

17 Architectural and Built Heritage

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17.1 Introduction

This chapter of the EIAR has been prepared by David Slattery Conservation Architects Ltd.

This chapter of the EIAR provides an assessment of the built heritage significance of the subject site at St. Joseph's House, (a Protected Structure), Brewery Road and Berwick Pines, Leopardstown Road, Co. Dublin, its setting and context, and the built heritage elements within the wider context, including Protected Structures, the neighbouring Arkle Square Architectural Conservation Area, and significant views within the area. The chapter identifies any special architectural and historic character of the subject site, and any other features which are of note. An evaluation of the chronology of the site is also included.

This chapter does not relate to archaeological significance, which is covered in Chapter 16 of the EIAR.

The site was fully evaluated and photographically recorded in the preparation of this report. These photographs are appended below in the form of a full keyed photographic record.

The chapter assesses and evaluates any existing built heritage, both on site and in the immediate setting of the site, which could potentially be impacted by the proposed development. The extent of the study area was established with regard to visual impact on Protected Structures and Architectural Conservation Areas in the wider context, and also encompasses the potential visual impact on key views and landmark buildings within the setting.

St. Joseph's House, in the northern section of the site, is included on the Record of Protected Structure, Reg. Ref. 1548. None of the buildings on the subject site have been included in the National Inventory of Architectural Heritage survey of the area. The subject site also comprises ten detached houses along the Leopardstown Road: 'Sir Ivor Mall', 'Woodleigh', 'Cloonagh', 'Souk EL Raab', 'Calador', 'Alhambra', 'Dalwhinnie', 'Marian Villa', 'Annaghkeen', and 'The Crossing'.

Planning permission was granted by An Bord Pleanála on appeal for a residential development, consisting of 131no. units, on the northern section of the subject site (Dun Laoghaire Rathdown County Council Reg. Ref. D17A/0334, An Bord Pleanála Reg. Ref: PL06D.249248). This permission included works to the Protected Structure St Josephs. As such the principle of residential development has been established on part of the planning application site. The principle of minor alteration works to the Protected Structure (St. Joseph's) and the change of use of same were also established in this previous permission.

Architectural heritage within the wider context of the surroundings of the site includes the Arkle Square Architectural Conservation Area (2014), to the south of the subject site, and Protected Structures, including the former Railway Station (RPS Reg. Ref. 1533), and the various structures associated with the Vartry waterworks complex (RPS Reg. Ref. 1524).

The subject site is zoned 'A' under the Dun Laoghaire Rathdown County Council Development Plan 2016-22, with the objective to

"protect and-or improve residential amenity".

Relevant Experience and Expertise

This chapter has been prepared by James Slattery, MRIAI, Principal at David Slattery Conservation Architects Ltd. James Slattery completed a BArch in 2001, and a Dip ABRCons in 2008. He is a member of the Royal Institute of the Architects of Ireland.

Relevant experience includes the preparation of the Built Heritage Chapter within an EIAR for the former Bailey Gibson Site, South Circular Road; the Dart Underground Project; the Luas Line Extension; the ESB Headquarters on Fitzwilliam Street; Heuston South Quarter; the redevelopment of the Boland's Quay sit;, and the redevelopment of the RTE Campus. Ongoing projects on similar SHD developments include the former Player Wills site on the South Circular Road, the redevelopment of the Holy Cross College lands at Clonliffe Road, Dublin 3, the development of the Kenelm SHD at Howth Road, and the redevelopment of the former Tedcastles Site, Dun Laoghaire.

17.2 Study Methodology

The cultural heritage value and significance of the proposed development site has been assessed in accordance with the Planning and Development Act 2000 (as amended), the Department of Arts Heritage and the Gaeltacht 'Architectural Heritage Protection: Guidelines for Planners', 2011, and the Dun Laoghaire Rathdown County Development Plan 2016-2022.

A full evaluation of the chronology of the subject site and of St. Joseph's House has been carried out in the preparation of this chapter. 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
- Dictionary of Irish Architects
- Britain from Above – Online Photographic Collection
- Irish Photo Archive – Online Photographic Collection
- Irish Times Archive

This chapter has been prepared having regard to the following;

- Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment (Department of Housing, Planning & Local Government, 2018);
- Environmental Impact Assessment of Projects: Guidance on the preparation of the Environmental Impact Assessment Report (European Commission, 2017);
- Guidelines on the Information to be Contained in Environmental Impact Assessment Reports, Draft (EPA, 2017);
- Advice Notes for Preparing Environmental Impact Assessment Reports, Draft (EPA, 2015);
- Advice Notes on Current Practice in the Preparation of Environmental Impact Statements, (EPA, 2003);
- Guidelines on the Information to be Contained in Environmental Impact Statements, (EPA, 2002)
- Urban Development and Building Heights: Guidelines for Planning Authorities, (Department of Housing, Planning and Local Government, 2018)

The impact of the proposals on the cultural heritage value of the subject site has also been considered with regard to national and international guidelines and conservation charters, including:

- Architectural Heritage Protection: Guidelines for Planning Authorities, (Department of Arts, Heritage and the Gaeltacht, 2001);
- Granada Convention for the Protection of the Architectural Heritage of Europe, (Council of Europe, 1985).
- Venice Charter for the Conservation and Restoration of Monuments and Sites, (ICOMOS, 1964).
- Part IV: Architectural Heritage, Planning and Development Act, 2000.
- NIAH Handbook (Department of Culture, Heritage and the Gaeltacht, 2017).

The description of likely significant effects included in this chapter is in line with Table 3.3 of the Draft EPA Guidelines.

The proposal for the subject site has been assessed with regard to its potential impact on the cultural heritage of the subject site, and any visual impact on the architectural character of the surrounding structures and area. The visual impact of the proposed development on key views and vistas within the neighbouring Arkle Square ACA has also been assessed.

Key viewpoints, prepared by ModelWorks, have been assessed. The locations of these viewpoints were selected so as to illustrate the impact on the architectural heritage in the wider context of the subject site. Please refer to the LVIA for a detailed commentary on the selection of viewpoints.

The basis for the Assessment of the Visual Impact as Illustrated in the Photomontages 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 criteria are 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

17.3 The Existing Receiving Environment (Baseline)

Historical Background and Context

St. Joseph's was constructed as a purpose built convalescent home to provide a place for recovering from illness and injury in a rural setting at a raised altitude, similar to the sanatorium type that became prevalent in the second half of the 20th Century. It was to be run in line with the Hospital for Incurables and was to be completely unsectarian in its attitude to admission. An entry in Thom's Directories notes that the home was under the patronage of the Princess of Wales (later Queen Alexandra) operating as a service to "...poor artisans and others...who would languish in prolonged weakness and distress...and conducted on the broadest principles of Christian philanthropy."

The convalescent home was originally in Blackrock, but it was decided that a larger and more rural setting would be better and an ad was taken in the Irish Times in 1866 : "Wanted for the Establishment of a Convalescent Home, a piece of ground from 4 to 8 acres, with or without a house, in a healthy

situation on the south side of Dublin near to the line of the Kingstown or Bray railways and convenient to a station.”

In response to the advertisement, 8 acres of land were leased out by Frederick Stokes to a group of gentlemen who wished to build a refuge/convalescent home (Walter Berwick, Jonathan Pim and A. Parker). Judge Walter Berwick was a particularly important patron of the institution. A meeting later that year (1866) decided on the Stillorgan site and on the design for the building which was executed by the Architect John Sterling Butler to an estimated cost of £3000. It became known as the Stillorgan Convalescent Home.



Figure 17.1 - View of the west front of the St Joseph's House Protected Structure which is adjacent to the subject site. This view is taken from just inside the original western entrance with the avenue winding towards the front entrance visible to the LHS. The photo was taken by Robert French c. 1860-80.

“The Stillorgan Convalescent Home, with its gabled front and rooftop cupola, was built sometime after 1864. Later, in 1925, the Sunshine Home was built in its grounds to cater for children suffering from malnutrition.” (P. Pearson, Between the Mountains and the Sea)

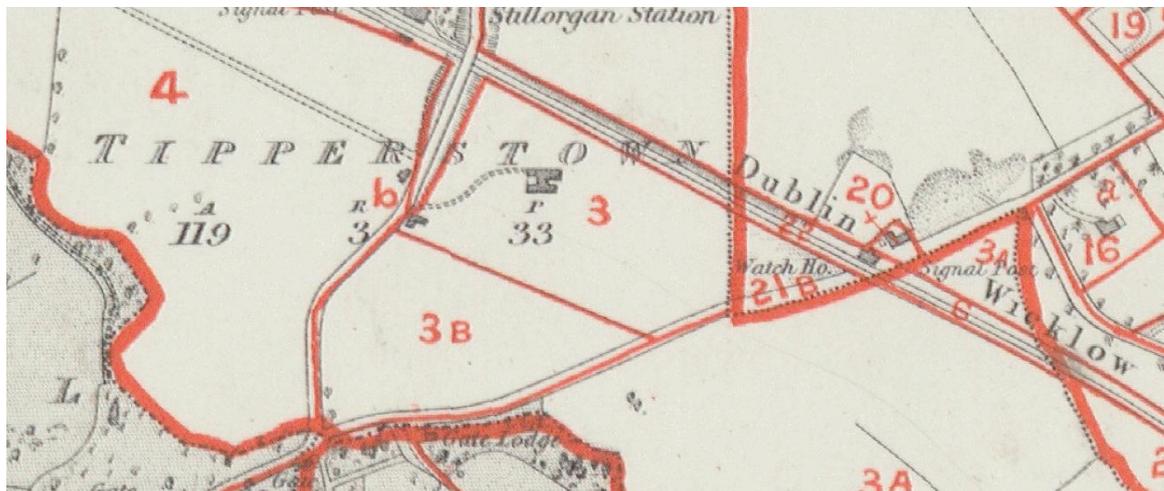


Figure 17.2 : First Revision to the Ordnance Survey c. 1866. Showing original rural setting with the Dublin Wicklow railway line forming the northern boundary of the site.

In 1867 Tenders were invited for the erection of a Gate House to the Convalescent Home, Stillorgan

Judge Walter Berwick was the main instigator of the Stillorgan building - he died in a train crash in 1868 in Wales, and a new wing (the Berwick wing) was built at the Convalescent Home in 1869 in his memory. Berwick was a significant figure in Irish Law associated with the introduction of the concept of a suspended sentence and has a fountain on Grand Parade in Cork City named after him. The architect for these works was John McCurdy.

In the same year (1869) – Shiel's Institution was built in an area to the south of the original Stillorgan Convalescent Home site by a Mr. Charles Shiels, 24 homes in total. This is outside of the boundary of the subject application site.

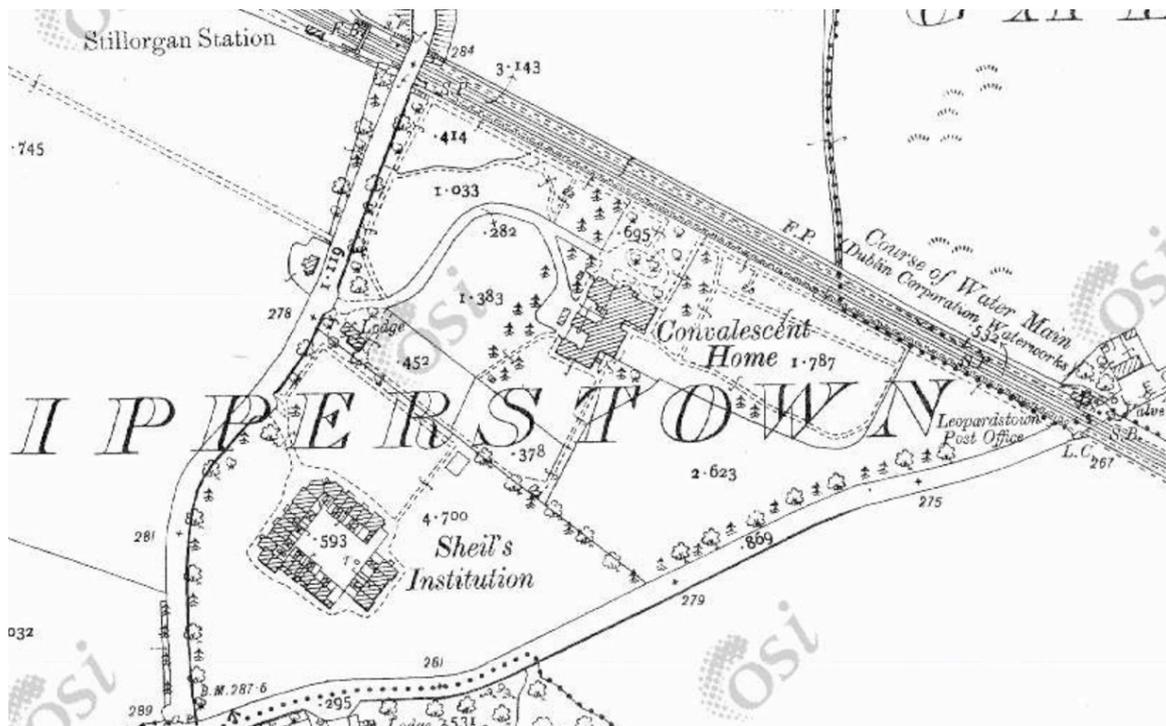


Figure 17.3 - Later Revision to the Ordnance Survey showing the addition of Shiel's Institution within the overall site along with the pine trees indicated here (but not visible on French's photographs). This map also shows a realignment of the avenue and the provision of a hemispherical front setting to the northern building line.

In 1886-88 a further wing was added to St. Joseph's - with beds for paying patients only. This wing was called the Napier Memorial Wing, funded by Sir and Lady Napier in memory of their son. The architect was J.R. Carroll, and the builder S. H. Bolton.

The home received wounded British soldiers from the Boer War 1899-1901.



Figure 17.4 - View of the front façade from the east with one of those convalescing apparently admiring a view of the Three Rock Mountain. There is no sign of the silver pines in this photograph by R French

The home closed in 1963. In August 1963 a notice appeared in the papers "The Convalescent Home Stillorgan will not be open to patients as from 31st August 1963. The future of the Home is not as yet decided pending an application which will be made to the Court in due course."

The Stillorgan Convalescent Home institution survived here for almost a hundred years, from 1868 until it was sold in 1963. Archbishop McQuaid acquired the property at that time, discontinuing its use as a convalescent home and establishing St. Joseph's House for the Adult Deaf and Blind.

There were a number of other developments both to the building and its original site subsequent to the Napier extension. These were without exception of a far lesser quality, were not architect-designed and served to impact negatively on the exterior of the building, obscuring the facades and reducing its curtilage and the amenity of its setting. The interiors underwent changes through this time also.

In 1895 a fire destroyed two of the staircases.

Around 1908, two no. poor-quality, brick sheds one with a profiled-metal roof were built to the west of the Berwick Wing both obscuring views of the important west façade.

In 1911 an Annexe was added to south east of the building.

In 1924 the Sunshine Home for Children was built within the setting of the Convalescent Home. This has since made way for residential development

In the 1920s/30s a conservatory was added connecting the Annex with the main building. This blocked-in the original east façade on this side. Poor-quality rendered and slate-clad lean-to extensions were added to the back of the original block at this time. Again, these obscure some of the original facades.

In 1964 the Home for Adult Deaf opened, involving modernisation works amounting to £30,000. This involved the subdivision and adaptation of many of the interiors.

In the 1960s/70s the conservatory to the east side was, unfortunately, renewed and extended in PVC. Houses including those at Annaghkeen and Dalwhinnie were built in the 1960s/70s taking up some of the eastern portion of the setting of the Convalescent Home.

In 1990 the Silver Pines Housing development was established taking up much of the western portion of the setting of the Convalescent Home again significantly reducing the setting. The gate lodge and original west entrance were lost some time after 1954 and most likely as a result of this development.

Alterations to the building were carried out in 1994/5 to upgrade the building from a fire safety point of view. These works would have included replacement of doors and the introduction of compartmentation throughout the building. There are myriad brutal services interventions throughout the interiors and indeed on the external facades which have taken place in the 20th Century.



Figure 17.5 - Fabric chronology plan showing the phases of development of the former Convalescent Home, overlaid on the current Ordnance Survey. The original footprint and the Napier and Berwick phases of development which quickly followed are clearly visible here. Also visible are the footprints of the 20th Century sheds, lean-to extensions, annex and conservatory. The footprint of the gate lodge to the original western entrance is also visible here within Silver Pines.

A number of historic maps and images were consulted to determine the chronology of building on the site of the former Convalescent Home (St. Joseph's) (the relevant maps and photos are appended to the report and should be referred to). These are as follows –

NOTE: Dates referred to are survey dates (where available), not map publication dates. Furthermore, maps in this report have been selectively enlarged, or occasionally, reduced, in order to more clearly illustrate the text, and are therefore not at their original published scale.

1837-43 - First Revision of the Ordnance Survey Map

This revision of the first O.S. Map Shows the original rural setting with the Dublin Wicklow railway line forming the northern boundary of the site. It pre-dates the construction of the “Convalescent Home” and there is no evidence of any other development on the site.

1865 - O.S. Map

This revision of the O.S. was produced shortly before work started on the “Convalescent Home”. This O.S. Map shows that no development has been carried out on the site.

1869 - O.S. Map

This revision of the O.S. was produced shortly after the first building of the “Convalescent Home” took place. It clearly shows the recently constructed “Convalescent Home”. The footprint of the building is H shaped with a direct driveway from the access road to the building. This O.S. Map also shows the development of a gate lodge at the entrance to the site.

1908-10 - O.S. Map

By 1908 the original Convalescent Home had been substantially extended to the south. It also shows a realignment of the avenue and the provision of a hemispherical front setting to the northern building line. In addition, a new separate building (Sheils Institution) with its own entrance off the access road has been constructed to the south of the Convalescent Home.

1937-39 - O.S. Map

The Convalescent Home is virtually unchanged from the 1907 Map. Two small outbuildings have been constructed adjacent to the Convalescent Home. Sheils Institution is unchanged but a new building –

The Childrens Sunshine Home has been constructed on grounds to the south east of the Convalescent Home. A separate entrance off Leopardstown Road has been provided for this building.

1954 - O.S. Map

The setting of the Convalescent Home remains unchanged since the pre-war edition of the O.S.

The historic and cartographic analysis confirms that the Original Convalescent Home was constructed in 1868 and the first extension was constructed in 1869. The gate lodge was also added in 1869. The building was further extended in 1886 with the construction of the Napier Wing and an annexe was added in 1911.

Description

St. Joseph's House

Exterior

Description from the Irish Times in 1888: *"The building, which is but a minute's walk from the station, is Gothic in style, and many gabled, while in material it is constructed of the modern and modest red-brick. Its frontage faces the sea with the intervention of a charming bit of scenery, and behind stand the Dublin Mountains. The Home stands in its own grounds of several acres part in garden and part meadow. Indoors it is fitted with every requisite and comfort needed by an institution of the kind- bathrooms, sitting-rooms, lavatories, library etc."*

"The site was sheltered from the extreme westerly winds by the Three Rock Mountain. It was over 300ft above the level of the sea. That was held to be a very correct elevation above the city. The excellent water and drainage of the new institution all tended to make that an ideal site for a convalescent person."

The first image in this assessment (Figure 17.1, above) demonstrates how open the setting and site for the Convalescent Home was in the 1860s/1880s prior even to the planting of the tall and distinctive silver pines. Although this rural setting has been completely transformed, the principal architectural element and its immediate setting to the front, now used as a carparking area, remain. The original building along with the aforementioned extensions comprises brick and terracotta gabled, Penrhyn slate roofed forms with decorative gothic detailing in granite to window and door heads, hoods and transoms. There are slight differences in material and workmanship on the two 19th century extensions of 1869 and 1888 but these are barely noticeable and the entire building reads as a coherent entity. There have been some poor quality 20th century additions and outbuildings in an inferior brickwork which are not of significance architecturally. The surrounding landscape, now dominated by silver pines and parked cars, has not been formally designed and lacks the quality of the exterior facades.

Clearly the St Joseph's building has a very particular external architectural significance as an object building.

St Joseph's was originally designed as a convalescent home from illness and injury and was located in a "healthy location" away from the city. The original setting of the building would have been comprised of rural parkland. This is visible in Figure 17.5, below, which illustrates the historic curtilage of the Protected Structure. The historic site covered the entire width between Brewery Road and the Leopardstown Road, and was bounded to the north by the railway line and to the south by Sheil's Institution¹.

¹ There is an implication in historic sources that the site of Sheil's Institution was formerly part of the site of the Convalescent Home. This is not supported by cartographic evidence pre-dating construction of the Sheil's Institution.

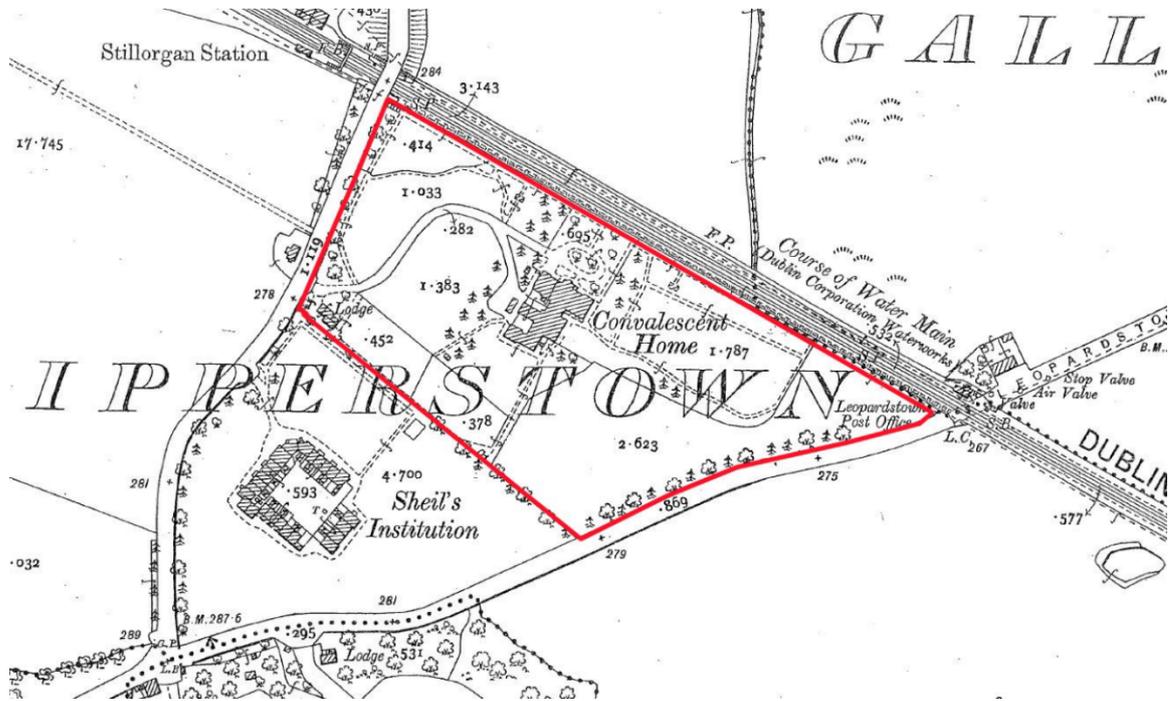


Figure 17.6: Overlay on 1908-1910 Ordnance Survey Map showing the historic curtilage of the Convalescent Home (now St. Joseph's).

With the development of the city of Dublin in the intervening 150 years, the historic setting has been eroded cumulatively by various changes and, in particular, residential developments which have effected a transformation of that setting. These include the construction of the Children's Sunshine Home, the Silver Pines residential estate, and the detached houses along Leopardstown Road ('the Crossing', 'Annaghkeen', 'Dalwhinnie', 'Alhambra', 'Calador' and 'Wellbrook'). Inappropriate modern 20th century additions to the southern section of the site, including the structures which now form the Anne Sullivan Centre, have also altered the original setting of the Protected Structure.

The modern curtilage of the Protected Structure is illustrated below, as an overlay in Green on the modern Ordnance Survey map. This diagram also shows the historic curtilage of the site, so as to demonstrate the level of alterations and the shrinkage of the original curtilage which has occurred in modern times.

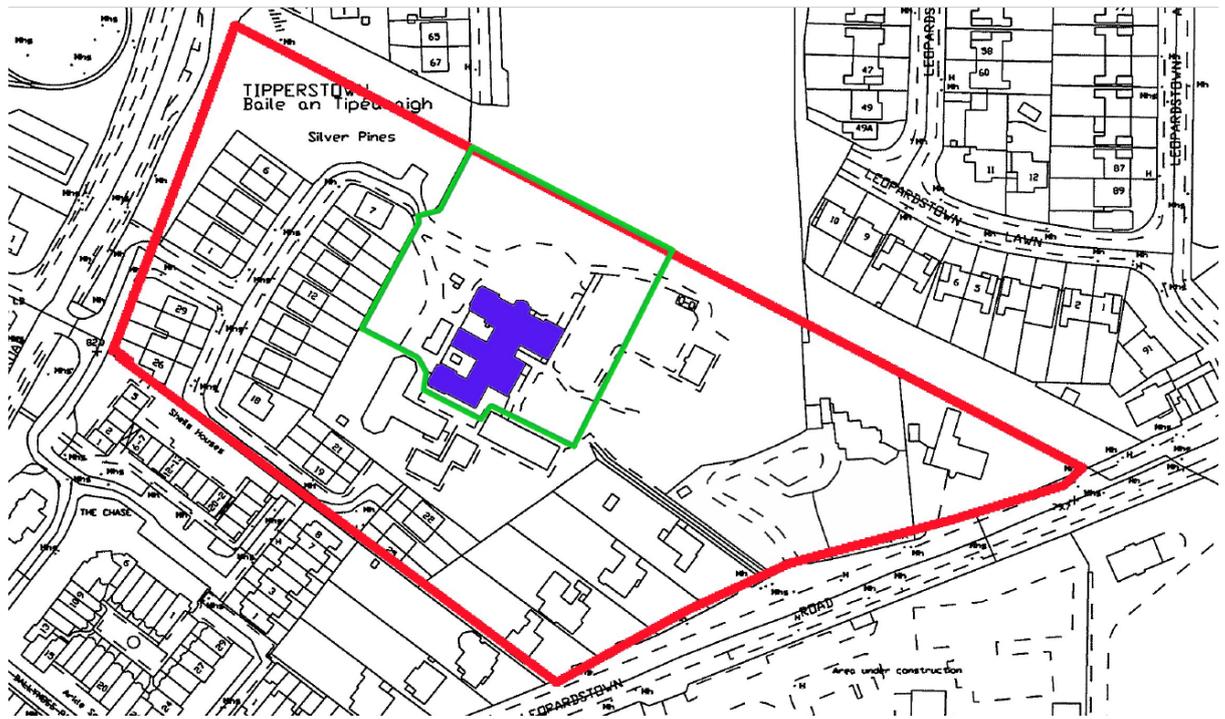


Figure 17.7 - Overlay on modern Ordnance Survey Map, showing the Protected Structure (Blue), the historic curtilage of the Protected Structure (Red) and the existing curtilage of the Protected Structure (Green).

The curtilage of the Protected Structure is limited to the footprint of the Protected Structure itself, and the immediate front (north) setting of the structure. The area is delineated by an existing line of mature trees to the east, by the original site boundary to the north, and by the building line of modern encroaching development to the south and west. The original setting and curtilage of the Protected Structure has clearly been impacted by the modern development of the original site and setting, and its surroundings.

Interior

The interiors remain as a home occupied by deaf and deaf blind people. The original layout appears to remain for the most part with a spine corridor and cantilevered granite steps along it. Corridors provide access to upstairs rooms of which there are many more than there would have been originally. The rooms would originally have been dormitory types with large spaces for multiple male soldiers/patients. Subdivisions have taken place to provide a more private, cellular type of accommodation. With this cellularisation, the original arrangement with clerestorey lighting to these dorm rooms has been lost. There is no internal plasterwork save for the simple run cornice visible in the room to the right hand side of the entrance corridor. There are a number of original doorsets remaining and the window joinery remains with shutters and boxing in most cases and leaded upper panes in many cases also. A chapel has been established in one of the rooms - possibly an original dining hall.

Perhaps appropriately for an institutional building, the interiors have a rather functional character and are without any particular ornament in terms of plasterwork or joinery. The layout is not of particular interest. It is not in its original form due to multiple additions and alterations to it with new entrances added. The interiors, therefore, must be considered to be of a somewhat lesser significance to the building's architectural character than its exterior.

The following is a room-by-room description of the interiors and its features and should be read in conjunction with the key plans and photo record appended –

Ground Floor:

Room G.01 - Entrance Porch

The sliding sash windows are original with some original glass. The main entrance door is a modern replacement although the frame and architraves are original. The door and screen from the porch to Room G05 is a modern replacement. The skirtings are original. Floor is of timber construction with a carpet finish.

Room G.02 – Sitting Room

There is a profile ceiling cornice in this room. There is a downstand beam running from west to east between the windows in the west elevation and this interrupts the flow of the cornice. There are no ceiling roses in this room. The paired sliding sash windows are original with some original glass. The windows in the west elevation (2 No) have two additional panes above the sash windows. There is opaque glass in small squares with leaded joints in one pane and clear glass divided into louvres in the other pane. The shutters, window boxes and architraves around the windows and timber panelling below the windows are original. The original chimneypiece has been removed and the void filled. Built-in presses have been fitted in the north west corner of the room. The skirting boards are original. The door, frame and architrave to Room G11 are original but the door has been sheeted on both sides most likely with a fire resistant board. The floor is vinyl laid over timber floorboards.

Room G.03 – Nurses Station

There is a profile ceiling cornice in this room. The sliding sash window is original with mostly original glass. The shutters, window boxes and architraves around the windows and timber panelling below the windows are original. The skirting boards are original. The door, frame and architrave are original but the door has been sheeted on the outside most likely with a fire resistant board. The floor is laminated wood laid over timber floorboards.

Room G.04 – TV Room

There is a profile ceiling cornice in this room. The sliding sash windows are original with mostly original glass. The shutters, window boxes and architraves around the windows and timber panelling below the windows are original. The original chimneypiece has been removed and the void filled. Built in presses have been fitted in a recess in the wall to room G12 which are most likely original. There are modern built in presses between the chimney breast and the north wall of the room. The skirting boards are original. The door, frame and architrave are original but the door has been sheeted on the outside most likely with a fire resistant board. The floor is laminated wood laid over timber floorboards.

Room G.05 – Hall

There is a modern coving on the ceilings in this room. The door to room G13 has been removed but the original frames and architraves remain. The door and screen to Room G01 is a modern insertion. The door to room G13 is missing but the door frame is still extant. Floor finish is carpet laid over timber floorboards.

Room G.06 – Bedroom.

There is a cornice on the north and west walls of this room. This suggests that this room was originally part of a larger room incorporating rooms G06, G07 and G08. The sliding sash windows are original with some original glass. The shutters and window boxes and architraves around the windows are original. The skirting boards on the front wall and wall to Room G05 are original. The door, frame and architrave are original but the door has been sheeted on the inside most likely with a fire resistant board. The floor finish is sheet vinyl laid over timber floorboards.

Room G.07 – Bedroom

There is a cornice on the north, east and south walls of this room. This suggests that this room was originally part of a larger room incorporating rooms G06, G07 and G08. The sliding sash windows are original with some original glass. The shutters and window boxes and architraves around the windows are original. The skirting boards on the front wall are original. The door, frame and architrave are original but the door has been sheeted on the inside most likely with a fire resistant board. The floor finish is sheet vinyl laid over timber floorboards.

Room G.08 – Corridor

There is a cornice on the north, east and south walls of this room. This suggests that this room was originally part of a larger room incorporating rooms G06, G07 and G08. It is likely that there was a door between this room and room G14. Nothing remains of the original joinery. The floor finish is carpet over timber floorboards.

Room G.09 – Chapel

There are two downstand beams crossing from east to west in the ceiling of this room similar to room G02. There are no cornices or ceiling roses but there are stone corbels under each end of the beams. Secondary leaded glazing comprising frosted glass with some stained glass features have been installed on the interiors of the windows in recent times. The shutters, window boxes and architraves around the windows are original. The skirting boards are original. The door opening to the gardens to the east is original, however the door and frame are recent replacements. The door to room G25 is a recent intervention and the door and clerestory window above to room G14 are modern insertions. The floor finish is carpet laid over timber floorboards.

Room G.10 – Office

The sliding sash windows with shutters, window boxes and architraves are original. The glass is mostly original. The skirtings are original. The suspended ceiling is a modern insertion. The door to Room G11 is a modern flush door. The floor is vinyl sheet overlaid on timber floorboards

Room G.11 – Corridor

There is a cornice around the north, west and south walls in this room suggesting that this room and room G12 were originally combined. The doors to rooms G10 and G12 are modern. The door, frame and architrave to Room G02 are original but the door has been sheeted on both sides most likely with a fire resistant board. The floor is vinyl laid over timber floorboards. The exit door to the courtyard is a modern replacement door but the frame and clerestory window over are original. The floor is carpet on floor boards.

Room G.12 – Corridor

There is a cornice around the north, east and south walls in this room suggesting that this room and room G11 were originally combined. The doors to rooms G11 and G13 are modern interventions. The door, frame, and architrave to room G03 is original. The floor is sheet vinyl on floor boards.

Room G.13 – Corridor & Stairs

The stone stairs is probably the finest original internal feature of this building. There is a hardwood handrail and simple timber balustrade to the stairs but they are unlikely to be original. There is a fine timber skylight over the stairs which is not original. There is also a bullhead under the rooflight, which is a modern intervention as are the storage presses under the stairs. The doors to rooms G21 and G22 are original while the doors to Rooms G12, G14 and G32 along with the adjacent window to G32 are recent interventions. The floor is sheet vinyl on concrete.

Room G.14 – Corridor

The door and clerestory window to room G09 are modern additions. The doors to rooms G13, G18 and G19 are modern. Vinyl floor finish on timber floor boards.

Room G.15 – Toilet

This room is a later extension dating to most likely to 1886. The door to room G12 is modern. Floor finish is vinyl sheeting of floor boarding. There are no architectural features of note.

Room G.16 –W.C.

This room is a later extension most likely dating to 1886. The door to room G11 is modern. Floor finish is vinyl sheeting of floor boarding. There are no architectural features of note.

Room G.17 –Store.

Store room – The door to room G18 is modern. Vinyl floor finish on concrete slab. No architectural features of note

Room G.18 – Lobby

Lobby to toilets (Room G23) – The doors to rooms G14 and G23 are modern. Vinyl floor finish on concrete slab. No architectural features of note.

Room G.19 – Tea Station

Window is original sash window with some original glass. The door frame and architrave to room G14 are original. Vinyl Floor finish on Concrete slab. No other architectural features of note.

Room G.20 – Store

The door to room G21 is original. Vinyl Floor finish on Concrete slab. No other architectural features of note.

Room G.21 – Laundry

The windows are original casement windows with some original glass. The door to the exterior courtyard is a modern intervention. The door frame and architrave to room G13 are original. Vinyl Floor finish on Concrete slab. No other architectural features of note.

Room G.22 – Medicine Room

The window is original sash window with some original glass. The door frame and architrave to room G13 are original. Vinyl Floor finish on Concrete slab. No other architectural features of note.

Room G.23 – W.C.

Original sliding sash windows with modern opaque glass. Door to room G18 is modern. Floor covering is non slip vinyl. No other architectural features of note.

Room G.24 – Escape Stairs.

This escape stairs is a late 20th Century (Circa 1995) addition. No architectural features of note.

Room G.25 – Sacristy

Part of 1995 extension incorporating new escape stairs from first floor. Door to room G09 is a modern intervention. No architectural features of note.

Room G.26 – Store

Small external store in poor condition. No architectural features of note.

Room G.27 – Food Store

Original steel windows on west elevation and original sliding sash windows on north and south elevations. Door to Room G28 is modern. Floor is non slip vinyl on concrete slab. No other architectural features of note.

Room G.28 – Food Preparation

There are original sliding sash windows on the north elevation. The doors to Rooms G27 and G29 are modern. Floor is non slip vinyl on concrete slab. No other architectural features of note.

Room G.29 – Cold Room Area

The external door to Courtyard 1 is a modern door in an original ope. The door to Rooms G28 is modern. Floor is non slip vinyl on concrete slab. No other architectural features of note.

Room G.30 – Kitchen

Original sash window on south elevation. The external door to Courtyard 2 is a modern replacement in an original ope. The doors to rooms G31 and G32 are modern. Floor is non slip vinyl on concrete floor slab. No other architectural features of note.

Room G.31 – Store

Door to room G30 is modern. Floor is non slip vinyl on a concrete slab. No other architectural features of note.

Room G.32 – Corridor.

The doors from this room to Rooms G13, G30, G33 and G38 are all modern doors. The floor is a concrete slab with a timber ramp overlaid on it with a carpet finish.

Room G.33 – Dining Hall

This room is part of an extension constructed in 1886. The sliding sash windows, window boxes and architraves are original while the glass is mostly original. The skirtings are original. There is a coved pelmet at picture rail level which is a modern insertion. The floor is sheet vinyl on a timber floor boarding.

Room G.34 – Office Room

Late 20th Century modern addition. No architectural features of note.

Room G.35 – Conservatory / Glazed Link Access.

Late 20th century modern addition. No architectural features of note.

Room G.36 – Conservatory

Late 20th century conservatory addition. No architectural features of note.

Room G.37 – Store

Original four over four sliding sash window still extant. Door to Room G38 is a modern replacement. Floor is Vinyl sheet on concrete slab. No other architectural features of note.

Room G.38 – Corridor

Doors to rooms G37 and G39 are modern replacements. The door to the lift and the lift itself are modern insertions. The floor is a concrete slab, part of which has been overlaid with a timber ramp to accommodate local changes in floor level. Finish on timber ramp – carpet. There is a concrete slab steps to Room G43. No other architectural features of note.

Room G.39 – Toilet

The lower panes of glass have been replaced with later frosted glass. The door to Room G40 is original. Floor is vinyl sheeting on concrete floor slab. No other architectural features of note.

Room G.40 – Lobby

The door to Room G39 is original. The door to Room G38 is a modern replacement. Floor is vinyl sheeting on concrete floor slab. No other architectural features of note.

Room G.41 – W.C.

Original six over six sliding sash window still extant. The lower panes of glass have been replaced with later frosted glass. Floor is vinyl sheeting on concrete floor slab. No other architectural features of note.

Room G.42 – Lobby

The window is a modern single glazed casement replacement window which has been installed in place of an earlier external door. The lower part of the original ope has been blocked up. The floor is part concrete slab with timber steps added to accommodate local changes in floor level. Floor finish is vinyl. No architectural features of note.

Room G.43 – Hall

There is a profile cornice in this room. The leaded windows on either side of the exit door to the outside are original, as is the clerestorey window over the doors. The exit doors are modern replacement doors inserted into the original frames. The door, frame and architrave to Room G11 is original but the door has been sheeted on one side most likely with a fire resistant board. The doors to rooms G38 and G42 are modern doors. The skirtings are original. The floor covering is carpet over timber floor boards.

Room G.44 – Bedroom

Original sliding sash windows with over panes with shutters windows boxes and architraves are still extant. The door to room G45 is original but the door has been sheeted on one side most likely with a fire resistant board. The skirtings are original. The floor covering is carpet over timber floor boarding.

Room G.45 – Lobby

Doors to Rooms G44 and G46 are original but the door has been sheeted on one side most likely with a fire resistant board. The skirtings are original. The floor covering is carpet over timber floor boarding.

Room G.46 – Bedroom

Original sliding sash windows with over panes with shutters windows boxes and architraves are still extant. The door to room G47 is original but the door has been sheeted on one side most likely with a fire resistant board. The skirtings are original. The floor covering is carpet over timber floor boarding.

Room G.47 – Corridor

The door to room G49 is original but the door has been sheeted on one side most likely with a fire resistant board. The Door to Room G48 is modern. The external door to courtyard No 1 is a modern door in an original ope. The skirtings are original. The floor covering is carpet over timber floor boarding.

Room G.48 – Corridor

Plain walls and ceiling. The door to room G50 is original but the door has been sheeted on one side most likely with a fire resistant board. The doors to Rooms G 47 and G49 are modern. The skirtings are original. The floor covering is carpet over timber floor boarding.

Room G.49 – Bedroom

Plain walls and ceiling. Original sliding sash windows with over panes with shutters windows boxes and architraves are still extant. The door to room G47 is original but the door has been sheeted on one side most likely with a fire resistant board. The skirtings are original. The floor covering is carpet over timber floor boarding.

Room G.50 – Bedroom

It was not possible to gain access to this room but it is reasonable to assume that it is similar to room G49.

Room G.51 – Bedroom

Plain walls and ceiling. Original sliding sash windows with over panes with shutters windows boxes and architraves are still extant. The door to room G43 is original but the door has been sheeted on one side most likely with a fire resistant board. The skirtings are original. The floor covering is carpet over timber floor boarding.

First Floor:

Room F.01 – Store

Plain walls and ceiling. Original timber sash window with some original glass. The doors to F02 and F08 are modern. The skirtings are original. The floor covering is carpet over timber boarding.

Room F.02 – Archive Store

It was not possible to gain access to this room but it is reasonable to assume that it is similar to room F01.

Room F.03 – Bedroom

Plain wall and ceiling. Original timber sliding sash windows with shutters still extant. The panelled door and architrave are modern. Skirting boards on the external walls are original, remainder are modern. Floor covering is carpet over timber floorboards.

Room F.04 – Bedroom

Original timber sliding sash windows with shutters still extant. The panelled door and architrave are modern. Skirting boards on the external walls are original, remainder are modern. Floor covering is carpet over timber floorboards.

Room F.05 – Corridor

Doors to rooms F03, F04, F06 and F18 are modern. Original skirtings on external walls and on walls to F16, F18 and F19. Floor covering is vinyl over timber floorboards.

Room F.06 – Bedroom

Original timber sliding sash windows with shutters still extant. The panelled door and architrave are modern. Skirting boards on the external walls and wall to room F03 are original, remainder are modern. Floor covering is carpet over timber floorboards.

Room F.07 – Office

Original timber sliding sash windows with shutters still extant. The panelled door and architrave are modern. Skirting boards on the external wall are original, remainder are modern. Floor covering is carpet over timber floorboards.

Room F.08 – Corridor

Doors to F01, F05, F07 and F11 are modern. Doors to storage presses are modern. Skirtings on wall to rooms F21, F22, F09 and F01 are original. Remainder are modern. Floor is vinyl sheeting on timber floorboards.

Room F.09 – Bedroom

It was not possible to gain access to this room. It is reasonable to assume that it is similar to room F06.

Room F.10 – Bedroom

It was not possible to gain access to this room. It is reasonable to assume that it is similar to room F06.

Room F.11 – Corridor

Clerestory window is original. Panelled doors to F08, F09 and F10 are modern. Door to F12 is a modern flush door. Skirtings on wall to rooms F14 and F23 are original. Remainder are modern. Floor is vinyl sheeting on timber floorboards.

Room F.12 – Store

Clerestory window is original. Door to F11 is modern. Skirtings on wall to rooms F14 and F23 are original. Remainder are modern. Floor is vinyl sheeting on timber floorboards.

Room F.13 – Bedroom

Original timber sliding sash windows with shutters still extant. The panelled door and architrave to Room F14 are modern. Skirting boards on the external walls and wall to room F10 are original, remainder are modern. Floor covering is carpet on timber floorboards.

Room F.14 – Corridor

Plain walls and ceilings. Panelled doors to F13 and F15 are modern. Doors to F23, F24 and F28 are modern insertions. Skirtings on wall to rooms F10, F12, F09 and F23 are original. Remainder are modern. Floor is vinyl sheeting on timber floorboards.

Room F.15 – Kitchen

Original timber sliding sash windows with shutters still extant. Original timber roof trusses are visible. The panelled door and architrave are modern. Skirting boards on the external wall are original, remainder are modern. Floor covering is vinyl on timber floorboards.

Room F.16 – Lobby

Plain walls and ceiling. Door to Room F18 is modern. Floor covering is vinyl on timber floorboards.

Room F.17 – W.C.

Original timber sliding sash window with shutters still extant. Skirting boards are original. Floor covering is vinyl on timber floorboards.

Room F.18 – Lobby

The door and architrave to Room F16 is modern. Floor covering is vinyl.

Room F.19 – Landing

The door and architrave to Room F21 are modern. Floor covering is vinyl on timber floorboards.

Room F.20 – Stairs

This stairs is part of an extension carried out to the building between 1868 and 1886. The handrails on the stairs are modern. Timber sliding sash windows are contemporaneous with the construction of the extension, as is the rooflight over the stairs. The door at the half landing to the external exit stairs is a modern intervention. Floor covering is vinyl on timber floorboards.

Room F.21 – Office

This office is part of the extension carried out between 1868 and 1886. Plain walls and ceiling. Timber sliding sash windows are original to the extension. The panelled door and architrave and skirtings are likewise contemporary to the extension. Floor covering is vinyl tile on a concrete slab.

Room F.22 – Stairs and Landing

The stone stairs is original but the hardwood handrail and simple timber balustrade to the stairs are unlikely to be original. There is a fine timber skylight over the stairs which is not original. The doors to rooms F23 and F29 are modern. The skirtings generally are original and the floor is sheet vinyl on timber floorboards.

Room F.23 – Corridor

The sliding sash windows are original as are the skirtings. The doors to rooms F22, F25, F26, F27 and F30 are modern. The floor finish is carpet on timber floorboards.

Room F.24 – Bedroom.

It was not possible to gain access to this room. It is likely that it is similar to adjacent rooms F13 and F15.

Room F.25 – Bathroom.

One original timber sliding sash still extant. This window has been fitted with modern glazing. A second smaller window has been fitted with a modern casement window. The floor finish is vinyl on timber floorboards.

Room F.26 – Washroom / Store

Pointed arch window with leaded glass. Vinyl floor finish on timber floorboards

Room F.27 – Bedroom

Original timber sliding sash windows with shutters still extant. The panelled door and architrave are modern. Skirting boards on external wall are original, remainder are modern. Floor covering is carpet on timber floorboards.

Room F.28 – Fire Escape Exit

This is a modern intervention. No architectural features of note.

Room F.29 – Corridor

Plain walls and ceiling. Original sash windows still extant. Doors to F22, F30 and F35 are modern. Skirting boards are original. Floor finish is carpet on timber floorboards.

Room F.30 – Drying Room

Plain walls and ceiling. Original sash window with some original glass. The door to F29 is modern. The floor finish is vinyl on timber floorboards.

Room F.31 – Bathroom

Plain walls and ceiling. Original sash window with some original glass. Panelled door and architrave to Room F33 is original. Skirting boards are original. Floor is vinyl on timber floorboards.

Room F.32 – Lunchroom

Plain walls and ceiling. Original sash window with some original glass. Panelled door and architrave to F33 is original. Floor is vinyl on timber floorboards.

Room F.33 – Corridor

Plain walls and ceiling. Panelled doors and architraves to Rooms F31 F32 F36 and F37 are original. Door to F34 is modern. Skirting boards are original. Floor is vinyl on timber floorboards.

Room F.34 – Store

It was not possible to gain access to this room. It is likely that it is similar to adjacent rooms F32 and F37.

Room F.35 – Corridor and Stairs

Plain walls and ceiling. Modern window opposite lift. Short flight of stairs to upper level. Doors to Rooms F29, F42 and lift are modern. Skirtings are a mixture of original and modern. Floor finish is vinyl on timber floorboards.

Room F.36 – Office

Original sash window with some original glass. Panelled door and architrave to F33 is original. Skirting boards are original. Floor is Vinyl on timber floorboards.

Room F.37 – Office

Original sash window with some original glass. Panelled door and architrave to F33 is original. Skirting boards are original. Floor is Vinyl on timber floorboards.

Room F.38 – W.C.

Original timber sliding sash windows still extant. The panelled door and architrave F40 are modern. Skirting boards are modern. Floor covering is vinyl on timber floorboards.

Room F.39 – W.C.

Original timber sash window still extant, although covered in internally. The panelled door and architrave to Room F40 are modern. Skirting boards are modern. Floor covering is vinyl on timber floorboards.

Room F.40- Lobby

Original timber sash window still extant. The panelled doors and architraves to Rooms F38, F39 and F47 are modern. Skirting boards and guarding round stairs are modern. Floor covering is vinyl on timber floorboards.

Room F.41 – Landing

The door to the lift is a modern intervention. Skirting boards and guarding round stairs are modern. Floor covering is vinyl on timber floorboards.

Room F.42 – Lift

The lift is a modern intervention. No architectural features of note.

Room F.43 – Stairs and landing

This is part of the extension constructed between 1868 and 1886. The stairs, handrail and panelling is contemporaneous with that extension.

Room F.44. – Bedroom

It was not possible to gain access to this room. It is likely that it is similar to adjacent room F46.

Room F.45 – Lobby

The doors to room F44 and F46 are original but the door has been sheeted on one side most likely with a fire resistant board. Skirtings are original. Floor covering is vinyl on timber floorboards

Room F.46 – Bedroom

Original sliding sash windows with over panes with shutters windows boxes and architraves are still extant. The door to room F45 is original but the door has been sheeted on one side most likely with a fire resistant board. Skirtings are original. Floor covering is vinyl on timber floorboards.

Room F.47 – Hall

Plain walls and ceiling. Door to Room F49 and the escape door to the external stairs are modern. Skirtings are original. Floor covering is vinyl on timber floorboards.

Room F.48 – Hall

Plain walls and ceiling. Doors and architraves to rooms F50 and F51 are original. Doors to Rooms F43 and F47 are modern. Skirtings are original. Floor covering is vinyl on timber floorboards.

Room F.49 – Bedroom

Original timber sliding sash windows with over windows and shutters still extant. The door to room F45 is original but the door has been sheeted on one side most likely with a fire resistant board. Skirting boards are original. Floor covering is vinyl on timber floor boarding.

Room F.50 – Bedroom

It was not possible to gain access to this room. It is likely that it is similar to adjacent room F49.

Room F.51 – Bedroom

Original timber sliding sash windows with over windows and shutters still extant. The panelled door and architrave are original, but the door has been sheeted on the inside with, most likely a fire resistant board. Skirting boards on the external walls are original, remainder are modern. Floor covering is vinyl on timber floor boarding.

Houses Along Leopardstown Road

These are 10 no. late 20th Century houses on the site fronting onto Leopardstown Road, 'Sir Ivor Mall', 'Woodleigh', 'Cloonagh', 'Souk EL Raab', 'Calador', 'Alhambra', 'Dalwhinnie', 'Madona House', 'Annaghkeen', and 'The Crossing'. None of these have any particular architectural or historic significance and, correctly, the Dun Laoghaire Rathdown County Council Development Plan has determined that these are not worthy of a Protected Structure status. In addition, they have not been rated by the NIAH. An appraisal of the significance of these houses is included in Section 17.3.3, below. The granite from the boundary walls, although not historic fabric, would appear to be native stone and should be salvaged for potential reuse in new landscaping plans.

Former Shiel's Institution (now Arkle Square ACA)

Arkle Square is located to the south west of the subject site (see Figure 17.3, above) and comprises a series of terraced two-storey, houses facing onto a small square. The building group was originally known as Sheils Institution and included 24 Almshouses built in c.1868 by the Charles Sheils Almshouses Charity for Poor and Deserving People to designs of Charles Lanyon. The buildings are finely constructed in granite, brick, sandstone, Portland and slate and might be considered to have an Arts & Crafts style to their forms and detailing. The area has been designated as an architectural Conservation Area (ACA) in the Dun Laoghaire Rathdown County Council Development Plan. A number of views of them from within the ACA have been identified as having significance.

The ACA identifies the Arkle Square significance as follows -

- *The complex represents a fine example of a nineteenth century architectural style combining elements of Venetian Polychrome and Arts-and-Crafts styles.*
- *The houses have externally (street side) not been altered to an extent that their homogeneity has been irrevocably disturbed.*
- *The survival of original features and the use of decorative materials and details are characteristic of the ACA.*

- *The use of materials and detailing in the construction of the buildings is of importance as representative of structures from the nineteenth century.*
- *The complex exhibits fine craftsmanship in the creation of stone walling”*

The ACA recognises that the alterations to the front gardens and particularly to the central square have compromised its significance in these areas.

Significance

St. Joseph's House is a Protected Structure of architectural and historic interest.

None of the remaining buildings on the subject site have been included on the Dun Laoghaire Rathdown County Council Record of Protected Structures. None of the buildings on site have been included on the NIAH Survey of the area.

The Planning and Development Act (2000) requires that a protected structure be of significance or special interest under at least one of the following headings:

- Architectural
- Historic
- Artistic
- Cultural
- Archaeological
- Social
- Scientific
- Technical

The significance of the buildings and site has been analysed under each of these headings, in accordance with the DoCHG *Architectural Heritage Protection Guidelines* (2011).

Architectural Significance

The DoCHG Architectural Heritage Guidelines lists examples of how a structure may be attributed special architectural interest:

- a) A generally agreed exemplar of good quality architectural design;*
- b) The work of a known and distinguished architect, engineer, designer or craftsman;*
- c) An exemplar of a building type, plan-form, style or styles of any period but also the harmonious interrelationship of differing styles within one structure;*
- d) A structure which makes a positive contribution to its setting, such as a streetscape or a group of structures in an urban area, or the landscape in a rural area;*
- e) A structure with an interior that is well designed, rich in decoration, complex or spatially pleasing.*

St. Joseph's House

The subject building is of clear architectural significance, as an exemplar of good quality 19th century institutional architecture and the original structure was the work of a known and distinguished architect, John Sterling Butler.

The building was designed by three architects in the late 19th Century in successive phases of faithful Victorian pastiche. The result is a typical example of the Elizabethan-revival using gabled forms of red brickwork in a Flemish bond with simple, untooled, grey limestone detailing to the quoins, strings and to the window hoods and tracery. The steeply pitched roofs are in Welsh slate. It has an exterior

architecture of some interest which has survived from the 1880s despite the intrusions on its setting which succeeded in removing the building's presence in the area. These facades however suffer from poorly considered additions and service interventions and are in need of restoration.

Internally, as demonstrated clearly and comprehensively in the photographic record already submitted, the layout and the spaces themselves are quite unremarkable and have an institutional character. They have also been substantially altered both to accommodate the Berwick and Napier extensions and those since. At present, they contain very limited amounts of joinery and run plasterwork of a very ordinary quality. The interiors cannot be considered to be of any particular architectural interest.

The nineteenth-century rural setting of the original building has been lost although the logic of the original front setting to the north has been retained. The current front setting to the south includes an ugly tarmac driveway and a flat grassed area which could not be considered of significance as a setting either for a nursing home or an 18th century house.

The architectural significance of the building is largely based in its external appearance.

Houses Along Leopardstown Road

The criteria provided by the DoCHG cannot be considered to apply to any of the houses along the Leopardstown Road. The structures are modern 20th century construction and for the most part have little or no presence on the streetscape of the Leopardstown Road. The buildings cannot be considered to be of any architectural significance.

Archaeological Significance

The structures on site are not considered to be of archaeological significance. Please see Chapter 16 for a detailed assessment of the archaeological heritage of the site.

Artistic Significance

The DoCHG guidelines state that special artistic interest may be attributed to a structure for its *craftsmanship, design or decoration*. Examples given in the guidelines are:

- a) *Examples of good craftsmanship;*
- b) *Decoratively carved statuary or sculpture that is part of an architectural composition;*
- c) *Decoratively-carved timber or ceramic-tiled shopfronts;*
- d) *Ornate plasterwork ceilings;*
- e) *Decorative wrought-iron gates;*
- f) *Religious art in a place of public worship such as the Stations of the Cross or stained-glass windows;*
- g) *Fixtures and fittings such as carved fireplaces, staircases or light-fittings;*
- h) *Funerary monuments within a graveyard;*
- i) *The relationship of materials to each other and to the totality of the building in which they are situated, if these have been designed as an ensemble.*

St. Joseph's House

St. Joseph's House does not contain any features or elements which would be considered to be of any particular artistic significance.

Houses Along Leopardstown Road

The criteria provided by the DoCHG cannot be considered to apply to any of the houses along the Leopardstown Road.

Cultural Significance

The DoCHG provides guidance for what might constitute cultural significance:

- a) *Those structures to which the Granada convention refers as 'more modest works of the past that have acquired cultural significance with the passing of time';*
- b) *Structures that literary or cinematic associations, particularly those that have a strong recognition value*
- c) *Other structures that illustrate the development of society such as early schoolhouses, library buildings, swimming baths or printworks.*

St. Joseph's House

St. Joseph's House is not considered to be of any particular cultural significance.

Houses Along Leopardstown Road

The criteria provided by the DoCHG cannot be considered to apply to any of the houses along the Leopardstown Road.

Historic Significance

The criteria given by the DoCHG for a building to merit inclusion on the RPS on the basis of its historical significance are as follows:

- a) *A structure may have historical interest as the location of an important event that occurred in, or is associated with it, or by its association with a historic personality...*
- b) *A structure may have influenced, or been influenced by, an historic figure...*
- c) *Historic interest can be attributed where light is thrown on the character of a past age by virtue of the structure's design, plan, original use, materials or location...*
- d) *A structure may be a memorial to a past event.*
- e) *A structure may itself be an example of the effects of change over time. The design and fabric of the structure may contain evidence of its former use or symbolic meaning...*
- f) *Some fixtures and features may survive, for example in consistory courts and courts of law, that are important evidence of former liturgical or legal practice and may have special historical interest for that reason.*
- g) *Some unusual structures may have historical or socio-historical interest, for example, early electricity substations...*
- h) *Special historical interest may exist because of the rarity of a structure. Either few structures of an identifiable type were built at a particular time, or few have survived.*

St. Joseph's House

Saint Joseph's House is of historic interest as an example of a nineteenth-century building constructed in the spirit of non-sectarian charitable altruism in favour of the less fortunate in society of the time.

Houses Along Leopardstown Road

The criteria provided by the DoCHG cannot be considered to apply to any of the houses along the Leopardstown Road, all of which are of modern construction.

Scientific Significance

Examples of how a structure may be of particular scientific significance are provided in the DoCHG guidelines:

- a) *The results of scientific research may be seen in the execution of the structure;*
- b) *the materials used in the structure may have the potential to contribute to scientific research, for example extinct pollen or plant species preserved in the base layers of ancient thatch roofs;*
- c) *The structure may be associated with scientific research that has left its mark on the place, such as early Ordnance Survey benchmarks carved into stonework.*

St. Joseph's House

The criteria provided by the DoCHG cannot be considered to apply to St. Joseph's.

Houses Along Leopardstown Road

The criteria provided by the DoCHG cannot be considered to apply to any of the houses along the Leopardstown Road.

Social Significance

Special Social interest is defined in the DoCHG guidelines as *'those qualities for which a structure, a complex or an area has become a focus of spiritual, political, symbolic or other sentiment to any group of people. A community may have an attachment to a place because it is an essential reference point for that community's identity, whether as a meeting place or a place of tradition, ritual or ceremony. The configuration, disposition or layout of a space or group of structures, where they facilitate behaviour that would otherwise be difficult or impossible, may be of social interest.'*

St. Joseph's House

St. Joseph's House has no known social significance to any particular group of people.

Houses Along Leopardstown Road

None of the houses along Leopardstown Road can be considered to be of any particular social significance.

Technical Significance

The DoCHG guidelines provide examples of how a structure may be attributed special technical interest:

- a) *It displays structural or engineering innovation evidenced in its design or construction techniques such as the use of cast- or wrought- iron prefabrication or an early use of concrete;*
- b) *It is the work of a known and distinguished engineer;*
- c) *It is an exemplar of engineering design practice of its time. For example, a bridge may be a masonry arch, an iron suspension or a concrete span;*

- d) it displays technically unusual or innovative construction of cladding materials, such as early examples of glazed curtain walling, prefabricated concrete plank cladding or Coade stone;
- e) It contains innovative mechanical fixtures, machinery or plant or industrial heritage artefacts that describe the character of the production processes. The specifically industrial aspect of some sites like mill buildings, mill ponds, tailings, or derelict mines can often have a technical heritage value;
- f) Purely special technical interest can be ascribed to the innovative engineering qualities of a structure, as distinct from the building's appropriateness for use, or its appearance or form.

St. Joseph's House

The criteria provided by the DoCHG cannot be considered to apply to St. Joseph's.

Houses Along Leopardstown Road

The criteria provided by the DoCHG cannot be considered to apply to any of the houses along the Leopardstown Road.

17.4 Characteristics of the Proposed Development

The proposal submitted provides for a residential development consisting of:

"The development will consist of a new residential and mixed use scheme to include apartments, residential amenity space, a café and a childcare facility. A detailed description is now set out as follows:

The proposal provides for the demolition of 10 no. properties and associated outbuildings at 'Madona House' (single storey), 'Woodleigh' (2 storeys), 'Cloonagh' (2 storeys), 'Souk El Raab (2 storeys), 'Wellbrook' (2 storeys), 'Calador' (2 storeys), 'Alhambra' (2 storeys), 'Dalwhinnie' (2 storeys), 'Annaghkeen' (1-2 storeys) and 'The Crossing' (single storey) (combined demolition approx. 2,291.3 sq m GFA).

The new development will provide for (a) the refurbishment, separation and material change of use of Saint Joseph's House (a Protected Structure, RPS No. 1548) from residential care facility to residential use and a childcare facility; and (b) the construction of a new build element to provide for an overall total of 463 no. residential units, residential amenity space and a café.

The overall development proposal shall provide for the following:

- Block A (5 storeys) comprising 49 no. apartments (13 no. 1 bed units, 33 no. 2 bed units and 3 no. 3 bed units);
- Block B (4 - 7 storeys) comprising 88 no. apartments (28 no. 1 bed units, 57 no. 2 bed units and 3 no. 3 bed units);
- Block C (5 - 7 storeys) comprising 115 no. apartments (26 no. studio units, 26 no. 1 bed units and 57 no. 2 bed units and 6 no. 3 bed units);
- Block D (5 - 10 storeys) comprising 157 no. apartments (36 no. studio unit, 40 no. 1 bed units and 81 no. 2 bed units), residential amenity areas of approx. 636 sq m and a café of approx. 49 sq m;
- Block E (Saint Joseph's House) (2 storeys) comprising 9 no. apartments (8 no. 2 bed units and 1 no. 3 bed units) and a childcare facility of 282 sq m with associated outdoor play areas of approx. 130 sq m;
- Block F (3 - 6 storeys) comprising 45 no. apartments (23 no. studio units, 10 no. 1 bed units; and 12 no. 2 bed units);

Each new build residential unit (in Blocks A, B, C, D and F) has an associated area of private open space in the form of a terrace/balcony. Open Space proposals for Saint Joseph's House (Block E) include a mixture of private terrace/balcony areas and communal open space areas.

The extent of works proposed to Saint Joseph's House (a Protected Structure) include:

- The demolition of a single storey office, conservatory, glazed link, external store, external enclosed escape stairs with associated canopies, toilet extension and 3 no. associated outbuildings to the west of Saint Joseph's House (demolition total approx. 173.4sq m GFA);
- The removal of external steel gates, all external steel escape stairs, canopies, existing disabled access ramps, concrete steps, an external wall and associated roof area;
- Relocation of external granite steps and the provision of a new raised entrance terrace, concrete steps and ramp areas;
- Replacement of existing rooflights, the addition of roof lights, part new roof / new zinc roof, new external wall and roof to the east of the structure;
- The provision of new door and window openings;
- Modifications to internal layout including the removal of walls and partitions and the addition of new dividing walls.

The Residential Amenity Areas of approx. 636 sq m proposed in Block D comprise a residential club house/multi purpose room, library/reading room, lounge area, concierge area, office area, post room, fitness club, all at ground floor level of Block D. A terrace lounge area is proposed at fifth floor level of Block D. 2 no. roof garden areas are also proposed at fifth floor level of Blocks C and D (approx. 400 sq m and 408 sq m respectively).

Open Space (approx. 9,885 sq m) is proposed in the form of (a) public open space areas (approx. 6,680 sq m) which include a public plaza/court area, a main area of public open space (including a play area and outdoor gym area) and woodland trail; and (b) all communal open space areas (approx. 3,205 sq m) which include areas adjacent to Saint Joseph's House (Block E), Block D and Block F, a courtyard and play area located between Blocks A and B and roof terraces at fifth floor level of Blocks C and D. Visual amenity open space areas (approx. 1,000 sq m) are also proposed at various locations throughout the development.

Basement Level (approx. 9,445 sq m) is proposed with residential access from Blocks A, B, C, D and F. Bin storage areas, water storage areas, and part attenuation are located at this level. 2 no. ESB Substations, 1 no. ESB Kiosk, 2 no. Switch Rooms, waste storage areas for Block E (Saint Joseph's House) and bicycle storage areas are proposed at surface level.

A total of 259 no. car parking spaces (232 no. at basement level and 27 no. at surface level) are proposed. At basement level, a total of 30 no. electric vehicles and 202 no. standard parking spaces are provided for. A total of 968 no. bicycle spaces (816 no. at basement level and 152 no. at surface level), dedicated cycle lift and 10 no. motorcycle spaces (all at basement level) are also proposed.

Proposals for vehicular access comprise 1 no. existing vehicular access point via Silver Pines (an existing all movement junction onto Brewery Road) and 1 no. new vehicular access point at the general location of 'Annaghkeen' at Leopardstown Road (a new Left In / Left Out junction arrangement). The new access point along Leopardstown Road will replace 9 no. existing access points at 'Woodleigh', 'Cloonagh', 'Souk El Raab', 'Wellbrook', 'Calador', 'Alhambra', 'Dalwhinnie', 'Annaghkeen' and 'The Crossing'. The internal permeability proposed will provide linkages for pedestrians and cyclists to Leopardstown Road and adjoining Greenway. Proposals also provide for the relocation of an existing bus stop along Leopardstown Road.

The associated site and infrastructural works include provision for water services; foul and surface water drainage and connections; waste water pumping station; attenuation proposals; permeable paving; all landscaping works including tree protection, tree removal and new tree planting; green roofs; boundary treatment; internal roads and footpaths; and electrical services."

For further information on the detail of the proposal, please refer to the accompanying drawings by O'Mahony Pike Architects and other documentation submitted as part of this application.

Demolition Phase

The proposed development involves the demolition of ten houses along the Leopardstown Road, including 'Sir Ivor Mall', 'Woodleigh', 'Cloonagh', 'Souk El Raab', 'Calador', 'Alhambra', 'The Crossing', 'Dalwhinnie', 'Madona House, and 'Annaghkeen'. It should be noted that the demolition of the three houses, 'Dalwhinnie', 'Marian Villa' and 'Annaghkeen' was previously permitted under Reg. Ref. D17A/0334, PL06D. 249248.

Construction Phase

Internal alterations to St. Joseph's House will be carried out in order to increase the accommodation. These works will be limited to alterations to the modern interventions previously permitted to the building under Reg. Ref. D17A/0334, PL06D. 249248.

The proposed scheme includes the construction of five new residential blocks on the subject site, ranging in height from three storeys to ten storeys.

Operational Phase

The proposed new residential blocks will be up to ten storeys in height and may have visual impact on the architectural heritage of the wider context during the operational phase.

17.5 Potential Impact of the Proposed Development

The following sections refer to potential significant impacts in the absence of mitigation and without consideration of the specific features and design of the proposed development which will reduce these potential effects.

Construction Phase

Likely Significant Effect: In the absence of any mitigation efforts, the proposed alterations to the permitted internal layout of St. Joseph's House may result in the loss of architectural character.

Quality: Negative.

Significance: Moderate.

Extent: Local.

Context: The interior of St. Joseph's House has been significantly altered from its original form with the result that the interiors are largely not considered to be of any particular architectural significance. This has been recognised by the level of internal alterations permitted under Reg. Ref. D17A/0334, PL06D. 249248.

Probability: This is a likely effect.

Duration/Frequency: This is a permanent and constant effect.

Type of Effect: Worst-Case.

Likely Significant Effect: In the absence of any mitigation efforts, the proposed construction of a new pumping station in the front setting of the Protected Structure may cause damage to the historic fabric of the existing structure.

Quality: Negative.

Significance: Moderate.

Extent: Local.

Context: The excavation works required for the proposed below-ground pumping station may cause damage to the structure and historic fabric of the Protected Structure if appropriate measures are not implemented.

Probability: This is a likely effect.

Duration/Frequency: This is a permanent and constant effect.

Type of Effect: Worst-Case.

Likely Significant Effect: In the absence of any mitigation efforts, the proposed demolition of the houses along the Leopardstown Road may result in the loss of architectural character and heritage.

Quality: Neutral.

Significance: Slight.

Extent: Local.

Context: The houses along the Leopardstown Road are mid-late 20th century structures that cannot be considered to be of any particular architectural or other significance. The structures do not contribute to the character of the Leopardstown Road and their demolition cannot be considered to be any particular loss of architectural heritage or character. Three houses, 'Dalwhinnie', 'Marian Villa' and 'Annaghkeen' were proposed to be demolished in the previous permission (D17A/0334, PL06D.249248) and this was considered to be acceptable.

Probability: This is a likely effect.

Duration/Frequency: This is a permanent and constant effect.

Type of Effect: Worst-Case.

Operational Phase

Likely Significant Effect: In the absence of any mitigation efforts, the proposed development may have an overbearing impact on the setting of St. Joseph's House (a Protected Structure).

Quality: Negative.

Significance: Moderate.

Extent: Local.

Context: A number of residential blocks within the subject site have been previously permitted under Reg. Ref. D17A/0334, PL06D. 249248. The impact of these blocks on the setting and character of the Protected Structure was considered to be acceptable. The previous permission relates to the construction of 4 no. new residential blocks, ranging in height from three to five storeys. The subject proposal relates to an enlarged development site with an altered design.

Probability: This is a likely effect.

Duration/Frequency: This is a permanent and constant effect.

Type of Effect: Worst-Case.

Likely Significant Effect: In the absence of any mitigation efforts, the proposed new pumping station in the front setting of the Protected Structure may detract from the architectural character of the front setting and on views of the front façade.

Quality: Negative.

Significance: Moderate.

Extent: Local.

Context: The nineteenth-century rural setting to the original building has been completely lost. The surrounding area has become residential and this is reflected in the zoning of the site. The current

setting has been reduced as a consequence of the sprawl of residential development around it and these developments have all turned their back on the building. This feature, along with the heavy planting introduced on the perimeter, have succeeded in severing the building from its greater context making it invisible to the surrounding area. The setting has also been adversely affected by the addition of poor quality sheds, tarmac surfaces and areas for bin storage, many of which obscure and detract from views of the principle facades to the west and north.

Probability: This is a likely effect.

Duration/Frequency: This is a permanent and constant effect.

Type of Effect: Worst-Case.

Likely Significant Effect: In the absence of any mitigation efforts, the proposed development may have an overbearing impact on the setting and character of the neighbouring Arkle Square Architectural Conservation Area.

Quality: Negative.

Significance: Moderate.

Extent: Local.

Context: A number of residential blocks within the subject site have been previously permitted under Reg. Ref. D17A/0334,PL06D. 249248. The impact of these blocks on the character and setting of the neighbouring Arkle Square ACA was considered to be acceptable. The previous permission relates to the construction of 4 no. new residential blocks, ranging in height from three to five storeys. The subject proposal relates to an enlarged development site with an altered design.

Probability: This is a likely effect.

Duration/Frequency: This is a permanent and constant effect.

Type of Effect: Worst-Case.

17.6 Potential Cumulative Impacts

There are no known projects in the immediate context of the subject site which could be considered to have a cumulative impact on the architectural heritage character of the Protected Structure or its setting.

17.7 Do Nothing Scenario

The subject site is zoned for residential development, and in the absence of the subject proposal it is likely that the previously permitted scheme for the residential development of the site would progress.

17.8 Risks to Human Health

There are no known risks to human health.

17.9 Mitigation Measures

Incorporated Design Mitigation

The significance of St. Joseph's House (a Protected Structure) and the proximity of the Arkle Square Architectural Conservation Area have been carefully considered from the early design stages of this

proposed scheme, and the scheme has been designed so as to mitigate and minimise any negative impacts on the architectural heritage of the site and its context.

Works to St. Joseph's House (A Protected Structure)

Alterations to the fabric of St. Joseph's House have been permitted under the previous (existing) permission on the site, Reg. Ref. D17A/0334, PL06D. 249248. The proposed works in the subject application will not have any impact on the character, significance or fabric of the Protected Structure and will involve modern fabric only. The proposed works are necessary to improve the residential amenity and architectural quality of the development.

The proposed works are minor in nature and will have no impact on the character of the Protected Structure.

Proposed conservation works will be carried out in accordance with the Outline Conservation Specification. A suitably qualified conservation architect will be appointed to oversee the proposed works to St. Joseph's House (a Protected Structure).

Structural engineers will be appointed to ensure that the excavation and building works have no structural impact on the Protected Structure and to advise on necessary measures to protect the historic structure. Vibration monitors will be installed at ground floor level of St. Joseph's House to ensure vibrations from the excavation and construction works do not exceed 3mm/s. These monitors will be installed prior to any works commencing.

Impact on The Setting of St. Joseph's House (A Protected Structure)

The visual impact of the proposed development was considered during the early design stages of the proposed scheme, and these considerations guided design decisions. The siting of the new blocks at a distance from the Protected Structure, the landscape design and use of trees as visual screening and the stepping down in height of the various blocks mitigate the potential visual impact of the proposed scheme on the character of the setting of the Protected Structure.

It should further be noted that the setting of St. Joseph's House has been transformed from its original form in modern times, with the development of the neighbouring residential estates. Within the site, later blocks and a modern tarmac carpark also detract from the character of the setting.

It should further be noted that residential development of the subject site has been permitted under the previous permission, Reg. Ref. D17A/0334, PL06D. 249248. The previous permission relates to the construction of 4 no. new residential blocks, ranging in height from three to five storeys. The subject proposal relates to an enlarged development site.

A number of photomontage views have been prepared by ModelWorks and submitted under separate cover as part of this application. These views will be assessed below. It is clear from the views prepared that the proposed development of the subject site will not detract from the architectural significance of the Protected Structure, and will have a positive impact on the character of the setting of St. Joseph's.

View No. 14 – View of Front Setting to St Joseph's from North West Looking East

The existing view from the west side of the front setting of the Protected Structure shows that the original landscaping has been lost to tarmac and carparking with a number of small ancillary structures to this side also cluttering the view and obscuring the front and gable facades to the Protected Structure. These modern interventions detract from the character of the Protected Structure, and from views of the structure from the entrance avenue (non-original).



Figure 17.8 - Existing and Proposed images (View 14) of the front setting to St Joseph's.

Significance of the Potential Impact:-	Slight
Quality of the Potential Impact:-	Positive
Duration of the Potential Impact:-	Long Term

The proposed view describes the proposed landscaping to the front setting along with the proposed apartment block to the east (Block A). It demonstrates that the proposals will have a positive impact on the front setting. The proposed new below ground pumping station has no visual impact on this view. The proposed new block can be glimpsed to the south-east but does not rise above the ridges of the Protected Structure. The brick gables and slate roofs to St Joseph's retain their primacy. The proposed Block A is a five-storey structure, with the fifth storey stepped back so as to reduce its visual impact on the setting of St. Joseph's. This approach was also taken as part of previous (existing) permission on the site, Reg. Ref. D17A/0334, PL06D. 249248, and was agreed by the Dun Laoghaire Rathdown County Council Conservation Office to be an acceptable and appropriate approach which would not detract from the character of the setting of the Protected Structure.

View No. 15H – View from Front setting of St. Joseph's Looking South

This existing view is of the historic front (north) setting of St Joseph's looking at the original front elevation. The area is currently tarmac and in use as a car park. As noted with regard to View 14, above, the existing landscaping and tarmac car park detracts from the character and significance of the front façade and the setting of the Protected Structure.



Figure 17.9 - Existing and Proposed images (View 15H) of the main front (north) façade of St Joseph's and its front setting.

The proposed development will significantly improve and enhance the front setting, and views of the front façade of the Protected Structure. It should be noted that the proposed new below ground pumping station in the front setting is not visible in this view. The proposed new residential block to the east (Block A) will be visible through the existing line of trees from this viewpoint. The height of this new block, and the stepping back of the fifth floor, is such that the new building appears to be of a similar height to the Protected Structure. St. Joseph's retains its visual prominence within the front setting.

Significance of the Potential Impact:-	Slight
Quality of the Potential Impact:-	Positive
Duration of the Potential Impact:-	Long Term

Impact of the Development on the Neighbouring Arkle Square Architectural Conservation Area

There will be no physical impact on the Arkle Square ACA at all with the proposed new blocks located some distance to the north east of Arkle Square beyond the existing house 'Sir Ivor Mall'.

The proposals do have the potential to affect views in this area. However, it should be noted that views of Arkle Square are extremely limited due to the suburban development which tightly surrounds it. A number of close-in views of Arkle Square are identified within the ACA as being of note although it is recognised in the ACA that the internal elevations have been altered irrevocably by extensions and alterations. The identified views include a number from outside the block to the west and south as well as from within the much-altered central courtyard.

The visual impact of the proposed development was considered during the early design stages of the proposed scheme, and these considerations guided design decisions. The siting of the new blocks at a distance from the ACA and the stepping down in height of the various blocks mitigate the potential visual impact of the proposed scheme on the character of the ACA.

A number of photomontage views have been prepared by ModelWorks and submitted under separate cover as part of this application. These views will be assessed below. It is clear from the views prepared that the proposed development of the subject site will have no visual impact on the character of the ACA.

View No. 16H – View from Brewery Road looking East towards Arkle Square

This view is identified as having significance within the Arkle Square ACA (View 1) as it presents a glimpse of the architecture to Lanyon's Almshouses between the trees with the tower element retaining the prominence it would have historically.





Figure 17.10 - Existing and Proposed images (View 16H) looking towards Arkle Square from west entrance.

The proposal will be invisible from this location due to the tree cover and is shown in redline to the north (left hand side) of the tower. These trees will be retained and will not be impact by the proposal, as they are outside of the boundaries of the subject site.

Significance of the Potential Impact:-	Imperceptible
Quality of the Potential Impact:-	Neutral
Duration of the Potential Impact:-	Long Term

View No. 17H – View looking North from West Side of Arkle Square

This view is identified as having significance within the Arkle Square ACA (View 2) as it presents the most architecturally interesting and unaltered part of the Almshouse setpiece – much of the inner square and east side has been impacted by extensions and new houses. The quality of Lanyon’s design and the stone and brickwork is clearly visible from this view.





Figure 17.11 - Before and after images (View 17H) of west (front) façade to Arkle Square.

The proposals are located at some distance to the north east of this part of Arkle Square and will not be visible from here.

Significance of the Potential Impact:-	Imperceptible
Quality of the Potential Impact:-	Neutral
Duration of the Potential Impact:-	Long Term

17.10 Predicted Impacts of the Proposed Development

The impacts described below are the residual impacts, taking into consideration the incorporated design mitigation measures detailed above.

Construction Stage

Likely Significant Effect: The proposed internal alterations to St. Joseph's House will have no impact on the character or significance of the Protected Structure and will improve the residential amenity of the proposed new use.

Quality: Positive.

Significance: Moderate.

Extent: Local.

Context: The interior of St. Joseph's House has been significantly altered from its original form with the result that the interiors are largely not considered to be of any particular architectural significance. This has been recognised by the level of internal alterations permitted under Reg. Ref. D17A/0334,PL06D. 249248. The alterations proposed as part of this application relate to alterations to the modern fabric only and will have no impact on the historic fabric or character of the Protected Structure. The works will improve the architectural quality and residential amenity of the interior spaces.

Probability: This is a likely effect.

Duration/Frequency: This is a permanent and constant effect.

Type of Effect: Residual.

Likely Significant Effect: The construction of the proposed new below ground pumping station in the front setting of the Protected Structure will not cause damage to the structure or historic fabric of the existing structure.

Quality: Neutral.

Significance: Moderate.

Extent: Local.

Context: Monitoring works will be implemented during the excavation works so as to ensure that the Protected Structure is not damaged.

Probability: This is a likely effect.

Duration/Frequency: This is a permanent and constant effect.

Type of Effect: Residual.

Likely Significant Effect: The proposed demolition of the houses along Leopardstown Road will constitute no loss of architectural heritage or character. The proposed new development will be of high architectural quality and will improve the residential amenity of the area and the character of the streetscape of Leopardstown Road.

Quality: Positive.

Significance: Slight.

Extent: Local.

Context: The houses along the Leopardstown Road are mid-late 20th century structures that cannot be considered to be of any particular architectural or other significance. The structures do not contribute to the character of the Leopardstown Road and their demolition cannot be considered to be any particular loss of architectural heritage or character. Permission for the demolition of three houses, 'Dalwhinnie' Marian Villa' and 'Annaghkeen', was previously permitted. The proposed new blocks are considered to be a marked improvement in terms of architectural quality and contribution to the streetscape of Leopardstown Road and the wider context.

Probability: This is a likely effect.

Duration/Frequency: This is a permanent and constant effect.

Type of Effect: Residual.

Operational Stage

The nineteenth-century rural setting to the original building has been completely lost. The surrounding area has become residential and this is reflected in the zoning of the site. The current setting has been reduced as a consequence of the sprawl of residential development around it and these developments have all turned their back on the building. This feature, along with the heavy planting introduced on the perimeter, have succeeded in severing the building from its greater context making it invisible to the surrounding area. The setting has also been adversely affected by the addition of poor quality sheds, tarmac surfaces and areas for bin storage, many of which obscure and detract from views of the principle facades to the west and north.

The setting that exists today must be considered as inferior, detracting from the architectural character of the site. The building's two principle facades suffer particularly from the poor quality of the landscape treatment in front of them and the structures and accretions which obscure views of them. The tall trees that surround the site and which divide it from east to west are also a characteristic of interest in the setting.

Chapter 13 of the DoAHG Guidelines on Architectural Heritage deals specifically with the issues of Setting, Attendant Grounds and Curtilage. Crucially, it notes the following –

“j) Are there any items or structures within the curtilage which detract from the character of the protected structure? These might include, for example, later structures or planting which mar views of the structure or its relationship with other, more important, structures within the curtilage or attendant grounds. Does the opportunity exist to reverse any adverse impacts?”

Clearly the building’s setting has been severely affected by residential developments around it and by the inappropriate extensions, conservatories and poorly laid out landscaping around it. The current scheme presents an opportunity to reverse those negative impacts and provide a new setting for the building which restores its significance



Figure 17.12 - Panoramic photos of the front setting of the Protected Structure, numbered 1 and 2 in the appended Photographic Record. These images show the poor quality of the setting to the original north facade. The poor quality and lack of any designed landscaping and the haphazard parking arrangements detract significantly from this setting and the architectural character of the façade. The setting is quite inappropriate for a façade of such quality. Although not visible, Leopardstown Park lies beyond this area just to the north, separated only by a line of trees.

The layout and design of the proposed development has been carefully considered in respect of the setting and has retained a wide and significant setting around St Joseph’s House, including the full extent of the modern curtilage of the Protected Structure, as outlined in Section 17.3.2.1.

It is proposed that a new below ground pumping station be constructed within the front setting of St. Joseph’s House. While this structure is within the curtilage of the Protected Structure, it is clear from the CGI photomontages prepared by ModelWorks and the section drawings prepared by Barrett Mahony Consulting Engineers that the pumping station will have minimal above ground presence and will not have an intrusive visual impact on the front setting or front façade of the Protected Structure.

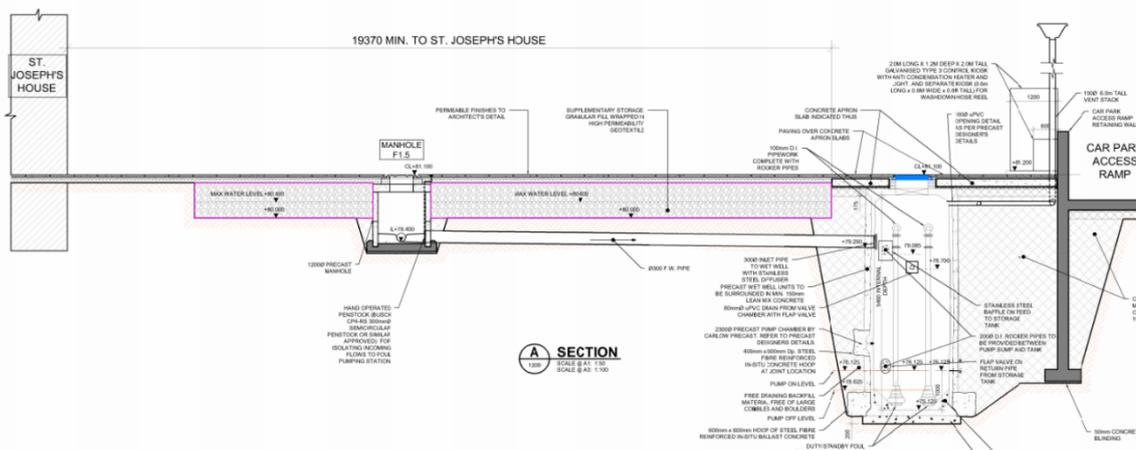


Figure 17.13: Extract from detail drawings of proposed Waste Water pumping station, prepared by Barrett Mahony Consulting Engineers, showing the minimal visual presence above ground and the distance between the proposed pumping station and the Protected Structure.

This pumping station has been sited over 19 metres from the front façade of the Protected Structure so as to minimise visual and physical impact on the historic structure. The necessary excavation works will be overseen and monitored by structural engineer to ensure that no damage occurs to the Protected Structure as a result or side effect of the works. Vibration monitors will be installed at ground floor level of St. Joseph's House to ensure vibrations from the excavation and construction works do not exceed 3mm/s. These monitors will be installed prior to any works commencing.

Although there is no existing formal landscaping of note, the band of mature trees between St Joseph's House and Block A of the new development is to be retained, where possible. Please see the Arboricultural report from the Tree File for further detail:

"To the south of the Silver Pines entrance, the proposed attenuation tanks will encroach on some of the Pines in this area. While this area has previously been used for carparking and appears compacted, the proximity and scale of the new dig will see excavation encroachment on the nearby trees. It will be necessary to review impacts at excavation time to better understand implications to and sustainability of any affected trees and to assess the need for mitigating measures and additional tree works."

This band of trees will also be enhanced in accordance with the landscape proposals which will significantly improve on the poor quality landscape finishes surrounding the Protected Structure. The proposed development, therefore, will serve to enhance the setting of the Protected Structure.

Likely Significant Effect: The proposed development will have a positive and ameliorative impact on the setting of St. Joseph's House (a Protected Structure).

Quality: Positive.

Significance: Moderate.

Extent: Local.

Context: The original setting of the Protected Structure has been significantly altered in modern times. The proposed new blocks and landscape design for the subject site are considered to be an improvement on the current conditions, and will have a positive impact on the character. It should be noted that a number of residential blocks within the subject site have been previously permitted under Reg. Ref. D17A/0334,PL06D. 249248. The previous permission relates to the construction of 4 no. new residential blocks, ranging in height from three to five storeys. The subject proposal relates to an enlarged development site and an altered design. Visual impact assessment of the proposed scheme (above) clearly shows that the proposed development will have a positive impact on the character and setting of the Protected Structure.

Probability: This is a likely effect.

Duration/Frequency: This is a permanent and constant effect.

Type of Effect: Residual.

Likely Significant Effect: The proposed new below ground pumping station in the front setting of the Protected Structure will have no visual impact on the architectural character of the front setting or on views of the Protected Structure.

Quality: Neutral.

Significance: Moderate.

Extent: Local.

Context: CGI photomontages clearly show that the proposed new pumping station will not be visible within the front setting and will not impact significant views of the Protected Structure.

Probability: This is a likely effect.

Duration/Frequency: This is a permanent and constant effect.

Type of Effect: Residual.

Likely Significant Effect: The proposed development will have no visual impact on the setting and character of the neighbouring Arkle Square Architectural Conservation Area.

Quality: Neutral.

Significance: Slight.

Extent: Local.

Context: Visual impact assessment of the proposed scheme clearly shows that the proposed works will have no visual impact on the character of the neighbouring Arkle Square ACA.

Probability: This is a likely effect.

Duration/Frequency: This is a permanent and constant effect.

Type of Effect: Residual.

17.11 Monitoring

A suitably qualified conservation architect will be appointed to oversee the proposed works to St. Joseph's House (a Protected Structure).

Structural engineers will be appointed to ensure that the excavation and building works have no structural impact on the Protected Structure and to advise on necessary measures to protect the historic structure. Vibration monitors will be installed at ground floor level of St. Joseph's House to ensure vibrations from the excavation and construction works do not exceed 3mm/s. These monitors will be installed prior to any works commencing.

17.12 Reinstatement

N/A

17.13 Interactions

There are some interactions between this Chapter and Chapter 16 *Archaeological and Cultural Heritage* and Chapter 12 *Landscape and Visual Impact*.

17.14 Difficulties Encountered

There was limited archival and historical material relating to the buildings on the subject site available during the preparation of this study. Access to some of the interiors of the Protected Structure was not possible, however the majority of the rooms were accessible and have been photographed (see Photographic Record, appended).

17.15 References

1. Flanigan, B. "Stately Homes Around Stillorgan".
2. Pearson, P. "Between the Mountains and the Sea".
3. Obelisk: Journal of the Stillorgan Kilmacud Local Historical Society

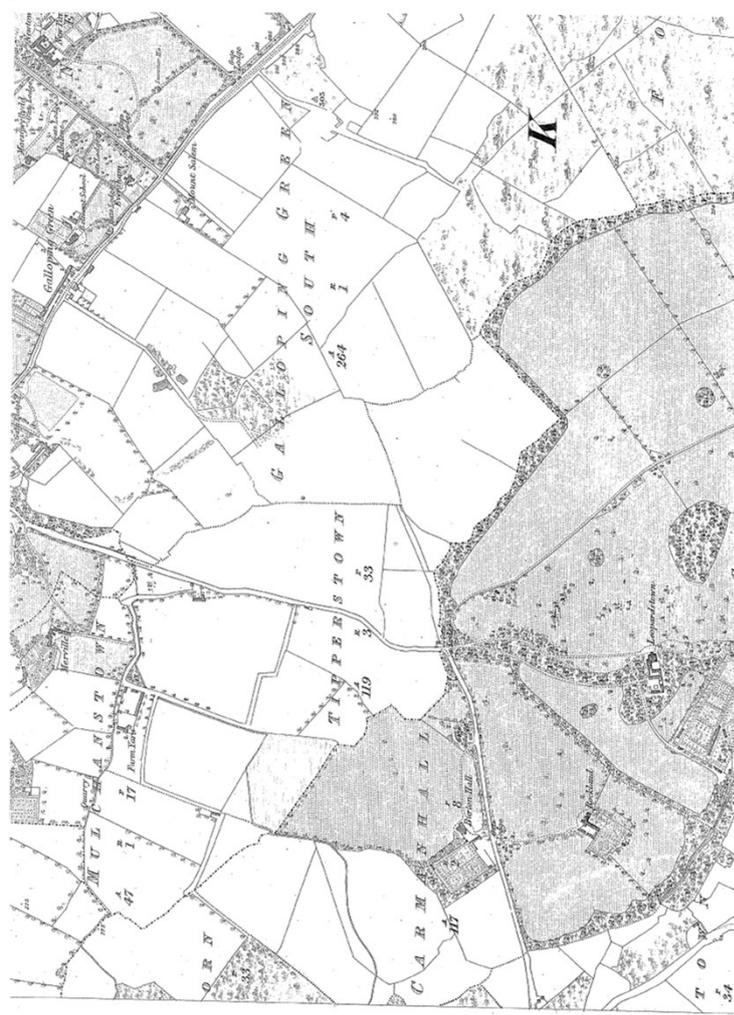
APPENDIX 17.1: HISTORIC MAPS

St. Joseph's House for the Adult Deaf and Deaf Blind, Brewery Road, Stillorgan

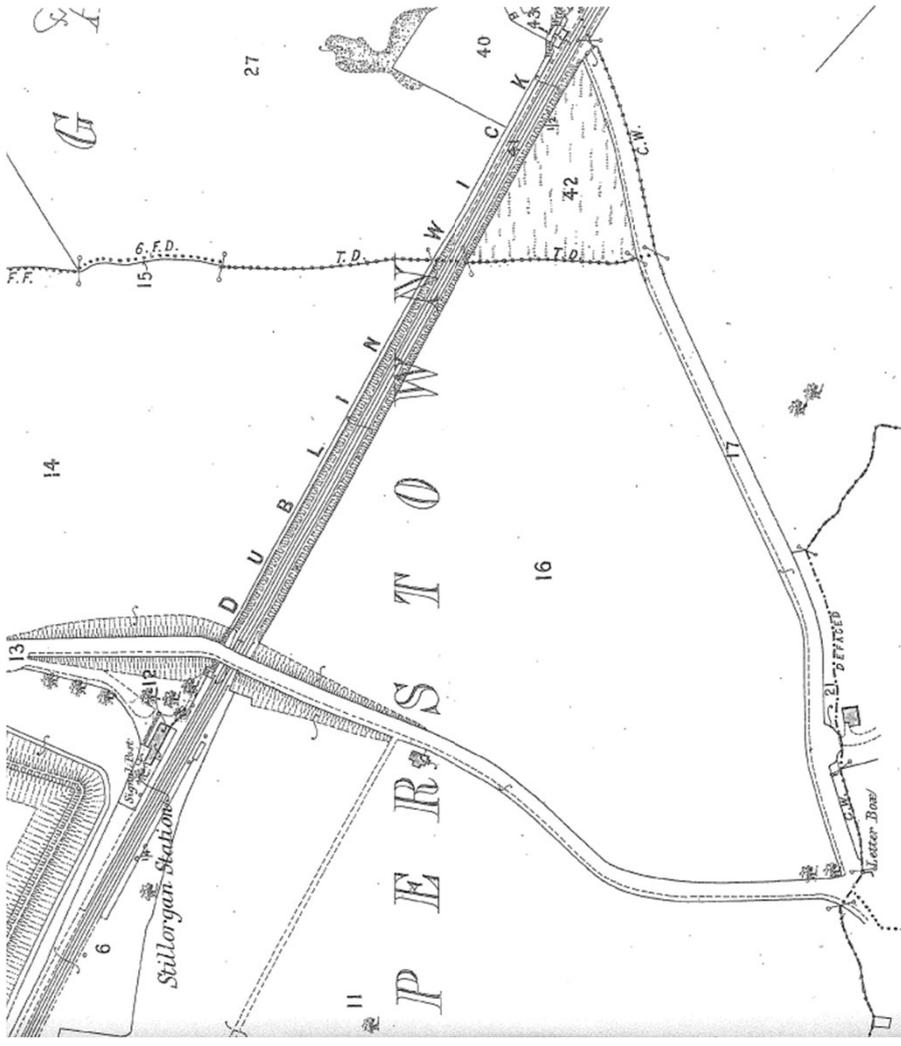
Historic Maps



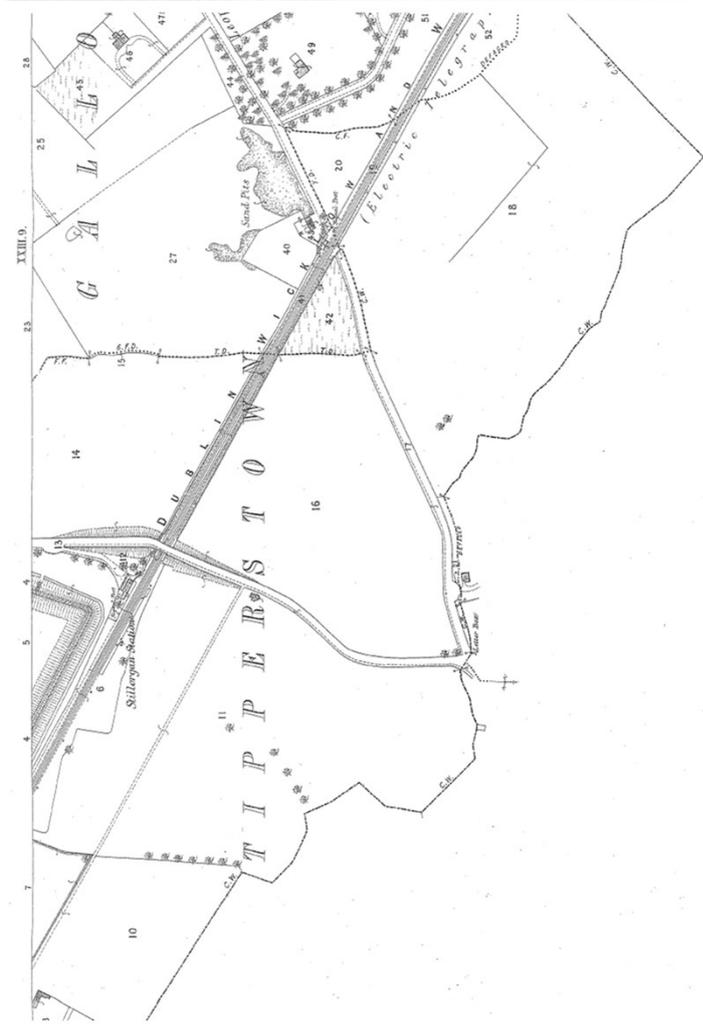
2. Detailed extract from Ordnance Survey Map, 1837-43



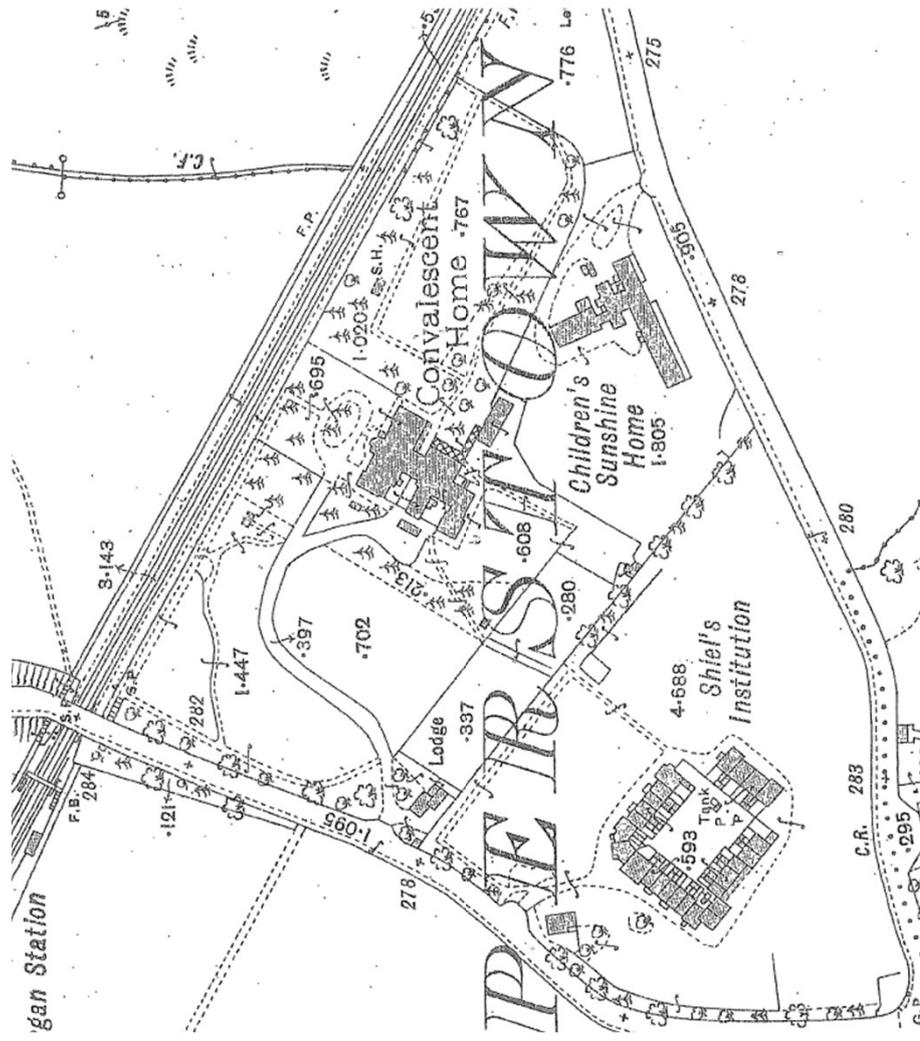
1. Extract from Ordnance Survey Map, 1837-43



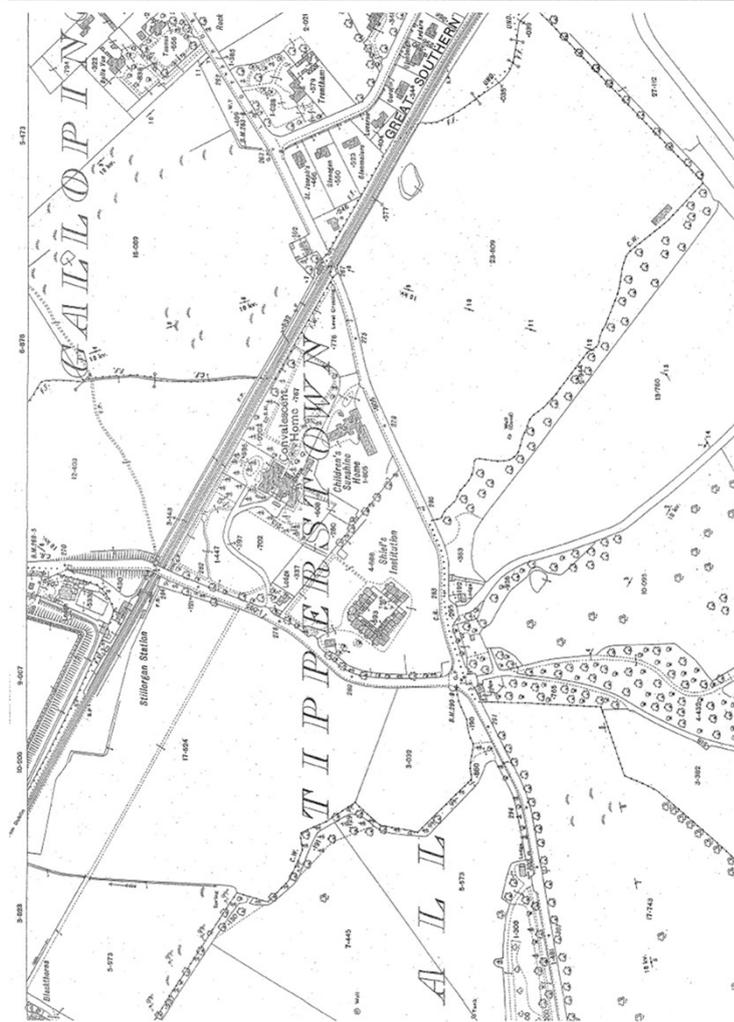
4. Detailed Extract from Ordnance Survey Map, 1865-66



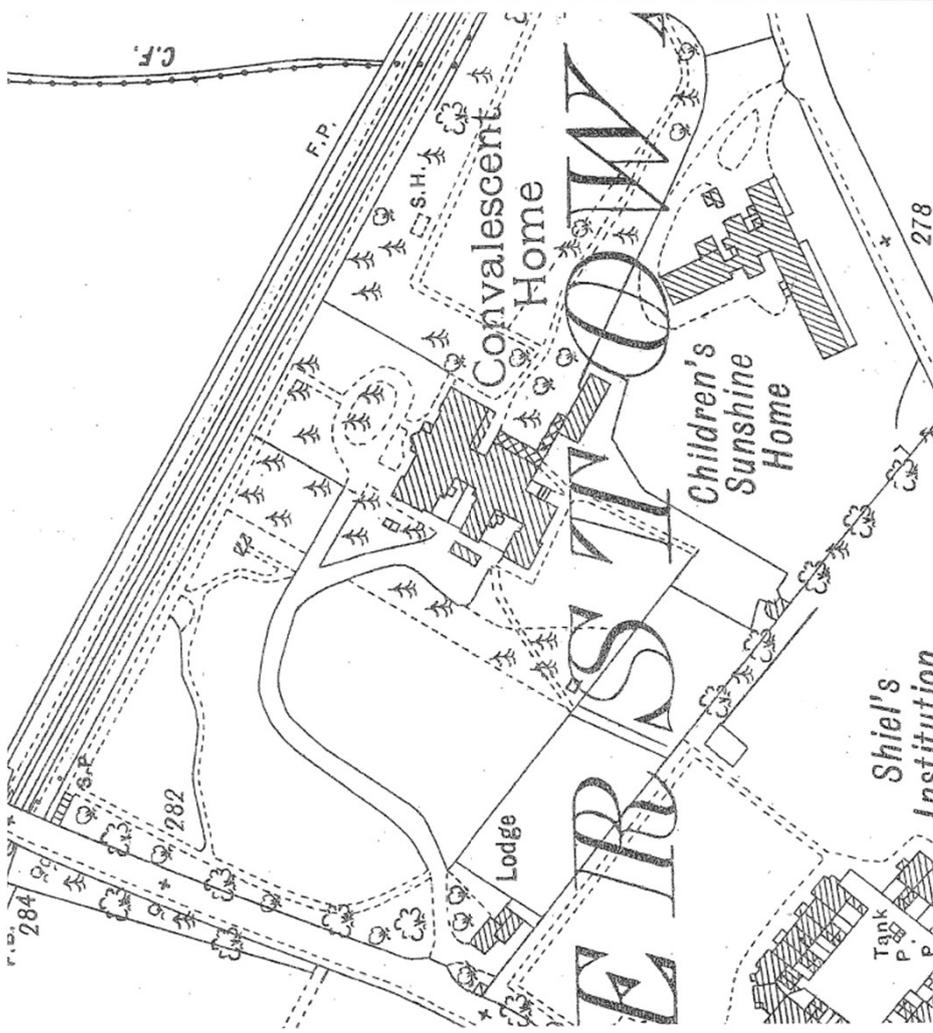
3. Extract from Ordnance Survey Map, 1865-66



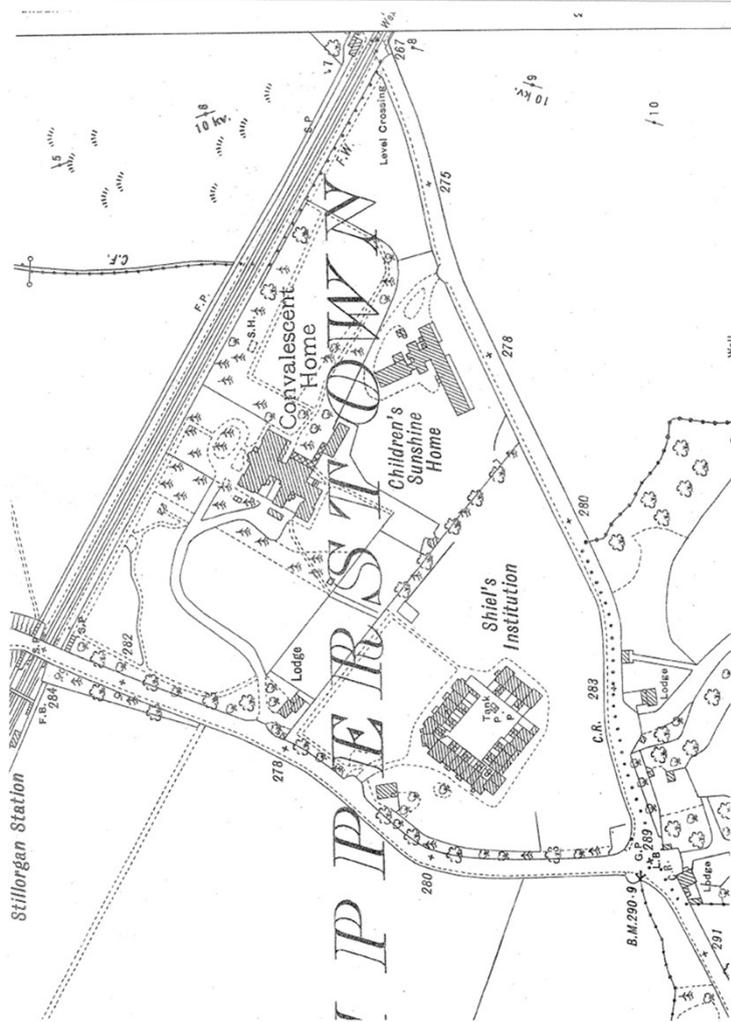
10. Detailed Extract from Ordnance Survey Map, 1937-39



9. Extract from Ordnance Survey Map, 1937-39

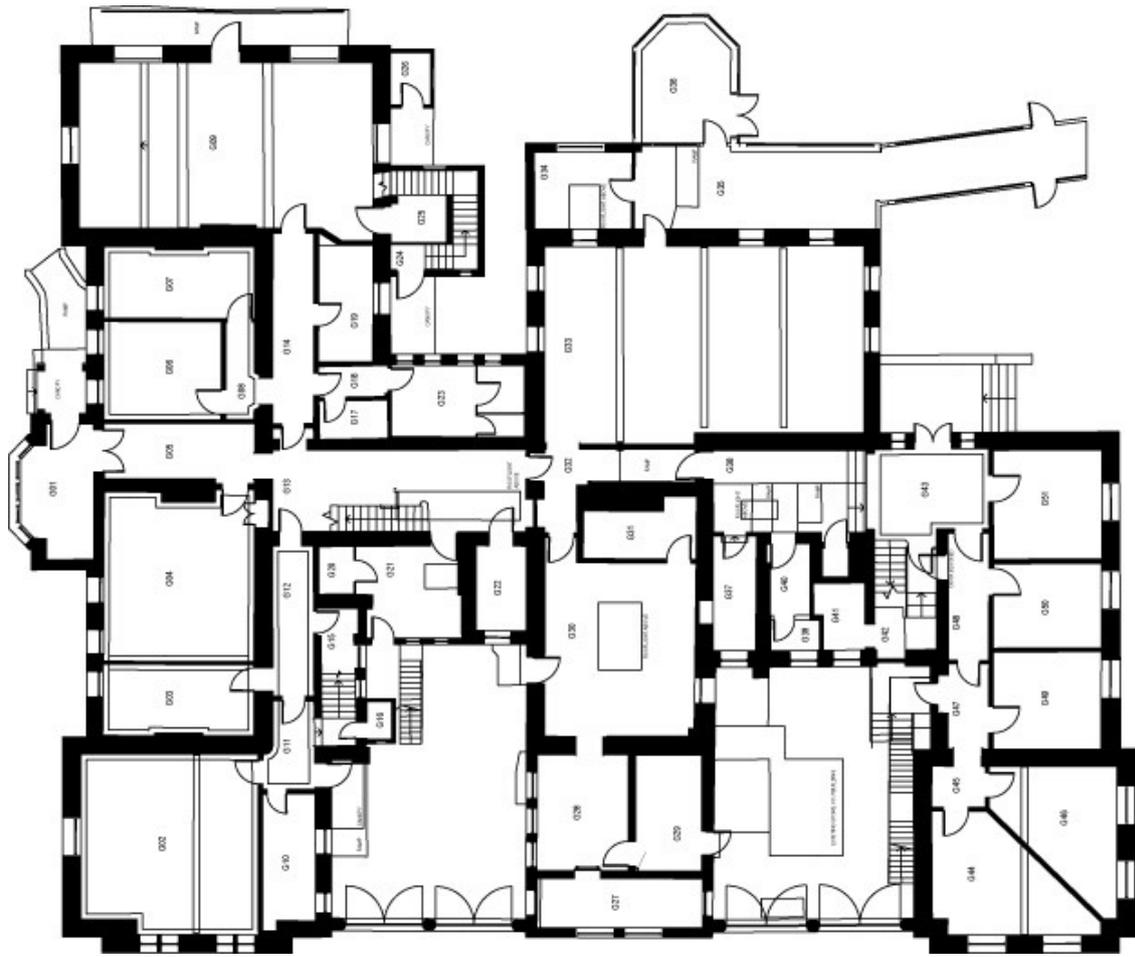


12. Detailed Extract from Ordnance Survey Map, 1954

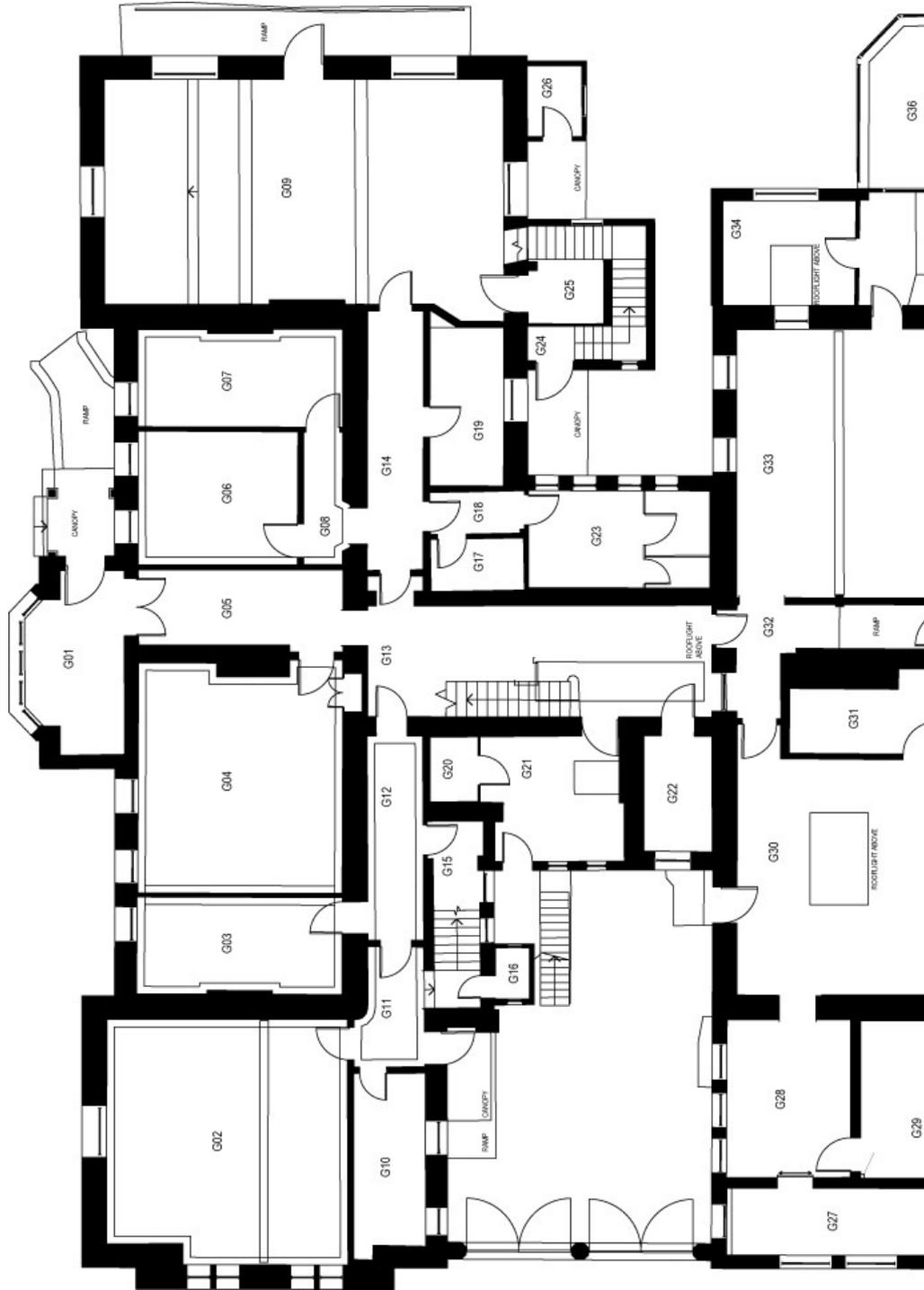


11. Extract from Ordnance Survey Map, 1954

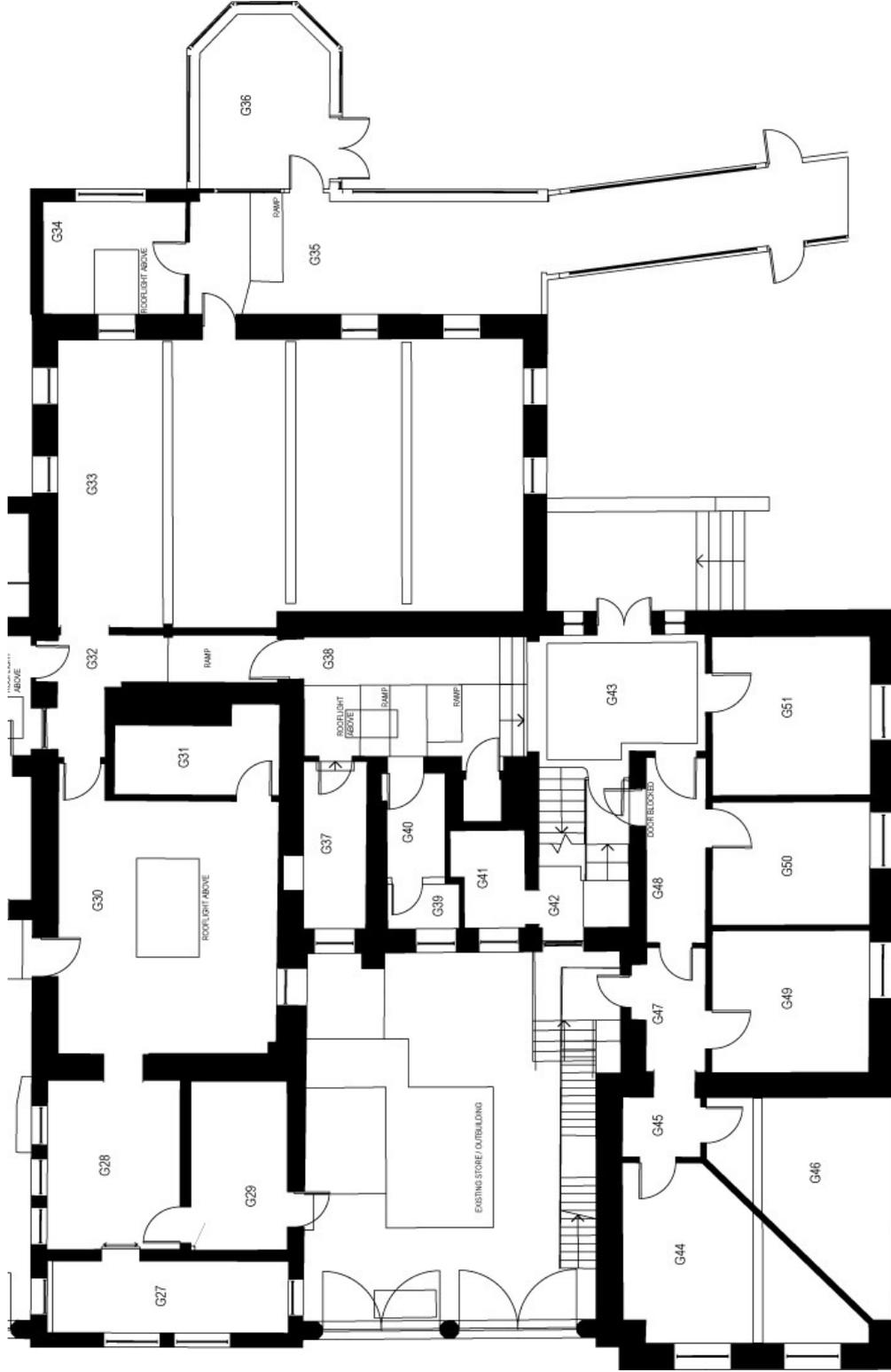
APPENDIX 17.2 : KEY PLANS



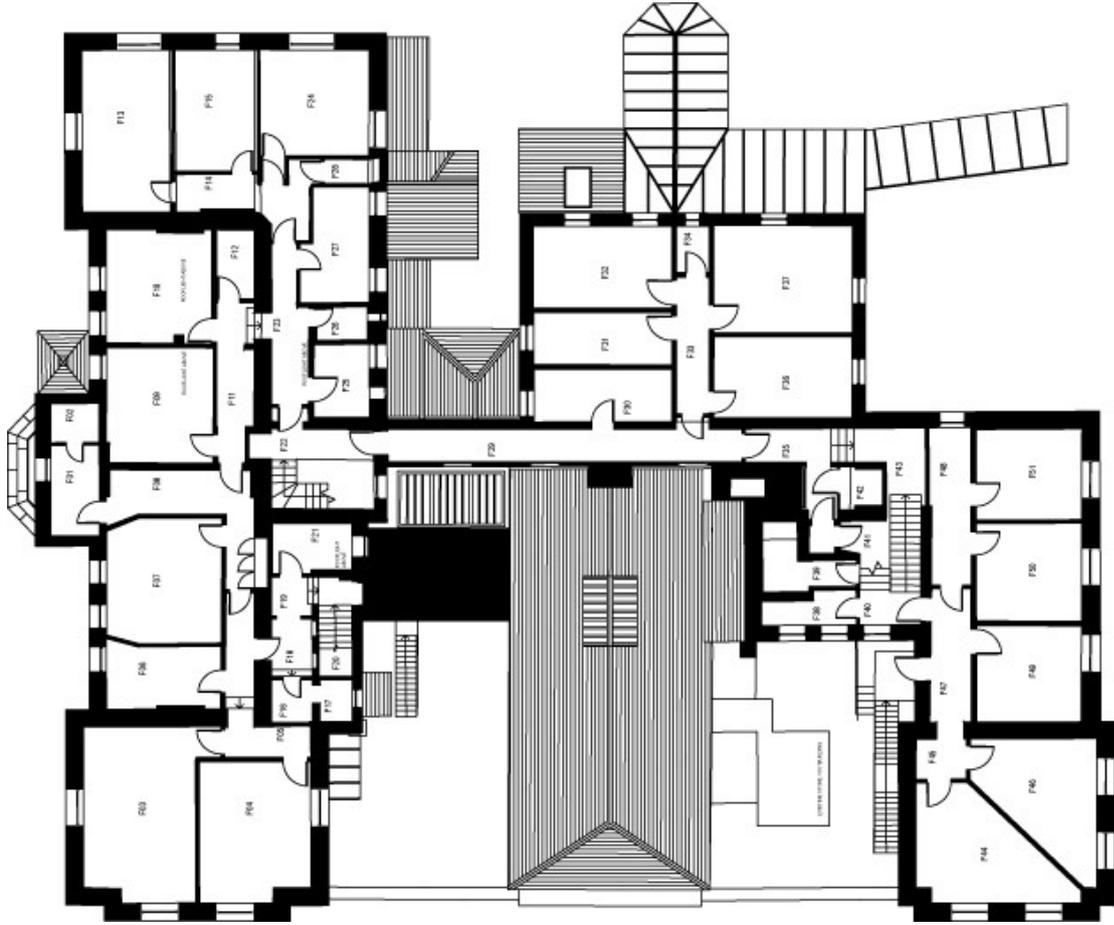
1. Key Plan, Ground Floor Level



2. Key Plan, Ground Floor Level- Part Plan, Section 1



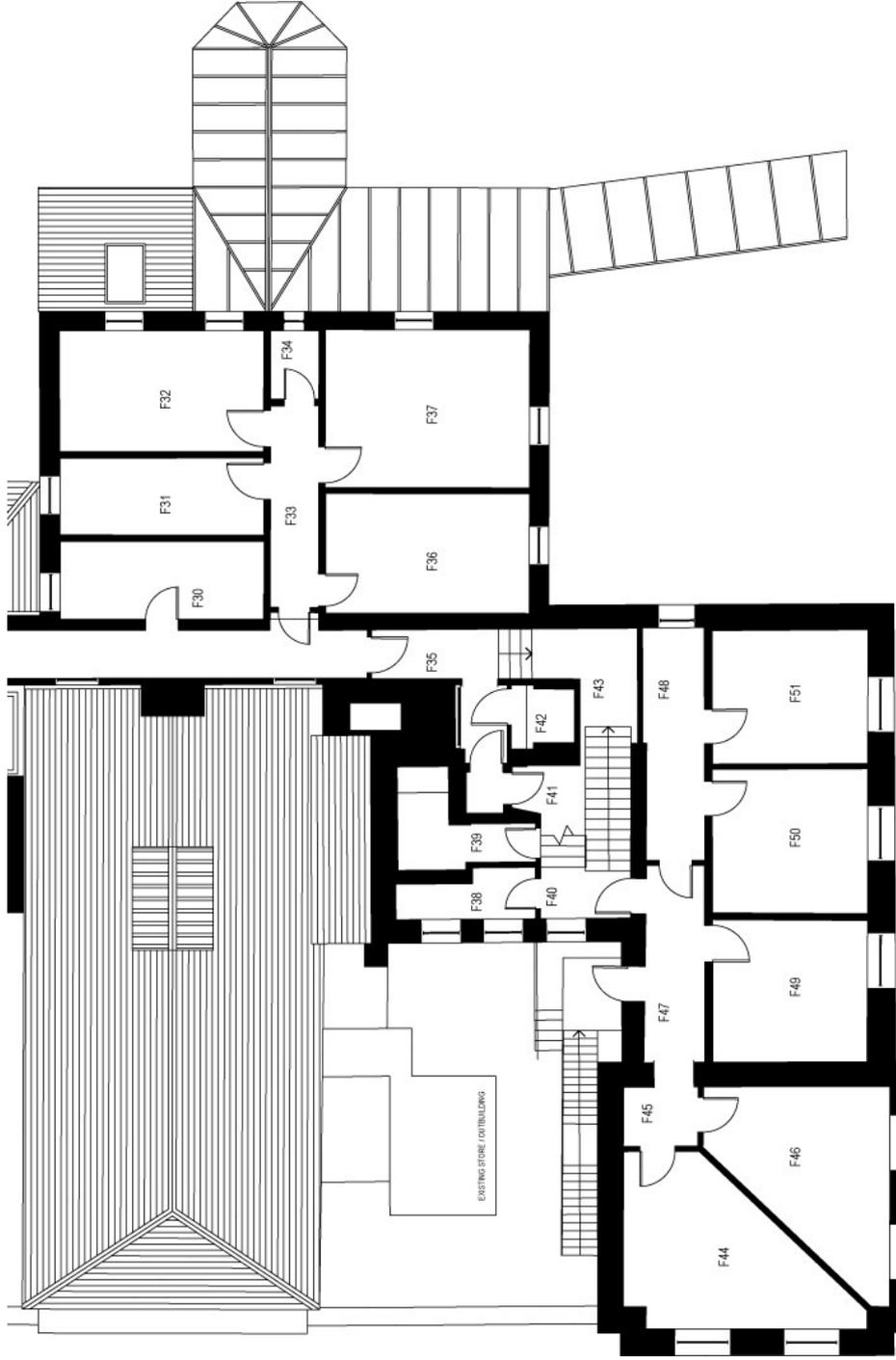
3. Key Plan, Ground Floor Level- Part Plan, Section 2



4. Key Plan, First Floor Level



5. Key Plan, First Floor Level- Part Plan, Section 1



6. Key Plan, First Floor Level- Part Plan, Section 2

**APPENDIX 17.3 : PHOTOGRAPHIC RECORD
- EXTERNAL**

St. Joseph's House, Brewery Road, Stillorgan.

External Photographs



1. Panoramic View of Front of St. Joseph's House



2. Panoramic View from Front of St. Joseph's House



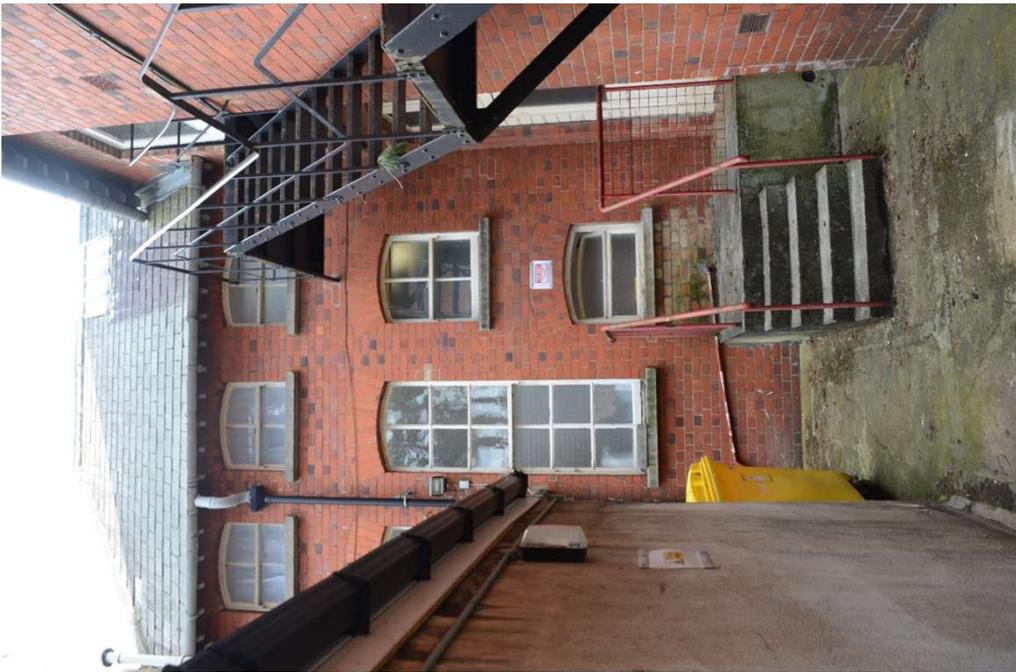
3. Panoramic View of West Side of St. Joseph's House



4. Panoramic View from West Elevation



5. Panoramic view of Courtyard to West Elevation



7. West Elevation of Courtyard, with Boiler House and Escape Stairs



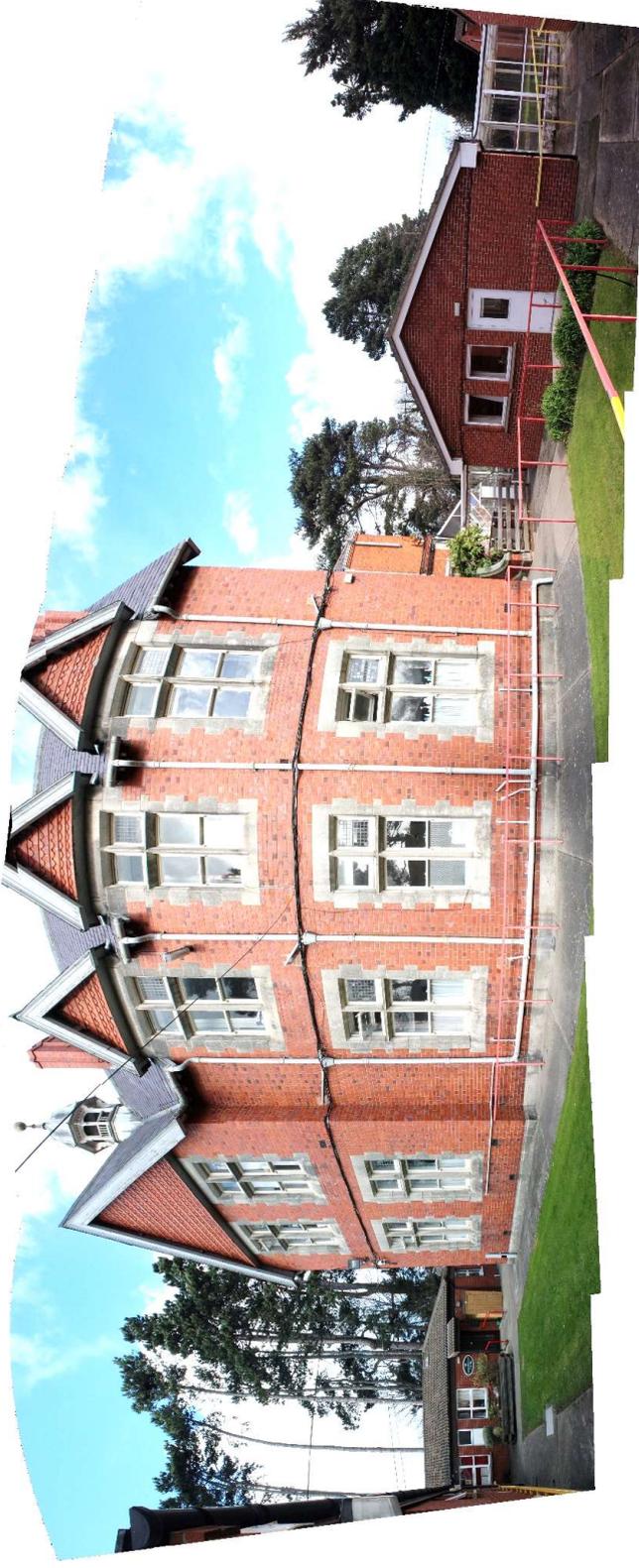
6. Panoramic View of Courtyard to West Elevation



8. Panoramic View of East Side of St. Joseph's House



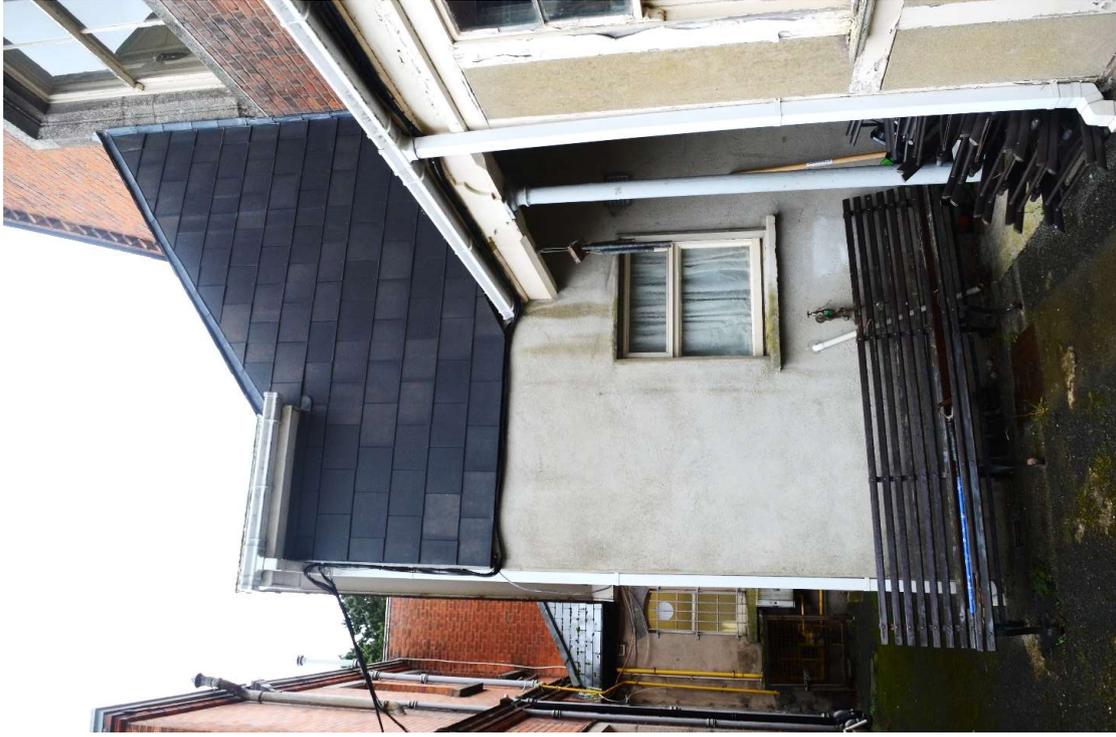
9. Panoramic View from West Side



10. Panoramic View of South Side of St. Joseph's House



11. Panoramic View from South Side



13. External view of escape stairs (Room G24) on west elevation



12. External view of Room G25



15. External view of roof of Room G23



14. External view of Room G23

APPENDIX 17.4 : PHOTOGRAPHIC RECORD
- INTERNAL

St. Joseph's House, Brewery Road, Stillorgan.

Internal Photographs



1. Room G01, view looking North-West



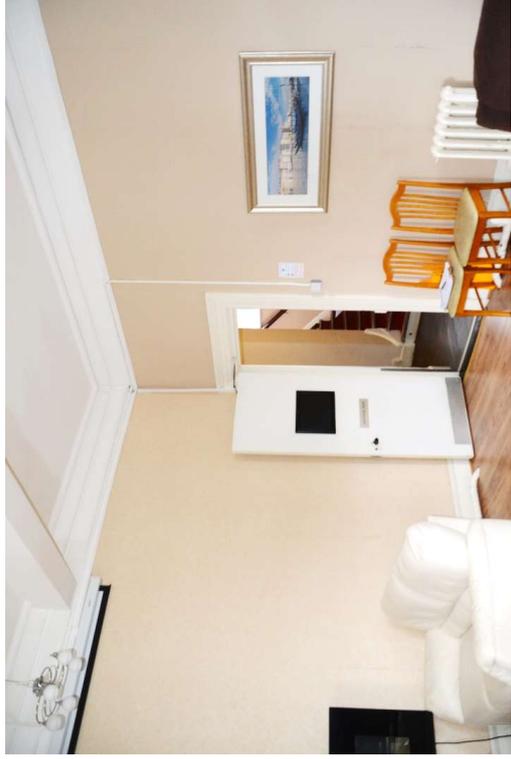
2. Room G01, view looking South-East



3. Room G01, view of window on North-Eastern wall



4. Room G02, panoramic view looking North



5. Room G02, view looking South



6. Room G02, detail of window on North-Eastern wall



7. Room G02, detail of window on North-Western wall



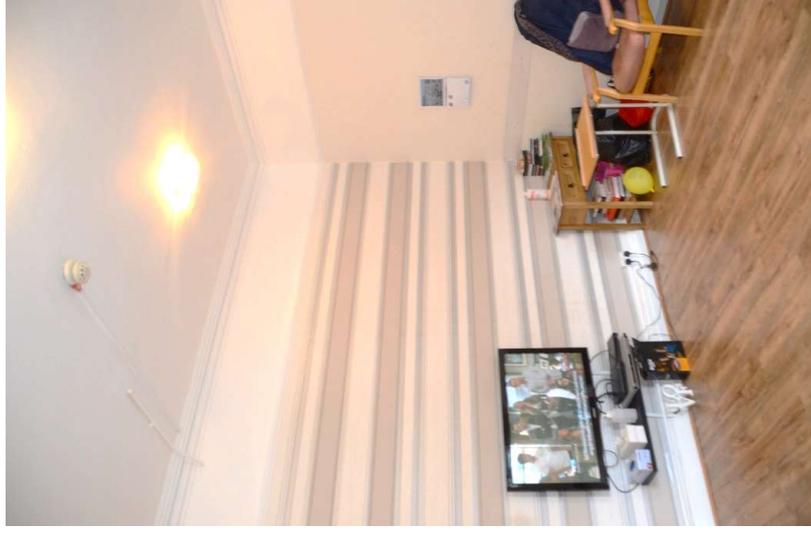
8. Room G02, detail of second window on North-Western wall



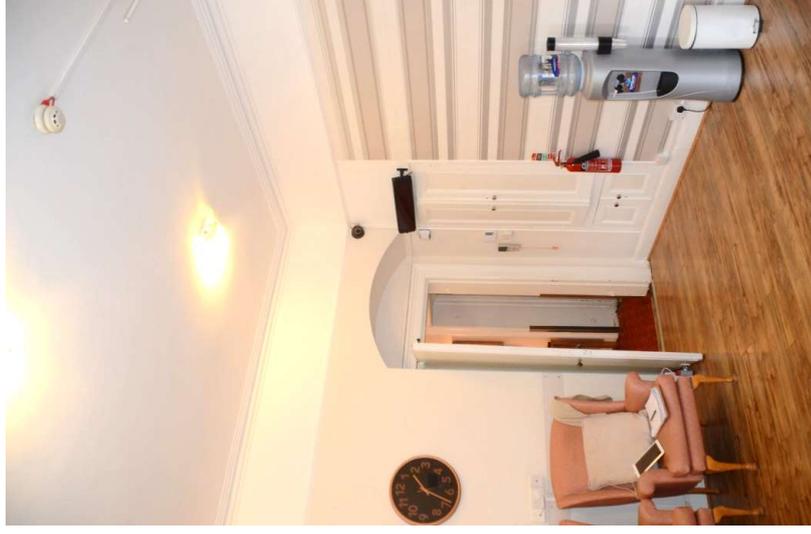
9. Room G03, view looking South-West



10. Room G03, view looking North-East



11. Room G04, view looking West



12. Room G04, view looking South



15. Room G04, detail of window on North-Eastern wall



14. Room G04, detail of window on North-Eastern wall



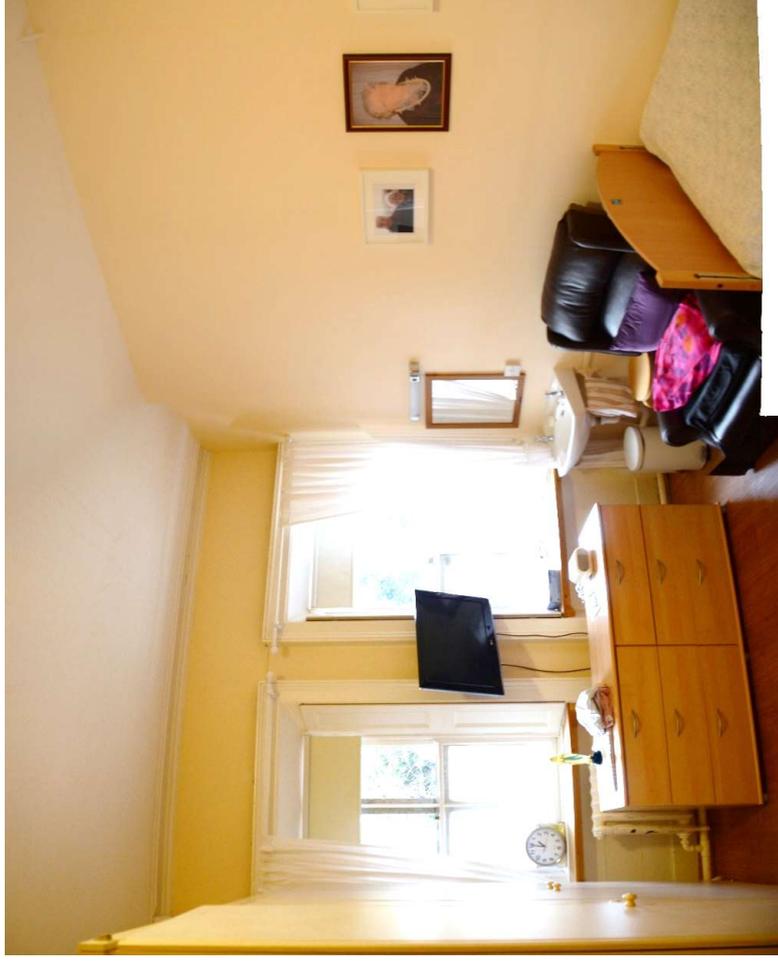
13. Room G04, panoramic view looking North



16. Room G05, view looking North-East towards Room G1



17. Room G05, view looking South-West towards Room G13



18. Room G06, panoramic view looking East



19. Room G06, view looking West



20. Room G06, detail of window on North-Eastern wall



21. Room G06, detail of window on North-Eastern wall



22. Room G7, view looking North-East



23. Room G7, view looking South-West



24. Room G08, view looking South-East



25. Room G08, view looking North-West



26. Room G09, panoramic view looking East



27. Room G09, panoramic view looking West towards Entrance



28. Room G09, view of window on South-Eastern wall



29. Room G09, view of window on South-Eastern wall



30. Room G09, window on South-Western wall



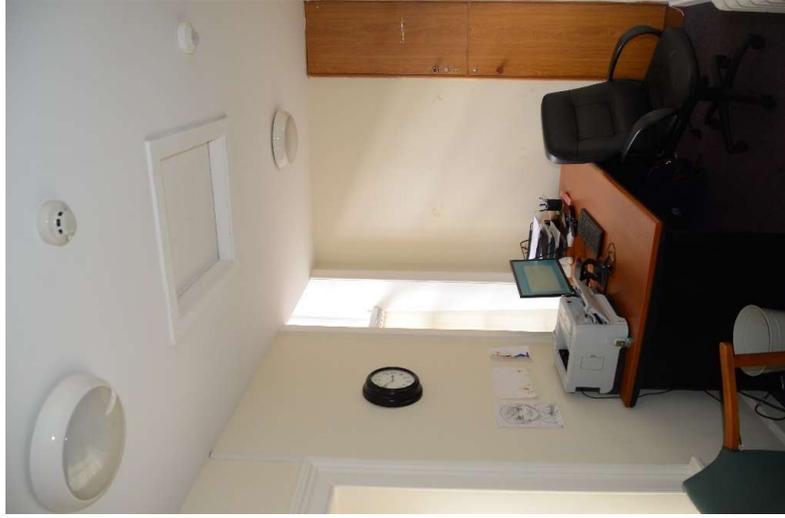
31. Room G09, door on South-Western wall



32. Room G09, door on North-Western wall



33. Room G09, door on South-Eastern wall



34. Room G10, view looking North-West



35. Room G10, view looking South-East



36. Room G11, view looking North-West
towards Room G10



37. Room G11, view looking South-East up the
Staircase



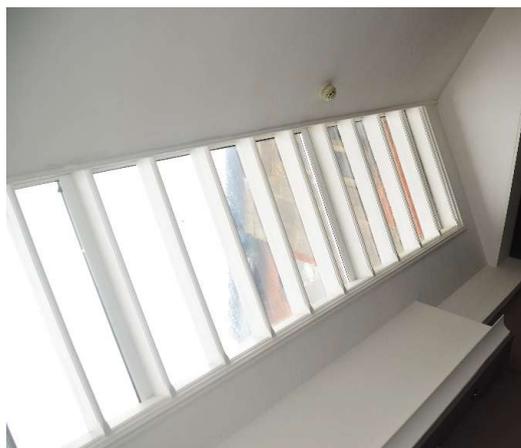
39. Room G12, view looking North-West



38. Room G12, view looking South-East



42. Room G13, view towards Rooms G21 and G22



43. Room G13, detail of rooflight



41. Room G13, view towards Stairs



40. Room G13, view towards Room G32



44. Room G14, view towards Room G13



45. Room G14, view towards Room G9



46. Room G15, view looking West



47. Room G17, view looking West



48. Room G18, view towards Room G23



49. Room G19, view looking South-East



50. Room G19, detail of window on South-Western wall



53. Room G22, view looking North-West



52. Room G21, view looking South-East



51. Room G21, view looking North-West



55. Room G23, detail of windows on South-Eastern wall



57. Room G23, detail of window on South-Eastern wall



54. Room G23, view looking South-West



56. Room G23, detail of window on South-Eastern wall



58. Room G24, view looking North-West



59. Room G25, view looking South



60. Room G27, view looking South-West



61. Room G29, view looking South



62. Room G30, panoramic view looking South



63. Room G33, panoramic view looking South



64. Room G33, detail of window on North-Eastern wall



65. Room G33, detail of window on North-Eastern wall



66. Room G33, detail of window on South-Eastern wall



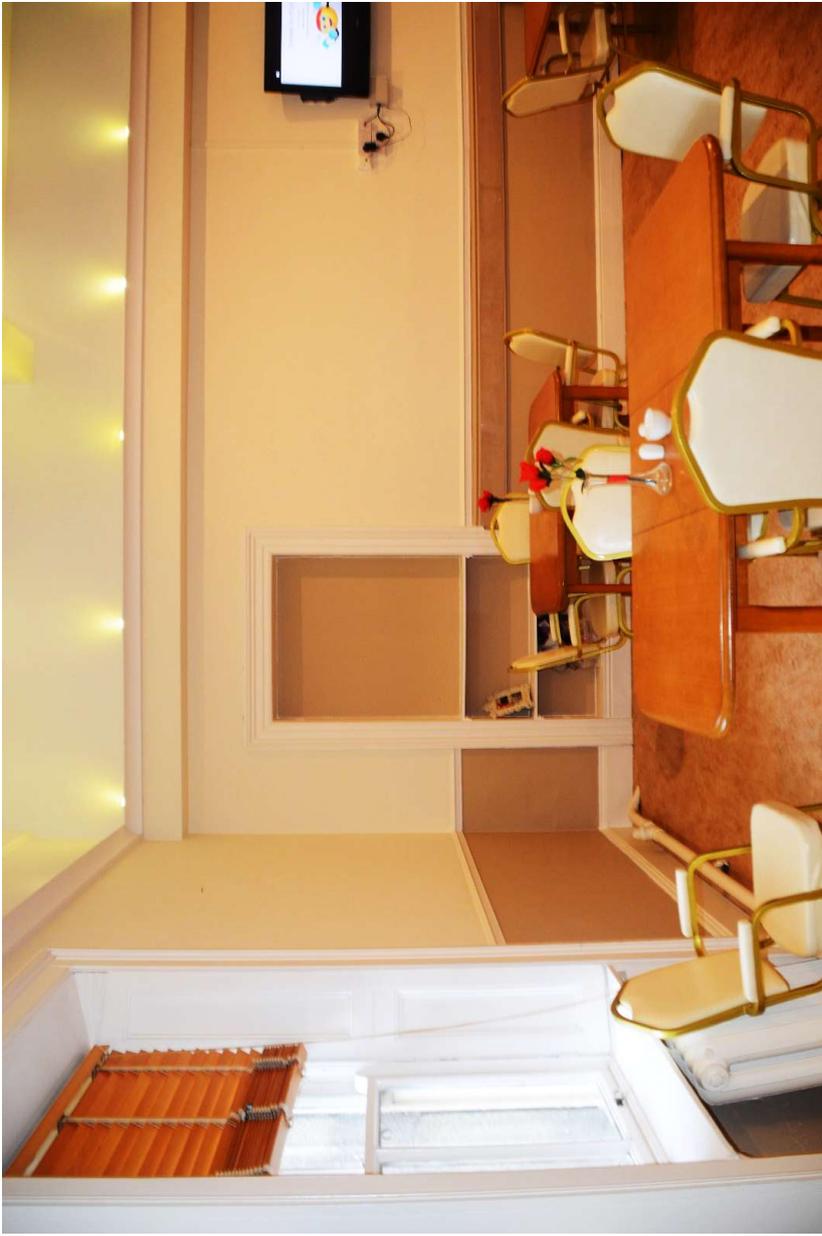
67. Room G33, detail of door on South-Eastern wall



68. Room G33, detail of window on South-Eastern wall



69. Room G33, detail of window on South-Eastern wall



72. Room G33, view of Western corner



71. Room G33, detail of window on South-Western wall



70. Room G33, detail of window on South-Western wall



73. Room G35, view looking North-East



74. Room G35, view looking South-West along modern glazed link to modern additions



75. Room G36, view looking South-East



76. Room G37, view looking North-West



77. Room G38, view looking North-East into Room G32



78. Room G40, view looking North-West into Room G39



82. Room G42, view looking North towards Room G41



83. Room G43, view looking North-East towards G38



81. Room G42, view looking North-West from entrance



80. Room G41, detail of window on North-Western wall



79. Room G41, view looking North-East from Room G42



84. Room G46, view looking East



85. Room G46, view looking South-West



86. Room G46, detail of window on South-Western wall



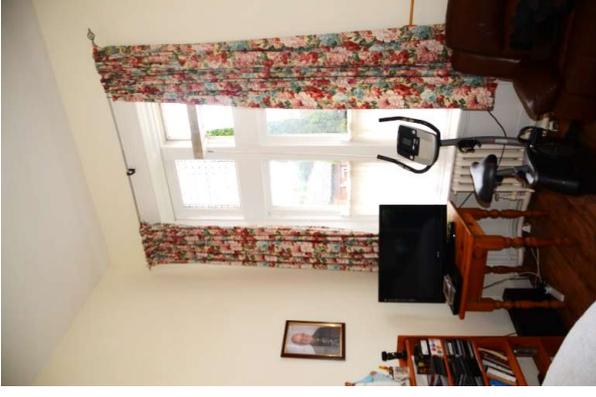
87. Room G46, detail of window on South-Western wall



92. Room G49, detail of window on South-Western wall



94. Room G50, detail of window on South-Western wall



91. Room G49, view looking South



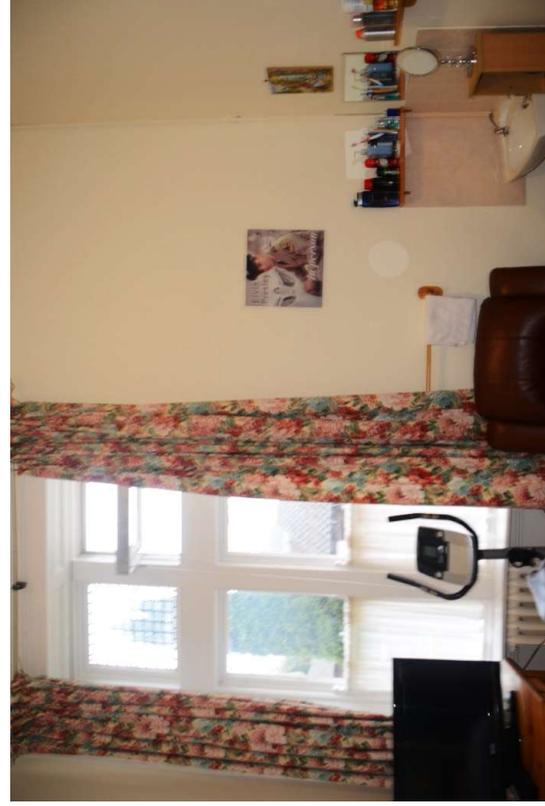
93. Room G50, view looking South-West



89. Room G47, view looking South-East through Room G48



88. Room G47, exit door on North-Eastern wall



90. Room G49, view looking South-West



95. Room F01, view looking North-East



96. Room F03, panoramic view looking North



97. Room F03, view looking South



98. Room F03, detail of window on North-Western wall



99. Room F03, detail of window on North-Eastern wall



100. Room F04, view looking North-West



101. Room F04, view looking South-East



102. Room F04, detail of window on South-Western wall



103. Room F04, detail of window on North-Western wall



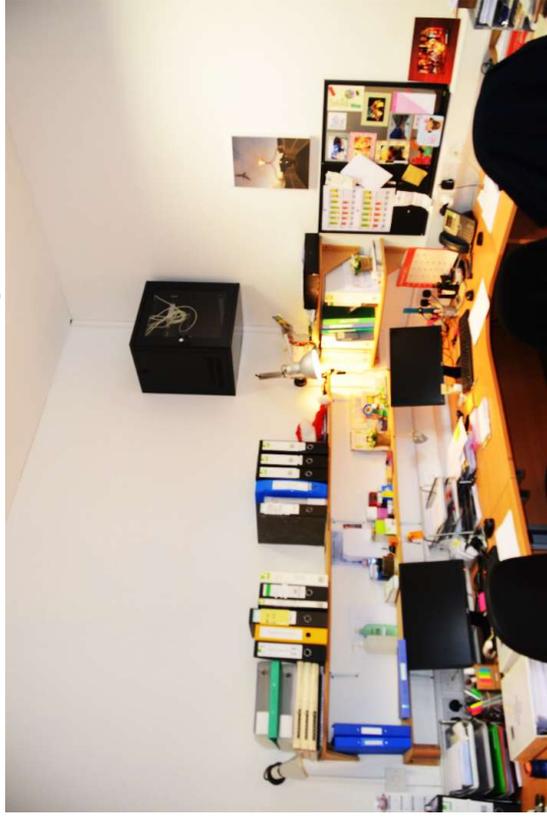
105. Room F07, view looking North



106. Room F07, view looking South



104. Room F06, view looking North-East



107. Room F07, view looking West



108. Room F07, detail of window



109. Room F07, detail of window



110. Room F08, view looking South-West



111. Room F09, view looking East



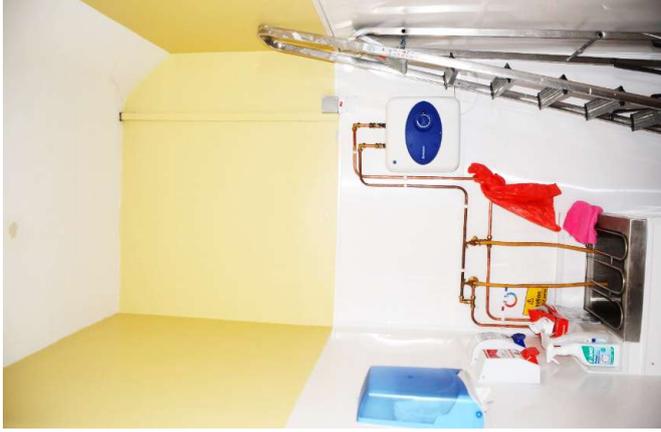
112. Room F09, detail of window



113. Room F11, view looking North-West



114. Room F11, view looking South-East



115. Room F12, view looking South-East



116. Room F13, panoramic view looking East



117. Room F13, view looking North-West



118. Room F14, view looking South-West



119. Room F15, view looking South-East



120. Room F17, view looking South-West



121. Room F16, view looking North-West



122. Room F18, view North-West towards F16



123. Room F19, view towards Room F21



124. Room F20, view of Exit Door



125. Room F20, detail of rooflight



126. Room F21, view looking South-West



127. Room F22, view looking West



128. Room F23, view looking South-East towards Room F14



129. Room F23, view looking North-West towards Room F22



131. Room F24, view looking North



130. Room F24, panoramic view looking South



132. Room F25, view looking South-West



134. Room F26, view looking South-West



135. Room F27, detail of window



136. Room F27, detail of window



133. Room F25, view looking South



137. Room F27, panoramic view looking South-West



140. Room F31, view looking North-East



139. Room F30, view looking North-East



138. Room F29, view looking South-West



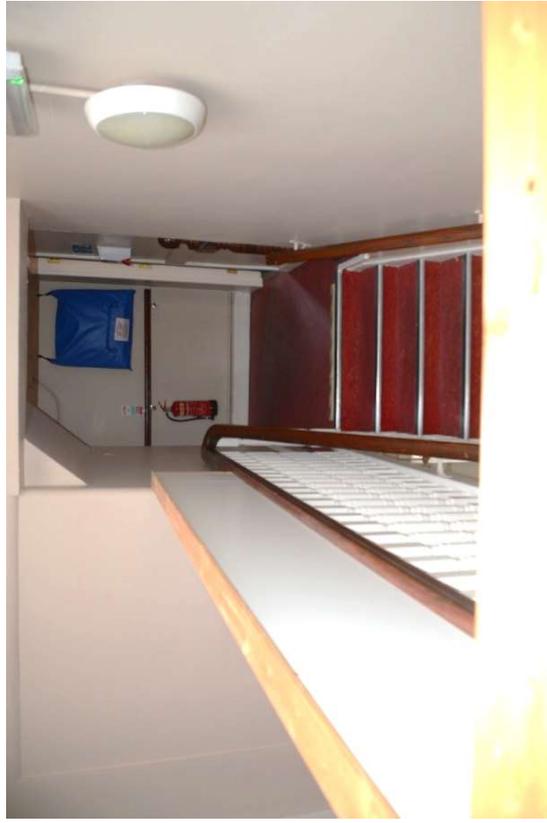
141. Room F32, panoramic view looking East



142. Room F32, view looking South-West



146. Room F40, detail of window



147. Room F40, view looking South-East



145. Room F39, view looking North-East



143. Room F38, view looking North



144. Room F38, view looking West



148. Room F40, view looking South-East towards Room G43



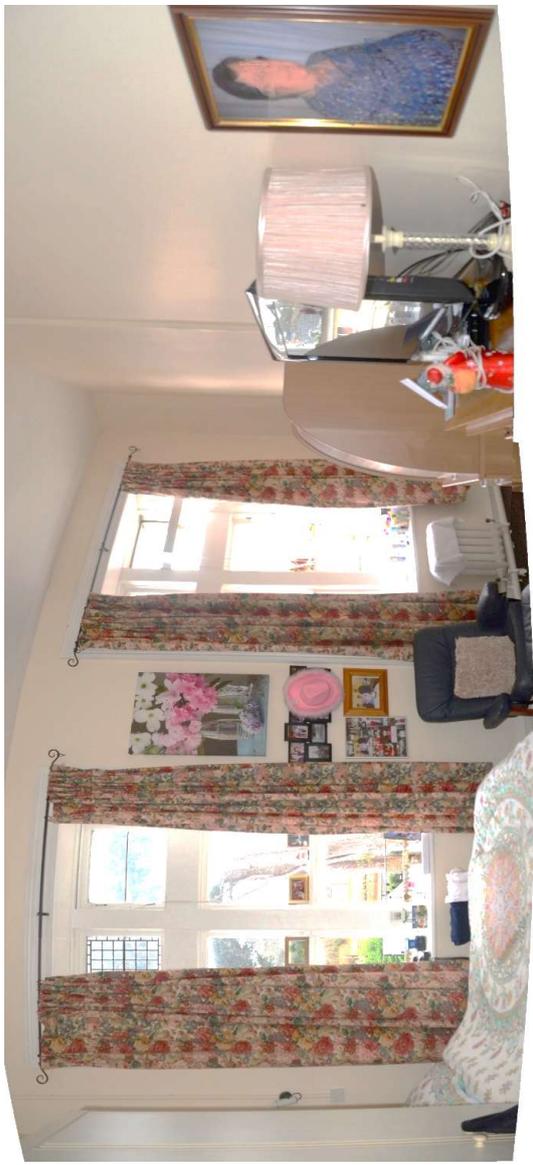
149. Room F40, view looking North-West



150. Room F41, view looking North-East



151. Room F43, view looking North-West towards Room G40



153. Room F46, panoramic view looking South-West



154. Room F46, detail of window



155. Room F46, detail of window



152. Room F44, panoramic view looking North-West



156. Room F47, view looking South-East



157. Room F47, detail of fire exit door



158. Room F47, view looking North-West towards Room F45



159. Room F48, view looking North-West



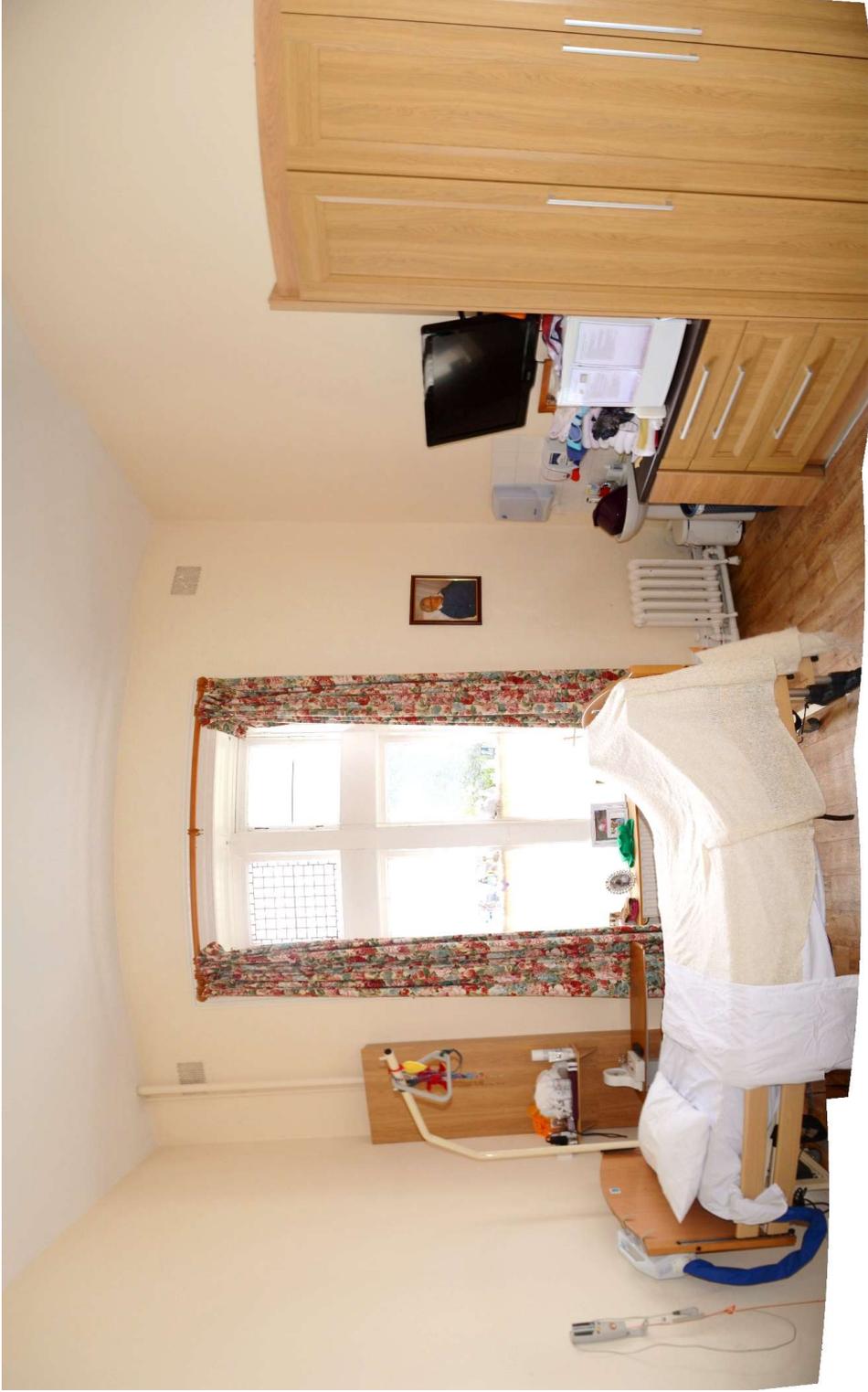
160. Room F49, panoramic view looking West



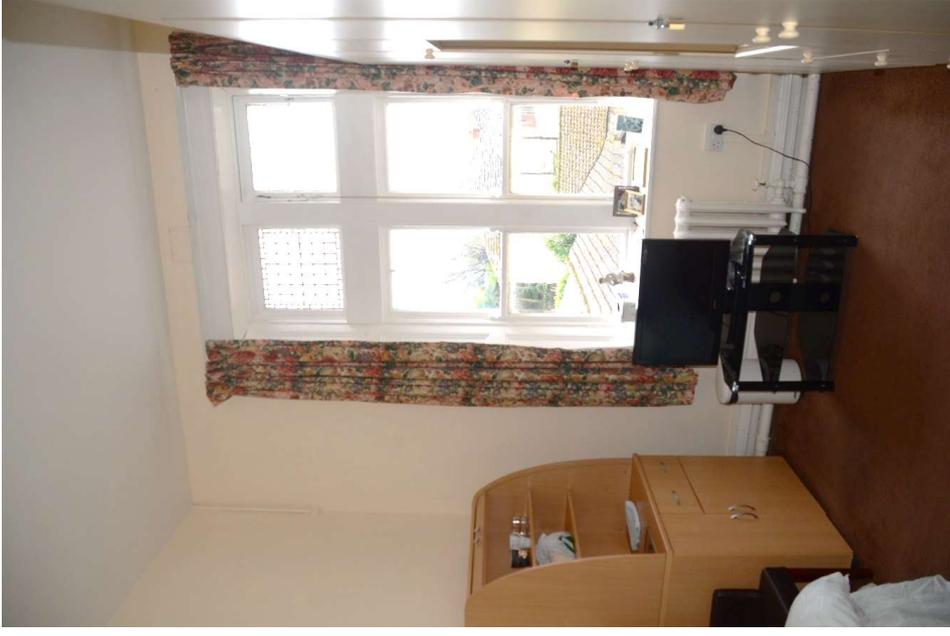
161. Room F49, view looking East



162. Room F49, detail of window



163. Room F50, panoramic view looking West



164. Room F51, panoramic view looking South

APPENDIX 17.5 : CURRICULUM VITAE

PRACTICE DESCRIPTION.



DAVID SLATTERY – Architects – Historic Buildings Consultants

8, Vergemount, Clonskeagh, Dublin 6, Ireland. Tel: +353(1) 2697344 Fax: +353 (1) 2604098

www.slatteryconservation.ie

e-mail: info@slatteryconservation.ie

DESCRIPTION OF PRACTICE

The practice was established in 1990 office location No. 8 Vergemount, Clonskeagh, Dublin 6. The works and projects undertaken are solely of a conservation nature.

In addition to completing major projects for clients, the practice provides specialist consultancy services to other architectural practices. The repair and conservation of historic stonework, brickwork and metalwork; the preparation and use of historic materials such as lime and the conservation and repair of decorative plasterwork, joinery and statuary are areas where the practice has a particular expertise and substantial experience. In addition, the practice has completed a substantial number of assessments of historic buildings and has provided consultancy services for the historic fabric aspects of a number of larger mixed developments.

The practice has seven permanent members of staff and carries Professional Indemnity Insurance.

The practice has worked jointly and in a consultancy role on complex new design and conservation projects on many occasions. It has a proven ability to work as part of a design team.

The practice was part of the Design Team and advising on conservation issues regarding the proposed Terminal 2 at Dublin Airport and conservation architects to the Railway Procurement Agency on Metro North and LUAS Line BXD and to C.I.E./Iarnrod Eireann on the DART Underground Project. The practice was commissioned to act as Conservation Advisors to the E.S.B. on their proposal to redevelop their premises at Lower Fitzwilliam Street. The practice provided advice on the restoration and redevelopment of the former Central Bank Site Dame/College Street now under construction. The practice was also engaged as Conservation Consultants on conservation and repair works carried out on St. Muredach's Cathedral, Ballina, Leinster House, Belvedere College and on the Irish Stock Exchange at Foster Place/College Green.

The Practice is providing ongoing conservation advice on the Bolands Mills Project in the Docklands and on the restoration and redevelopment of No. 2 Grand Parade, Dublin 6 (former Carrolls building) on the Grand Canal as well as the works to the Tropical Fruit Warehouse on Sir John Rogerson's Quay.

CURRICULUM VITAE - JAMES SLATTERY



CURRICULUM VITAE - JAMES SLATTERY

Name: James Slattery, B Arch MRIAI DiplABRCons.
Position: Principal
Profession: Conservation Architect, Historic Buildings Consultant.

Professional Affiliations:

- * BArch Degree in Architecture, UCD-1995-2001.
- * Member of the Royal Institute of the Architects of Ireland.
- * Diploma in Applied Building Repair and Conservation from Trinity College, Dublin, 2007-2008.

Brief Summary of Experience:

- 2001-2006 BCDH/BDA Architects
2004-2006 U2 Tower-Competition Winning Scheme & Design up to Tender Stage for DDDA.
- 2005-2006 Lead designer on the 2nd placed design for the Irish World Performing Arts Village at UL and on shortlisted scheme for Anthony Fokker Park, Schiphol, Holland.
- 2001-2005 Residential Development to Protected Structure (Regional Significance) at 30-32 S.J.R.Q., Dublin 2 up to Planning Stage
- 2006-
2006-2012 David Slattery Conservation Architects Ltd.
Conservation Architect for Restoration of the National Maritime Museum Protected Structure (National Significance), Haigh Terrace Dun Laoghaire within the former Mariner' Church including roofworks, restoration of stonework, stained glass repairs and protection, interior restorations and new interventions to improve functionality. Lead sketch, planning, tender, construction phases.
- 2007-2009 Protected Structure (Regional Significance) at No. 13 Stephen's Green, Dublin 2-Conservation Architect for Restoration of external fabric (decorative stucco, sash windows and slate roof) and interior alterations. Lead sketch, planning, tender, construction phases.
- 2007-2008 Redevelopment of the Humewood Castle Protected Structure (National Significance), Co. Wicklow- Conservation Consulatant to successful

planning for redevelopment of the gothic revival estate which was recently completed.

- 2008-2012 Kent Station (Protected Structure of National Significance) Redevelopment Masterplan, Horgan's Quay, Cork - Conservation Consultant up to planning stage.
- 2008- Dartry House (Protected Structure of National/Regional Significance), Rathmines-Restoration - Conservation Consultant through planning, tender and on site stage of a number of phases of work to main house and to Dartry road.
- 2008-2009 65 Fitzwilliam Sq, Dublin 2 (Protected Structure of National/Regional Significance) – Conservation Consultant to planning stage for conversion of former house in offices back to a single family dwelling.
- 2008-2010 Ardeevin, Otranto Place, Sandycove (Protected Structure Regional Significance) - Conservation Architect for Extension and Restoration of detached Victorian House by the sea. Sketch, Planning, Tender and Construction stages.
- 2009-2014 Redevelopment of Ballroom and Stables at K-Club, Straffan House (Protected Structure of Regional Significance)-Conservation Consultant
- 2008-2012 Works to Railway Stations at Newbridge, Kildare, Sallins, Ballinasloe, Tullamore and Drogheda- (all Regionally Significant Protected Structures) Conservation Consultant.
- 2008-2012 Dart Underground-Conservation-Consultant for Design, EIS Preparation etc. to successful Railway Order.
- 2008-2012 Luas Line BXD-Conservation Consultant for Design, EIS Preparation etc. to successful Railway Order for works affecting numerous Nationally and Regionally significant Protected Structures and National Monuments within ACA and CAs in Dublin City.
- 2009-2012 Redevelopment of interior to Powerscourt Townhouse (Protected Structure of National/Regional Significance) and Restoration Works to Front Setting, Sth William St, Dublin 2 - Conservation Consultant and Architect.
- 2009-2012 Redevelopment of Doyles/Times Hostel, Fleet Street, Dublin 2 (including Regionally Significant Protected Structures) - Conservation Consultant.
- 2010-2014 NUI Galway – Reroofing Quadrangle Building – Protected Structure and Refurbishments to Aula Maxima – Conservation Architect for planning, tender and construction.

- 2010- Redevelopment of RTE Campus, Dublin 4 (including assessments of Protected Structures of Montrose and Mt Errol and the STW campus itself) - Conservation Consultant.to Planning and Tender for Restoration Works to Montrose House redevelopment.
- 2010-2015 Redevelopment of Irish Distiller's Site, Smithfield - Conservation Consultant.
- 2010-2012 Redevelopment and Restoration of CWU Headquarters, NCR, Dublin 3- Conservation Consultant for planning, tender and construction phases of works to former early Georgian house (Protected Structure of Regional Significance).
- 2010-2012 Restoration of Seatown Road Parochial House Swords - Conservation Consultant for planning, tender and construction phases of works (Protected Structure of Regional Significance).
- 2010-2012 Restoration to Interiors of St. Francis Xavier's Church (Protected Structure of National/Regional Significance), Gardiner Street, Dublin 1-Conservation Consultant
- 2011-2013 Redevelopment of Former Ford Factory Site (Protected Structure of National Significance), Marina Park, Cork-Conservation Consultant. Sketch and planning stage.
- 2011-2013 Restoration Works to Macroom, Carrig, & Kildare Bridges-Conservation Consultant. Planning and Tender Stages.
- 2011- Restoration of Leinster House External Fabric (Protected Structure of National Significance) - Conservation Architect to Tender Stage.
- 2011-2012 Restoration of Fire Damaged Church, Ballinroad, Waterford (Protected Structure Regional) – Conservation Consultant. Tender and Construction stages.
- 2011-2015 Restoration of Olympia Roof and Interiors, Dublin 2 (Protected Structure Regional) – Conservation Consultant. Tender and construction stages.
- 2011-2012 Redevelopment of former Dutch Billy at No. 50 Mary Street, Dublin 3 (Regionally Significant Protected Structure) - Conservation Architect. Planning and Tender stages.
- 2011-2013 Restoration of Stonework and Copper Lamps and Standards to Sarsfield Bridge, Limerick (Regionally Significant Protected Structure)- Conservation Consultant. Planning, tender and construction stages.

- 2012- Belvedere House – Belvedere College – Conservation Architect planning tender and construction stage.
- 2012- Restoration and protection of Apse Roofs to Pugin Chapel, Slate Roofs to Apple Store and Redevelopment of Stoyte House and Kitchen Courtyard all at St. Patrick’s College Maynooth including a number of Nationally Significant Protected Structures. Conservation Architect for planning, tender and construction stages.
- 2012-2013 Restoration & Redevelopment of Marley Grange, Rathfarnham (Regionally Significant Protected Structure) - Conservation Consultant for planning and tender stages.
- 2012-2016 Redevelopment of former Georgian Houses at Nos. 18-20 Merrion Street, Dublin 2 (Protected Structures of Regional Significance) - Conservation-Architect for planning, tender and construction stages.
- 2012- Restoration of Glendruid House, Cabinteely (Protected Structure of Regional Significance) - Conservation Architect for planning, tender and construction stages. Conservation consultant for redevelopment of estate.
- 2012- Restoration and Redevelopment of Ashbourne Church and Parish House (two Regionally Significant Protected Structures), Ashbourne, Co Meath-Conservation Consultant for planning consents, tender and construction stages of restoration and extension works.
- 2013 Redevelopment of Site of Former Celbridge Workhouse, Co. Kildare (Regionally Significant Protected Structure) - Conservation Consultant for planning stage.
- 2013- Restoration of the Church of Our Lady and St. David, Co. Kildare (Regionally Significant Protected Structure) -Conservation Architect for planning, tender and construction stages of restoration.
- 2013-2014 Tyrconnell Bridge Reconstruction, Donegal, Co. Donegal (Regionally Significant Protected Structure) - Conservation Consultant to planning and tender stages.
- 2013- Redevelopment of Former Late-Georgian Terraced Houses at Camden Street Upper to Camden Street Hotel, Dublin 8 (Protected Structures of Regional Significance) - Conservation Consultant to Planning stage.
- 2013 Garryduff Bridge in BNM Land - Conservation Consultant in Relation to Proposed Inclusion on RPS.

- 2013-2016 Restoration of No. 70 Blessington Street, Dublin-Conservation Consultant for planning, tender and construction stages of work to restore a mixed surgery and apartment use to the former Georgian House.
- 2013- Redevelopment of Regionally Significant (not on RPS) Ormond Hotel and adjoining Protected Structures, Ormond Quay, Dublin 1 - Conservation Consultant planning stage.
- 2013-2016 Redevelopment of Fleet Street Hotel, Westmoreland Street, Dublin 2 above former Bewleys premises (Protected Structure Regional) - Conservation Consultant for planning, tender and construction stages.
- 2013-2014 Redevelopment of Molesworth Street to South Frederick Street Block, Dublin 2-Conservation Consultant planning stage.
- 2014-2015 Redevelopment of Chatham House, Chatham Street, Dublin 2- Conservation Consultant planning stage.
- 2014- Boland's Mills Redevelopment – Conservation Architect for planning, tender and construction stages.
- 2014- Spire Restoration at Pro-Cathedral of Saints Peter and Paul, O'Connell Street, Ennis, Co. Clare (Protected Structure Regional) - Conservation Architect tender stage.
- 2014-2015 Former Dowager House (Now BOI) Restoration, Westport, Co. Mayo (Protected Structure Regional) -Conservation Consultant planning stage.
- 2014-2016 Works to Trinity Hotel, Dublin 2 Site of Former Tara St Fire Station (including Regionally Significant Protected Structures) - Conservation Consultant planning stage.
- 2015- Trinity College Business School including Restoration and Adaptation of former houses on Pearse Street - Conservation Architect for Planning, Tender and Construction stages.
- 2015- Restoration of Gate of Justice, Dublin Castle, Dublin 2 (National/Regional Significance Protected Structure) - Conservation Architect for Tender and construction stages.
- 2015- Extension and Restoration of Regionally Significant Arts and Crafts Protected Structure at “Seaside”, Burrow Road-Conservation Architect for Planning, Tender and Construction stages.

- 2015- Restoration and Redevelopment of Irish Stock Exchange and Armoury Building, Anglesea Street/College Green (National/Regional Significance) - Conservation Consultant for planning, tender and construction stages.
- 2016- Restoration of single family dwelling to former Georgian house at No. 5 Mount Street Crescent, Dublin 2 (Regionally Significant Protected Structure) - Conservation Consultant for planning stage.
- 2016- Restoration and redevelopment of former Clerys Site, Dublin 1 – Nationally Significant Protected Structure - Conservation Consultant for planning and tender stage.
- 2016- Restoration and redevelopment of No. 2 Grand Parade, Dublin 6 (former Carrolls building) National/Regional Significant Protected Structure - Conservation Consultant for planning and tender stage.
- 2016- Restoration and redevelopment of site of former Hampton Carmelite Convent and Pugin Chapel, Drumcondra, Dublin 3 (Regionally Significant Protected Structure). Conservation consultant planning and tender stage.
- 2016- Works to original Fitzgerald airport terminal for DAA (Regional Protected Structure) – Conservation Consultant planning stage.
- 2016- Restoration and redevelopment of former 19th Century Hotel at Crofton Hall, Crofton Road, Dun Laoghaire (Regional Protected Structure) – Conservation Consultant planning stage.
- 2016- Restoration and reinstatement of residential use to no. 61 Merrion Square, Dublin 2 (Regionally Significant Protected Structure) – Conservation Consultant planning and tender stage.
- 2016- Restoration and redevelopment of former Central Bank Site Dame/College Street including one National/Regional Significant Protected Structure (No. 9 College Street) - Conservation Consultant for planning stage.
- 2017- Redevelopment at Howth Castle Masterplanning – Conservation Consultant.
- 2017- Restoration and Extension to No.16 St. Stephen’s Green – Nationally Significant Protected Structure - Conservation Consultant for planning stage.
- 2017- Restoration and Extension to former Ardmore House within the UCD Estate – Nationally Significant Protected Structure - Conservation Consultant for planning stage.

Appendix 17.1 – 17.5 Combined Appendices