

Architectural Impact Statement

The report was prepared in relation to additional information required for 186 Whitehall Road Planning ref SD22B/0440.



Architectural Conservation Area: *“An Architectural Conservation Area (ACA) is a place, area, group of structures or townscape that is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or value or that contributes to the appreciation of Protected Structures. An ACA may consist for example, of a row of terraced houses, a street, a village centre or a cluster of structures. Unless a structure is also listed on the Record of Protected Structures, the designation afforded from inclusion in an ACA only applies to the exterior and streetscape”*

1.0 Introduction

186 Whitehall Road is one of 10 semi-detached cottages that form a crescent shape situated on the south-east side of Whitehall Road. 186-168 Whitehall Road have linear front gardens with direct access onto Whitehall Road. There is a very limited amount of properties that have the original wrought-iron boundary railings and gates.

The dividing railing between the front gardens of 186 and 184 is still intact but the original front boundary was replaced with a block wall in the 1950s and a newer set of gates has been subsequently installed. See images below of the surviving railings and gates on cottages 186-168.



Original gates at 172 Whitehall Road



Original gates at 178 Whitehall Road

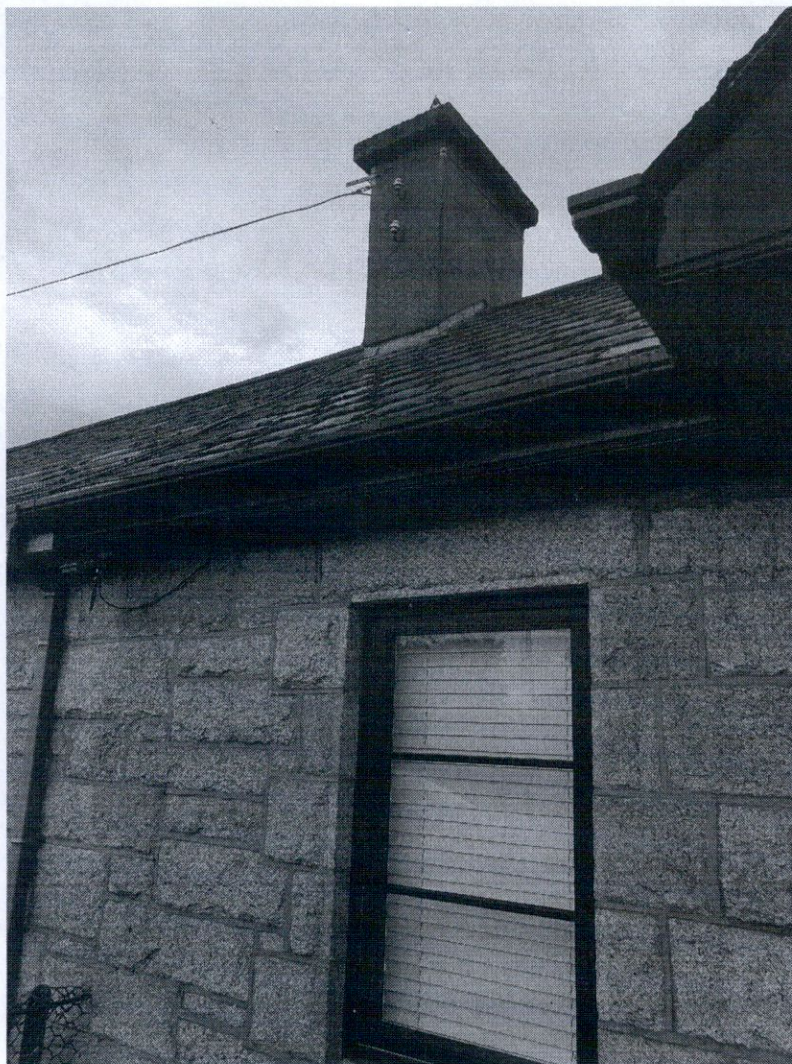


Boundary railing between 186 and 184 Whitehall Road

The roof-form of the cottages alternates between pitched and hipped, providing subtle variety to the slate-clad roofs of the group. The slates on 186 have been replaced since original construction. There are brick chimneys, some of which have been rendered, which is the case in 186. See images below showing 186 and the remaining neighbouring brick chimneys.



Above images illustrates the alternating varying roof type and subtle differences in the window design



*Granite walls and lintel above window at 186 Whitehall Road.
Also note rendered chimney*

The construction of the cottages is of squared granite-built walls with projecting gabled entrance porches. Window openings are uniformly-arranged, but with a number of discrete variations, including curved elements, in form with generally tall, narrow opening complimented by wider flat or segmental cut-granite lintels and heavy granite sills. See images below illustrating these elements.



Brick chimney on 184, 186 have been rendered.

The main entrance doorways have semi-circular fanlights over the quarry-faced granite lintel and this use of local building stone creates a distinctive architectural style in the area. The original window consisted of a steel frame and individual panes of glass – this window was replaced at 186 due to decay and rot in the last several years however care was taken to copy the original design. The remaining windows, also replaced in the last several years, are alu-clad and based on photos of the original windows in the cottage – they replaced aluminium framed windows from the 1970's.



The semi-circular window above projecting porch was replicated at 186



Heavy granite sills at 186 Whitehall Road, window design based on photos of original windows.



Pitched roof style at 186, note slates are not original

2.0 Brief history of 186 Whitehall Road

The cottage was erected on the 13th December 1916, the property housed Matthew and Winifred O'Meara along with their six daughters and one son. The original Vesting Order dated 13th December 1952 was made between Dublin City Council and Matthew O'Meara showing Matthew as the full owner. On the 18th January 1984 the property passed to Norah O'Meara.

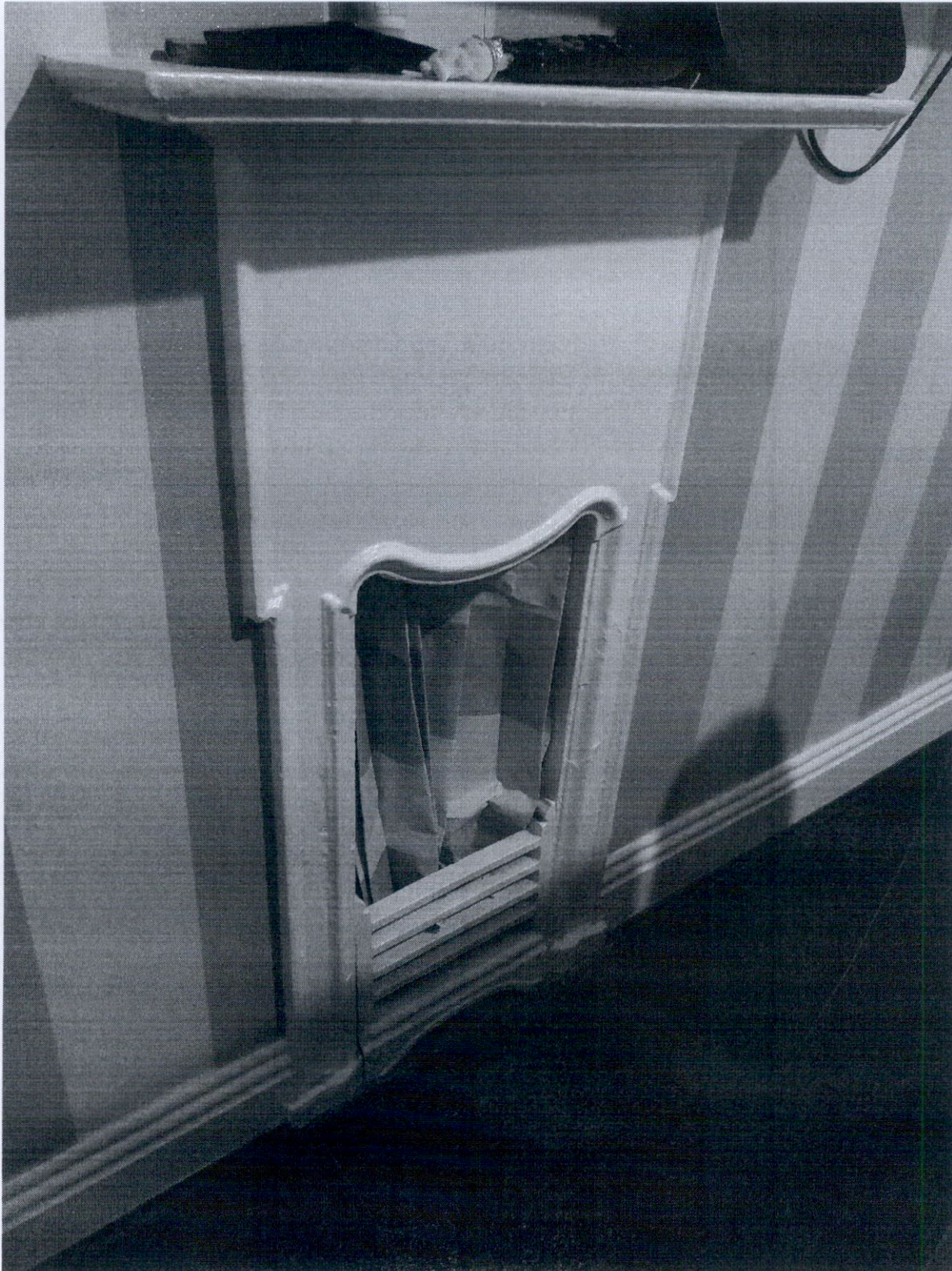
The cottage layout of the cottage consisted of entry via a pitched porch to a small hallway with access to the first bedroom to the left. The room had a small wrought iron fireplace which still remains intact. This leads into the main living space with the fireplace acting as the main cooking apparatus – it should be noted that during a renovation ten years ago the original fireplace was uncovered and the crane could be seen that carried the pots, the sides of the fireplace had a curved brick element.

These elements were all preserved and hidden behind a timber studwork and ornamental fireplace that was installed during the renovation.

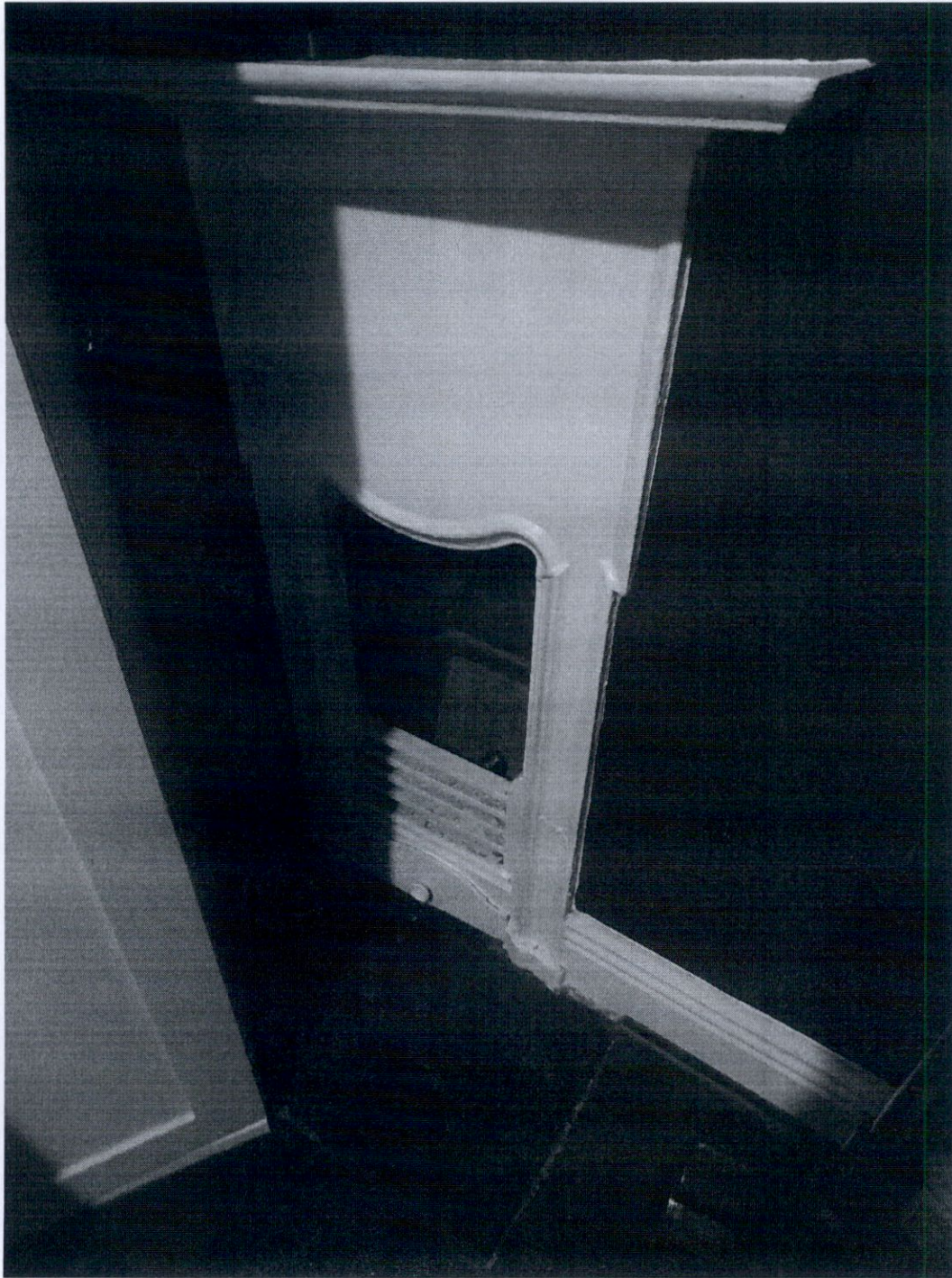


Refurbished fireplace

The second bedroom was the larger and located to the right of the fireplace. This room had its own original cast-iron fireplace which remains intact. There was a third room/area behind the first bedroom on the left and this area held the door to the back garden and acted as a third bedroom for the family.



Original fireplace bedroom 1/master



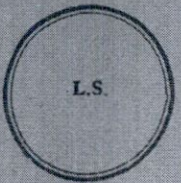
Original fireplace Bedroom 2

Internally the ceilings were higher, approx 10-12ft in places – these were lowered in the 80's in an effort to heat the spaces more economically. All of the floors consisted of suspended timber floors over a void of 400-500mm. Subsequent renovation work found the timber to be decayed significantly in places and all were replaced with poured concrete floors.

TABLE OF PARTICULARS.

Number of page.	Townland where situated.	Date of erection.	Amount of principal annuity.			Number of years in payment period.	Amount of funding annuity.			Number of years in funding period.	Amount of weekly instalment of principal annuity.			Amount of weekly instalment of funding annuity.			Gale Days.
			£	s.	d.		£	s.	d.		£	s.	d.	£	s.	d.	
1.	2.	3.	4.			5.	6.			7.	8.			9.			10.
543	<u>Perrystown</u>	13.12.1916	5	17	.	39	—	—	—	—	—	2	3	—	—	—	Saturdays.

ed with the common seal of the Council of the County of Dublin, this.....^{15th}.....day of December.....19⁵².....
 in the presence of:—



Mary C. [Signature]
 Chairman or nominated member

[Signature]
 Commissioner administering the affairs of the County
 Dublin County Council (Asst. Co. Manager) Housing Director

[Signature]
 Acting County Secretary.

COUNTY DUBLIN COUNTY COUNCIL.

(FORM No. C.P.5.)

ANNUITY EXPIRES

13-12-1991

VESTING ORDER.

THE LABOURERS' ACT, 1936.

County Health District of DUBLIN.

WHEREAS the *Dublin County Health District Amending Cottages* Purchase Scheme being a purchase scheme made in relation to cottages in the County Health District of Dublin in pursuance of the Labourers' Act, 1936, (hereinafter referred to as "the Act"), came into force on the *11th* day of *March* 19*43* and is still in force :

AND WHEREAS the cottage (and plot) particulars of which are set forth in the table at the foot of this vesting order (hereinafter referred to as "the cottage") is a cottage (and plot) to which the said purchase scheme applies :

AND WHEREAS *Matthew J. O'Leary* of *Peremptown* (hereinafter referred to as "the purchaser") has made an application under section 16 of the Act in relation to the cottage :

AND WHEREAS the powers, duties, functions and property of the board of health of the said County Health District have by the County Management Act, 1940, been transferred to the council of the county of Dublin (hereinafter referred to as "the county council") :

AND WHEREAS the county council is satisfied that the purchaser is entitled under the said section 16, as amended by section 11 of the Housing and Labourers Act, 1937, to make the said application :

AND WHEREAS a sum of £ in respect of rent for the cottage (hereinafter referred to as "the arrears") remains due at the time of the making of this vesting order :

AND WHEREAS the county council has directed that the arrears be paid with interest and have appointed per centum per annum as the rate of such interest for the said County Health District :

NOW THEREFORE, the county council, in exercise of the powers conferred by section 17 of the Act, as so amended, and as so transferred to it as aforesaid, hereby makes the following vesting order in relation to the cottage, that is to say :—

1. In this Order the following expressions shall have the meanings hereby assigned to them, that is to say :—

"the vesting day" means the *13th* day of *December* 19*52*.

"the principal annuity" means the terminable annuity specified in the
Dublin County Health District Amending Cottages
Purchase Scheme 1989 in relation to the cottage and in the table at the
foot of this order ;

"the payment period" means the number of years specified in the said
purchase scheme and in the table at the foot of this order during which the
principal annuity is to be payable and commencing on the day next following
the vesting day ;

"the funding period" means the number of years commencing with the
payment period specified in the table at the foot of this order within
which the arrears are to be paid to the county council ;

"the funding annuity" means the annuity specified in the table at the foot
of this order by means of which the arrears are to be paid ;

"the gale days" mean the days specified in the table at the foot of this order
being the days on which each weekly instalment of the principal annuity is
to be paid under the said purchase scheme.

2. The cottage shall vest on the vesting day in the purchaser in fee simple,
free from incumbrances and all estates, rights, titles and interests of whatsoever
kind but subject to and charged with the payment to the county council of the
principal annuity during the payment period and the funding annuity during the
funding period in weekly instalments on each gale day, and subject also to the
following conditions, which conditions are hereby declared to apply to the cottage,
that is to say :—

I. That on each gale day during the payment period an instalment of
the principal annuity of the amount specified in the table at the foot of this
order shall be punctually paid to the county council.

II. That on each gale day during the funding period an instalment of
the funding annuity of the amount specified in the table at the foot of this
order shall be punctually paid to the county council.

III. That subject to the provisions of the Labourers' Act, 1936, the
cottage shall not be used during the payment period for any purpose except
one and one only of the following purposes, that is to say :—

(i). for the purpose of the accommodation of the purchaser or the
purchaser and members of his family ;

(ii). on the death of the purchaser, for the purpose of the accom-
modation of a person, who is the widow, child or other relative of the
purchaser and was resident in such cottage at such death, or such person
and members of such person's family ;

(iii). for the purpose of the accommodation of an agricultural labourer
or an agricultural labourer and members of his family.

IV. The cottage shall not be alienated otherwise than by operation of
law or by sale with the consent of the county council.

V. The cottage shall be kept in good sanitary condition and repair.

VI. The cottage shall not be sub-divided.

VII. The plot (if any) held with such cottage shall not be let in conacre.

VIII. No soil, sand, gravel or similar material shall be removed from the
plot (if any) held with such cottage except so far as may be necessary for

3.0 Conclusion

Although the property is located within an area of architectural interest many of the original exterior features like the railings/gates, brick chimneys, slates etc have been replaced over the years in an effort to maintain the cottage. In almost all of these instances care has been taken to replicate features when possible and preserve the structure – the most iconic being the granite façade/sills and lintels – during previous renovations the paint covering the sills was all removed and brought back to their original state.

The council has noted concerns in relation to height and visibility from Whitehall Road. We would like to note that both 184 and 180 have built extensions above the ridge line of the cottage, we are happy to reduce the height in line with 184. A recent planning application was lodged from 180 Whitehall Road for a new dwelling in the rear and whilst the application was unsuccessful the council took no issue with the height of the dwelling. In addition to this a rear dwelling in 184 and 182 are both higher than the proposed extension at 186 and although further from the road are visible from Whitehall Road (*See images in appendix*)

The reduction in height means it won't be visible on approach from a north easterly direction. Approaching via the north-west, i.e., from the Wellington roundabout the extension is obscured by the block of shops with ridge height over 8m. The side gate at 186 Whitehall Road is over 1.8m in height and ensures further screening of the rear extension along with the trees planted at the front and side boundary wall of the property. The overall extension has been moved further from the boundary with 184 and closer to the commercial unit at 188A inline with the council's recommendation.

The proposed extension will not affect the original cottage layout or alter any external features. The only internal work will be on the single room extension that was added in the 70's to the rear with a larger opening proposed (change from the existing single door entry to full width) and change of roof structure to facilitate the addition of the extension block. The slates that will be removed from the rear extension will be used to replace any slates on the main cottage; all the original slates were removed and replaced at the time of the existing rear extension construction.

Although the cottage housed a large family in the early 1900's it is clear that it is not sufficient for modern family living requirements – the proposed extension will allow for the family to continue living in the cottage which has housed their family members since 1916.