

## 6.0 ARCHITECTURAL HERITAGE

Molloy & Associates were engaged to assess architectural heritage impacts arising from the proposed residential development of a site located north of Scholarstown Road, Dublin 16.

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### 6.1 ASSESSMENT METHODOLOGY

#### 6.1.1 Baseline Architectural Heritage

The proposed development site contains archeological findings as described in Section 5.0 Archaeological & Cultural Heritage of the attached submission.

However, the presence of archeology has not influenced subsequent occupation of lands as they do not possess specific built heritage characteristics, nor is there any evidence to suggest that buildings of architectural heritage merit ever occupied the site.

Its present character is defined by open fields and paddocks pertaining to combined lands within the respective portfolios of a mid-20th century single storey dwelling 'Beechpark' and its neighbouring house, 'Maryfield', a two storey dwelling of the same period.

Whilst the subject development lands do not contain a protected structure, the site shares a boundary to the north with 'Ros Mor', RPS Ref: 304.

#### 6.1.2 Protected Structures in the Vicinity of the Development Site

Ros Mor is a two storey dwelling set in mature gardens and accessed from an avenue off Scholarstown Road. Its gate lodge is intact and is retained within its lands.

Mount Michael, The Rookery, Scholarstown Road (RPS 307) is positioned at a distance west from the subject development and is screened by pre-existing development and trees.

A third protected structure, Scholarstown House, (RPS 322) positioned southward on the opposing side of Scholarstown Road, is similarly located at a distance from the subject site.

### 6.2 Scope of the Assessment

The scope of this architectural heritage assessment reviews aspects of change arising from the proposed development that may physically, visually or morphologically impact the neighbouring protected structure, 'Ros Mor'.

The scope is based on two visits to the site; the first on the 4<sup>th</sup> February 2019, and the second on the 19<sup>th</sup> July 2019.

As a consequence of the relative distance and screening of Mount Michael and Scholarstown House from the development site, no or negligible impacts are envisaged as arising from the proposed development.

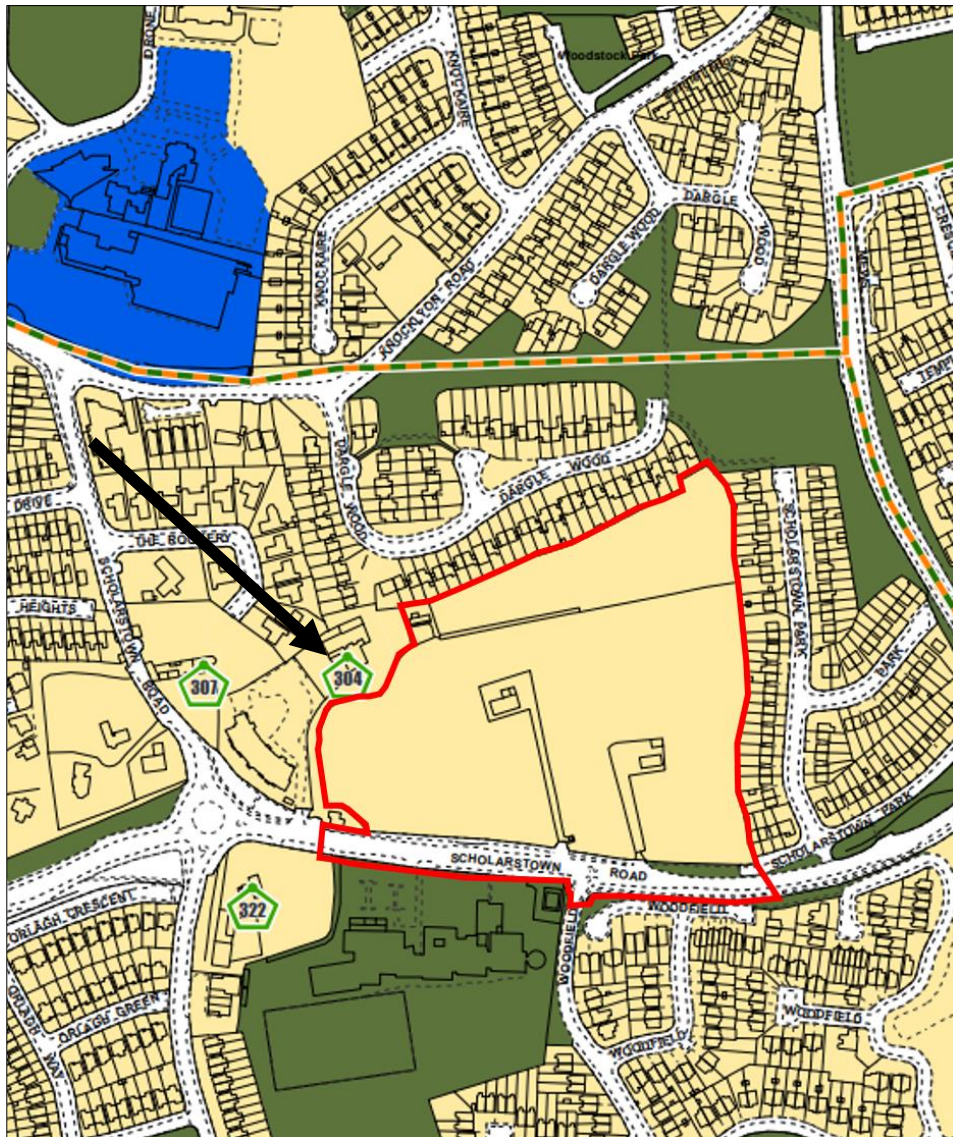


Figure 6.1: Position and RPS reference of protected structures westward of the subject site denoted, together with the position of 'Ros Mor', RPS Ref: 304 abounding the site.

### 6.3 The Existing Receiving Environment

The subject development site is defined by open uncultivated fields and paddocks pertaining to two parcels of land. 'Beechpark', a mid-20th century bungalow and its associated hard standing and avenue is positioned centrally to the site, with stables and agricultural stores of similar origin to the northwestern boundary. A two storey 20th century dwelling, 'Maryfield', is located to the east. Paddocks and fields are delineated with modern post and rail fencing.

### 6.3.1 Architectural Description of 'Beechpark'

The subject dwelling house comprises a single storey bungalow, mid-20th century in origin. The house is of blockwork construction, having dashed render and a cement tiled roof, please refer to images below. Whilst it does not possess architectural merit, it was once the home of Mr. Liam Cosgrave, a former Taoiseach, and by association has some social significance.



Figure 6.2: Existing Avenue leading to 'Beechpark', and setting of same, which is devoid of specific character.



Figure 6.3: South Elevation



Figure 6.4: North Elevation



Figure 6.5: East Elevation



Figure 6.6: West Elevation

### 6.3.2 Architectural Description of 'Maryfield'

'Maryfield' is a two storey dwelling house constructed in the mid-20th century, having no specific architectural merit. It is screened from view of 'Beechpark' by its tree lined avenue to the western boundary.



Figure 6.7: Northern (Front) Elevation of House



Figure 6.8: Alternative View of Northern Elevation of House

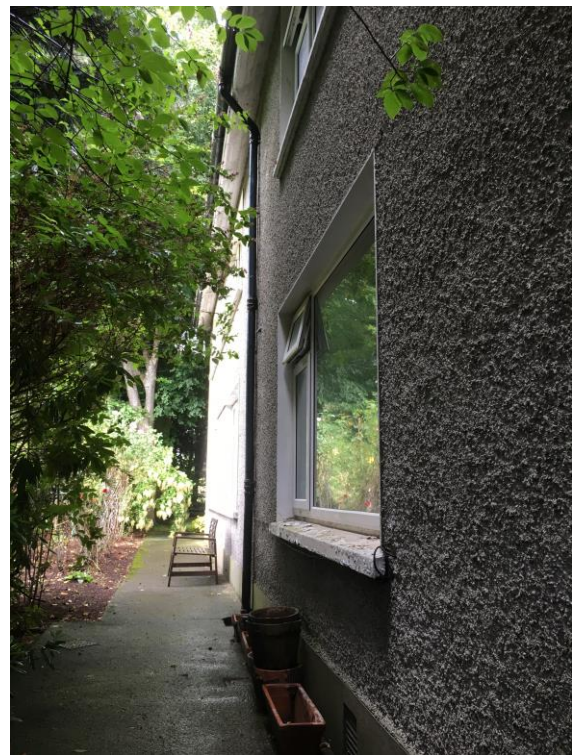


Figure 6.9: Southern (Rear) Elevation of House

### 6.3.3 Proposed Demolitions

The demolition of both dwellings is proposed to facilitate the redevelopment of their combined lands.

Notwithstanding the tenuous social connection of 'Beechpark', the structure's demolition is justifiable given that it does not possess architectural merit, is positioned central to the subject lands and inevitable development of same lands.

### 6.3.4 Relationship of Development Lands with Neighbouring Protected Structures

The open lands at present are separated from the neighbouring protected structure Ros Mor, its gate lodge, avenue and gardens by a berm of trees comprising dense mature vegetative screening. A railed fence defines the boundary and no walled structures are known to exist within the same boundary.

On account of long-standing separation between lands associated with the protected structure in contrast with the uncultivated character of the subject development lands, the site is not considered to form part of its protected setting.

As stated above, neighbouring protected structures Mount Michael and Scholarstown House are positioned at such a distance from the development land that they are not found to influence the character of the receiving environment.

#### 6.4 Characteristics of the Proposed Development

The design of the proposed development derives from the historic form of Ros Mor, comprising a range of buildings enclosing open spaces and courtyards, please refer to Figure 6.10 below.

The two blocks nearest to the protected structure are three storey in height and are set back at a distance of c.38m and c.43m respectively, demonstrating the Applicant's intentional placement of passive structures within the vicinity, but at a distance from the site's neighbouring architectural heritage.

The design has been particularly modulated to include a large open space southward of Ros Mor, in reflection of an overall treatment and positioning of open spaces to respect its protected composition.

Considerable effort has been made to retain the sylvan character of the boundary separating the development site from the protected structure. Open spaces have been designed to respect and meaningfully incorporate specimen trees at perimeters.



Figure 6.10 Position of Ros Mor relative to the subject site denoted, at a distance of 38m from nearest 3 storey terrace, A9 to the southwest and at 43.6m from terrace A8, due east.

## **6.5 Potential Impact of the Proposed Development**

The subject design has carefully reviewed all aspects of change arising from the proposed development of presently open lands.

It has examined the ranges of impacts potentially associated with the development and has informed a detailed response to mitigating measures. It has also referred to developments serving as positive precedents for appropriate development of the subject site, in efforts to successfully introduce corresponding conservation protection measures.

### **6.5.1 Potential Impact of Proposed Demolitions**

The proposed demolition of two mid-20th century dwellings, neither of which possess architectural character of significance, will not arise in an adverse impact.

### **6.5.2 Potential Impacts for Ros Mor**

Notwithstanding measures taken to mitigate impacts, the proposed scheme will alter the current character of lands and consequentially, outward vistas from upper rooms of Ros Mor. In response, the landscaping design concentrates on supplementing existing vegetative buffers between the protected structure and the subject lands. It has also benefitted from the naturally lower topography of the site, further reducing visual impacts.

Principal reception rooms are likely to be positioned at garden level. Present vistas are therefore likely to be culminated by the vegetative buffer along the proposed site boundary. It is assumed that existing tall trees along this buffer were planted to inhibit a clear view of the presently uncultivated subject site, and instead direct a vista towards cultivated formal gardens in the foreground. The setting of Ros Mor is therefore defined by the character of its own, introverted gardens, the character of which will remain unchanged by the proposed development.

Potential impacts associated with the proposed development are therefore inherently reduced by existing screening measures.

Potential impacts associated with the construction phase of the development will be considered by way of introducing a range of mitigating measures to protect boundaries and a Gate Lodge attached to Ros Mor, such as boundary screening, monitoring and provision of security.

## **6.6 Potential Cumulative Impacts**

On completion of the development, the sylvan screening that presently defines the architectural setting of protected structure on and enclosing the subject site, will be supplemented to overcome possible environmental changes arising from the construction phase of the development.

### **6.7 'Do Nothing' Impact**

No change will arise from the present condition if the subject lands remain undeveloped.

### **6.8 Avoidance, Remedial & Mitigation Measures**

Avoidance of damage to the entrance, avenue and all lands pertaining to the protected structure Ros Mor will be included in a protection plan forming part of a detailed construction management plan.

Remedial measures to supplement existing fencing to the shared boundary between Ros Mor and the subject development site will ensure that the characteristics of the boundary condition are restored to their present character on completion of the development. These will include protection of mature trees and planting during the construction phase that contribute to the sylvan character of the protected fabric of Ros Mor, which will be unaffected by the consolidation of fenced boundaries.

### **6.9 Predicted Impact of the Proposed Development**

The design will ensure that outward views from Ros Mor and specific vantage points from within its gardens will not be adversely affected by the change in land character adjacent. Trees that contribute to the setting of the protected structure within the subject lands will be retained where possible and supplemented to neutralise visual impacts and screen the proposed development.

The proposed demolition of two dwellings houses on the lands are not envisaged as presenting an adverse impact.

### **6.10 Monitoring**

The main contractor for the scheme will monitor works in the vicinity of the protected structure, its avenue and lands on a daily basis, to ensure that protection measures are observed at all times.

### **6.11 Reinstatement**

It is proposed to reinstate the boundary condition enclosing the protected structure, its avenue and lands on completion of the works.

### **6.12 Summation**

The development site does not contain structures having architectural heritage significance. The scheme has evolved mindful of the architectural significance of its neighbouring protected structure, Ros Mor. In summary, the development does not present an adverse impact for the site's immediate or wider architectural heritage.