor Extension - Rear Room Windows





12. Ground Floor Extension - Storage



13.

Ground Floor Extension - Toilet



14.

First Floor - Front Room Ceiling Detail



15.

First Floor - Front Room Window Detail

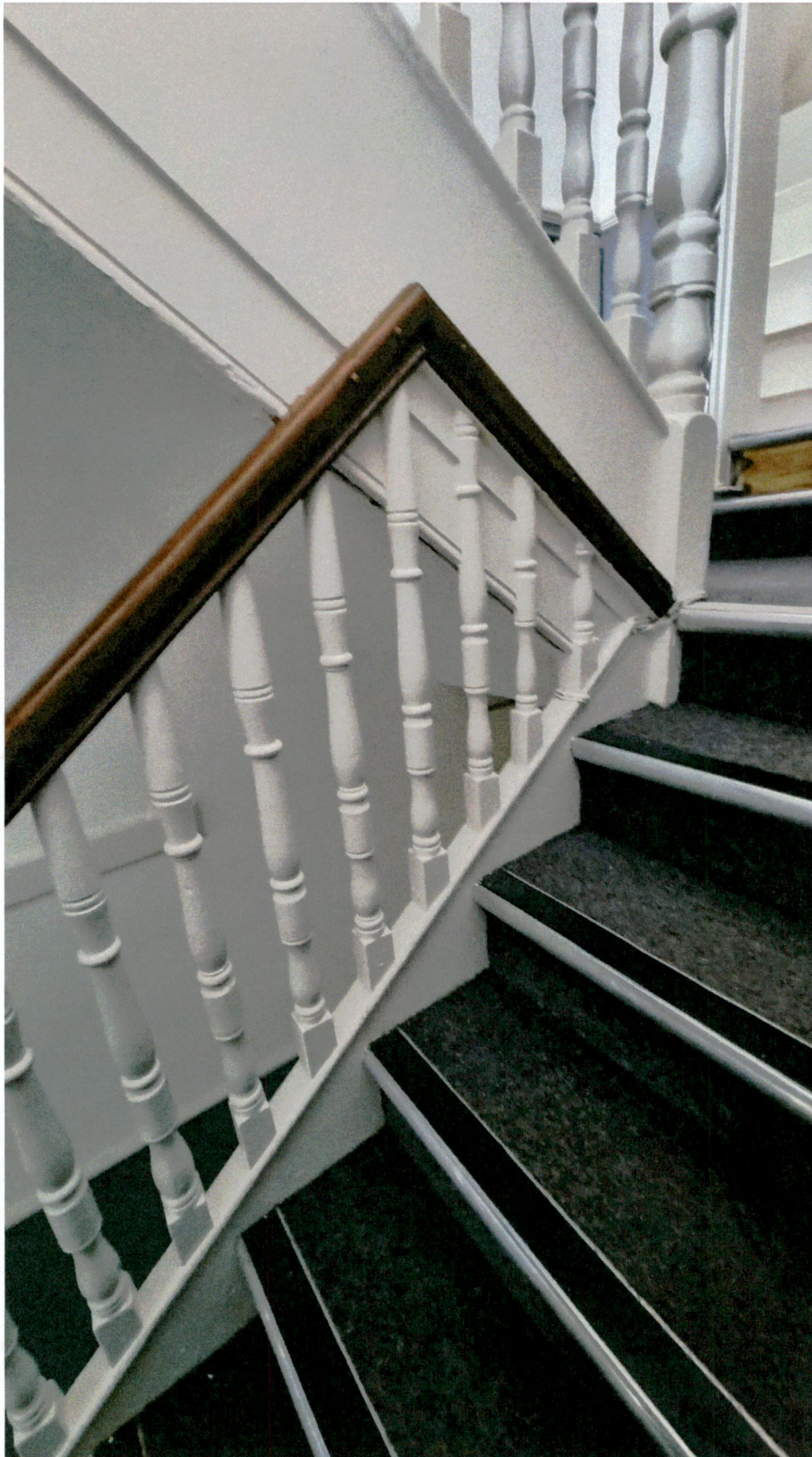


16. First Floor - Landing Clearstory Window



17.

First Floor - Stair Bannister Detail



18. First Floor - Front Room Fireplace Detail



19.

First Floor Extension - Middle Room





20. First Floor Extension - Back Room Window Detail



21.

Rear Elevation



22.

Rear Boundary Wall



