

SOUTH DUBLIN COUNTY COUNCILS

ARCHITECTURAL CONSERVATION OFFICERS REPORT

RE: SD22A/0379 ADDITIONAL INFORMATION - 16 AND 17 MAIN STREET, RATHFARNHAM DUBLIN 14

Appraisal

Additional Information has been received in relation to the RFI in order to address the concerns and items raised in an initial assessment of the proposed development by the undersigned as follows;

- 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.
- 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.
- Removal of rear party boundary wall to provide one play area – this is 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.

Assessment

A Conservation Report to include a Method Statement and Architectural Impact Assessment has been submitted as part of the RFI submission. The Method Statement provides details on proposed interventions and assesses the overall impact of the proposed interventions based on the level of work required. Based on the Method Statement provided and in assessing the level of interventions detailed it is considered that the scope of the works detailed will not substantially affect the character of the Protected Structures.

It has now been confirmed that the provision of a universal accessible WC will be located in a modern extension and therefore will not impact on the original built fabric of No. 17. The provision of a new rear door to No. 17 and blocking up of the existing side door will also not impact on the original fabric as it is located in the 1990s extension.

Confirmation has been provided that the shared boundary wall to the rear of the properties is a concrete block wall which was built in c. 2005 and timber fence erected on top c. 2008, therefore there is no direct effect on the historic fabric, as the existing boundary is not original. The Internal alterations have also been confirmed in that there is an opening on the GF between Room 1 and 2 of No. 17 that was previously partitioned closed, it is proposed to remove the board and open the room back into one room. An Opening will be inserted into the original brickwork wall to provide for interconnecting doors in the party wall between No. 16 and No. 17. The opening will be finished with a new timber architrave, frame and fire door set to match the existing as closely as possible.

Recommendation

It is considered that the proposed development is acceptable with the following conditions attached;

1. A Conservation and Design Method Statement has been provided detailing the proposed works. It is considered that the details in the Method Statement should be adhered to ensuring works are carried out in accordance with good conservation practice and principles.
Reason: To ensure works are carried out as per the Method Statement in accordance with good conservation practice and principles.
2. The works required for the proposed new connecting opes shall be carried out in a sensitive manner without causing damage to the original built fabric and shall be made good using traditional methods and materials.
Reason: To ensure interventions are carried out adhering to good practice and using the correct materials.
3. A Conservation Architect/Architect with Conservation expertise and experience should be engaged to supervise the proposed development for the duration of the works.
Reason: To ensure professional supervision of works in accordance with Architectural Guidelines.
4. Safety measures should be put in place during the proposed works. A Safety Statement should be provided detailing how the existing structures will be protected during demolition works and new works. A safety statement should be submitted for written agreement with the Councils Architectural Conservation Officer prior to the commencement of development.
Reason: To ensure a safety system is put in place during the proposed development to mitigate any possible damage and to protect the original fabric and features.

The above condition (No. 3) should be submitted for written approval and agreement with the Councils Architectural Conservation Officer (Ms. I. McLoughlin) prior to the commencement of development.

Irenie McLoughlin
Architectural Conservation Officer

30/01/2023