15 Architectural Built Heritage

15.1 Introduction

This Chapter assesses the impact of the proposed development on the Architectural Heritage of the site and of the surrounding Architectural Heritage, specifically Protected Structures, Architectural Conservation Areas ad candidate Architectural Conservation Areas and was prepared by Garrett O'Neill Dip. Arch., MUBC, FRIAI of Professor Cathal O'Neill + Co, Architects and Conservation Architects.

15.2 Study Methodology

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

- OS maps, current and historical
- Map of County of Dublin, William Duncan 1821
- Record of Protected Structures
- National Inventory of Architectural Heritage
- Google Earth and Google Streetview
- Dun Laoghaire Rathdown Development Plan 2016 - 2022
- Blackrock Local Area Plan
- Architectural Heritage Protection Guidelines (Government of Ireland)

15.3 The Existing Receiving Environment (Baseline)

The early historical receiving Environment is described at Section 15.3

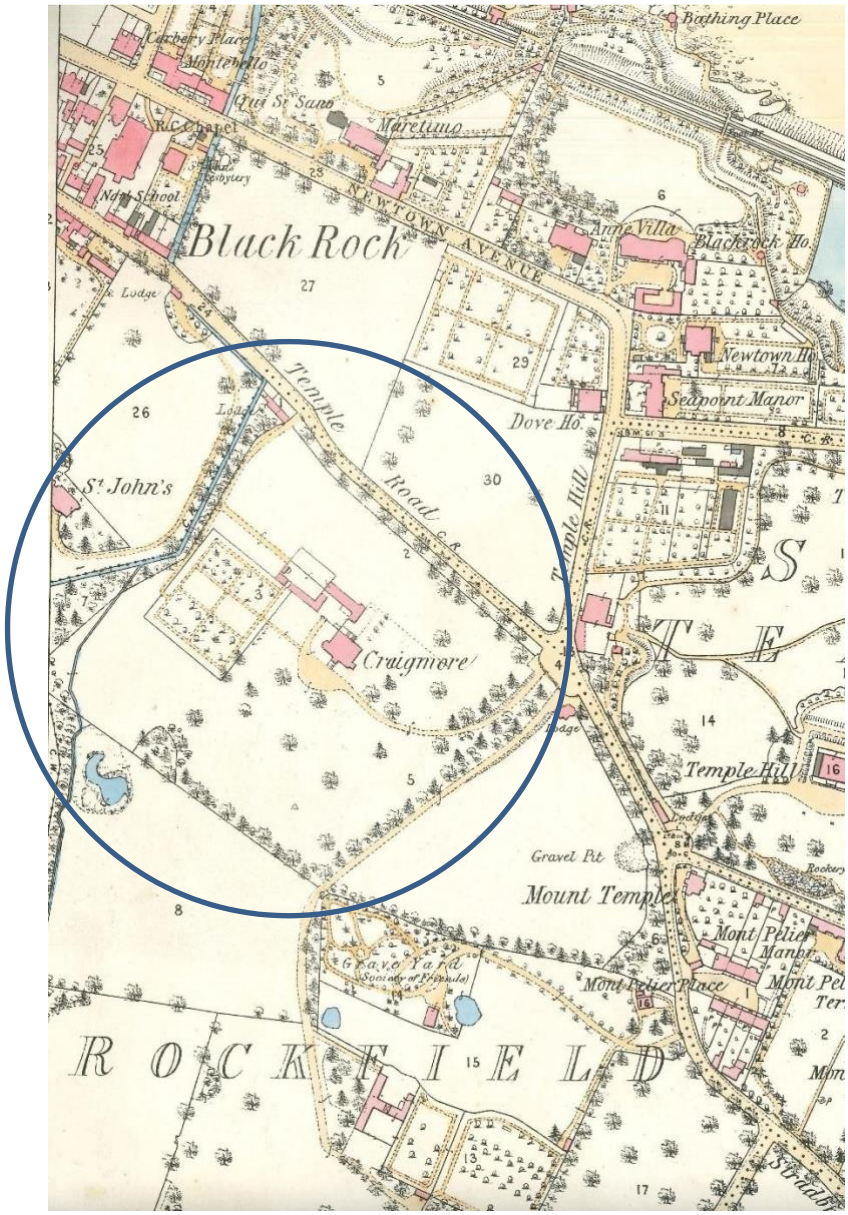

Figure 15.1 - OS Map 1865 [1]
Note: no eastern gate-lodge for Craigmore

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

Figure 15.2 - Dun Laoghaire Rathdown Development Plan Protected Structures coloured Orange
A: House (centre); B: Lodge (right); C: Gateway (top)

15.4 History

The house was known as Craigmore at the time of its construction in 1862 and was acquired by the Daughtersof Charity in 1925 who renamed it St Teresa's or St Therese. The contemporaneous house to the southeast was known as Dunardagh and was renamed St Catherine's and is also owned by the Daughters of Charity. The names are used below depending on the period referred to. The house was built as a private home for William Hogg and not, it seems, his son Jonathan as is sometimes recorded[2]. The house continued in the Hogg family ownership until 1925. Since then, the house has been substantially extended to the north-west, northeast and southeast. ***These extensions have been demolished or substantially demolished during 2021. See Figure 15.3a below.***

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

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

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

There are few other features of significance on the site.

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

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

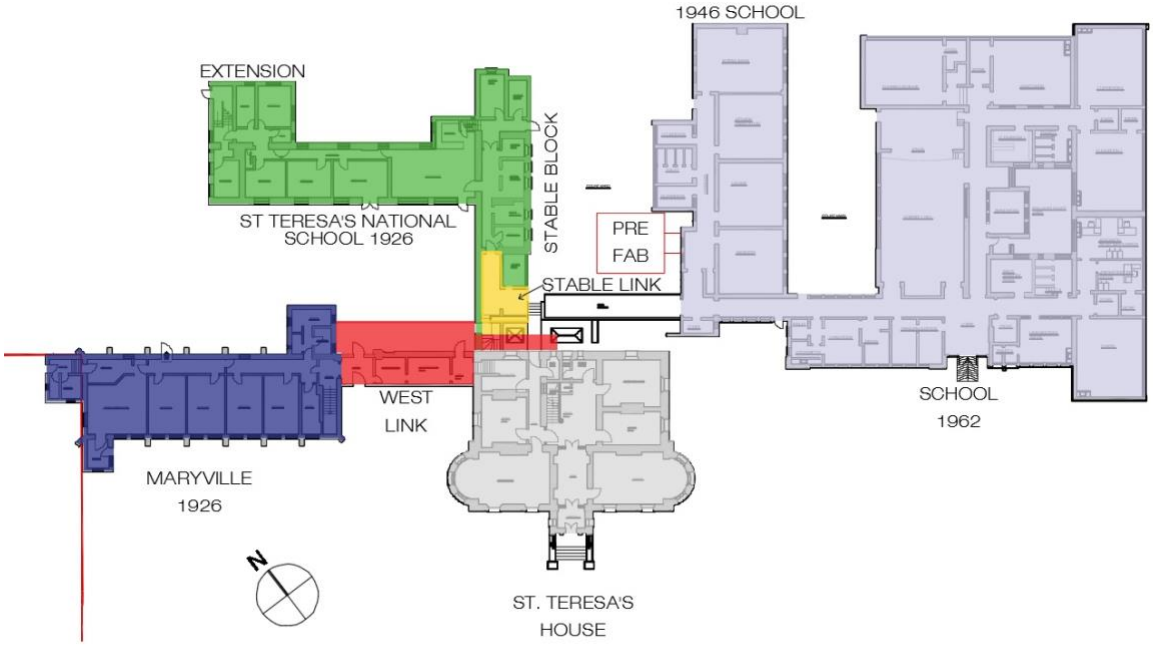

Figure 15.3 - Key Plan

Ground Floor Plan of Buildings as existed in 2019

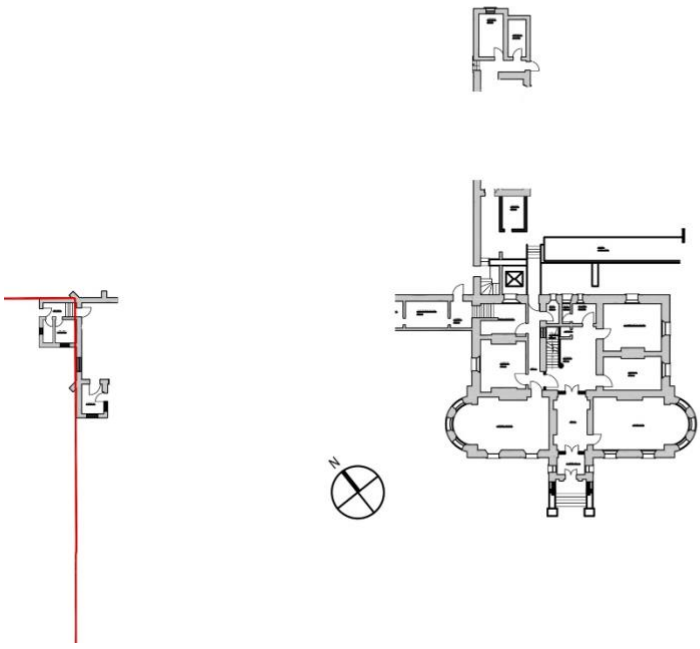

Figure 15.3a - Key Plan December 2021

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

For record purposes only, the extension buildings, as they existed in 2019, are described below, with a November 2021 update added to each.

Stables 1862

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

It was converted to residential accommodation in the 1920s. Little of original detail remains. There are plasterboard ceilings to the first floor, with uPVC windows and modern joinery. On the ground floor, there are sash windows, which do not appear to be original, in timber frames. There is some lath and plaster ceiling which has partially collapsed.

November 2021 Update: This building has been demolished except for a single bay at its north-eastern end.

Stable Link Block

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

November 2021 Update: This building has been partially demolished.

St Teresa's National School 1926

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

November 2021 Update: This building has been completely demolished.

West Link Block to Maryville.

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

November 2021 Update: This building has been substantially demolished.

Maryville (three storey building)

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

November 2021 Update: This building has been demolished except for the lower portion of its north-western end wall and short portions of the long walls abutting that, and a single storey lean-to extension, outside the subject site.

1946 School

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

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

November 2021 Update: This building has been completely demolished.

1962 School

This is a very large single flat-roofed single storey building in poor condition, built in the prevailing style of the 1960s with what would now be regarded as a high standard of finishes, including good quality joinery, parquet floors and steel windows. There has been extensive water ingress and much of the parquet is damaged beyond repair. There is a central entrance with a lateral corridor parallel to the front and secondary corridor at right angles to this. The entrance also is connected to a double height performance space with an elevated stage. To the rear and south-east side there are five large classrooms with ancillary spaces. The rest of the building consists of smaller offices, stores, locker-rooms and circulation spaces.

November 2021 Update: This building has been completely demolished.

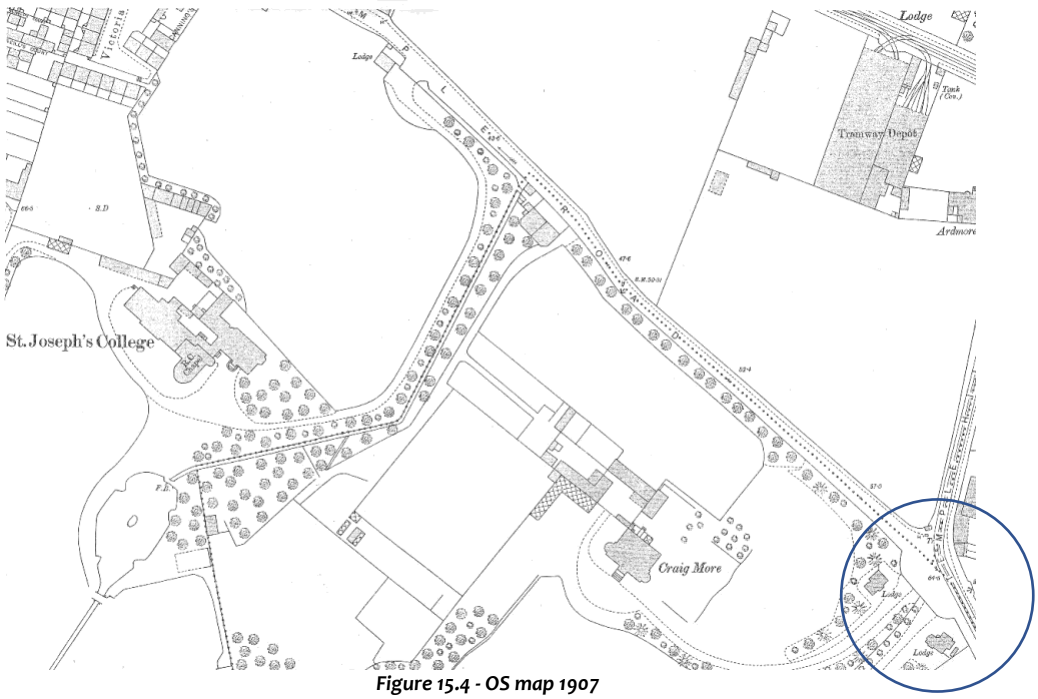

Figure 15.4 - OS map 1907
Note: gates and double avenue at eastern corner

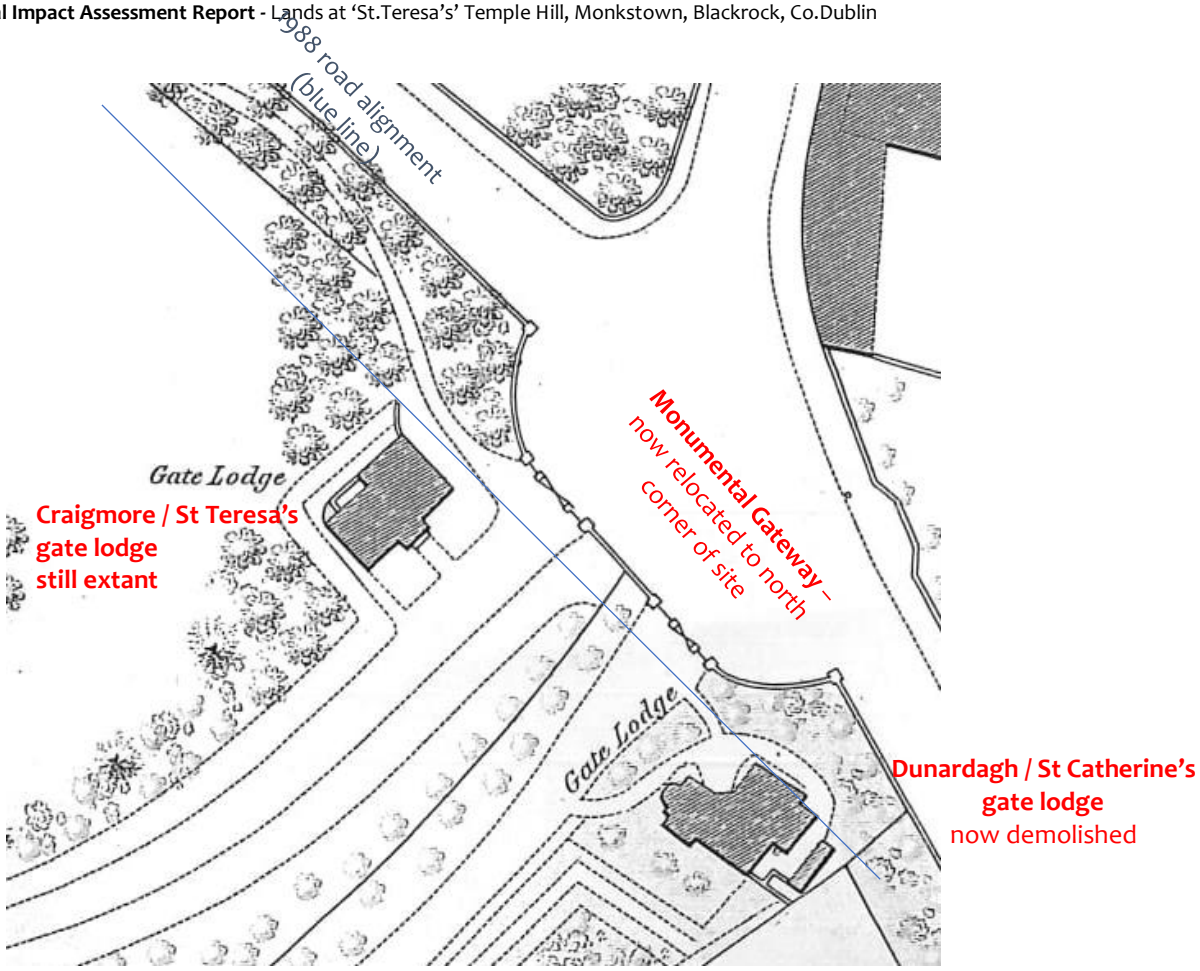

Figure 15.5 - OSI MAP 1867 Original gate layout

Description

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

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

Figure 15.6 - Aerial view from South (pre-2021 demolitions)

Figure 15.7 - View from North-east (pre-2021 demolitions)

Figure 15.8 - View from South-west (pre-2021 demolitions)

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

Of the two other Protected Structures within the curtilage, the gate to Temple Hill Road has already been relocated and reconstructed on one occasion and there is an objective in the 2016 Local Area Plan to re-locate this again to form a new main entrance to Rockfield Park[4]. The second original gate-lodge, serving St Catherine's (Dunardagh) at this eastern gate was demolished at the time of the road construction in the late 1980s.

Figure 15.8 - Gate-lodge with new (1980s) boundary treatment.

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

J.A.K. Dean[5], describes this lodge as a of a pattern to be found in a number of other locations and suggests that the demolished west lodge was the only approach for more than a decade. However, the 1865 and 1867 maps do not seem to bear this out and it seems unlikely that main entrance was ever at the north corner of the site.[1]

4 Dun Laoghaire Rathdown County Council Blackrock Local Area Plan 2016

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

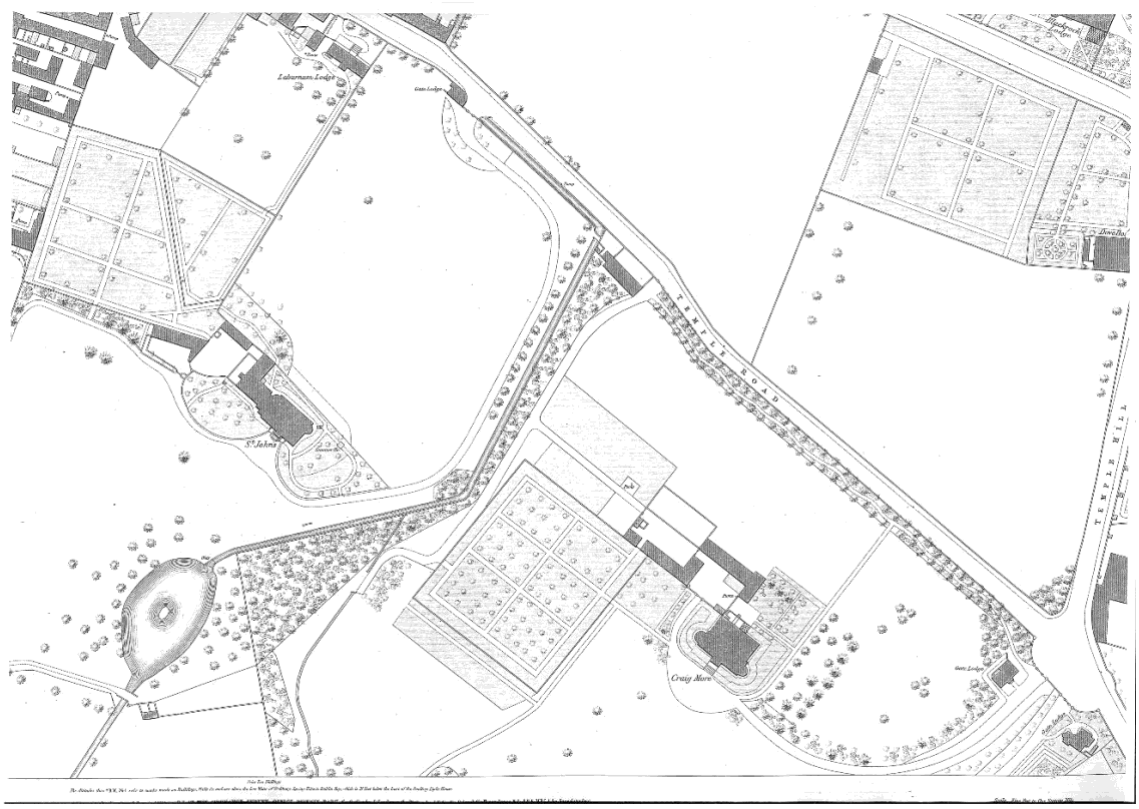

Figure 15.9 - 1867 OS Map
Note: lodge now shown as having been built since 1865 map

Figure 15.10 - New boundary wall

15.5 Characteristics of the Proposed Development

The development will consist of a new residential and mixed use scheme of 493 residential units and associated residential amenities, a childcare facility and café in the form of (a) a combination of new apartment buildings (A1-C2 and D1 – E2); (b) the subdivision, conversion and re-use of 'St. Teresa's House' (Block H); and (c) the dismantling, relocation and change of use from residential to café of 'St. Teresa's Lodge' (Block G) within the site development area. A detailed development description is now set out as follows:

The proposal provides for the demolition (total c. 207 sq m GFA) of (a) a single storey return (approx. 20 sq m) along the boundary with The Alzheimer's Society of Ireland; (b) the ground floor switch room (approx. 24.9sq.m.), (c) ground floor structures northwest of St. Teresa's House (26.8sq.m), (d) basement boiler room northwest of St. Teresa's House (17.0 sq.m), (e) ground floor structures northeast of St. Teresa's house (22.0sq.m.) (f) basement stores northeast of St. Teresa's house (67.8 sq.m.) and (g) a non - original ground floor rear extension (approx. 28.5 sq m) associated with the Gate Lodge.

The new development will provide for the construction of a new mixed use scheme of 487 no. apartment units in the form of 11 no. new residential development blocks (Blocks A1-C2 and D1 – E2) as follows:

- Block A1 (5 storeys) comprising 37 no. apartments (33 no. 1 bed units and 4 no. 2 bed units)
- Block B1 (10 storeys) comprising 55 no. apartments (37 no. 1 bed units, 10 no. 2 bed units, 8 no. 3 bed units)
- Block B2 (8 storeys) comprising 42 no. apartments (28 no. 1 bed units, 9 no. 2 bed units and 5 no. 3 bed units)
- Block B3 (8 storeys) comprising 42 no. apartments (28 no. 1 bed units, 9 no. 2 bed units and 5 no. 3 bed units)
- Block B4 (5 storeys) comprising 41 no. apartments (4 no. studio units, 4 no. 1 bed units, 27 no. 2 bed units and 6 no. 3 bed units)
- Block C1 (3 storeys) comprising 10 no. apartments (1 no. studio units, 3 no. 1 bed units and 6 no. 2 beds)
- Block C2 (3 storeys) comprising 6 no. apartments (2 no. 1 bed units and 4 no. 2 bed units) together with a creche facility of 392 sq m at ground floor level and outdoor play area space of 302 sq m.
- Block C3 (1 storey over basement level) comprising residential amenity space of 451 sq m.
- Block D1 (6 storeys) comprising 134 no. apartments (12 no. studio units, 22 no. 1 bed units, 90 no. 2 bed units and 10 no. 3 bed units).
- Block E1 (6 storeys) comprising 70 no. apartment units (34 no. 1 bed units, 26 no. 2 bed units and 10 no. 3 bed units).
- Block E2 (6 storeys) comprising 50 units (1 no. studio units, 29 no. 1 bed units, 18 no. 2 bed units and 2 no. 3 bed units).

Each new residential unit has associated private open space in the form of a terrace / balcony.

The development also provides for Block H, which relates to the subdivision and conversion of 'St. Teresa's House' (3 storeys) into 6 no. apartments (5 no. 2 bed units and 1 no. 3 bed unit) including the demolition of non-original additions and partitions, removal and relocation of existing doors, re-instatement of blocked up windows, replacement of windows, repair and refurbishment of joinery throughout and the upgrade of roof finishes and rainwater goods where appropriate.

It is also proposed to dismantle and relocate 'St. Teresa's Lodge' (1 storey) from its current location to a new location, 180 m south west within the development adjacent to Rockfield Park. St. Teresa's Lodge (Block G) will be deconstructed in its original location and reconstructed in a new location using original roof timbers, decorative elements and rubble stonework, with original brickwork cleaned and re-used where appropriate.

It is also proposed to dismantle and relocate 'St. Teresa's Lodge' (1 storey - gross floor area 69.63sq m) from its current location to a new location, 180 m south west within the development adjacent to Rockfield Park. St. Teresa's Lodge (Block G) will be deconstructed in its original location and reconstructed in a new location using original roof timbers, decorative elements and rubble stonework, with original brickwork cleaned and re-used where appropriate. A non - original extension (approx. 28.5 sq m) is proposed for demolition. The current proposal seeks a new extension of this building (approx. 26.8 sq m) and a change of use from residential to café use to deliver a Part M compliant single storey building of approx. 67.4 sq m

Total Open space (approx. 15,099.7 sq m) is proposed as follows: (a) public open space (approx. 11,572.3 sq m) in the form of a central parkland, garden link, woodland parkland (incorporating an existing folly), a tree belt; and (b) residential communal open space (approx. 3,527.4 sq m) in the form of entrance gardens, plazas, terraces, gardens and roof terraces for Blocks B2 and B3. Provision is also made for new pedestrian connections to Rockfield Park on the southern site boundary and Temple Hill along the northern site boundary.

Basement areas are proposed below Blocks A1, B1 to B4 and D1 (c. 7,295 sq. m GFA). A total of 252 residential car parking spaces (161 at basement level and 91 at surface level); 1056 bicycle spaces (656 at basement level and 400 at surface level); and 20 motorcycle spaces at basement level are proposed. 8 no. car spaces for creche use are proposed at surface level.

The proposal also provides for further Bin Storage areas, Bike Storage areas, ESB substations and switch rooms with a combined floor area of 356.2 sq m at surface level.

The development also comprises works to the existing entrance to St. Teresa's; the adjoining property at 'Carmond'; and residential development at St. Vincent's Park from Temple Hill (N31/R113). Works include the realignment and upgrade of the existing signalised junction and associated footpaths to provide for improved and safer vehicular access/egress to the site and improved and safer access/egress for vehicular traffic to/from the property at 'Carmond' and the adjoining residential development at St Vincent's Park.

Emergency vehicular access and pedestrian/cyclist access is also proposed via a secondary long established existing access point along Temple Hill. There are no works proposed to the existing gates (Protected Structure) at this location.

The associated site and infrastructural works include provision for water services; foul and surface water drainage and connections; attenuation proposals; permeable paving; all landscaping works including tree protection; green roofs; boundary treatment; internal roads and footpaths; and electrical services including solar panels at roof level above Blocks A1, B1 - B4, C1-C3, D1, E1, E2.

15.6 Potential Impact of the Proposed Development

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

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

Figure 15.11 - Extract from Dun Laoghaire Rathdown Development Plan 2016 - 2022 Showing Protected Structures, cACAs and ACAs as per DLR key

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

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

15.7 Potential Cumulative Impacts

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

15.8 Do Nothing Scenario

Should the development not take place:

a) The site will not be accessible for development in accordance with the Local Area Plan due to the present position of the Gate lodge preventing the upgrade of the access junction.
b) The Gate lodge would remain in its present unsatisfactory location, unsuitable for residential use and with few viable alternatives.
c) The existing house would remain in its much altered and unsatisfactory state with few viable uses available for it.
d) The monumental gate would remain unaffected, although it is noted that it is an objective of the Local Area Plan to relocate to the east boundary of Rockfield Park, facing the avenue to Dunardagh.

15.9 Risks to Human Health

The risks to health are those normally encountered during a major construction project. In addition to normal risks, there are additional potential risks dealing with hazardous materials to be removed, and historic materials which are proposed to be removed, (e.g. lead paint) or to be replicated, e.g. Lime.

15.10 Mitigation Measures

Construction Stage

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

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

1.1 Description of building

The building is a single storey double-fronted lodge, open pedimented breakfront, one over one windows with granite cills and lugged architraves, granite plinth and rendered quoins. It has a hipped roof with central chimney with granite capping and plinth and double console eaves brackets. A room by room description is attached. J.A.K. Dean[2] describes it as being Italianate in style and of a pattern common in south Dublin, referring to similar examples in Newtownpark, Homestead and Tirbradden.

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

Lodge at St Teresa's House

1.2 Proposed works

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

The works will be carried out with due regard to the Architectural Heritage Protection: Guidelines for Planning Authorities[3], and the Conservation Charters of ICOMOS[4]. Account will be taken of the Royal Institute of the Architects of Ireland Guidelines, and international and national best practice.

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

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

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

[3] Architectural Heritage Protection: Guidelines for Planning Authorities
[4] International Council on Monuments and Sites

Schedule of Works
Dismantlement

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

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

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

match the original, creating raised quoins and re-instating keystone above entrance door.

Fit cast iron rwps.
Re-fit window frames.
Plaster internal walls using lime render to match original.
Refit internal joinery and sashes.
Decorate.
Second fix mechanical and electrical services.
Regrade immediate site and complete hard and soft landscaping.

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

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

1.3 Contractor(s)' Method Statement

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

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

1.4 Deconstruction

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

1.4.1 Inspection

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

1.4.2 Investigation

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

1.5 Drawings and Records

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

1.5.1 Drawings

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

1.5.2 Schedules

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

1.5.3 Records

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

1.5.4 Photography

Each element must be photographed clearly in such a way that identifies the item and differentiates it from other, similar items, clearly shown the reference number and any distinguishing wear, damage or markings. If necessary, each item must have a number of photographs.

1.6 Protection, Damage and Repairs

1.6.1 Protection

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

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

(4) Any person who, without lawful authority, causes damage to a protected structure or a proposed protected structure shall be guilty of an offence.
The over-riding objective of the Conservation Works is to retain as much of the original fabric as is practicable in-situ and to protect all such fabric from damage or loss.

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

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

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

Storage of temporarily removed historic fabric

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

Scaffolding and mobile towers

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

New Openings

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

1.6.2 Damage

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

1.6.3 Repairs

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

1.7 Variations

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

Operational Stage

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

15.11 Predicted Impacts of the Proposed Development

Construction Stage

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

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

This is described in detail as follows:

Gate lodge

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

St Teresa's House

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

~~The potential impact are two-fold: Firstly, potential structural damage caused by proximate basement excavation. The integrity of the house will be monitored at all times during construction and necessary preventative measures implemented. Secondly~~, There will be an impact on the setting of the house which especially as viewed from the northeast, will be altered. The proposed single storey (above basement) pavilion it is suggested, will be a perfectly reasonable replacement of the extensive and numerous accretions to the building which have existed, until recently, for up to seventy years and removal will actually enhance the setting of the house as viewed from the rear. The proposed C3 is a lightweight glazed pavilion, providing communal facilities, which will complement the form and massing of the house, while being constructed in a crisp and elegant modern style.

Operational Stage

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

15.12 Monitoring

Construction Phase

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

Operational Phase

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

15.13 Reinstatement

Not applicable.

15.14 Interactions

- There were interactions between Architectural Heritage andArchitectural Design
  - *Develop design to comply with heritage protection guidelines;*
  - *maximise retention of historic fabric;*
  - *retain character of structure and those elements which give special interest*
  - *ensure reversibility of interventions*

- Arboriculture
  Retain significant trees which give site its sylvan character.
- Landscape design
  Develop Landscape design with reference to historic site plan and historic landscape assessment.
- Archaeological Heritage
  Research Archaeology of site and develop design to respond.

- Historic Landscape Assessment
  Research Historic Landscape is almost entirely associated with development of Protected Structures.

- Visual Impact Assessment
  Assess Views to and from Protected Structures.

15.15 Difficulties Encountered

There were no difficulties encountered.

15.16 References

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