

REPORT ON THE ARCHITECTURAL/HISTORIC SIGNIFICANCE
OF DUNLEARY HOUSE, DUNLEARY HILL AND CUMBERLAND
STREET,
DUN LAOGHAIRE, CO. DUBLIN – (A PROPOSED PROTECTED
STRUCTURE)

&

OBSERVATIONS ON THE POTENTIAL IMPACT OF THE
PROPOSED WORKS



November 2021



DAVID SLATTERY – Architect – Historic Buildings Consultant
8, Vergemount, Clonskeagh, Dublin 6, Ireland. Tel: +353(1) 2697344 Fax: +353 (1) 2604098

e-mail: info@slatteryconservation.ie



Report On The Architectural/Historic Significance Of Dunleary House, Dunleary Hill and Cumberland Street, Dun Laoghaire, Co. Dublin (A Proposed Protected Structure) And Observations On The Potential Impact Of The Proposed Works

1. Introduction

This report has been completed on instruction from Brock McClure Planning Consultants, on behalf of their client, Ted Living Limited. It provides an assessment of the significance of the former residential/office building, its setting and context, and identifies any associated special architectural and historic character and any other features which are of note. An evaluation of the chronology of the site is also included. The report schedules the proposed interventions to the building and site – described in detail by the comprehensive drawings by MOLA Architecture - and assesses the works' potential impact on the significance of the site. In the preparation of this report the site was evaluated and photographically recorded internally and externally. These photographs are appended to the report. The impact of the proposal on the significance and character of the site has been assessed in accordance with the 2000 Planning Act and the DoCHG Guidelines on Architectural Heritage.

The subject building is a Proposed Protected Structure as listed in the Draft County Development Plan 2022-2028. the Chief Executive's Report on the Draft County Development Plan (July 2021) recommends a material amendment to the Draft Plan not to include Dun Leary House on the Record of Protected Structures. This amendment will go on public display in October/November 2021 and the final Plan will be adopted in early 2022. It should be noted that the building has not been included on the Dun Laoghaire Rathdown County Council Industrial Heritage Survey. The NIAH Survey of the area has not yet been published. The site is zoned NC, with the objective "*to protect, provide for and-or improve mixed-use neighbourhood centre facilities*". The site is also subject to a Specific Local Objective, No. 153, which states: "*That Dunleary House (Yellow Brick House) and associated boundary be retained in situ and renovated*". The text on the accompanying diagram in the Dun Laoghaire Urban Framework plan states "*Explore retention of existing house in order to provide scale and detail to street*".

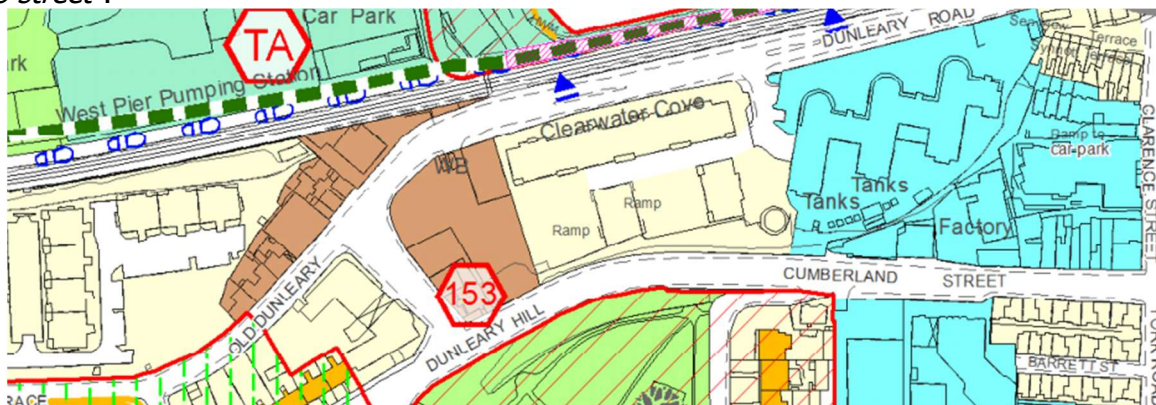


Figure 1: Extract from Map 3 of Dun Laoghaire Rathdown County Council Development Plan 2016-2022.

2. **Context, Setting, Typology, Chronology**

A full evaluation of the chronology of the subject site and of the building fabric has been included in Section 2. This evaluation has been carried out with reference to a number of important resources. These include the following -

- Trinity College Map Library
- the National Library of Ireland
- the Irish Architectural Archive
- Britain From Above Online Photo Archive.

In the preparation of this Report the subject site was fully evaluated and photographically recorded both externally and internally. These Photographic Records are appended to the Report in the form of a comprehensive, keyed photo record.

The subject building is located on Dunleary Hill, at the western end of Dun Laoghaire. It appears to have been constructed c. 1870-80, attached to and associated with the adjoining industrial site. It is not clear from historic street directories whether the building was the residence of the manager/owner of the adjoining industrial site or in use as offices for the company or as a combination of both.

Extracts from historic Dublin Street Directories list Hugh Wallace, and later William Wallace, as the residents/occupants of the house. The Wallace family were coal merchants, whose premises are adjoining the subject building. The Wallace firm was taken over by Tedcastle McCormick in the late 1960s, and the subject building is listed as the registered office of Tedcastle McCormick Ltd from this time.

Historic aerial photographs of the site, taken in the mid-20th century, give a clear view of the form and external appearance of the house prior to the later 20th century extension and internal alterations.



Figure 2: Aerial photo looking north-east towards the subject building, 1947. BFA XAW09614.

Figure 2 shows a detail from a 1947 aerial photograph, looking towards the subject house from the south. It is clear from this image that there was previously an entrance porch and door on the south-eastern elevation of Room G5, now a window. The roof is in two parts, with a single pitched roof with gable ends to the western front section, and an L-shaped hipped roof to the eastern section. There are two chimney stacks, a large one to the south and a smaller one to the north. Buildings within the industrial complex to the north and east are visible in this image, although the connection between the house and the industrial site is not clearly discernible.



Figure 3: Aerial photo looking south-west towards the subject building, 1952. BFA XAW045073.

Figure 3 is a detailed view of the subject building from the north-east, dated 1952. It shows the rear elevations of the subject building, which have since been significantly altered by the construction of the later 20th century extension. It is clear from this photo that the rear (eastern) section of the building did not originally extend to the full length of the front section. It appears that a bathroom extension had been later added to the north-western elevation, in the approximate location of the existing G8. This extension is in the location of the flight of steps noted in the 1908-1910 Ordnance Survey Map. It is not clear from this image if the flight of steps is still extant. It appears that there are three windows on the north-eastern elevation, one at first floor level and two at lower-ground floor level. This indicates that the two existing windows at ground floor level, in Rooms G5 and G7, are later interventions. It appears in this photo that there is a basement level section providing direct access into the rear garden. This basement has been completely replaced with a modern basement level. The rear garden of the subject building appears to be completely bounded by walls, and there is no indication of any access point from the building into the adjoining industrial site.

In order to determine the chronology of building on the subject site, a number of historic maps and images were consulted (the relevant plates are appended to the report and should be referred to). These are as follows –

2.1 Ordnance Survey Map, 1865-68

The subject building has not been constructed by this time. The site appears undeveloped.

The wider site to the north and east contains a large industrial building. To the east of this there is a large Gas Works.

2.2 Ordnance Survey Map, 1866-70

No alterations to the subject site are noted in this map.

2.3 Ordnance Survey Map, 1908-10

The subject building is noted on this map for the first time. It appears to have been constructed as part of the adjoining industrial site. There is a bay window on the north façade. Entrances to the street are noted on the west and south facades, with a flight of steps on the north façade leading down to industrial complex. There has been significant development at the industrial site, including a new flight of steps leading up the slope to Dunleary Hill.

2.4 Ordnance Survey Map, 1936-40

The steps on the northern façade of the subject building are no longer noted on this map. The map no longer indicates any clear access point between the subject building and the industrial site.

2.5 Ordnance Survey Map, 1984

There appears to have been an extension constructed to the immediate north of the subject building. This has the approximate footprint of the existing modern extension to the north-west. The eastern section of the original building has been extended to the north. The western range of buildings on the industrial site has been demolished.

2.6 Current Ordnance Survey Map

The neighbouring industrial site has been largely demolished, with the exception of a building in the north-eastern corner. The adjoining former Gas Works site has been developed as a modern apartment complex.

In addition to the changes visible on historic photographs and mapping, it is clear that a number of internal alterations have taken place within the building contemporary to the large rear extension. These included the removal of walls and the loss of the main staircase and layout internally. The extent of alteration and addition is illustrated on the intervention drawings provided by MOLA Architects.

3. Description

In the preparation of this report the site was evaluated and photographically recorded internally and externally. These photos are appended below in the form of a full Photographic Record, which should be read alongside this section.

3.1 External

South-Western (Front) Façade

This is a three-bay two-storey-over-basement yellow-brick structure with rendered lower ground floor level. The front entrance door is within a recessed porch in the central bay at ground floor level. There is a flight of steps leading to this entrance porch from street level. These steps are flanked by simple wrought-iron railings some of which has been replaced. There are two windows at ground floor level and three at first floor level, all with basket-handle-arch heads. There are flat red-brick arches to the windows at ground floor level, and a red brick string course between ground and first floor levels. All of the sash windows have been replaced with poor-quality modern uPVC windows. There is simple a granite string course between ground and lower ground floor levels. There are two modern uPVC windows at lower ground floor level into the basement area.

South-Eastern Façade

This is a three-bay two-storey yellow brick façade. The southern bay of the façade is gable-fronted. There are two windows at ground floor level and three at first floor level, all with basket-handle-arch heads. There are flat red-brick arches to the windows at ground floor level, and a red brick string course between ground and first floor levels. All windows have been replaced with modern uPVC windows. There is a former entrance porch in the central bay at ground floor level, now containing a poor-quality modern window.

North-Eastern Façade

This is a four-bay three-storey-over-basement structure. The northern bay is the modern, 'ski-slope', glazed extension to the building. The second bay from the north also forms part of the modern extension, but is a rendered extension in keeping with the original building. There are modern vents at all levels of this bay and a door at basement level. There is one window at first floor level, two windows at ground floor level, and two windows at lower ground floor level. All windows are poor-quality, modern uPVC replacements.

North-Western Façade

This is a two-bay three-storey-over-basement façade. The western bay is rendered and gable-fronted. There is a bay window at lower ground floor and ground floor level, with a single window above at first floor level. All windows are modern uPVC replacements. The eastern bay is the modern glazed extension to the building.

Setting

The subject building is located at the corner of Dunleary Hill and Cumberland Street, on a steep slope overlooking the adjacent former industrial site. There is a coursed rubble stone boundary wall to the street, surmounted by cast-iron railings to the south-western boundary. There are yellow-brick gate piers at the entrance to the south-west, with wrought and cast-iron gates. There is a modern gate and steps to basement level to the south of the original entrance. There is a modern gateway to the terrace of the 20th century extension.

To the rear, the setting of the building has been altered by the demolition of the associated industrial buildings and the construction of the modern extension and basement level to the

subject building.

3.2 Internal

The interiors have been significantly altered with the original staircase removed and new partitions added in areas in order to accommodate the 'ski-slope' extension to the rear. The modest spaces contain no ornament of note with the cornices and roses all generic cast elements – not run. Modest architraves and window linings survive where the sashes have been replaced with PVC.

Basement Level

Room B1:

This room is the modern stairhall. It is located within the modern extension to the north-western façade of the subject building. There are no features of architectural interest.

Room B1A:

This room is located within the modern extension to the building. It comprises a corridor leading north-east from Room B1 to a modern Fire Exit. There are no features of architectural interest.

Room B2:

This room is part of the modern basement level extension to the building. This room is the main open-plan office area. There is a modern glazed wall to the north-west. There are no features of architectural interest.

Room B3:

This room is a smaller office to the west of Room B2. There is a glazed wall to the north-west. The room is part of the modern basement level extension to the building. There are no features of architectural interest.

Room B4:

This room is a smaller office to the north of Room B2. There is a glazed wall to the north-west. The room is part of the modern basement level extension to the building. There are no features of architectural interest.

Lower Ground Floor

Room LG1:

This room is the modern stairhall. It is located within the modern extension to the north-western façade of the subject building. The south-west and north-eastern walls are glazed. There is a door on the south-western wall to the modern external terrace. There are no features of architectural interest.

Room LG2:

This room is the modern entrance foyer. It is located within the modern extension to the north-western façade of the subject building. The room is a double-height space with mono-pitch glazed roof and glazed walls to the north, east and west.

Room LG3:

This room is a corridor access to the modern extension from the original building. The room

is located within the modern extension to the building. There are no surviving features of architectural interest.

Room LG4:

This room is comprised of a small lobby area and two modern WCs. The room is located within the modern extension to the building. There are no surviving features of architectural interest.

Room LG5:

This room is the central hall at lower ground floor level. It appears that this area was originally part of the stair hall. There is an arched ope on the southern wall of the room. Some timber architraves survive here. The north-eastern and south-eastern walls appear to be modern partition walls.

Room LG6:

This room is to the north-east at lower ground floor level. There are modern partition walls to the south-west and south-east. It is located within the footprint of the original building. There is a modern uPVC window on the north-eastern wall. A timber architrave survives on the south-western wall.

Room LG7:

This room is to the south-east of Room LG6. It is located within the footprint of the original building. There is a modern partition wall with modern window and door ope to the north-west. The window on the north-eastern wall has been boarded up.

Room LG8:

This room is to the front façade at lower ground floor level. It is located within the footprint of the original building. There is a modern window on the south-western wall. The north-western wall appears to be a modern partition wall.

Room LG9:

This room is to the north-western corner at lower ground floor level. It is located within the footprint of the original building. There is a bay window on the north-western wall and a window on the south-western wall. All of the windows are modern replacements. There is a cast plaster cornice in this room. There is a stone fireplace surround surviving on the north-eastern wall also.

Room LG10:

This room forms a modern corridor at lower ground floor area. It is located within the footprint of the original building. The south-eastern wall appears to be a modern partition wall.

Room LG11:

This room is located underneath the steps and entrance platform to the main entrance. There is a modern door on the south-eastern wall.

Ground Floor

Room G1:

This room is the entrance corridor at ground floor level. It is located within the footprint of the original building. The front entrance door is located on the south-western wall. There is a stained glass overlight above the door. There is a simple cast cornice to this room. There is an arched ope on the north-eastern wall.

Room G2:

This room is the primary reception room at ground floor level. It is located within the footprint of the original building. There is a window on the south-western wall of this room and a bay window on the north-western wall. Both windows are modern PVC replacements, however the original timber window surrounds and shutters remain intact. There is a plaster cornice and a cast plaster ceiling rose. There is a polished stone fireplace surround on the north-eastern wall.

Room G3:

This room is to the front at ground floor level. It is located within the footprint of the original building. There is a replacement window on the south-western wall with original timber shutters. There is a plaster cornice to this room.

Room G4:

This room is the central hall at ground floor level. It is located within the footprint of the original building. It appears that the original staircase of the house may have been in this area. There is an arched ope on the south-western wall. There is a plaster cornice to this room.

Room G5:

This room is in the south-eastern corner at ground floor level. It is located within the footprint of the original building. There is an arched ope on the south-eastern wall, leading into what appears to be a former entrance porch. There are windows on the south-eastern and north-eastern, with original timber surrounds and shutters. The windows are modern replacements. There is a simple plaster cornice in this room. A door on the south-western wall leads to Room G6. There is a marble fire surround in the room.

Room G6:

This narrow room appears to be a modern intervention formed in new partitions. It is located within the footprint of the original building. There is a window on the south-eastern wall with original timber surrounds and shutters. The window itself is a modern PVC replacement. The north-western wall appears to be a modern partition wall. There is a modern plaster cornice to this room.

Room G7:

This room is a modern kitchen. It is located within the footprint of the original building. There is a modern window on the north-eastern wall. There is a modern cornice to this room.

Room G8:

This room is the modern corridor to the modern extension. The room is located within the modern extension to the building. A door on the north-western wall leads into the modern extension.

Room G9:

This room is comprised of a lobby and two WCs. The room is located within the modern extension to the building. There are no features of architectural interest.

Room G10:

This room is the modern stair hall. It is located within the modern extension to the north-

western façade of the house. There are glazed walls to the north-east and south-west.

First Floor

Room F1:

This room is the modern stair hall. It is located within the modern extension to the north-western façade of the house. There are glazed walls to the north-east and south-west. There is a pitched roof to this space.

Room F2:

This room is the modern corridor to the modern extension. The room is located within the modern extension to the building. A door on the north-western wall leads into the modern extension.

Room F3:

This room is comprised of a lobby and two WCs. The room is located within the modern extension to the building. There are no features of architectural interest.

Room F4:

This room is the central hall at first floor level. It is located within the footprint of the original building. There is an arched ope on the south-western wall. The ceiling is sloped to the North-West and South-West, reflecting the original form of the hipped roof in this location.

Room F5:

This room is to the north-east at first floor level. It is located within the footprint of the original building. There is a window on the north-eastern wall, with original timber surrounds. The window itself is a modern replacement. The ceiling of the room slopes in from the north-west and north-east, in line with the original hipped roof in this location.

Room F6:

This room is to the south-east at first floor level. It is located within the footprint of the original building. There are two windows on the south-eastern wall, with original timber surrounds. The windows are modern replacements. The ceiling slopes inwards from the north-east and south-east, in line with the original hipped roof in this location.

Room F7:

This room is to the south-west at first floor level. It is located within the footprint of the original building. There are two windows on the south-western wall, and one window on the south-eastern wall. All windows are modern replacements, but retain their original timber surrounds. The ceiling slopes inward from the north-east and south-west, in line with the original pitched roof in this location. There is a stone fireplace on the north-eastern wall. The walls in the northern corner of the room appear to be modern interventions.

Room F8:

This room is to the north-west at first floor level. It is located within the footprint of the original building. There is a polished stone fireplace on the north-eastern wall. There are windows on the north-western and south-western walls. These windows are modern replacements, but retain their original timber surrounds. There is a simple cast plaster ceiling rose in this room. The ceiling slopes inward from the north-east and south-west, in line with the original pitched roof in this location.

4. Assessment of Cultural Significance

The subject building is a Proposed Protected Structure on the Dun Laoghaire-Rathdown County Council Development Plan although the Chief Executive has recommended for it not be included on the Record as a Material Amendment to the draft Plan. The NIAH has neither carried out nor published a survey of this area as of yet and there is no recommendation for the building from the DoCHG.

4.1 Architectural Significance

The building has limited architectural significance in making a minor contribution to the streetscape on the corner of Cumberland Street and Longford Terrace/ Dunleary Hill. The use of brick and in particular granite on these facades (facing south and west) and boundary treatments to this corner are in keeping with the character of the area. All of the windows are unfortunate, poor quality uPVC replacements which detract from this character. The elevations to the north and to the east have been significantly altered with the construction of a large modern extension. The construction of this modern extension removed the original connections and links between the house and the former industrial (coal merchants) site below.

The house has been significantly altered internally also with the construction of a new Basement level, and the reconfiguration of the internal lay-out in order to accommodate the ski-slope extension to the rear. These works included the removal of the original staircase and the loss of the original layout with it. Internally, as demonstrated in the photographic record, the building lacks any ornament of note with unremarkable, cast and mass-produced decorative elements visible throughout – there is nothing crafted or hand made in this building. Architecturally then, whilst the facades have a minor architectural value to the streetscape, the building's interior has been substantially altered and cannot be considered to represent any outstanding design features.

4.2 Historic Significance

The subject site could be considered to have some historic significance due its association with the Coal Merchants that existed here.

4.3 Artistic Significance

The subject site and the former house/office on it cannot be considered to be of any artistic significance.

4.4 Cultural Significance

The subject site and the former house/office cannot be considered to be of any particular cultural significance.

4.5 Archaeological Significance

This report does not address archaeological issues.

4.6 Social Significance

The subject site and former office/house on it cannot be considered to be of any social significance.

4.7 Scientific Significance

The subject site and former office/house on it cannot be considered to be of any scientific significance.

4.8 Technical Significance

Despite its construction during a time of exceptional technical development in design, the subject site/ building display no features of technical significance whatsoever. The construction details are quite standard for their time.

When reviewed against each of the criteria as set out in the DoCHG Guidance, it is clear that the building lacks quality or significance.

5. Proposed Works

It is proposed to incorporate the former office/residential building into the proposed mixed-use development for the overall site and to make it a focal point with the main entrance formed against the northern façade of the building. This will involve the retention and reinstatement of the brick southern, and western facades, and the partial reinstatement of the rendered northern façade and its bay window. Conservation works to the fabric will include the repointing and repair of the brickwork and granite fabric as well as the reinstatement of one over one timber sash windows to the facades and the repair and reinstatement of the historic ironwork to the boundary. The bay window element to the northern façade is also to be reinstated. The works also include the reinstatement of an access point on Dunleary Hill. It is proposed to retain the proportions of the main spaces within the new building, as historic type office suites, with cornices, internal door linings and leafs all reinstated from salvage or replica based on the recorded existing details. The window linings/ surrounds will be taken down and reinstated in the fit-out of these office suites. It is proposed to provide additional floors of accommodation above on a comparable footprint to the original historic structure, but in a contemporary manner.

The description of development, prepared by Brock McClure Planning Consultants is as follows:

"The proposed development at the former Ted Castles site and DunLeary House (a proposed Protected Structure), Old Dun Leary Road, Cumberland Street and Dun Leary Hill, Dun Laoghaire will consist of:

- The provision of 146 no. apartment units (Build to Rent) and all associated ancillary facilities (including residential amenities) in a building with an overall height ranging from 6 storeys (with set backs from 4th & 5th storey) addressing Dun Leary Hill, to 5 and 8 storeys (with set back from 7th storey) addressing Old Dun Leary Road and 6-7 storeys (with set backs at 8th storey) addressing Cumberland Street. The proposal provides for private and communal open spaces in the form of balconies and terraces throughout.*

- *A retail unit (c.290m²) at ground floor level addressing Old Dun Leary Road and Cumberland Street*
- *The refurbishment, partial removal and adaptation of a 4 storey building on site known as "DunLeary House" (a proposed Protected Structure) to provide co-working office suites (c.247m²) at Levels 01,02 and 03. The works will include partial removal of original walls and floors, removal of non original extensions to DunLeary House, repointing and repair of brickwork and granite fabric, reinstatement of timber sash windows, removal of existing roof, removal; alteration and reinstatement of internal floor layouts, reinstatement of entrance point on DunLeary Hill, removal of non original level 00 and linking the existing building to the new development from level 00 to level 03 with the construction of 3 new floors of development (with set back at roof level) above the existing building. It is proposed to repair, reinstate and improve the existing boundary treatment to DunLeary House.*
- *Provision of 52 no. car parking spaces in total - 44 no. car parking spaces provided at level 00. At Cumberland Street 11 no. existing on street car parking spaces will be removed and 8 no. on street car parking spaces provided. Provision of 277 bicycle parking spaces (94 no. cycle parking spaces accommodated in bicycle stands and 183 no. long term bicycle parking spaces within a secure storage area) and 4 no. motorbike parking spaces, all at Level 00. A new vehicular entrance/cycle path (off the Old Dun Leary Road), ancillary plant areas, ESB substation and storage areas.*
- *Extensive hard and soft landscaping throughout, green roof, public lighting, signage, boundary treatments and public realm improvements.*
- *The demolition of the existing open fronted shed on site and all associated ancillary site services and site development works."*

6. Assessment of the Architectural Heritage Impact of the Proposals

It is proposed to retain the western, southern and a portion of the northern elevations of the former house/office building and carry out restoration works to its façade fabric - including the reinstatement of historic, multi-pane, timber sash windows, cleaning and repointing of brick, granite and render to the facades and boundary wall constructions. It is also proposed to incorporate ancillary 'historic' office suites on the original house floor levels, as reinstated interiors which will use salvaged and replicated profiles of ceiling cornices and door, architrave/ linings and skirting joinery. Facade sash window linings and surrounds that are part of the retained façade will be retained/ reinstated and refurbished.

It is considered that the proposed redevelopment of the subject site is an appropriate proposal that respects the architectural heritage value of the former house-office building as it presents itself to the streetscape. It is considered that the proposal will have a positive impact on the site, returning it to use after several years of sitting vacant. This will in turn have a positive impact on the character of the area in a wider context.

The visual presence of the three façades (southern and western, part northern) of the former house/office building has been respected in the proposed works, and this façade will be

reinstated and the fabric conserved, thereby retaining and enhancing the contribution it makes to the character of the surrounding area. In particular, the restoration of the boundary features and the sash window joinery will enhance the character of the reactivated streetscape.

The reinstatement of sash windows to match the original pattern and profile on the primary facades of building will have a positive impact and enhance the architectural heritage significance of the building.

The subject proposal involves the demolition of a shed/ outbuilding on the site that is not of architectural interest nor identified for protection and makes no contribution to the character of the streetscape or of the surrounding area. These elements do not form part of the curtilage of Dunleary House and have clearly been omitted from the inscription for the proposed addition. The boundary walls and railings associated with the existing building are to be retained/ refurbished.

6.1 Impact of Proposed Works to Exterior of Existing Dunleary House (A Proposed Protected Structure)

The southern and western, part northern elevations face onto the adjoining streetscapes of Dunleary Hill and Cumberland Street and contribute something to the character of these streetscapes. These facades have suffered from the insertion of modern replacement windows and other alterations to the boundary treatments which have had a negative impact on the front setting to the proposed protected structure. It is intended to restore the original iron railing configuration, along with the proposed works to these facades, this will have the effect of enhancing the streetscape as well as retaining the historical link to the site's industrial past.

It is positive also that a portion of the rendered northern wall is to be reinstated with its bay window to form one side of the new entrance on Cumberland Street. The interface with the new building is limited to the eastern façade - effectively the 'rear' façade – and through the roof. The rear façade has been significantly altered in modern times, as visible in the figure above. The windows to the original rear reception room at Ground Floor Level are no longer extant, and the elevation is now dominated by the late 20th century glazed extension. It is a rear elevation with a haphazard composition, never intended to have any formal urban or street presence.

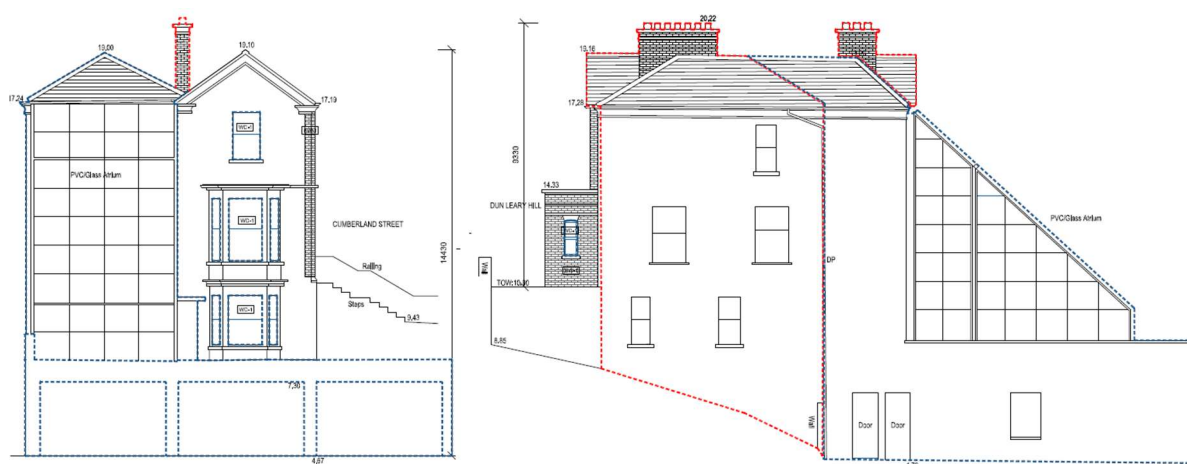


Figure 4: Extracts from the Demolition Drawings showing the northern and eastern elevations, prepared by MOLA.

Historic photos also clearly reveal that the eastern elevation has been significantly altered from its original form, with the loss of the rear access door, the opening up of numerous new windows, and the construction of the modern rear extension. Intervention of the new development footprint through this 'rear' façade – which lacks any formal quality – is the most appropriate approach and area in which to connect with the new development/ construction. The new construction will provide floors, walls, doors etc. that will meet current standards whilst also following the spatial, plan form, levels and details of the existing building.

Comparable developments of Protected Structures permitted within sites that have similar industrial waterfront characteristics the Dublin area include the new hotel at No. 82 North Wall Quay (designed by ODOS Architects, Dublin City Council Reg. Ref. DSDZ2939/16) and the new offices at Nos. 10-12 Hanover Quay (designed by MOLA Architecture, Dublin City Council Reg. Ref. DSDZ3856/17).

In both cases, these developments related to the re-development of a Protected Structure within a historically industrial context. Also in both cases, the brick and masonry outer walls of the Protected Structures facing the street were retained in-situ, with new modern structures constructed within these outer walls and rising through the roofscape. The historical external walls were retained and conservation works carried out to the historic fabric, thereby enhancing the contribution of the structures to the character of the streetscapes.



Figure 5: Photo of the former warehouse at No. 82 North Wall Quay, prior to the redevelopment of the site. From Irish Times website.



Figure 6: Photograph of the redevelopment of the site, as permitted under Reg. Ref. 2939/16. From Mayson Hotel website.

These precedent cases clearly illustrate that the retention of the outer walls of a historic structure can protect and maintain its contribution to the character of the streetscape and of the wider area, while facilitating the contemporary redevelopment of the site. The new structures constructed behind/ within the historic walls are of high architectural quality and are clearly modern and contemporary in style. This ensures clear legibility of the extent of the historic building.



Figure 7: Existing South Elevation of Nos. 10-12 Hanover Quay, Reg. Ref. DSDZ3856/17.

Figure 9 shows the permitted redevelopment of the former warehouses at Hanover Quay, with particular regard to the proposed elevation along Green Street East. The external walls, including the gable wall to the east, of the Protected Structure are retained, and a new multi-storey glazed block constructed within these confines. The subject site also has an industrial, waterside context and the approach to redevelopment is very similar with new multi-storey

accommodation constructed behind the existing western and southern walls of the Proposed Protected Structure. Similar to the permitted and built schemes within Dublin's docklands, the cappings to the existing eaves and ridges of the building will be retained, clearly illustrating the original form of the roof.

This north-eastern corner of the proposed development at Hanover Quay addresses the new public space to the north and is a significant elevation within the public space. This is considered to be comparable to the subject proposal, as the existing structure Dunleary House is located on a prominent corner site.



Figure 8A: Viewpoint No. 9 showing the impact of the proposed development at Hanover Quay. From ARC Visual Impact Assessment submitted to DCC as part of planning permission Reg. Ref. DSDZ3856/17.



Figure 9B: CGI Viewpoint No. 9 showing the impact of the proposed development at Hanover Quay. From ARC Visual Impact Assessment submitted to DCC as part of planning permission Reg. Ref. DSDZ3856/17.

Both precedent cases are located within the historically industrial docklands area of Dublin

city and are clearly industrial in character. Both are interventions in Protected Structures which have greater architectural significance and presence than Dun Leary House – far higher quality of masonry and brickwork. These structures make a significant contribution to the historic industrial character of the docklands, and are of interest as they shed light on the history of the area. The approved and built solution in each of these cases has been to retain the interesting brick and stone forms at low level and allow development of a scale appropriate to its context to take place above it. A very similar approach is being proposed here on a building of far more modest architectural quality.

6.2 Impact of Proposed Works to the Interiors of Dunleary House

Basement Level

It is noted the basement level is associated with 20th century alterations/ development north of the structure of the site, retains no fabric or detail of interest in heritage terms and is to be wholly demolished.

Room B1:

This room will be demolished as part of the proposed works and the area subsumed into the proposed new Level 00 Car Park. This room is located within the modern extension to the north-western façade of the subject building. There are no features of architectural interest. The demolition of the room cannot be considered to constitute any loss of architectural or other significance.

Room B1A:

This room will be demolished as part of the proposed works and the area subsumed into the proposed new Level 00 Car Park. This room is located within the modern extension to the north-western façade of the subject building. There are no features of architectural interest. The demolition of the room cannot be considered to constitute any loss of architectural or other significance.

Room B2:

This room will be demolished as part of the proposed works and the area subsumed into the proposed new Level 00 Car Park. This room is part of the modern basement level extension to the building. There are no features of architectural interest. The demolition of the room cannot be considered to constitute any loss of architectural or other significance.

Room B3:

This room will be demolished as part of the proposed works and the area subsumed into the proposed new Level 00 Car Park. This room is part of the modern basement level extension to the building. There are no features of architectural interest. The demolition of the room cannot be considered to constitute any loss of architectural or other significance.

Room B4:

This room will be demolished as part of the proposed works and the area subsumed into the proposed new Level 00 Car Park. This room is part of the modern basement level extension to the building. There are no features of architectural interest. The demolition of the room cannot be considered to constitute any loss of architectural or other significance.

Lower Ground Floor

Room LG1:

This room will be demolished and the area subsumed into the proposed new Atrium. The room is located within the modern extension to the north-western façade of the subject building. There are no features of architectural interest. The demolition of the room cannot be considered to constitute any loss of architectural or other significance.

Room LG2:

This room will be demolished and the area subsumed into the proposed new Atrium. The room is located within the modern extension to the north-western façade of the subject building. There are no features of architectural interest. The demolition of the room cannot be considered to constitute any loss of architectural or other significance.

Room LG3:

This room will be demolished and the area subsumed into the proposed new Co-working Office suites. New walls will subdivide the space, as shown on the drawings prepared by MOLA. The room is located within the modern extension to the building. There are no surviving features of architectural interest. The demolition of the room cannot be considered to constitute any loss of architectural or other significance.

Room LG4:

This room will be demolished and the area subsumed into the proposed new Co-working Office suites. New walls will subdivide the space, as shown on the drawings prepared by MOLA. The room is located within the modern extension to the building. There are no surviving features of architectural interest. The demolition of the room cannot be considered to constitute any loss of architectural or other significance.

Room LG5:

This room will be demolished and the area subsumed into the proposed new Co-working Office suites. New walls will subdivide the space, as shown on the drawings prepared by MOLA. The room is located within the original footprint of the building. The room has been significantly altered from its original form. Surviving historic timber architraves will be carefully taken down and salvaged. The demolition of the room cannot be considered to constitute any loss of architectural or other significance.

Room LG6:

This room will be demolished and the area subsumed into the proposed new Co-working Office suites. New walls will subdivide the space, as shown on the drawings prepared by MOLA. The room is located within the original footprint of the building. The room has been significantly altered from its original form. Surviving historic timber architraves will be carefully taken down and salvaged. The demolition of the room cannot be considered to constitute any loss of architectural or other significance.

Room LG7:

This room will be demolished and the area subsumed into the proposed new Co-working Office suites. New walls will subdivide the space, as shown on the drawings prepared by MOLA. The room is located within the original footprint of the building. The room has been significantly altered from its original form. The demolition of the room cannot be considered to constitute any loss of architectural or other significance.

Room LG8:

This room will be demolished and the area subsumed into the proposed new Co-working Office suites. The existing external walls (south and west) will be retained in situ. New internal walls will subdivide the space, as shown on the drawings prepared by MOLA. Rooms LG8, LG9 and LG10 will form one larger room, to the front of the building. The room is located within the original footprint of the building. The room has been significantly altered from its original form. The modern window on the south-western wall will be removed and a timber sash window will be reinstated here. The demolition of the room cannot be considered to constitute any loss of architectural or other significance.

Room LG9:

This room will be demolished and the area subsumed into the proposed new Co-working Office suites. The existing external walls (north and west) will be retained in situ. New internal walls will subdivide the space, as shown on the drawings prepared by MOLA. Rooms LG8, LG9 and LG10 will form one larger room, to the front of the building. The room is located within the original footprint of the building. The room has been significantly altered from its original form. The modern windows on the south-western and north-western walls will be removed and timber sash windows will be reinstated here. The stone fireplace will be carefully removed and salvaged. The plaster cornice in this room is of simple design and is not considered to be of sufficient interest to retain. The demolition of the room cannot be considered to constitute any loss of architectural or other significance.

Room LG10:

This room will be demolished and the area subsumed into the proposed new Co-working Office suites. The existing external wall (west) will be retained in situ. New internal walls will subdivide the space, as shown on the drawings prepared by MOLA. Rooms LG8, LG9 and LG10 will form one larger room, to the front of the building. The room is located within the original footprint of the building. The room has been significantly altered from its original form. The demolition of the room cannot be considered to constitute any loss of architectural or other significance.

Room LG11:

The external walls forming this room will be retained in situ.

Ground Floor

Room G1:

This room will be demolished and the area subsumed into the proposed new Co-working Office suites. The existing external wall (west) will be retained in situ. New internal walls will subdivide the space, as shown on the drawings prepared by MOLA. Rooms G1, G2, G3 and G6 will form one larger room, to the front of the building. The room is located within the original footprint of the building. The room has been significantly altered from its original form. The stained glass fanlight will be retained in situ. The demolition of the room cannot be considered to constitute any loss of architectural or other significance.

Room G2:

This room will be demolished and the area subsumed into the proposed new Co-working Office suites. The existing external walls (north and west) will be retained in situ. New internal walls will subdivide the space, as shown on the drawings prepared by MOLA. Rooms G1, G2, G3 and G6 will form one larger room, to the front of the building. The room is located within the original footprint of the building. The modern windows on the south-western and north-

western walls of the room will be removed and timber sash windows reinstated here. The surviving timber surrounds and shutters will be carefully taken down and salvaged for reinstatement here. The cast-plaster ceiling rose and stone fireplace will be carefully taken down and salvaged. The demolition of the room cannot be considered to constitute any loss of architectural or other significance.

Room G3:

This room will be demolished and the area subsumed into the proposed new Co-working Office suites. The existing external wall (west) will be retained in situ. New internal walls will subdivide the space, as shown on the drawings prepared by MOLA. Rooms G1, G2, G3 and G6 will form one larger room, to the front of the building. The room is located within the original footprint of the building. The room has been significantly altered from its original form. The modern window on the south-western wall of the room will be removed and a timber sash window reinstated here. The surviving timber surrounds and shutters will be carefully taken down and salvaged for reinstatement here. The demolition of the room cannot be considered to constitute any loss of architectural or other significance.

Room G4:

This room will be demolished and the area subsumed into the proposed new Co-working Office suites. New internal walls will subdivide the space, as shown on the drawings prepared by MOLA. The room is located within the original footprint of the building. The room has been significantly altered from its original form. The demolition of the room cannot be considered to constitute any loss of architectural or other significance.

Room G5:

This room will be demolished and the area subsumed into the proposed new Co-working Office suites. The existing external wall (south) will be retained in situ. New internal walls will subdivide the space, as shown on the drawings prepared by MOLA. The room is located within the original of the footprint of the building. The modern windows in this room will be removed and timber sash windows reinstated here. The surviving timber surrounds and shutters will be carefully taken down and salvaged for reinstatement here. The window in the porch will be removed and a door reinstated here. The demolition of the room cannot be considered to constitute any loss of architectural or other significance. The marble fireplace surround here will be carefully salvaged and reinstated.

Room G6:

This room will be demolished and the area subsumed into the proposed new Co-working Office suites. The existing external wall (south) will be retained in situ. New internal walls will subdivide the space, as shown on the drawings prepared by MOLA. Rooms G1, G2, G3 and G6 will form one larger room, to the front of the building. The room is located within the original footprint of the building. The room has been significantly altered from its original form. The modern window on the south-eastern wall of the room will be removed and a timber sash window reinstated here. The surviving timber surrounds and shutters will be carefully taken down and salvaged for reinstatement here. The demolition of the room cannot be considered to constitute any loss of architectural or other significance.

Room G7:

This room will be demolished and the area subsumed into the proposed new Co-working Office suites. New internal walls will subdivide the space, as shown on the drawings prepared by MOLA. The room is located within the original footprint of the building. The demolition of the room cannot be considered to constitute any loss of architectural or other significance.

Room G8:

This room will be demolished and the area subsumed into the proposed new Co-working Office suites. New internal walls will subdivide the space, as shown on the drawings prepared by MOLA. The room is located within the modern extension to the building. The demolition of the room cannot be considered to constitute any loss of architectural or other significance.

Room G9:

This room will be demolished and the area subsumed into the proposed new Co-working Office suites. New internal walls will subdivide the space, as shown on the drawings prepared by MOLA. The room is located within the modern extension to the building. The demolition of the room cannot be considered to constitute any loss of architectural or other significance.

Room G10:

This room will be demolished and the area subsumed into the proposed new Co-working Office suites. New internal walls will subdivide the space, as shown on the drawings prepared by MOLA. The room is located within the modern extension to the building. The demolition of the room cannot be considered to constitute any loss of architectural or other significance.

First Floor

Room F1:

This room will be demolished and the area subsumed into the proposed new Co-working Office suites. New internal walls will subdivide the space, as shown on the drawings prepared by MOLA. The room is located within the modern extension to the building. The demolition of the room cannot be considered to constitute any loss of architectural or other significance.

Room F2:

This room will be demolished and the area subsumed into the proposed new Co-working Office suites. New internal walls will subdivide the space, as shown on the drawings prepared by MOLA. The room is located within the modern extension to the building. The demolition of the room cannot be considered to constitute any loss of architectural or other significance.

Room F3:

This room will be demolished and the area subsumed into the proposed new Co-working Office suites. New internal walls will subdivide the space, as shown on the drawings prepared by MOLA. The room is located within the modern extension to the building. The demolition of the room cannot be considered to constitute any loss of architectural or other significance.

Room F4:

This room will be demolished and the area subsumed into the proposed new Co-working Office suites. New internal walls will subdivide the space, as shown on the drawings prepared by MOLA. The room is located within the original footprint of the building. The demolition of the room cannot be considered to constitute any loss of architectural or other significance.

Room F5:

This room will be demolished and the area subsumed into the proposed new Co-working Office suites. New internal walls will subdivide the space, as shown on the drawings prepared by MOLA. The room is located within the original footprint of the building. The surviving timber surrounds will be carefully taken down and salvaged. The demolition of the room cannot be considered to constitute any loss of architectural or other significance.

Room F6:

This room will be demolished and the area subsumed into the proposed new Co-working Office suites. The existing external wall (south) will be retained in situ. New internal walls will subdivide the space, as shown on the drawings prepared by MOLA. The room is located within the original footprint of the building. The modern windows on the south-eastern wall of the room will be removed and timber sash windows reinstated here. The surviving timber surrounds will be carefully taken down and salvaged for reinstatement here. The demolition of the room cannot be considered to constitute any loss of architectural or other significance.

Room F7:

This room will be demolished and the area subsumed into the proposed new Co-working Office suites. The existing external walls (west and south) will be retained in situ. New internal walls will subdivide the space, as shown on the drawings prepared by MOLA. Rooms F7 and F8 will form one larger room, to the front of the building. The room is located within the original footprint of the building. The room has been significantly altered from its original form. The modern windows on the south-eastern and south-western walls of the room will be removed and timber sash windows reinstated here. The surviving timber surrounds will be carefully taken down and salvaged for reinstatement here. The fireplace will be carefully taken down and salvaged. The demolition of the room cannot be considered to constitute any loss of architectural or other significance.

Room F8:

This room will be demolished and the area subsumed into the proposed new Co-working Office suites. The existing external walls (west and north) will be retained in situ. New internal walls will subdivide the space, as shown on the drawings prepared by MOLA. Rooms F7 and F8 will form one larger room, to the front of the building. The room is located within the original footprint of the building. The room has been significantly altered from its original form. The modern windows on the north-western and south-western walls of the room will be removed and timber sash windows reinstated here. The surviving timber surrounds will be carefully taken down and salvaged for reinstatement here. The polished stone fireplace and the cast plaster ceiling rose will be carefully taken down and salvaged. The demolition of the room cannot be considered to constitute any loss of architectural or other significance.

6.3 Impact of Proposed New Development on Streetscape



Figure 10A: Verified view of the site from Cumberland Street. Prepared by 3D Design Bureau.



Figure 11B: Verified view of proposal from Cumberland Street. Prepared by 3D Design Bureau.

The proposal for the subject site has a disaggregated massing, scale and form which respond well to the challenging site topography and location. The southern, western and key portions of the northern walls of the existing structure will be retained and reinstated with the brick, granite and sash window fabric carefully restored and conserved. This will have a positive impact on the character of the streetscape and setting. The reinstatement of boundary treatments will enhance the streetscape and setting also.

High quality material finishes are proposed in brick, to assimilate with the details of the retained walls of the historic structure, also with the salvaged granite which will be seen on plinth walls and planters. It is considered that the development will make a generally positive contribution to the visual character of the area.

In particular, the proposed new development will constitute a marked improvement over the existing site with regard to the interface and activation of the public realm. At present, the site has a very defensive character comprising a wall facing onto the street for the most part. The proposal seeks to open up the site and will introduce an appropriate scale and detail to the streetscape with the reused granite adding interest and character to the landscaping of the public realm.



Figure 12C: Verified view of the site from the junction of Old Dunleary Road and Cumberland Street. Prepared by 3D Design Bureau.



Figure 13D: Verified view of proposal from the junction of Old Dunleary Road and Cumberland Street. Prepared by 3D Design Bureau.

The subject site is located within the historic area of Monkstown and Dun Laoghaire. The Dun Laoghaire Rathdown County Council Development Plan 2016-22 identifies a number of Protected Structures within the vicinity of the site, as well as an Architectural Conservation Area to the west, and two candidate Architectural Conservation Areas, one to the north, and one to the south. The impact of the proposed development on the character of the surrounding built heritage will be considered in this section. This should be read in conjunction with the LVIAR by Mitchell & Associates which states that *"The visual impact of the proposed development is amply illustrated in the photomontages prepared for 22 viewpoints, both distant from and close to the development. Of the 22 views selected, the proposed development will be imperceptible in 9 of them. Of the remaining 13 views, impacts are assessed as slight, moderate and significant in near equal measure and in all cases the impacts are assessed as either neutral or positive. From closer vantage points, where the detail of the building can be appreciated, the impacts are generally positive."*

The basis for the Assessment of the Impact is as follows:

Visual impact may occur by means of intrusion and/or obstruction, where visual intrusion is an impact on a view without blocking it, and visual obstruction is an impact on a view involving the blocking thereof. The structure used for assessing the impact of a development is based on the Guidelines for Landscape and Visual Impact Assessment by the Landscape Institute and Institute of Environmental Management and Assessment, 2002 in the case of both impact on character and visual impact on the architectural heritage of the area. The following scale is used to assess effect.

The significance criteria used for the visual and landscape assessment are based on those given in the EPA 'Guidelines on the information to be contained in Environmental Impact Statements', 2002, (Section 5 Glossary of Impacts) as follows:

- **Imperceptible Impact:** An impact capable of measurement but without noticeable consequences.
- **Slight Impact:** An impact which causes noticeable changes in the character of the environment without affecting its sensitivities.
- **Moderate Impact:** An impact that alters the character of the environment in a manner that is consistent with existing and emerging trends.
- **Significant Impact:** An impact which, by its character, magnitude, duration or intensity alters a sensitive aspect of the environment.
- **Profound Impact:** An impact which obliterates sensitive characteristics.

The quality of potential visual and landscape impacts are assessed according to EPA guidelines as follows:

- **Positive:** A change which improves the quality of the environment.
- **Neutral:** A change which does not affect the quality of the environment.
- **Negative:** A change which reduces the quality of the environment.

Potential impacts arising from a proposed development may also be considered in terms of duration as described in the EPA Guidelines:

- **Temporary:** Impact lasting one year or less
- **Short-term:** Impact lasting one to seven years
- **Medium-term:** Impact lasting seven to fifteen years
- **Long-term:** Impact lasting fifteen to sixty years

Assessments of the visual impact of the proposed development on the neighbouring built heritage have been carried out. As a consequence of these assessments, the heights, massing and footprints of the proposals have all been adjusted. Revised verified CGIs have been prepared and assessments of a number of these are provided below.

Protected Structures in the Vicinity of the Subject Site

It is important to note that the site lies outside the candidate ACA areas.

Protected Structures within the wider vicinity of the site are the terraces of houses at Longford Place and De Vesci Terrace. The proposed development is at a sufficient distance from these structures so as to ensure that the works will have minimal impact upon the historic fabric or architectural character of these Protected Structures.

Verified CGIs have been prepared and assessments of a number of these are provided below which address views from adjacent locations.

[illegible]

The extent of the neighbouring Monkstown ACA is illustrated in Figure 10, above. The subject site is located to the east of the ACA, and is separated from the ACA by the modern apartment development, De Vesci House.



Architectural Heritage Impact Assessment of
Dunleary House, Dunleary Hill,
Dun Laoghaire, Co. Dublin.

27

The character appraisal of Monkstown ACA identifies the eastern end of the ACA as a distinct character area within the ACA, and describes it thus:

"This is a small section standing between Monkstown Village and the old Dunleary that was developed with terraced dwellings forming a separate entity and character area. Longford Place and Grosvenor Terrace were built around 1845 on restricted sites. They had no grand views nor did they face on to public places appropriate to their imposing design. When they were built they faced on to Grosvenor House where wooded gardens would have afforded a modest degree of amenity value (demolished latter part of the 20th century). Their inclusion in the proposed ACA as a separate character area can be justified by their individual architectural value and juxtaposition to the ACA."

The modern apartment complex De Vesci House largely separates the subject site from the Monkstown ACA. This modern building is out of keeping with the character of the ACA and clearly defines the boundary of the ACA. The existing building on the subject site cannot be considered to make any significant contribution to the character of the ACA. The retention of the southern and western facades of the historic building ensures that the contribution of the structure to the character of the streetscape is maintained.



Figure 16: Verified CGI view along Longford Place towards the proposed new development, from within the Architectural Conservation Area. Prepared by 3D Design Bureau.

It should be noted that the building is located outside of the boundaries of the Architectural Conservation Area, and will only impact on views looking out from the ACA. It is considered that the proposed new development will have a slight visual impact on this view along Longford Place. This will not affect the existing character of the Architectural Conservation Area.

- **Slight Impact:** An impact which causes noticeable changes in the character of the environment without affecting its sensitivities.
- **Neutral:** A change which does not affect the quality of the environment.
- **Long-term:** Impact lasting fifteen to sixty years

Dun Laoghaire Harbour - Candidate Architectural Conservation Area



Figure 17: Extract from Map 3 of Dun Laoghaire Rathdown County Council Development Plan 2016-2022, showing the extents of the Dun Laoghaire Harbour Candidate Architectural Conservation Area.

This candidate Architectural Conservation Area centres on the 19th century harbour of Dun Laoghaire, and encompasses the Old Harbour at Dunleary.



Figure 18: Existing view across the harbour towards the subject site, from within the Candidate Architectural Conservation Area. Prepared by 3D Design Bureau.

The character of the area is defined by two immense granite piers, the industrial and commercial activity within these walls, and their use as a public amenity.



Figure 19: CGI view across the harbour towards the subject site, from within the Candidate Architectural Conservation Area. Prepared by 3D Design Bureau.

The proposed development will have a slight impact on the views back towards Dun Laoghaire from the harbour. The design, scale, and materiality of the proposed new building are in keeping with the neighbouring existing sea-front developments and will not break the existing silhouette or detract from the character of the harbour.

- **Slight Impact:** An impact which causes noticeable changes in the character of the environment without affecting its sensitivities.
- **Neutral:** A change which does not affect the quality of the environment.
- **Long-term:** Impact lasting fifteen to sixty years

De Vesci Terrace and Gardens - Candidate Architectural Conservation Area

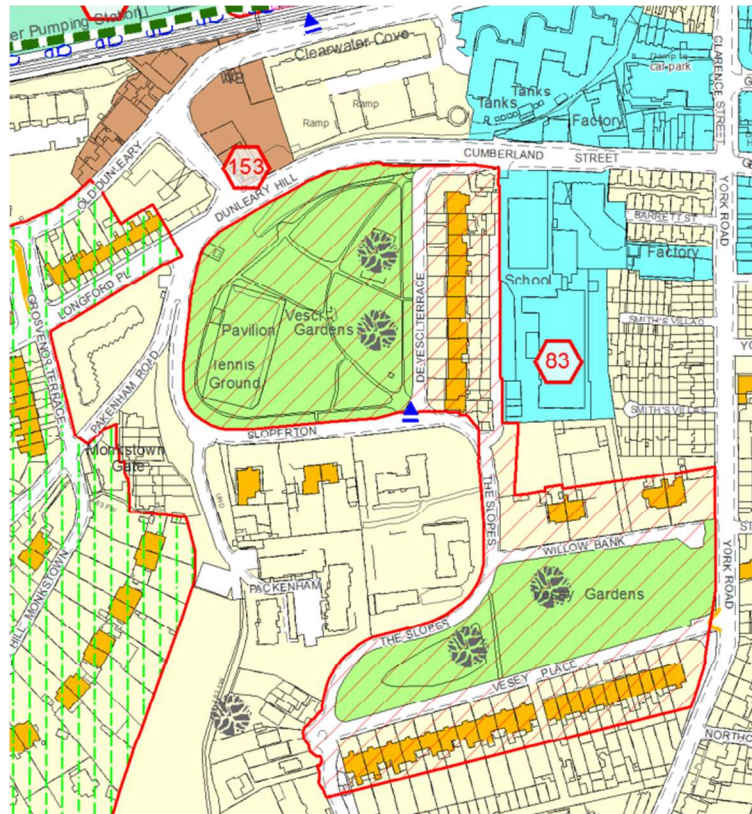


Figure 20: Extract from Map 3 of Dun Laoghaire Rathdown County Council Development Plan 2016-2022, showing the extents of the De Vesci Gardens and Terrace Candidate Architectural Conservation Area.

This candidate Architectural Conservation Area centres on the Georgian residential development of De Vesci Terrace and De Vesci Gardens.



Figure 21: Existing view along De Vesci Terrace towards the subject site, from within the Candidate Architectural Conservation Area. Prepared by 3D Design Bureau.

The character of this area is defined by the proportions, materiality and scale of the Georgian terraced housing, and the designed open green spaces which these terraces face onto. The subject site is not visible from views along De Vesci Terrace.



Figure 22: CGI view along De Vesci Terrace towards the proposed development, from within the Candidate Architectural Conservation Area. Prepared by 3D Design Bureau.

The proposed redevelopment will not be visible, obscured from views within the candidate ACA by planting and the site topography. It is clear from the CGI images prepared as part of this submission that the proposed development will not impact upon the character of the candidate Architectural Conservation Area.

- **Imperceptible Impact:** An impact capable of measurement but without noticeable consequences.
- **Neutral:** A change which does not affect the quality of the environment.
- **Long-term:** Impact lasting fifteen to sixty years

Protected Views within Monkstown/Dun Laoghaire

A number of specific views deemed worthy of protection have been identified within the Dun Laoghaire Rathdown County Council Development Plan 2016-2022, including the views from the ends of the two piers in Dun Laoghaire Harbour back towards the coast, and the view over De Vesci Gardens towards the sea. The impact of the proposed developments on these protected views can be seen in the verified CGI imagery prepared by 3D Design Bureau.



Figure 23: Existing view across the harbour towards the subject site, a Protected View within Dun Laoghaire Rathdown County Council Development Plan 2016-2022. Prepared by 3D Design Bureau.

The proposed development will have a slight impact on the views back towards Dun Laoghaire from the ends of the harbour walls. The design, scale, and materiality of the proposed new building are in keeping with the neighbouring existing sea-front developments and will not be visually obtrusive. The proposal is set well below the silhouette of the landscape beyond from this location.



Figure 24: CGI view across the harbour towards the proposed redevelopment, from the protected viewpoint. Prepared by 3D Design Bureau.

- **Slight Impact:** An impact which causes noticeable changes in the character of the environment without affecting its sensitivities.
- **Neutral:** A change which does not affect the quality of the environment.
- **Long-term:** Impact lasting fifteen to sixty years



Figure 25: Existing and proposed views looking over De Vesci Gardens towards the sea. Prepared by 3D Design Bureau.

It is clear that the proposed development will have no visual impact on the view over the De Vesci Gardens, as the subject site is at a lower height, and the gardens are heavily planted

with trees. This Protected View will not be affected by the proposed redevelopment.

- **Imperceptible Impact:** An impact capable of measurement but without noticeable consequences.
- **Neutral:** A change which does not affect the quality of the environment.
- **Long-term:** Impact lasting fifteen to sixty years

7. Conclusion

The proposed redevelopment of this underutilised subject site, as per the proposals set out in MOLA Architecture's drawings, will enhance the amenity, character and quality of the streetscape to Dunleary Hill and the surrounding area. MOLA Architecture and Cameo's documentation describe a high quality design response to the site which will significantly enhance the interface with the public realm and streetscape value at a very important and prominent site.

The house which is a Proposed Protected Structure has, as outlined above, been significantly altered externally with the construction of a new Basement level on the north side of the house, altered openings in the facades and PVC windows adopted throughout. The house was also significantly altered internally with reconfiguration of the internal lay-out and removal of the original staircase. The above assessment, in line with the DoCHG Guidance, identifies that the building is unremarkable with cast/ mass-produced decorative elements, a profoundly altered interior and cannot be considered to represent any outstanding design features. The facades are noted as having a minor value in the streetscape setting and have therefore proposed to be retained and refurbished.

The retention of the facades of the proposed protected structure and the restoration of historic features including brick and granite cleaning, repointing and repair, replacement of PVC windows with historic, timber, multi-pane sash windows and reinstatement of ironwork, along with additionally reinstatement of interiors associated with the retained facades within the development will maintain the heritage aspect of this site, significantly enhancing the character of the streetscape at this prominent junction.

The impacts of the proposed development with regard to the historic architectural character of the neighbouring Monkstown Architectural Conservation Area, De Vesci Gardens and Terrace Candidate Architectural Conservation Area and Dun Laoghaire Harbour Candidate Architectural Conservation Area, as well as on the protected viewpoints noted in the Dun Laoghaire Rathdown County Development Plan 2016-22 have been assessed. It is found that the development will have a slight, and in some cases imperceptible, impact when viewed from these areas and that this impact will be neutral.

8. Appendices

1. Historic Maps
2. Key plans
3. External Photographs
4. Internal Photographs
5. Outline Conservation Specifications
6. CVs