

17 Architectural Built Heritage

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17.1 Introduction

This Chapter assesses the impact of the proposed development on the Architectural Heritage of the site and of the surrounding Architectural Heritage, specifically Protected Structures, Architectural Conservation Areas and candidate Architectural Conservation Areas.

17.2 Quality Assurance and Competency of Experts

It was prepared by Garrett O'Neill Dip. Arch., MUBC, FRIAI of Cathal O'Neill + Co, Architects and Conservation Architects. He has 42 years' post-graduate experience, has completed master's degree courses in Urban and Building Conservation (UCD) and History of Art and Architecture (TCD) and is an RIAI Accredited Conservation Architect (Grade 2). Projects for which he has acted as Conservation Consultant include Ballykelly Distillery and Clery & Co. Office procedures are regularly checked for compliance with the RIAI Good Practice Guide. The writer exceeds requirements to obtain and record annual CPD training.

17.3 Study Methodology

The site and environs were examined through a desktop review of relevant documentation and a series of inspections of the buildings, the site and the surrounding area.

Documents included:

- OS maps, current and historical
- Map of County of Dublin, William Duncan 1821
- Record of Protected Structures
- National Inventory of Architectural Heritage
- Google Earth and Google Streetview
- Dun Laoghaire Rathdown Development Plan 2022 - 2028
- Architectural Heritage Protection Guidelines (Government of Ireland)

17.4 The Existing Receiving Environment (Baseline)

The early historical receiving Environment is described at Section 16.3

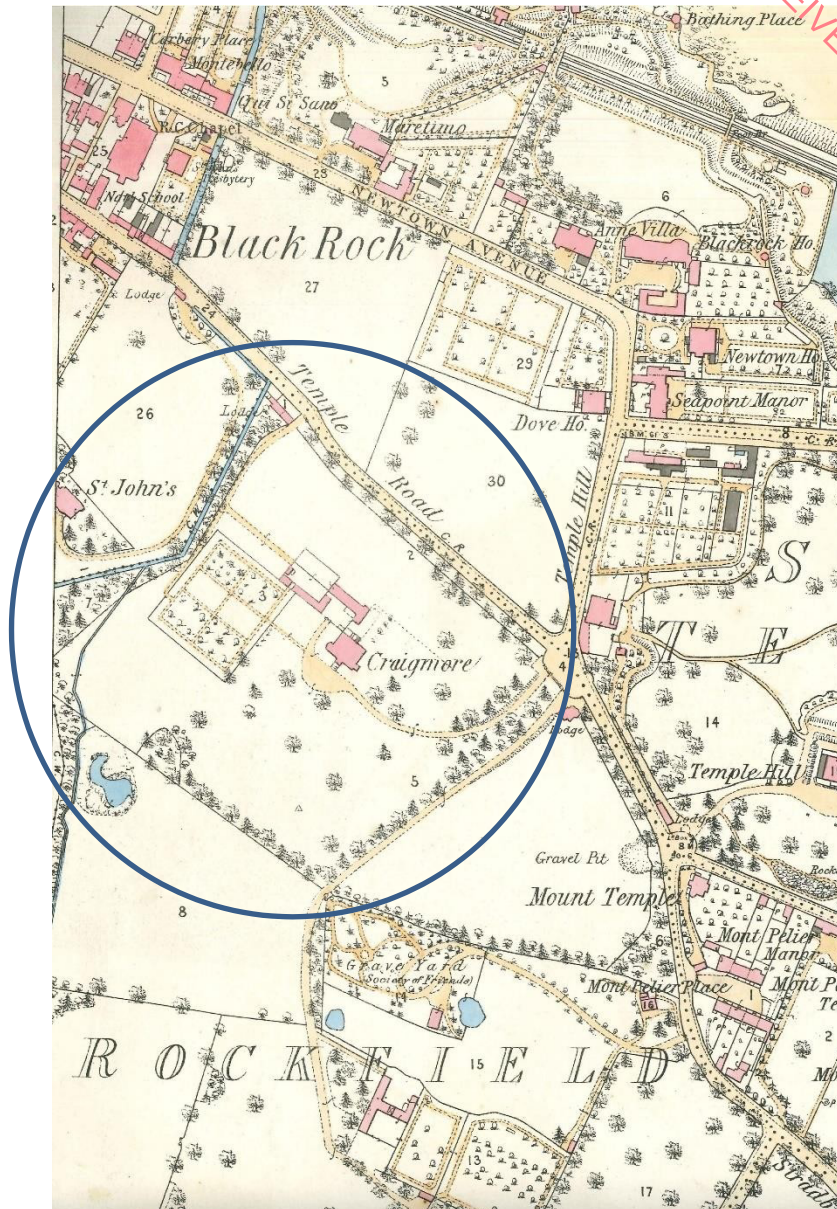


Figure 17.1 - OS Map 1865¹

Note: no eastern gate-lodge for Craigmore

The site's buildings include three Protected Structures (main house, lodge and gateway) and these were, until recently, in the same ownership as the adjoining house known as St Catherine's. The two houses, St Teresa's and St Catherine's, were themselves built on the original curtilage of an earlier house, Rockfield, and were first known as Craigmore and Dunardagh respectively.

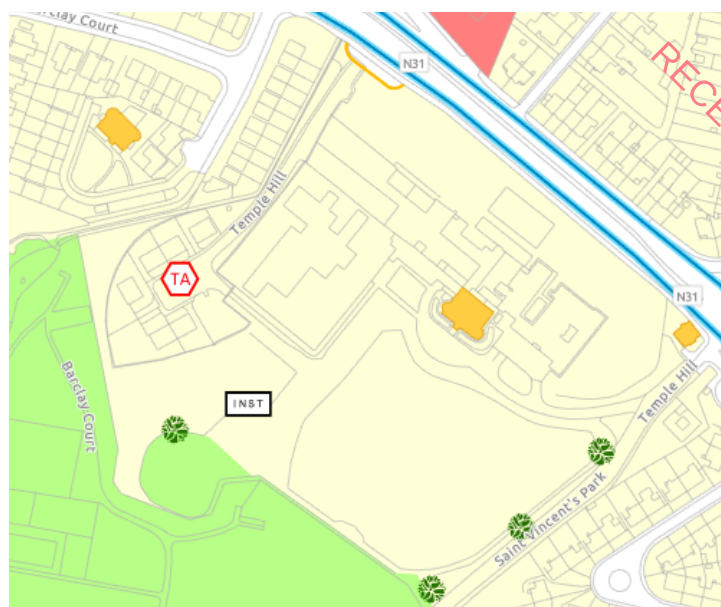


Figure 17.2 - Dun Laoghaire Rathdown Development Plan Protected Structures coloured Orange
A: House (centre); B: Lodge (right); C: Gateway (top)

History

The house was known as Craigmores at the time of its construction in 1862 and was acquired by the Daughters of Charity in 1925 who renamed it St Teresa's or St Therese. The contemporaneous house to the southeast was known as Dunardagh and was renamed St Catherine's and is also owned by the Daughters of Charity. The names are used below depending on the period referred to. The house was built as a private home for William Hogg and not, it seems, his son Jonathan as is sometimes recorded². The house continued in the Hogg family ownership until 1925. Since then, the house has been substantially extended to the north-west, northeast and southeast. **These extensions have been demolished or substantially demolished during 2021. See Figure 17.3a below.**

A large part of the lands was acquired to permit the construction of the Blackrock Bypass, completed in 1988, which runs in a north-west/south-easterly direction parallel to and approximately 63m from the original rear elevation of the house.

At the time of this road construction, the original main gates were relocated from the eastern corner of the site, near the present gate-lodge, where they served the twin parallel avenues to St Teresa's and St Catherine's, to their present somewhat irrelevant position at north corner of the site. The western gate-lodge, in this approximate location, was demolished at that time as was another gate-lodge serving St Catherine's, located to the east of the entrance gates. The eastern lodge remains at the east corner of the site overlooking what is now a single avenue serving both St Teresa's and St Catherine's.

The original walled garden along the north-western boundary was transferred to the Alzheimer's Society of Ireland which built a Respite Centre there in 2010.

There are few other features of significance on the site.

There is a folly which appears to be late 19th century in style built in the woods to the south-west. It is a 2.0m square granite tower, approximately 6m high, of rusticated granite.

The extension buildings, which ranged in height from two-storey to a tall three storeys were generally of mediocre architectural quality and of little historical significance. The building to the north-west had a significantly higher roofline than the main house.

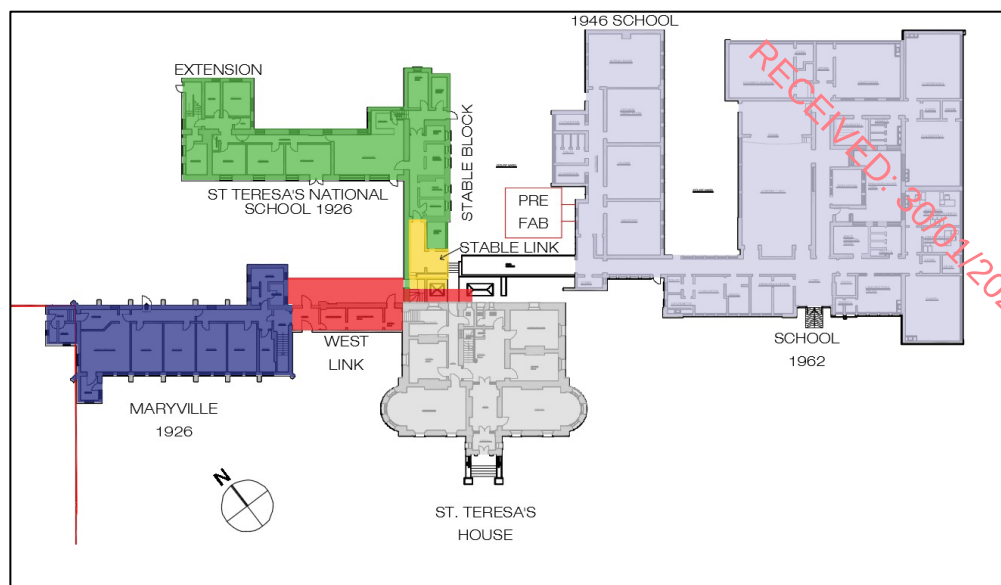


Figure 17.3 - Key Plan

Ground Floor Plan of Buildings as existed in 2019

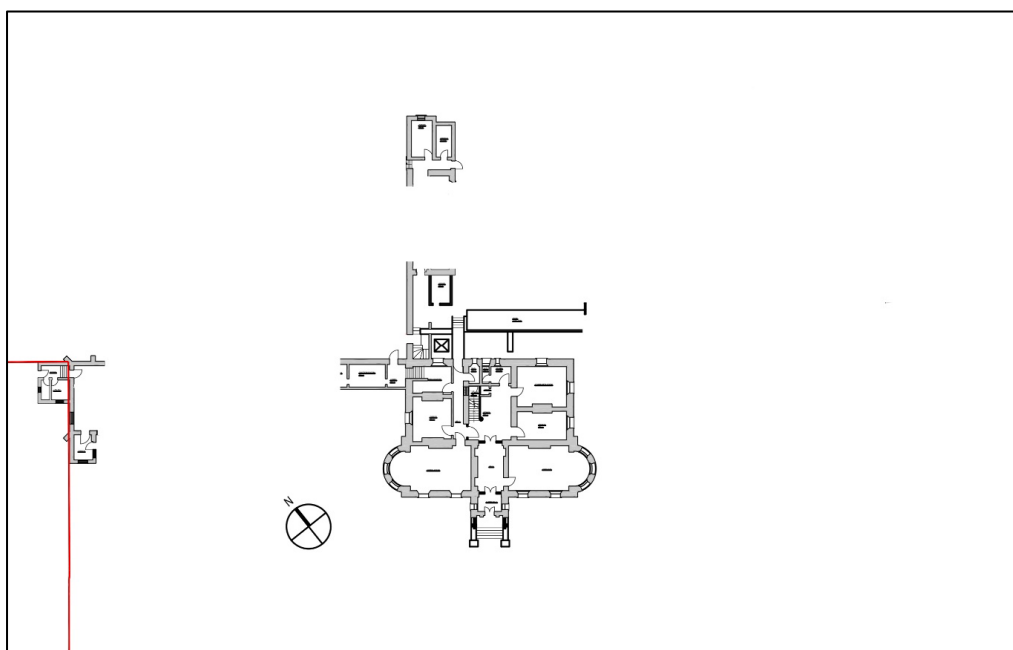


Figure 17.3a - Key Plan January 2026

Note: All buildings adjoining St Teresa's House (centre), above, have now been demolished or substantially demolished.

For record purposes only, the extension buildings, as they existed in 2019, are described below, with a January 2026 update added to each.

Stables 1862

This is a two-storey block at right angles to the rear of the main house, with pitched roof and gable ends.

It was converted to residential accommodation in the 1920s. Little of original detail remains. There are plasterboard ceilings to the first floor, with uPVC windows and modern joinery. On the

ground floor, there are sash windows, which do not appear to be original, in timber frames. There is some lath and plaster ceiling which has partially collapsed.

January 2026 Update: This building has been demolished except for a single bay at its north-eastern end.

Stable Link Block

A short building at first floor level only, it connects the first floor of the stables to the west link block, it first appears on the 1940 O.S. map. There is an open yard area beneath.

January 2026 Update: This building has been partially demolished.

St Teresa's National School 1926

This appears to be a heavy remodelling of an original stable building. There is a later extension at its north-west end. The roof is flat and may be contemporaneous with the extension. Windows are a mixture of uPVC, timber, steel and timber sliding sashes. The building is in very poor condition and has been open to the elements for some time. There is a plaque on the south-west wall marking the date of its construction in 1926.

January 2026 Update: This building has been completely demolished.

West Link Block to Maryville.

This building is attached to the main house at first floor level and is accessed off the main stairs landing. It consists of a corridor leading to a flight of stairs down to the first floor. West of the main house it widened to form a suite of rooms with a central corridor on first floor, and a series of small interconnecting rooms on ground floor, leading at the end, to "Maryville". It is also connected at ground floor level, via a stair from Room G5 of the main house. There is an attached boiler room at basement level, accessible only from the exterior.

January 2026 Update: This building has been substantially demolished.

Maryville (three storey building)

This building was purpose-built as the dormitory accommodation in 1925/26 and replaced earlier glasshouses. When the orphanage closed it became the living accommodation for girls with learning disability. The building was at one stage known as "Maryville" and is marked on the Ordnance Survey maps as a "Chapel". We are informed by the Daughters of Charity that this is incorrect and the chapel for the orphanage and later the school for girls with learning disability was the entire front of the main house, on the first floor. There does appear to have been a small prayer room at the south-eastern end. The building is of poor design, with full height external buttresses spaced along its sides, splayed at the corners, and with rectangular sliding sash windows to its lower two floors, and round-headed sash windows to its second (top), floor. It is in very poor condition.

January 2026 Update: This building has been demolished except for the lower portion of its north-western end wall and short portions of the long walls abutting that, and a single storey lean-to extension, outside the subject site.

1946 School

This is a single storey flat-roofed structure. The windows have sliding sashes. It has a corridor along one side serving three classrooms, with a larger classroom at its north-eastern end. There are smaller toilet and ancillary rooms to the opposite side of the corridor.

There is a later prefab building to the north-west side.

January 2026 Update: This building has been completely demolished.

1962 School

This is a very large single flat-roofed single storey building in poor condition, built in the prevailing style of the 1960s with what would now be regarded as a high standard of finishes, including

good quality joinery, parquet floors and steel windows. There has been extensive water ingress and much of the parquet is damaged beyond repair. There is a central entrance with a lateral corridor parallel to the front and secondary corridor at right angles to this. The entrance also is connected to a double height performance space with an elevated stage. To the rear and south-east side there are five large classrooms with ancillary spaces. The rest of the building consists of smaller offices, stores, locker-rooms and circulation spaces.

January 2026 Update: This building has been completely demolished.

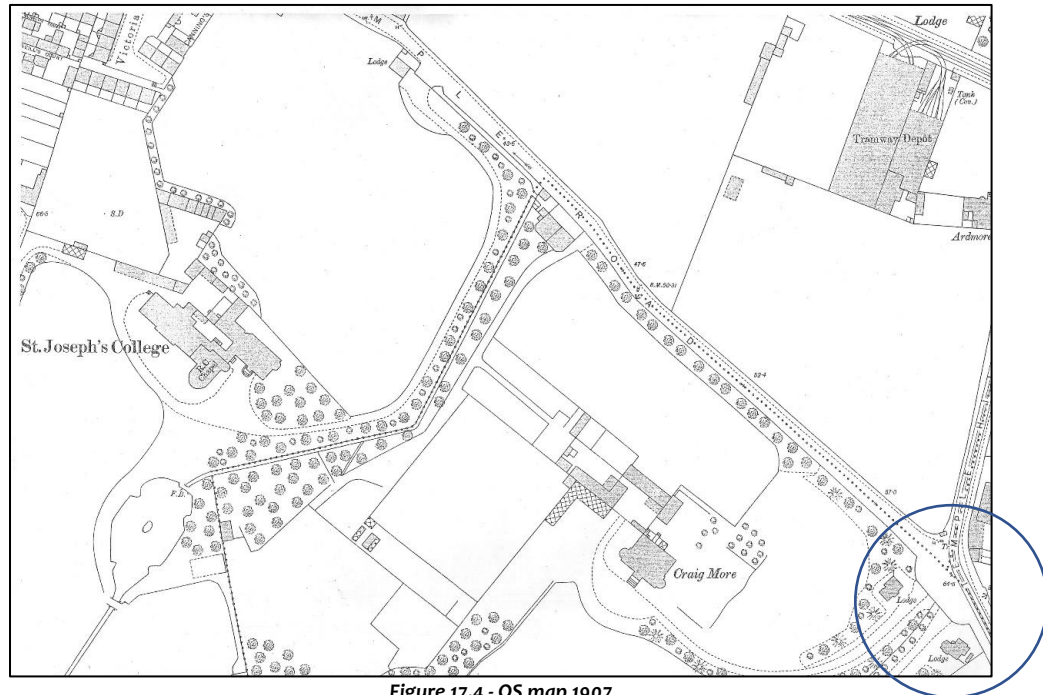


Figure 17.4 - OS map 1907
Note: gates and double avenue at eastern corner

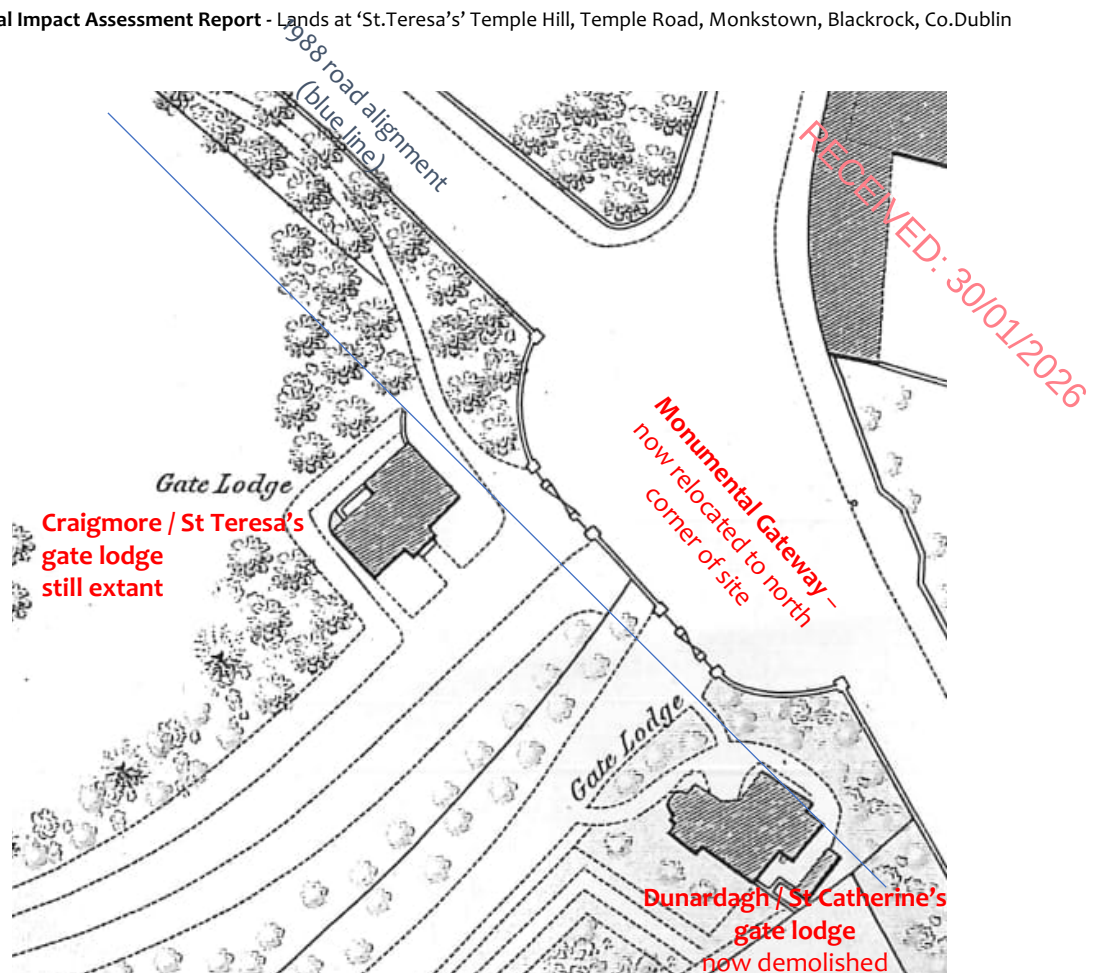


Figure 17.5 - OSI MAP 1867 Original gate layout

Description

St. Teresa's House is a two storey over basement detached country house, of five bays with central projecting granite porch, and semi-circular end-bays, and granite cornice, cills, and string course. The porch is reached via a flight of granite steps with granite flank walls. There is a pitched "A" roof having its ridge in a "U" shaped plan, with central flat-roofed area and rooflight above the stairs, and with lead roofs with rolls to the end bays with hip valleys valley gutters and parapet gutters rendered chimneys stacks. The external walls are rendered and lined, with one-over-one pane vertical sliding sash sliding windows.

The exterior of the building is in poor condition having many external service pipes, abutting later extensions, and some non-original windows. The render is cracked in places. The interior of the building has been somewhat altered to accommodate the institutional use, but the main features remain relatively intact. A room by room inventory and photographic record is attached.



Figure 17.6 - Aerial view from South (pre-2021 demolitions)



Figure 17.7 - View from North-east (pre-2021 demolitions)



Figure 17.8 - View from South-west (pre-2021 demolitions)

The grounds are distinguished by the curved approach avenue lined with mature trees which create a sylvan setting. The line of the trees is extended across to the southwest side of the house forming its context and defining its immediate curtilage. The grounds have been greatly reduced in quality by the construction of the various extensions over the years, and by the finishing of the traditional forecourt in tarmac and its use and marking as a large car park. The walled garden to the west has been separated from the property and built upon. The grounds to the north and east have been diminished by mediocre institutional buildings. The lands to the south of the house which remain predominantly as a meadow, with a wooded area to the western corner, remain much as they would have been at the time of Craigmole's construction.

Of the two other Protected Structures within the curtilage, the gate to Temple Hill Road has already been relocated and reconstructed on one occasion and there is an objective in the 2016 Local Area Plan to re-locate this again to form a new main entrance to Rockfield Park⁴. The second original gate-lodge, serving St Catherine's (Dunardagh) at this eastern gate was demolished at the time of the road construction in the late 1980s.

The c.1866 gate-lodge which survives is on the new boundary wall at Temple Hill and has been unoccupied for some years. At the time of its construction, it was part of a composition which included the vast (30m wide) double gateway which served both Craigmole and Dunardagh.

J.A.K. Dean⁵, describes this lodge as a of a pattern to be found in a number of other locations and suggests that the demolished west lodge was the only approach for more than a decade. However, the 1865 and 1867 maps do not seem to bear this out and it seems unlikely that main entrance was ever at the north corner of the site.¹

⁴ Dun Laoghaire Rathdown County Council Blackrock Local Area Plan 2016

⁵ J.A.K. Dean, *Gate lodges of Leinster – a Gazetteer* (Wordwell Books, Dublin 2016)

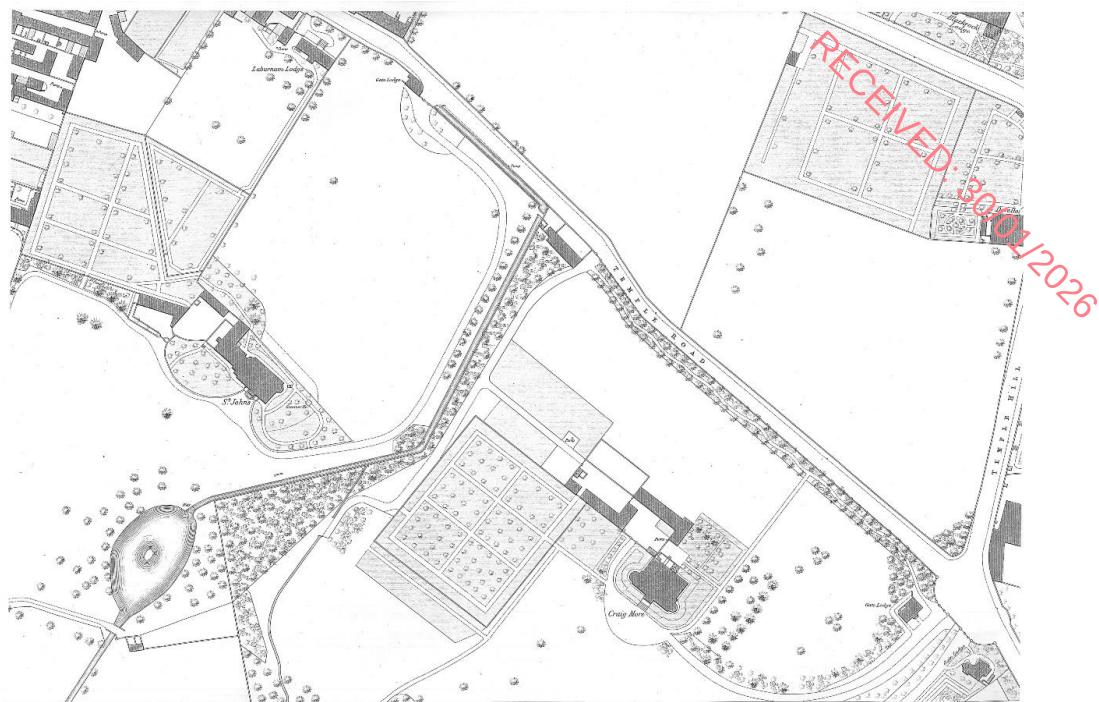


Figure 17.9 - 1867 OS Map
Note: lodge now shown as having been built since 1865 map



Figure 17.10 - New boundary wall

17.5 Characteristics of the Proposed Development

Oval Target Limited intends to apply for permission for development of a Large Scale Residential Development comprising amendments to previously permitted development (Strategic Housing Development ABP-303804-19) on a site of approx. 4.56 ha at 'St. Teresa's House' (A Protected Structure); 'St. Teresa's Lodge' (A Protected Structure); and associated entrance gates (A Protected Structure) at Temple Hill and Temple Road, Monkstown, Blackrock, Co. Dublin.

The proposed development will consist of amendments to a development previously permitted under Strategic Housing Development ABP-303804-19 (291 no. residential units, a crèche facility and heights of 1-8 storeys) to provide for a new residential and mixed use development (1 – 8 storeys overall) of 414 no. residential apartment units in total (a proposed uplift of 123 no. residential units) with associated crèche facility, a new café and residential amenity space. The revised overall residential mix is 8 no. studio units, 164 no. 1 bed units, 159 no. 2 bed units, and 83 no. 3 bed units.

The proposed development will consist of:

1. Amendments to previously permitted Blocks C1, C2, C3, D1, E1, E2, E3, E4 and E5 as follows:
 - A revised building design for Block C1 from previously permitted building (3 storeys overall) consisting of 7 no. apartment units (6 no. 2 bed units and 1 no. 3 bed unit) to now comprise **10 no. apartment units** (4 no. 1 bed units and 6 no. 2 bed units) – an uplift of 3 no. residential units in total. Amendments will include minor revisions to overall height of the building (remains 3 storeys overall) and revisions to elevations and building footprint.
 - A revised building design for Block C2 from previously permitted building (3 storeys overall) consisting of a crèche facility (approx. 286 sq m) at level 00 and 4 no. apartment units at level 01 and 02 (3 no. 2 bed units and 1 no. 3 bed unit) to now comprise a crèche facility of approx. 401 sq m at level 00, associated outdoor play area space of 302 sq m and **6 no. apartment units** (2 no. 1 bed units and 4 no. 2 bed units) at levels 01 and 02 – an uplift of 2 no. residential units in total and increased crèche floor area size by approx. 115 sq m. Amendments will include minor revisions to overall height of the building (remains 3 storeys overall) and revisions to elevations and building footprint.
 - A New Block C3 (1 storey over basement level) comprising residential amenity space of approx. 451 sq m.
 - The omission of previously permitted Block D1 (5 storeys overall) and basement level comprising 50 no. apartment units (15 no. 1 bed units, 23 no. 2 bed units and 12 no. 3 bed units) to now deliver new Block D1 (4 - 7 storeys over new basement level) comprising **125 no. apartment units** (19 no. 1 bed units, 68 no. 2 bed units and 38 no. 3 bed units) – an uplift of 75 no. residential units in total.
 - The omission of previously permitted Block E1 (5 storeys overall) comprising 14 no. apartment units (9 no. 2 bed units, 4 no. 3 bed units and 1 no. 3 bed duplex unit) to now deliver new Block E1 (4 - 7 storeys) comprising **61 no. apartment units** (7 no. studio units, 6 no. 1 bed units, 26 no. 2 bed units and 22 no. 3 bed units) – an uplift of 47 no. residential units in total.
 - The omission of previously permitted Block E2 (5 storeys overall) comprising 15 no. apartment units (9 no. 2 bed units, 4 no. 3 bed units and 2 no. 3 bed duplex units) to now deliver new Block E2 (6 storeys) comprising **50 no. apartment units** (1 no. studio unit, 25 no. 1 bed units, 20 no. 2 bed units and 4 no. 3 bed units) – an uplift of 35 no. apartment units in total.
 - The omission of permitted Blocks E3 (5 storeys), E4 (4 storeys) and E5 (5 storeys) previously providing for 38 no. units in total (27 no. 2 beds, 8 no. 3 beds and 3 no. 3 bed duplex units).
 - Each residential unit has associated private open space in the form of a terrace / balcony.

The above new proposals extend to a total of **252 residential units**. Blocks A1, B1, B2, B3, B4, Block H (St. Teresa's House) remain as originally permitted with no further amendments as part of this proposal (162 no. units in total and permitted heights of 3-8 storeys).

2. The structures for demolition across the site remain as permitted with no further amendments proposed. This includes any structures previously permitted for demolition that still remain on site and the removal of associated remnants of low / retaining walls and in-ground concrete steps.
3. An amended proposal for Block G (St. Teresa's Lodge) (1 storey) including a change of use from previously permitted 1 no. 1 bed unit to a new café of approx. 67.4 sq m. This proposal will again seek permission for the dismantling/deconstruction of the existing St. Teresa's Lodge (Gate Lodge) (approx. 38.56 sq m) and the demolition of a lean to extension (approx. 28.5 sq m) as previously permitted under Strategic Housing Development ABP-303804-19. The current amendment proposal seeks permission to relocate and reconstruct St. Teresa's Lodge in a new location (180 m southwest of its original position and located adjacent to Rockfield Park) using original roof timbers, decorative elements and rubble stonework, with original brickwork cleaned and re-used where appropriate. The non - original extension (approx. 28.5 sq m) will be again removed as previously permitted. The current proposal seeks further extension of this building (approx. 28.88 sq m) and a change of use from residential (1 no. unit) to café use to deliver a Part M compliant single storey building of approx. 67.4 sq m.
4. A revised landscape plan now provides for:
 - Public open space in the form of a central parkland, garden link, woodland park (incorporating an existing folly) and a tree belt (approx. 11,238 sqm overall).
 - Communal open space is now proposed in the form of entrance gardens, plazas, terraced gardens and roof terraces (approx. 3,620 sqm overall).
 - Provision is also now made for 2 no. new pedestrian connections to Rockfield Park on the southern site boundary (1 no. adjacent to the proposed relocated Gate Lodge and 1 no. at the hammerhead adjacent to Block E2) and all other pedestrian connections remain as permitted under SHD ABP-303804-19.
5. A revised total of 244 no. car parking spaces (a decrease of 28 no. spaces) and 962 no. bicycle spaces (an uplift of 296 no. spaces) are proposed. The no. of motorcycle spaces remains as permitted at 20 no. spaces.
6. The development also provides for revised proposals for Bin Storage areas, Bike Storage areas, life safety generator room, ESB substations and switch rooms with a combined floor area of approx. 609 sq m all at surface level.
7. Access to the development generally remains as permitted under Strategic Housing Development ABP-303804-19, which provides for works to the existing entrance to the overall site via Temple Hill and Temple Road to deliver the realignment and upgrade of the existing signalised junction and associated footpaths, with minor modifications to the junction layout to provide for improved and safer vehicular access/egress to the site and to/from St. Vincent's Park. Emergency vehicular access and pedestrian/cycle access also remains as permitted via a secondary and long-established existing access point along Temple Hill. There are no works proposed to the existing gates (Protected Structure) at this location. There are minor modifications proposed to the northeastern boundary walls and access gateway to 'Carmond' to facilitate alignment improvements for safe access/egress serving St. Vincent's Park.
8. The associated site and infrastructural works include provision for water services; foul and surface water drainage and connections; attenuation proposals; permeable paving; all landscaping works; green roofs; PV panels; boundary treatment; internal roads and footpaths.

This planning application is accompanied by a Natura Impact Statement (NIS) and Environmental Impact Assessment Report (EIAR).

17.6 Potential Impact of the Proposed Development

The potential impact of the proposed development is on the Protected Structures on site, other Protected Structures within the surrounding area, and on actual or candidate Architectural Conservation Areas in the environs. In relation to structures or areas outside the boundaries, potential impact is limited to visual.

The visual impact of the development on the heritage structures/areas in the environs may be broadly divided into three zones - west, north and east, and indicated on the Development Plan extract below.

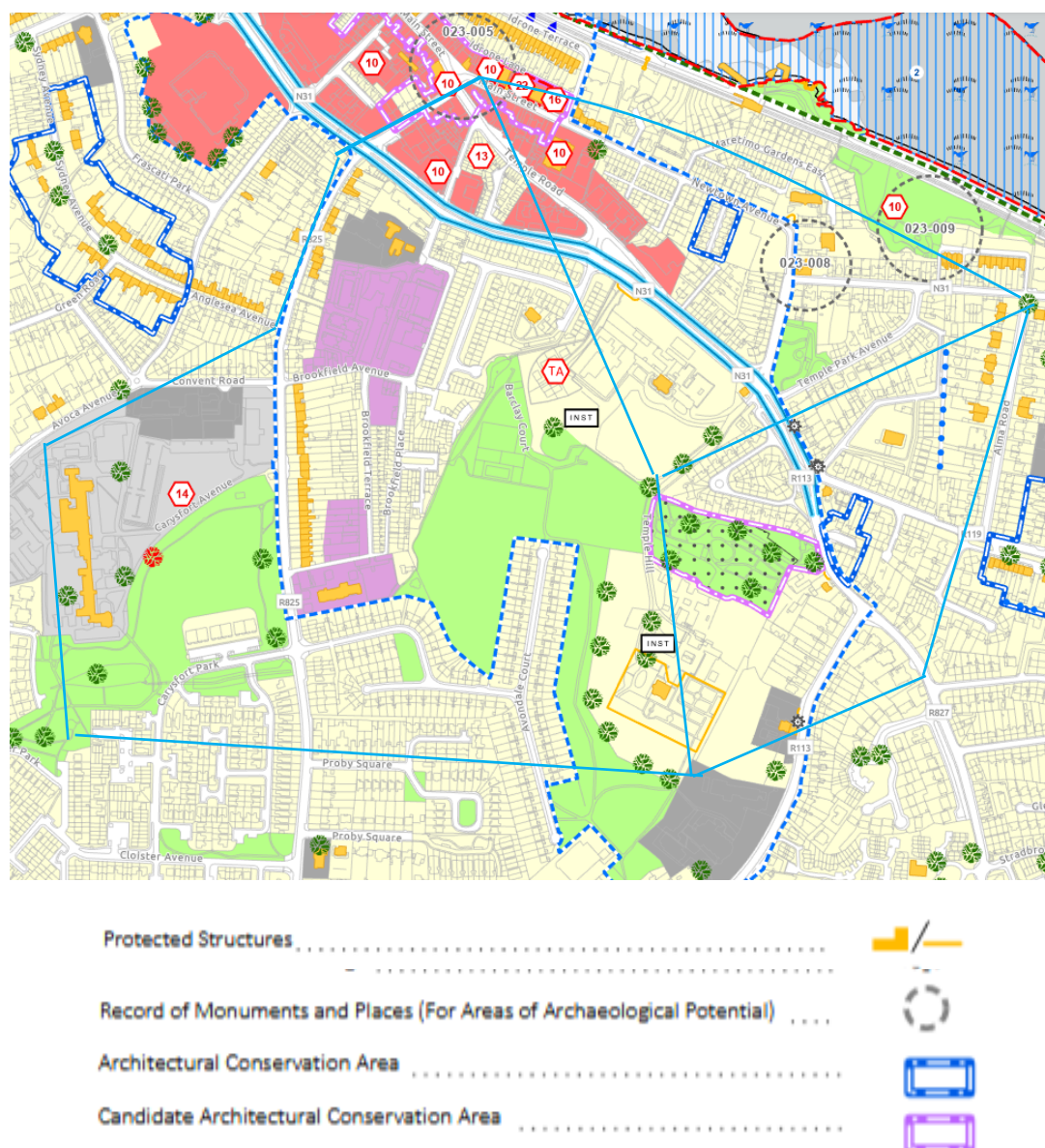


Figure 17.12 - Extract from Dun Laoghaire Rathdown Development Plan 2022 – 2028
Showing Protected Structures coloured orange.

In relation to those structures within the site, the most significant potential impact is the alteration of their settings in manner which would adversely affect their character. This impact is examined in the *Architectural Heritage Impact Assessment*. A second potential impact would be with loss of or damage to historic building fabric. In this regard, the dismantlement and reconstruction of the lodge poses the greatest risk of loss of fabric. As part of the planning history of these lands, it is

noted that permission was granted previously for the dismantlement and reconstruction of the lodge.

In relation to St Teresa's House, the risk to historic fabric is the possibility that historic features might be damaged, in the upgrading of compartmental fire resistance, e.g. floors and doors, and the provision of building services, namely electrical wiring, heating, plumbing and ventilation services.

17.6 Potential Impacts of the Proposed Development

Construction Stage

The impact of the proposed development during this phase on surrounding Architectural Heritage will be temporary in nature and will be restricted to visual impact.

In relation to the Architectural Heritage on site there will be profound impact to the Gate lodge, moderate impact on the St Teresa's House, and slight impact on the Monumental Gate.

This is described in detail as follows:

Gate lodge

This building is to be carefully dismantled and reconstructed elsewhere on site and extended. This will fundamentally alter its setting. Its present setting has been irreversibly altered by the removal of its "twin" lodge opposite which once served Dunardagh, the relocation to the north corner of the site the monumental gate, its previous poorly designed extension and the widening of the Temple Hill Road. The building is in an unsatisfactory location. The new setting selected is one of a number of options. The proposed new location for the lodge is one of those areas which is most suitable for additional development and least likely to impinge upon the central open space or the relationship of the development with the public park, the Temple Hill or the adjacent landowners.

St Teresa's House

The impact on St Teresa's House is assessed as being moderate. As described above the potential of impact caused by alterations arises primarily from the installation of services and fire-proofing. These will be in accordance with the method statement and supervised by a Conservation Architect.

There will be an impact on the setting of the house which especially as viewed from the northeast, will be altered. The proposed single storey (above basement) pavilion it is suggested, will be a perfectly reasonable replacement of the extensive and numerous accretions to the building which have existed, until recently, for up to seventy years and removal will actually enhance the setting of the house as viewed from the rear. The proposed C3 is a lightweight glazed pavilion, providing communal facilities, which will complement the form and massing of the house, while being constructed in a crisp and elegant modern style.

Operational Stage

There will be no increased impacts on the Architectural Heritage, post completion.

17.7 Potential Cumulative Impacts

The potential cumulative impact is the irreversible alteration of the historic setting and/or permanent loss of fabric.

17.8 Do Nothing Scenario

Should the development not take place:

- a. The site will not be accessible for development in accordance with the Development Plan due to the present position of the Gate lodge preventing the upgrade of the access junction.
- b. The Gate lodge would remain in its present unsatisfactory location, unsuitable for residential use and with few viable alternatives.
- c. The existing house would remain in its much altered and unsatisfactory state with few viable uses available for it.
- d. The monumental gate would remain unaffected.

17.9 Mitigation Measures

Construction Stage

The conservation methodology for the house describes in detail the measures to be taken to minimise the loss of or damage to historic fabric which contributes to the special interest of the Structures. The methodology in relation to the Gate lodge is as follows:

Conservation Method Statement for the Dismantling and Reconstruction of the Gate-lodge at St Teresa's House, Temple Road, Blackrock, Co Dublin.

17.9.1 Description of building

The building is a single storey double-fronted lodge, open pedimented breakfront, one over one windows with granite cills and lugged architraves, granite plinth and rendered quoins. It has a hipped roof with central chimney with granite capping and plinth and double console eaves brackets. A room by room description is attached. J.A.K. Dean² describes it as being Italianate in style and of a pattern common in south Dublin, referring to similar examples in Newtownpark, Homestead and Tirbradden.



Lodge at St Teresa's House

17.9.2 Proposed works

It is proposed to deconstruct the building and reconstruct it in a different location within the original curtilage of St Teresa's House, as indicated on the planning drawings, salvaging and re-using as much of the historic fabric as possible, while substituting later non-original fabric of inferior specification with new materials matching the likely original specification. The later lean-to extension to the rear (north-west) side of the building would be omitted. As the opportunity arises to bring the building into line with modern design standards, notably those relating to disabled access, resistance to moisture and thermal insulation it is proposed that slight alterations would be made to the construction methods, as detailed below. The deconstruction and reconstruction would take place under the supervision of an architect experienced in architectural conservation.

² J.A.K. Dean, *The Gate Lodges of Leinster, a gazetteer* (Wordwell, Dublin 2016) Rec 200.

The works will be carried out with due regard to the Architectural Heritage Protection: Guidelines for Planning Authorities³, and the Conservation Charters of ICOMOS⁴. Account will be taken of the Royal Institute of the Architects of Ireland Guidelines, and international and national best practice.

In addition to the existing detailed survey and record photographs, the contractor will be required to make a full set of survey drawings and photographs, showing the details of each window and door and its constituent elements. The contractor shall be required to number all the elements of the stone walls as described below and to make a full photographic survey of the stripped masonry walls.

All dismantling and removals are to be carried out with the greatest care and with the over-riding objective of preserving in good condition as much the original fabric of the building as possible. The contractor(s) shall be responsible for ensuring that no element of the historic structure which contributes to its special interest or significance, is damaged. Work will be carried out under the constant presence of a Clerk of Works experienced in the repair of historic buildings. Where any material is found to be defective beyond re-use or repair, this shall be brought to the immediate attention of the Conservation Architect before any such material is disposed of, for which the Conservation Architects written approval is required.

A specialist building conservation contractor and specialist sub-contractors will be selected on the basis of experience and competence.

17.9.3 Schedule of Works

17.9.3.1 Dismantlement

- Remove all mechanical and electrical services, fixtures, fitting, pipes, conduits, junction boxes, aerials or dishes.
- Demolish and remove off site lean-to extension.
- Carefully dismantle and remove four no. sliding sash windows, frames, shutters and shutter boxes, architraves and skirting.
- Strip internal and external plaster/render and analyse composition.
- Remove ceilings (note – there is no decorative plasterwork).
- Remove fire surrounds and inserts.
- Remove ridge and hip-tiles, clean, and store carefully.
- Strip and remove off-site fibre cement slates
- Undertake detailed survey of roof timbers, numbering each element.
- recording extent of decay, if any and prepare roof timber drawing.
- Remove roof timbers, cutting out any sections affected by rot,
- clean and store carefully.
- Undertake detailed survey of stripped walls, including photographs,
- recording those areas constructed of stonework and brickwork.
- Take down external and internal walls, separating the material into brick, stone rubble and cut stone and carefully retaining the stone “pinnings”.
- Clean off all mortar bedding and infill and store brick and stones carefully.
- Excavate floor and remove. If stone slabs found, clean and remove to storage.
- All material to be stored in secure dry ventilated containers on site.
- Revise reconstruction drawings to include any new information discovered
- and consult with Conservation Architect.

³ Architectural Heritage Protection: Guidelines for Planning Authorities

⁴ International Council on Monuments and Sites

17.9.3.2 Reconstruction

The same main and specialist contractors would be engaged in the reconstruction as part of the same contract.

- Set out in position shown on planning drawings.
- Excavate for foundations/drainage.
- Pour strip foundations
- Construct rising walls of concrete block
- Install below-ground drainage
- Install hardcore, insulation and radon/barrier/d.p.m./d.p.c.
- Construct external and internal walls and chimney breast
- of brick and stone as shown on finalised construction drawings.
- including brick arches/ hardwood lintols where appropriate
- Install wall plates.
- Construct chimney stack with prefabricated metal d.p.c. tray
- re-using granite plinth and capping
- Reconstruct timber roof of rafters, hips-rafters ridge board collar ties
- and ceiling joists reusing the original material. Where any rafter is decayed
- in less than 50% of its length it is to be retained and spliced with new timber
- of the same dimensions.
- Lay breathable roofing felt to entire roof, using UV resistant material
- where exposed at eaves.
- Set out battens and slate roof using Bangor Blue slates with copper nails
- Re-fix console brackets, and fascia and soffit, splicing in new material as appropriate.
- Lay external below ground drainage and backfill.
- Fit cast iron gutters and temporary rwps.
- Re-install granite cills and architraves, plinth and quoins.
- First fix mechanical and electrical services.
- Render external walls using lime-based render formulated to
- match the original, creating raised quoins and re-instating keystone above entrance door.
- Fit cast iron rwps.
- Re-fit window frames.
- Plaster internal walls using lime render to match original.
- Refit internal joinery and sashes.
- Decorate.
- Second fix mechanical and electrical services.
- Regrade immediate site and complete hard and soft landscaping.

17.9.3.3 Specifications and standards

The specifications for the various trades area are as set out in the Detailed Method Statements for the main house and include detailed specifications for:

1. The re-construction of stone walls
2. Lime render and plaster
3. Repairs of windows
4. Natural Slating
5. Rainwater goods
6. Lead roofing

17.9.4 Contractor(s)' Method Statement

A dimensional and photographic survey has been carried out under the direction of the Conservation Architect.

The Contractor(s) shall prepare written statements demonstrating to the Conservation Architect how all elements of the structure shall be protected, including details of their temporary storage and transport. Materials must be protected from precipitation, extremes of temperature, sunlight and loading and must be secured against vandalism and theft. The statement shall specify how materials will be protected against accidental damage by site operatives, such as by boarding up, roping off, sheeting over, etc.

17.9.4.1 Deconstruction

A heritage contractor of proven experience will be engaged on the overall project to act as main contractor. Specialist heritage sub-contractors in the areas of lime render, brickwork, stonemasonry (dressed and rubble) and joinery would be nominated.

17.9.4.2 Inspection

Before any work commences the Contractor must carry out a detailed inspection of every element and confirm that the Method Statement is appropriate to the works. Where necessary and where required by the sequencing of opening up or dismantlement, the Method Statement must be adjusted to take account of new information. Where this occurs, the revised statement must be submitted to the Conservation Architect for his approval prior to the continuation of the works.

17.9.4.3 Investigation

In order to facilitate the detailed and accurate recording of the building and its components, limited opening and up and removal of samples off site, may be permitted. This may only take place with the prior written approval of the Conservation Architect. Permission will only be forthcoming where the Conservation architect is satisfied that non-destructive or limited testing is to be carried out.

17.9.5 Drawings and Records

A detailed dimensional survey and photographic record has been undertaken and is available to the contractor. Supplementary drawings and record will be made as the works are opened up. The record documents must be delivered to the Conservation Architect and approved in writing before any removals take place.

17.9.5.1 Drawings

Before commencement, the Contractor is required to provide a full set of survey drawings, including detailing of every element showing its components, joints and profiles.

17.9.5.2 Schedules

Before commencement, the Contractor is required to prepare a full schedule of all elements to be removed, with each item to be provided with a reference number.

17.9.5.3 Records

Each element is to be clearly labelled before removal and cross-referenced to the record drawings. Labelling is to be carried out in such a way that the labels can be removed without damage but cannot be removed accidentally.

17.9.5.4 Photography

Each element must be photographed clearly in such a way that identifies the item and differentiates it from other, similar items, clearly shown the reference number and any

distinguishing wear, damage or markings. If necessary, each item must have a number of photographs.

17.9.6 Protection, Damage and Repairs

17.9.6.1 Protection

The building is a Protected Structure as described in the Planning and Development Act 2000 (as amended) which states, inter alia,

"58.— (1) Each owner and each occupier shall, to the extent consistent with the rights and obligations arising out of their respective interests in a protected structure or a proposed protected structure, ensure that the structure, or any element of it which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest, is not endangered...."

(4) Any person who, without lawful authority, causes damage to a protected structure or a proposed protected structure shall be guilty of an offence.

The over-riding objective of the Conservation Works is to retain as much of the original fabric as is practicable in-situ and to protect all such fabric from damage or loss."

The Contractor's Method Statement must address all aspects of protection to the structure and all elements of it which contribute to its special interest.

Existing historical features to be retained in-situ to be protected by the construction of plywood sheeting. This will include boxing to shutters and architraves, the fixing of sheeting to retained door faces, boxing of mantlepieces and the sheeting of window panes to the lower half of windows.

The structure must be protected from water ingress arising from openings in the external envelope. Temporary covering must be kept in place. Where other openings are formed either temporarily or permanently, they must be adequately sealed.

Storage of temporarily removed historic fabric

Fabric which is removed for alteration or repair must be stored safely in secure dry dust-free storage areas, and stacked on pallets or laid flat, as appropriate. No fabric may be permitted to have loads imposed upon it.

Scaffolding and mobile towers

Scaffolding may not be fixed directly to the protected structure. Vertical supports must be appropriately placed on bearers which spread the load and protect historic surfaces. Towers must not be placed directly on historic surfaces.

New Openings

Where new openings are to be formed in existing walls, this shall be done with the minimum of damage to the fabric to be retained. The stone or brick masonry shall be neatly re-bedded to form the opening in a pattern to match that of other similar openings in the structure. Under no circumstances may shuttered concrete be used to form new openings.

17.9.7 Damage

All damage must be identified and recorded by the above methods before any disassembly takes place. Any damage which is not so recorded will be deemed to have been caused by the contractor or his workers or sub-contractors. Such damage must be brought to the immediate attention of the Conservation architect who may instruct that appropriate repairs are carried out without charge, or that the cost of appropriate repairs will be deducted from payments due to the Contractor under the contract.

17.9.8 Repairs

The exact methodology of any repairs necessary which are not covered by the specification below, shall be detailed in writing and approved in writing by the Conservation Architect before any such repairs commence.

17.9.9 Variations

No variations to the materials or their method of assembly will be permitted without the prior written approval of the Conservation Architect.

Operational Stage

There will be no additional impact on Architectural Heritage post-completion of the works.

17.10 Residual Impacts

Construction Stage

The proposed development will comprise of alterations to two of the historic structures including the dismantling and reconstruction an alternative location of the one, the gate lodge.

Operational Stage

The residual impact will be the permanent alteration of the setting of the historic structures and the surrounding, attendant grounds.

17.11 Monitoring

Construction Phase

All works will be carried out under the supervision of an appropriately qualified and experienced Conservation Architect.

Operational Phase

There will be a detailed maintenance programme prepared by a Conservation Architect in accordance with best practice and the relevant guidelines, including the Advice Series published by the DeEHLG.

17.12 Reinstatement

Not applicable.

17.13 Interactions

There are interactions with the following elements:

- Architectural Design, Planning Context and alternatives (Chapters 2 – 4).
- Landscape and Visual Impact (Chapter 13).
- Archaeological and Cultural Heritage (Chapter 16).

17.14 Difficulties Encountered

There were no difficulties encountered.

17.15 References

- Lewis Topographical Dictionary
- The Neighbourhood of Dublin (Weston St John Joyce Ball)
- Dun Laoghaire County Council Blackrock Local Area Plan 2016
- J.A.K. Dean, *Gate lodges of Leinster – a Gazetteer* (Wordwell Books, Dublin 2016)

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