

# **Gate Lodge Conservation Report**

**Proposed SHD**

**Lands at ‘St. Teresa’s’  
Temple Hill, Monkstown,  
Blackrock, Co. Dublin**

**On behalf of  
Oval Target Limited**

**December 2021**

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## 1 INTRODUCTION

Oval Target Limited, 1<sup>st</sup> Floor, 55 Percy Place, Dublin 4, (D04 CX38), has engaged Brock McClure Consultants, 63 York Road, Dun Laoghaire, Co. Dublin and Cathal O'Neill Architects, 33 Pembroke Road, Dublin 4 to prepare this Gate Lodge Conservation Report to accompany a Strategic Housing Development (SHD) planning application to An Bord Pleanála for a new residential and mixed use development proposal for 493 residential units and associated resident amenity facilities, a crèche facility and a café, all on a site of c. 3.9 ha located at 'St. Teresa's', Temple Hill, Monkstown, Blackrock, Co. Dublin.

This report should be read in conjunction with accompanying plans, particulars and reports submitted with the application for permission in respect of the proposed St. Teresa's SHD.

This report is prepared in support of a specific development proposal, which involves the dismantling and relocation of a Protected Structure (St. Teresa's Gate Lodge - RPS Ref. 1960) within the proposed SHD development site.

This Gate Lodge Strategy Report has been prepared with direct input from:

- O'Mahony Pike Architects - Design Matters
- Brock McClure Consultants - Planning Matters
- NRB Consulting Engineers - Traffic Matters
- Cathal O'Neill Architects - Conservation Matters



## 2 THE SITE

The subject site extends to c. 3.9ha and is located at St. Teresa's, Temple Hill, Monkstown, Blackrock, Co. Dublin.

The extent of the overall site is outlined below.



Figure 1 - Aerial Photo with lands at St. Teresa's outlined (Source: Google Maps 2021)

The site of the proposed development, contains 3 no. Protected Structures as follows:

- (a) 'St. Teresa's House' or Centre which is a 3 storey Victorian House (RPS 398);
- (b) 'St. Teresa's Lodge' known as 'The Gate Lodge', which is a single storey property located at the main entrance to the site off Temple Hill (RPS 1960); and
- (c) Entrance Gates along the north west of the site (RPS 398).

The entrance gates are included within the planning application red line boundary.

### 2.1 St Teresa's Lodge/ The Gate Lodge

'St. Teresa's Lodge' (RPS 1960) referred to also as 'The Gate Lodge' is the subject of this report.

It should be noted, in the context of the planning history of the lands, that the dismantling/deconstruction of the existing St. Teresa's Lodge (67.1 sq m) and demolition of a lean-to extension (28.5 sq m) was previously permitted under SHD PLo6D.303804-19. However, for the avoidance of doubt, permission is sought as part of this application to reconstruct the St. Teresa's Lodge in a new location (180m south-west) with the further extension (c.26.8m<sup>2</sup>) of this building and change of use from residential to café. This aspect of the proposed development and the context for same is set out in detail within this report.



### 3 CONTEXT FOR PREPARATION OF THIS REPORT

The context for preparation of this report is set out below.

#### 3.1 Pre - Planning

Significant pre-planning discussions were held with both the Planning Authority and An Bord Pleanála prior to the submission of the application for permission in respect of the proposed St. Teresa's SHD.

A summary of the various stages of pre-planning is set out below.

##### **Section 247 - Pre-Application Meeting with Planning Authority (#1)**

A Section 247 pre-planning submission was lodged with the Planning Authority in October 2020. A pre-planning meeting was held on 3 December 2020 to discuss the proposal in principle.

The feedback issued identified the following in respect of the proposal for dismantling and relocation of the gate lodge:

***"The applicant will need to put forward a robust argument for the relocation of the existing gate lodge from what was originally permitted under the parent permission."***

##### **Pre-Application Consultation with An Bord Pleanála**

Further to the Section 247 meeting, a pre-planning application was lodged with An Bord Pleanála on 15 March 2021. Pre-planning reference ABP-309696-21 refers.

##### **ABP Opinion**

The ABP Opinion that issued under file ABP-309696-21 on 16 June 2021 set out the following under Item 3 (b) and (d):

***"3 (b) Further consideration for the rationale for the deconstruction, relocation and extension of the Gate Lodge, a protected structure. A detailed method statement for such is also required. Further consideration should also be given to the new proposed location of the Gate Lodge having regard to the original function and association of the lodge with St. Teresa's House and the original entrance gates and avenue that serve the house..."***

***[...]***

***3 (d) Further consideration should also be given to the Planning Authorities opinion and concerns raised therein with regard to the potential impact on protected structures and consideration of an appropriate response to such matters having regard to the overall design strategy proposed by the prospective applicant".***

In response, this report has been prepared which sets out a conservation strategy for the relocation of the gate lodge. Specifically, the issues of alternatives considered, and precedent are set out. A detailed Method Statement has also been prepared for this proposal and the circumstances under which the proposal can be positively considered are set out in further detail in this report.

#### 3.2 Planning History

As a matter of fact, the principle of the dismantling and relocation of the gate lodge has been the subject of a recent decision made by An Bord Pleanála assessment as per ABP-303804-19.

We note the following key points from the Board's Inspector's report (27 May 2019) in assessment of the proposal submitted under that particular permission:



*"I draw the attention of the Bord to Section 57(10)(b) of the Planning and Development Act 2000, as amended, which states that permission shall not be granted for the demolition of a Protected Structure or proposed Protected Structure save in 'exceptional circumstances'. However I would note that it is not proposed to demolish the structure per se. The Act and the Architectural Heritage Guidelines are clear as to what demolition entails, namely the complete removal of the structure. This is not the case in the present instance. Notwithstanding, sections 13.9.1 and 13.9.2 of the Architectural Heritage Guidelines refer to moving Protected Structures which they note can result in damage to the fabric. In this regard and as outlined in Section 13.9.2 of the Guidelines, proposals to move a structure should only be permitted in 'exceptional circumstances' and that relocation of the structure is essential to safeguard the structure (page 7 of the inspectors report for ABP – 303804 – 19.)"*

*"I have read all of the information, which is significant in nature and which appears reasonable and robust, in relation to this matter. Based on this information, I am of the opinion that 'exceptional circumstances' exist in this instance for the dismantling and relocation of the Gate Lodge. The current setting of the Lodge is such that it adds little to the architectural heritage of the area. I would concur with the applicants that it reads as being 'perched' on the edge of the by-pass, surrounded by lighting poles, safety barriers and part of a large traffic junction. Its setting has been severely impinged upon. It is vacant and in a dilapidated state. The traffic movements at this location are unsafe and complicated. It is difficult to navigate and most unsafe for pedestrians and cyclists. Appropriate upgrade works to this junction would be a real benefit to the entire community. This upgrade cannot take place without the removal of the Gate Lodge. Finally, the relocation of the Gate Lodge will allow for improved access which in turn will allow for the release of this large landbank, which is zoned for residential development in an established serviced area, in accordance with national policy."*

*Therefore, having regard to all of the above, I am of the opinion that that the justification before the Board as outlined in the justification reports submitted is robust and 'exceptional circumstances' exist such that the removal of the Gate Lodge from its current location is acceptable (page 39 and 40 of the inspectors report for ABP - 303804 - 19)."*

The proposal before the Board on this (2021) application for permission is to dismantle and relocate the gate lodge in a new setting adjacent to Rockfield Park.



## 4 PLANNING CONTEXT

We have set out in brief below the relevant planning context for consideration in the case of the proposal for the dismantling and relocation of ‘*The Gate Lodge*’.

The Planning Context primarily consists of:

- The Dun Laoghaire Rathdown County Development Plan (2016-2022)
- The Blackrock Local Area Plan (2015)

The key provisions of each of these documents as they relate to the context of ‘*The Gate Lodge*’ are set out below.

#### 4.1 Dun Laoghaire Rathdown County Development Plan 2016-2022

The Dun Laoghaire Rathdown County Development Plan 2016-2022 is the relevant statutory Development Plan context for the subject site.

## Zoning

The site zoning is identified in Figure 2 below:



**Figure 2 - Zoning Map with lands at St. Teresa's outlined**

The majority of the subject site is zoned 'A' - "To Protect and/or improve residential amenity".

Uses permitted in principle under this zoning include '**Residential**'. Uses open to consideration under the zoning include 'Childcare Service' and 'Tea Room/Café'.

In addition, a portion of the site is zoned 'F' - *"To preserve and provide for open space within ancillary recreational amenities"*. We can confirm that the only use proposed for this portion of the site is 'Open Space', which is a permitted use under the zoning objective.





A residential development is therefore permitted in principle under this zoning objective and proposals for a childcare facility and café are open to consideration.

### **Institutional Designation**

Evidently, there is an institutional designation afforded to this site and this designation is discussed further under the Statement of Consistency.

### **Protected Structures**

As identified in Figure 2 above, the site currently under review contains 3 Protected Structures in the form of:

- (a) 'St. Teresa's House' or Centre which is a 3 storey Victorian House (RPS 398);
- (b) 'St. Teresa's Lodge' known as 'The Gate Lodge', which is a single storey property located at the main entrance to the site off Temple Hill (RPS 1960); and**
- (c) Entrance Gates along the north of the site (RPS 398)

As set out previously, Item (b) St. Teresa's Lodge/The Gate Lodge is the protected structure which is the subject of this report.

### **Designation of 'The Gate Lodge' as a Protected Structure**

The Gate Lodge was not a Protected Structure prior to the adoption of the County Development Plan on 16 March 2016.

## **4.2 Blackrock Local Area Plan 2015**

The Blackrock Local Area Plan 2015 was adopted by the Council in March 2015 and represents the guiding and statutory Local Area Plan document for development of the subject site.

We confirm that the zoning map contained within the County Development Plan is the principal zoning map as it contains reference to the Gate Lodge as a Protected Structure.

Aside from this, the subject site is considered a significant development site by virtue of its designation within the LAP as a 'Site Framework Strategy', which in turns guides development of this site and that of St. Catherine's to the south. The Plan sets out detailed objectives for the site that should be complied with in any planning application.

### **Design Objectives**

We note the following indicative layout as identified in the LAP for the site, subject of this application.



Figure 3 - Indicative Layout

The above indicative layout identifies the Gate Lodge at the entrance to the site.

From a planning perspective, we wish to set out the following guiding principles of the LAP, which require the release of the residentially zoned lands for development:

#### **Site Framework Strategies**

***“Policy BK06 - it is Council Policy to ensure that any development proposals for the St. Teresa's and Dunardagh lands, Cluain Mhuire and former Europa Garage accord with the Site Framework Strategies prepared for these lands parcels.”***

#### **Objectives of the Site Framework Strategy**

***“Design Principle 11 - Main Access Route to be a generous public avenue with high quality landscaping and wide sylvan margins.”***



### **Objective DS15**

***“It is an objective of the Council to ensure that appropriate junction improvements are provided at Temple Hill/Newtown Avenue and St. Vincent's Park as part of any redevelopment of St. Teresa's and Dunardagh”.***

### **Movement Objectives**

***“Objective RI6 - it is an objective of the Council to improve road safety for motorists, cyclists, and pedestrians in the vicinity of Temple Hill/Stradbroke Road/Newtown Park Avenue junctions.”***

***“Objective RI8 - It is an objective of the Council to facilitate the future upgrading of the junction at Temple Hill/Newtown Avenue/St. Vincent's Park in tandem with the redevelopment of the St. Teresa's and Dunardagh landholdings in accordance with Objective DS15 (St. Teresa's and Dunardagh Site Framework Strategy).”***

It is apparent from the above policy context that there are clear requirements to deliver safe junction improvements along Temple Hill and specifically at the entrance to the lands at St. Teresa's. The LAP vision is also one which requires the delivery of two-way unrestricted access to the overall lands at St. Teresa's and St. Catherine's from Temple Hill.

The current junction arrangement ultimately requires the demolition **or** relocation of the Gate Lodge.

The proposed development, which includes the dismantling and relocation of the Gate Lodge, delivers successfully on this objective and has significant value in releasing residentially zoned lands at both St. Teresa's and St. Catherine's for future development.

## 5 THE EXISTING CONDITION

The following existing conditions as they relate to the Gate Lodge are set out by the Conservation Consultant, Cathal O'Neill Architects:

*"The gate lodge is one of three structures (two gate lodges and a monumental gateway) which originally made up a formal architectural composition marking or announcing the entrances to the twin estates of Dunardagh and Craigmore, which subsequently became St Catherine's and St Teresa's, both communities of the Daughters of Charity, Irish Province. In the case of St Teresa's the community was established in 1925. The houses were built in 1862 and the lodges shortly thereafter."*



**Figure 6 - 1867 O.S. Map extract**  
 Showing existing St Teresa's Lodge (A), demolished St Catherine's Lodge (B) and Gateway (C) now relocated elsewhere on site.

*"The entrance structures are understood to have remained relatively intact until the creation of the Blackrock Bypass which opened in 1988. A large swathe of the grounds was acquired to facilitate the construction of the road resulting in the boundary being moved approximately 15m south-westwards for the entire frontage. At this time the lodge opposite, serving Dunardagh/St Catherine's (B), was demolished and the monumental gate (C), approximately 30m or 100ft in width, was dismantled and reconstructed at the north corner of the property where it remains today. A second larger cottage/lodge at the north entrance was also removed at this time. Both the remaining lodge at the east corner of the site which is the subject of this report, and the relocated gate, together with the main house, are included in the Record of Protected Structures (Nos 1960 and 398 - the house and gate share the latter number)."*

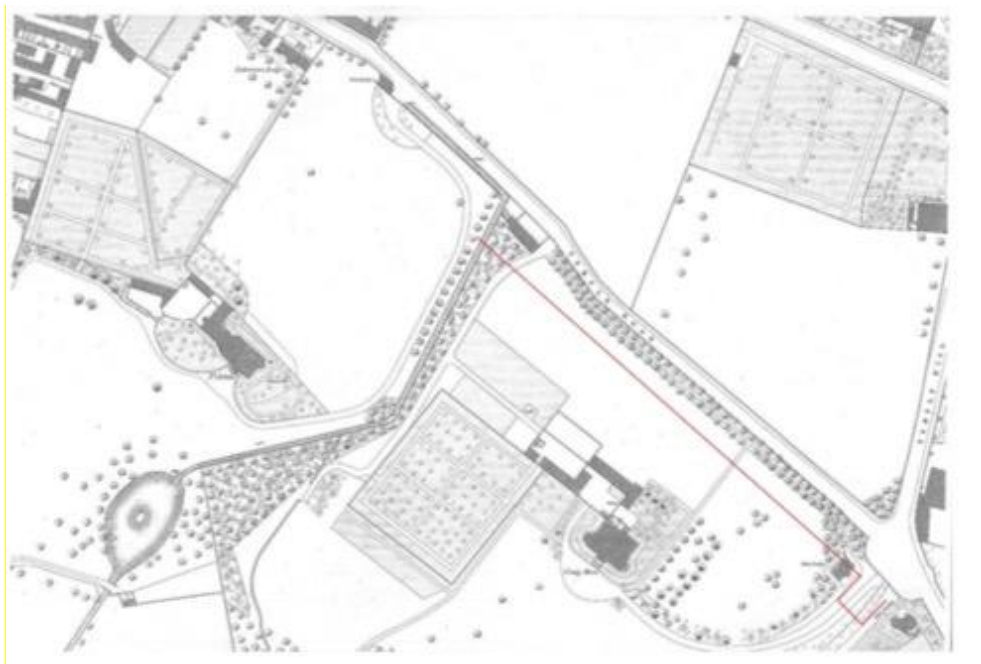


Figure 7 - 1867 OSI Map showing original road with present boundary indicated in red

“The gate lodge is now dilapidated and has been vacant for many years. Instead of being a detached pavilion located behind a boundary wall or entrance gate, as is the case with most lodges, it is now perched, almost precariously, on the reconstructed boundary wall which underpins its north-east external wall. This new granite wall, constructed in uncoursed random rubble, runs around the south-west side of the lodge, forming a small front garden, and leads in to a modern gate-way designed in a quasi-historic style but far behind the site of the lodge. The granite wall is surmounted by an unsightly unpainted galvanised railing, also in a pastiche historic style. To the north-west side, the rear, a lean-to extension with a very low-pitched roof has been constructed at a date unknown, but since the 1930s. To complete the ensemble a large traffic direction sign has been placed close to the building, along with traffic signal poles and pedestrian safety barriers.”



Figure 8 - Gate Lodge fronting on to Temple Hill



*“The lodge has also been unsympathetically maintained over the years, with lack of repainting and interior neglect. The fascias and soffits may not be original, and the plastic rainwater goods and fibre-cement slates are definitely not original. The entrance door is also thought to be a later copy. The granite plinth and cills, chimney capping, the lime render finish and quoins and keystone, and original windows and doors remain and are in reasonable condition. An opening in the south-west wall reveals that the building is constructed of stone rubble.”*

A room by room description and photographic record is included in the Photographic Record for the entire site as enclosed in the Architectural Heritage Impact Assessment prepared by Cathal O'Neill Architects.



## 6 THE PROPOSED DEVELOPMENT

The development proposed in this case has been designed by award winning architects O'Mahony Pike Architects. Significant input on matters of conservation has been received from Cathal O'Neill Architects throughout the design process.

The overall masterplan site layout is outlined in detail on OMP Drawing 'Proposed Masterplan Layout'. The image below is a high - level overview of the site layout now proposed.



Figure 9 - Site Layout

### 6.1 Overall Development Description

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 - 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.

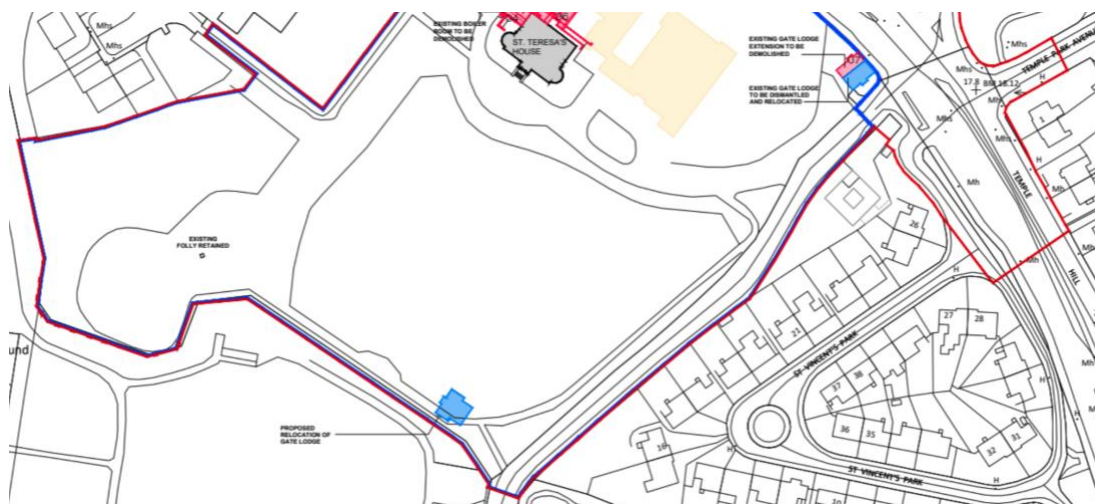
The associated site and infrastructural works include provision for water services; foul and surface water drainage and connections; attenuation proposals; permeable paving; all landscaping works including tree protection; green roofs; boundary treatment; internal roads and footpaths; and electrical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

## 6.2 Relocation of the Gate Lodge

Thus, as part of the proposed development, it is proposed to dismantle and relocate St. Teresa's Lodge, which is a Protected Structure. The necessity for this proposal relates to a fundamental requirement and obligation of the overall design to provide safe site access and to deliver junction improvement works along Temple Hill.

The proposals for this are set out in detail in the submitted drawings and reports prepared by OMP Architects (Design Statement & Response to DLR CoCo & An Bord Pleanala Opinion) and Cathal O'Neill Architects (Architectural Heritage Impact Assessment).

Relocation Proposals for the Gate Lodge are summarised in brief below:



**Figure 10 –site plan of Gate Lodge Relocation Proposals**

The following proposals are set out by Cathal O'Neill Conservation Architect.

*“The proposal is to reconstruct the existing building in a form close to its original, in a new location approximately 200m from the present position.*

*The building will be modest structure marking an entrance to the curtilage of the main house as it originally did. To an observer, the structure will be indistinguishable from its present appearance, except that it will be no longer diminished by the presence of an inappropriate lean-to extension and will be free-standing on reasonably level ground rather than awkwardly attached to a boundary wall and railing of poor quality. It will also have newly decorated woodwork. It will have*



*the original granite plinth and cills. The present external render is in reasonable condition and this will be replicated. The entrance door will be reconstructed in new timber with historically correct mouldings to the recessed panels.*

*The roof will be reassembled using the original components around the reconstructed chimney, stone capping and chimney breast. New natural slates will be used instead of fibre cement and new cast iron rainwater goods will be provided. The original ridge and hip tiles will be re-used. The timber fascia, soffit and console brackets will be re-used, unless decayed.*

*Internally, the building will retain the historic features that currently exist, namely the niche to the entrance lobby, 2 no. internal doors, the sheeted, ledged and braced back door and the four no. sliding sashes windows with shutters and shutter boxes, skirting boards throughout, two no. fire surrounds and built-in shelving.*

*One of the principal rooms will be sympathetically sub-divided to accommodate a bathroom; the other room will retain its original dimensions.*

*The external walls will be rebuilt in stone rubble, using lime mortar. The stones will have been numbered and recorded and transported and stored in batches relating to their original locations and the walls will be reconstructed with original stones in their original relative positions.,” (p5)*

A method statement detailing the full extent of these works is enclosed the Architectural Heritage Impact Assessment prepared by CONA.

The extent of proposal is also set out in drawings enclosed from O'Mahony Pike Architects.



## 7 ALTERNATIVES CONSIDERED

As set out in Section 3.1 of this Report, during the pre-planning stage of this process, both the Conservation Department, Planning Department and An Bord Pleanála requested that the applicant consider alternatives as part of application documentation.

The considerations of Alternatives is also required by the Architectural Heritage Protection Guidelines of 2011.

### 7.1 Conservation Alternatives

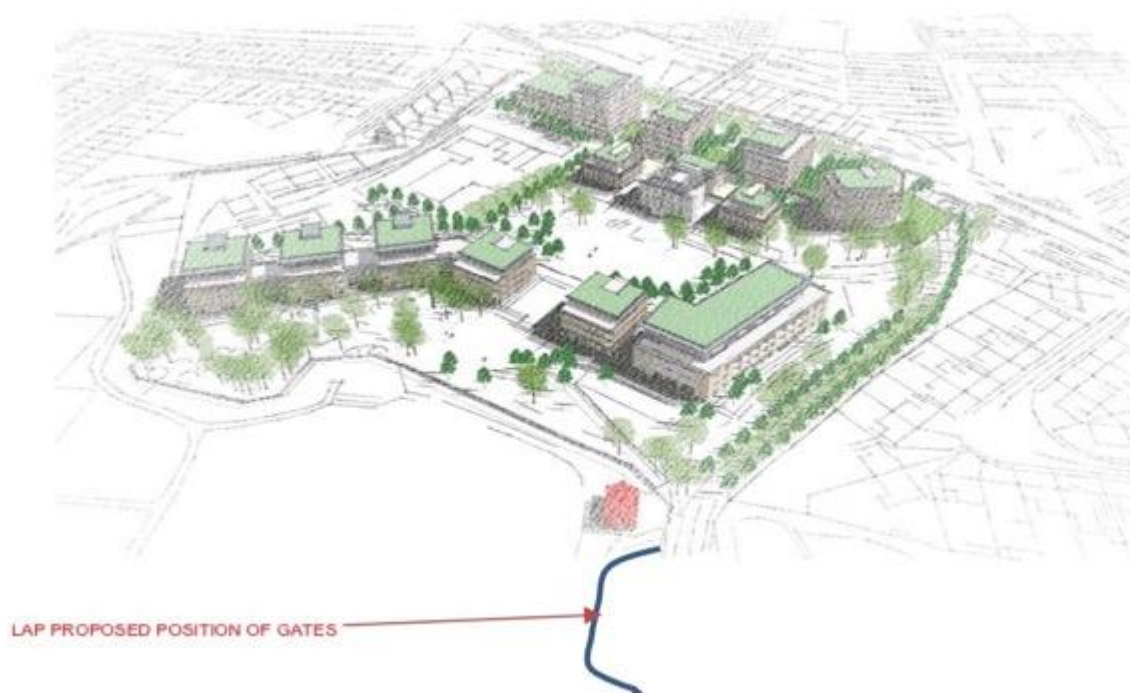
This following section has been prepared in full by CONA, as it sets out the potential alternatives to the new proposed location for the Gate Lodge. The alternatives may be summarised as follows:

- 1 Retain gate-lodge in-situ and repair and restore it.
- 2 Demolish the lodge and dispose of the fabric off-site.
- 3 Dismantle and relocate the lodge to a position which architecturally and symbolically marks the entrance to the immediate grounds of St Teresa's House.



Figure 13 - Lodge (in red) at position 3 described above

- 4 Dismantle the gate-lodge and move it to a position in Rockfield Park which would bear the original relationship to the monumental gateway, when those are eventually relocated to the position specified in the Local Area Plan, as it had before the construction of the Blackrock by-pass in 1988. However, it should be noted that it is an objective of the Local Area Plan that only the gateway is relocated to the park.



*Figure 11 - Lodge (in red) at position 4 described above and Local Area Plan proposed position of monumental gates (blue line)*

Each of the Alternatives is now discussed below:

### **1. Retain gate lodge in situ**

The advice from the applicant's traffic consultants, NRB Consulting Engineers Ltd, is that the existing junction between the St Teresa's and St Catherine's entrance gates, the slip road from St Vincent's Park, Temple Road/Temple Hill and Newtown Avenue is highly dangerous and does not meet present standards. Records from the Road Safety Authority show an unusually high accident rate for this locality.

We note also that the access to the lands is indicated in the Local Area Plan as being at this corner of the site. Discussions have taken place between NRB for the applicant and DLRCoCo. It is understood that the only viable entrance to these lands is at the point shown, and that the safe design of this junction can only be achieved by the removal of the gate-lodge.

In addition to the necessity for moving the building, we submit that there is also an architectural reason for moving it, notwithstanding the general principle that protected structures should not be moved.

The setting of the gate-lodge has been destroyed by the removal of the monumental gates, the relationship of the lodge to the present 1980s gates and St Vincent's Park slip road, and the realignment of the boundary wall caused by the construction of the Blackrock By-pass.

### **Planning Comment**

From a planning point of view, to leave the structure in situ will have a significant impact on the release of the lands for development. The Planning Authority has devised a clear development strategy for this site (as set out in the Blackrock LAP), which is the product of significant engagement between all departments of the Dun Laoghaire Rathdown County Council.

There is a clear site framework strategy for this site and a number of development objectives that require the delivery of safe site access and unrestricted 2 way access to this site. To leave the gate



lodge structure in situ will have a detrimental impact on the development potential for this site. It will impede the development of a key suburban infill site in the heart of Blackrock Village and will sterilise a prime residential site for development.

There are significant lands zoned for residential development under the LAP at this location and the release of these lands is reliant upon the delivery of a new safe junction and access arrangement at Temple Hill. This in turn requires the relocation of the 'The Gate Lodge' for delivery and to leave the structure in situ cannot therefore be considered as an option in this case.

## **2. Demolish the gate lodge and dispose of the fabric off-site.**

It would not be unprecedented for planning permission to be granted to demolish and dispose of a Protected Structure. Examples include Corballis House at Dublin Airport and Campion's Public House on North Wall Quay.

However, the applicant believes that the scale of the building is such that its dismantlement and reassembly is not an overly complex task and that the continued presence of the lodge in the locality would make a positive contribution to the architectural heritage of the community. For this reason, the applicant is not proposing to demolish and dispose of the building.

## **3. Dismantle and relocate the lodge to a position which architecturally and symbolically marks the entrance to the immediate grounds of St Teresa's House.**

As a matter of fact, in the previous SHD Application, for which permission was granted, the lodge was positioned in the V formed by the branching off of the entrance to St Teresa's from the driveway to St Catherine's driveways. (See image below.) Here, it signalled the arrival of the visitor to the property in an echo of its original function. However, given the new proposed use as a café, it is considered that this location would not be best for viability and the building should be located in a higher footfall location.



*Figure 15 – Architect's impression of gate lodge in the location for which permission was granted (2019)*

#### 4. Relocate to St Catherine's driveway/Rockfield Park boundary

It is an objective of the Local Area Plan to move the monumental gateway, (originally beside the existing gate lodge), but then moved by the council in 1988 to the north corner of the site, to a position on the boundary between the St Catherine's entrance driveway and Rockfield Park. One of the council's unpublished perspective views (above) suggests that the gate lodge might be relocated to an adjacent position, but this is not reflected in the published Local Area Plan documents.



Figure 14 - Illustration and caption from LAP by Planning Authority

There also have been circumstances elsewhere in which it has been considered desirable to reconstruct historic buildings, using either new fabric or their original fabric. In the case of the Trinity College gate lodge at Lincoln's Place, permission was granted to dismantle it and reconstruct it in a new location, still to be decided.

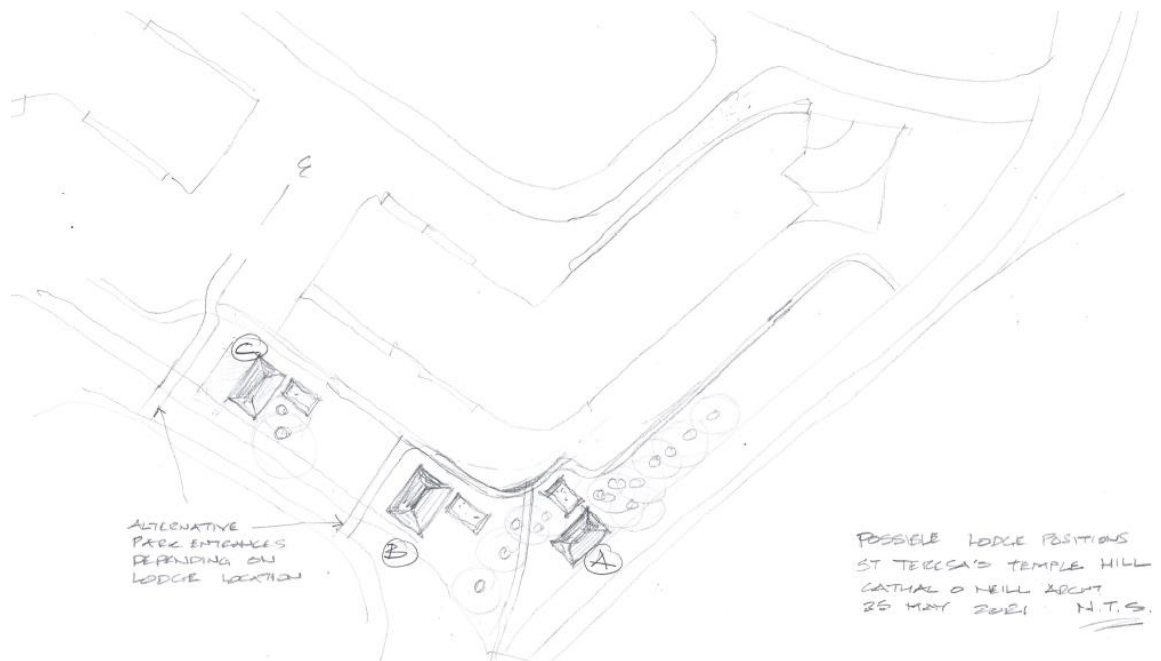
The location is not in the ownership of either the applicant or DLRCoCo and for this reason, the applicant is not proposing this option.

## 7.2 Selection of Preferred Location

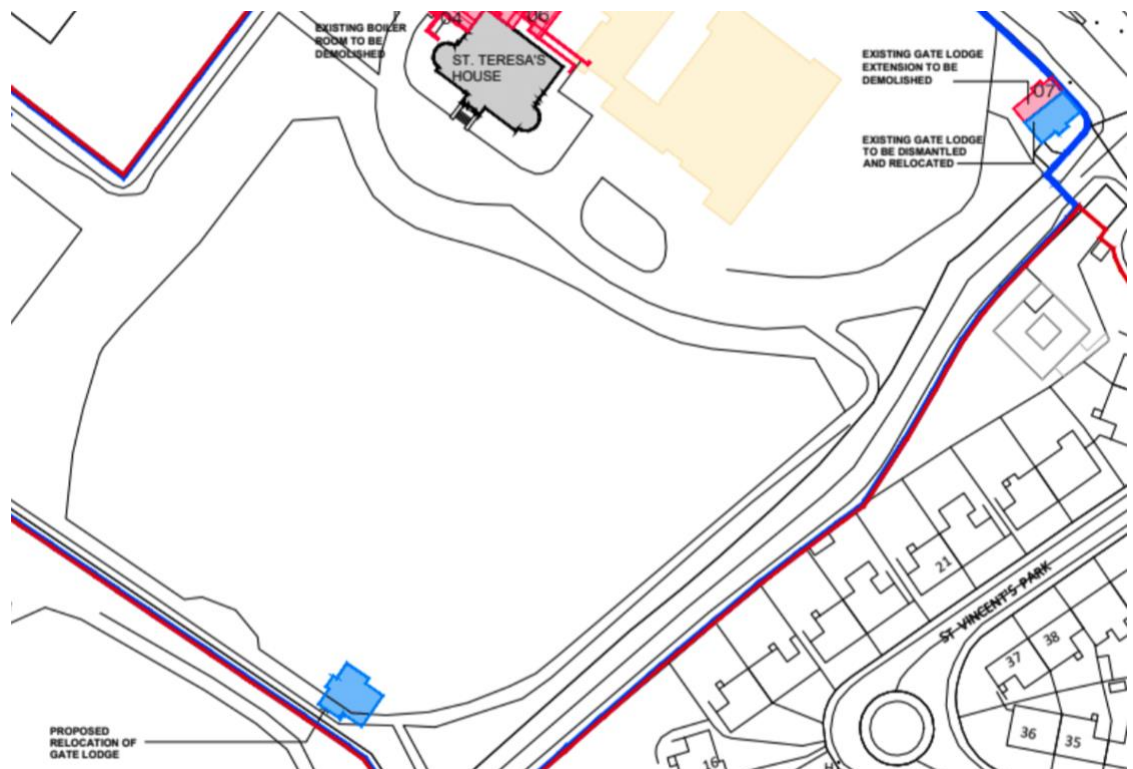
The Alternatives described above are not feasible, given that the overall design of the project has been revised. It is now proposed to change the function of the lodge from residential to public amenity café, open to members of the public, who are encouraged to permeate the site, and to residents.

One of the considerations was as to where the Gate Lodge could best fulfil this role as a public amenity and where would it be likely to attract the most footfall to make it a viable café. It was therefore considered that the boundary with Rockfield Park represented the ideal location to locate the building, where it would attract customers from the Park and act as a vibrant link with the new development.

CONA considered potential locations for the Gate Lodge based on the desire to have the building at the Park boundary, which is supported by the Planning Authority. The sketch below by CONA shows the design process whereby the new location was refined:



Of the locations sketched above, Position A, on the avenue, and facing it at the south corner of the site, (similar to position 3 in the 2019 application and near the position for which the Local Authority had expressed a preference), would have involved the loss of significant trees on the avenue which, given its special arcadian character, was considered unacceptable. The two remaining positions were both at right angles to and near the southwestern boundary of the site, with Rockfield Park, but outside the boundary of the Green Zone. Position C, approximately on the central axis of the house and Blocks E1 and D1, was felt to be too prominent. Therefore, the selected location is essentially Position B from the sketch as shown on the now submitted OMP Site Plan extract as follows:



At this location the lodge would fulfil the same function as that envisaged in the LAP sketch, i.e. marking the entrance to the park, while retaining one of its original purposes in signifying the arrival at the St



Teresa's grounds, but from the park rather than from Temple Road. The proposal for which permission is sought is to reconstruct the existing building in a form close to its original, in a new location approximately 200m from the present position.

The building will be a modest structure marking an entrance to the curtilage of the main house as it originally did. To an observer, the structure will be indistinguishable from its present appearance, except that it will be no longer diminished by the presence of an inappropriate lean-to extension and will be free-standing on reasonably level ground rather than awkwardly attached to a boundary wall and railing of poor quality. It will also have newly decorated woodwork. It will have the original granite plinth and cills. The present external render is in reasonable condition and this will be replicated. The entrance door will be reconstructed in new timber with historically correct mouldings to the recessed panels.

The roof will be reassembled using the original components around the reconstructed chimney, stone capping and chimney breast. New natural slates will be used instead of fibre cement and new cast iron rainwater goods will be provided. The original ridge and hip tiles will be re-used. The timber fascia, soffit and console brackets will be re-used, unless decayed.

Internally, the building will retain the historic features that currently exist, namely the niche to the entrance lobby, 2 no. internal doors, the sheeted, ledged and braced back door and the four no. sliding sashes windows with shutters and shutter boxes, skirting boards throughout, two no. fire surrounds and built-in shelving.

The external walls will be rebuilt in stone rubble, using lime mortar. The stones will have been numbered and recorded and transported and stored in batches relating to their original locations and the walls will be reconstructed with original stones in their original relative positions.

A detailed method statement is included with the application material. The original room forms are retained and the ancillary spaces are relegated to a smaller extension. The outside ground level will be raised to permit universal access. We believe this is an acceptable manner in which to address the matter of level access and has been used in more important state buildings, such as The National Gallery.

### 7.3 Transportation Alternatives

The primary requirement for relocation of the gate lodge in this case relates to the delivery of access to serve both the site at St. Teresa's. In this regard, we confirm for the Bord that significant time and effort has been invested into the consideration of potential alternatives for an access arrangement that is both appropriate to Temple Hill and the site, subject of this application.

It is important to note again that the Roads Department of DLRCC supports the current access strategy as the preferred option (as confirmed by NRB letter in Appendix A) and NRB in consideration of all options found that:

*"...in order to provide an acceptable vehicular access, the Gatelodge needs to be removed and relocated for the following primary reason; -*

*There is inadequate space to provide the required footprint for the road/footpaths and cycle lanes, which also maintaining access to both properties.*

*In addition to the above there are also other significant Road Safety, Alignment and Traffic Capacity benefits brought about by the proposed relocation of the Gate lodge and the creation of our preferred junction*

An Bord Pleanála will note that there were clear alternatives considered in this case and the current proposal for the gate lodge is considered the optimum design solution and location for same.





## 8 PRECEDENT

A number of permissions have been granted which have involved the demolition or deconstruction/relocation/reconstruction of Protected Structures. There also have been many cases in Ireland where “listed” or historic building have been removed or relocated prior to the Local Government Planning and Development Act 1999, and internationally the practice is often acceptable.

Precedents may be placed in the following categories:

- In Ireland after enactment of Local Planning and Development Act 1999;
- In Ireland prior to enactment of Planning and Development Act 1999 (“Listed” or historic buildings not Protected Structures);
- Outside Ireland.

### 8.1 In Ireland post 1999 Act

Cases in which planning permission has been granted for the relocation or reconstruction of Protected Structures or historic buildings include:

#### Campion's Pub 47 North Wall Quay, Dublin

This was permitted to be demolished as part of the application for the National Conference Centre in 2000. Protracted submissions were heard at the Bórd Pleanála oral hearing as to whether the building was a “Protected Structure” under the newly enacted 1999 Act and around what constituted the “Exceptional Circumstances” in which Protected Structures might be demolished. The Bord determined that the building was a Protected Structure and granted permission.

.



Figure 16 - Campions Public House



### **Carlton Cinema**

The façade of the cinema which is a Protected Structure, was permitted to be dismantled and relocated nearby on O'Connell Street, as part of the re-development of most of the city block, as a shopping centre.



*Figure 17 - Carlton Cinema Façade O'Connell Street Dublin*

### **Clancy Barracks**

Permission was granted to demolish 30 nineteenth century buildings (retaining 12) at Clancy Barracks, all of which were protected structures.

Demolition of protected structures- no reinstatement or salvage proposed.

### **Clarence Hotel**

The Clarence Hotel, Dollard House and Nos 9 - 12 Wellington Quay, were permitted to be demolished, except for their north facades, to facilitate the construction of a new enlarged hotel. (not built).



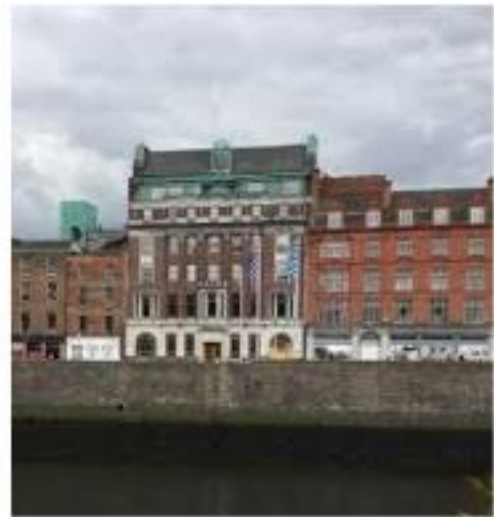


Figure 18 - Clarence Hotel, Wellington Quay, Dublin

### **Corballis House**

Corballis House was permitted to be demolished in 2006 to facilitate the development of Dublin Airport Terminal 2.



Figure 19 - Corballis House 1835 and Dublin Airport

## **8.2 In Ireland Pre-1999 Act**

### **Magnetic Observatory**

The Magnetic Observatory is not an original feature of the Belfield campus, as it was first built in the 1830s in the Fellows' Garden of Trinity College Dublin. To facilitate the construction of Trinity's new Arts and Social Science Building, the Magnetic Observatory was gifted to UCD in the 1970s, where it was rebuilt stone-by-stone. It was designed by architect Frederick Darley (1764-1841), who was once described as "among the most eminent architects of the kingdom". The building is in the form of a classical Grecian Doric temple.

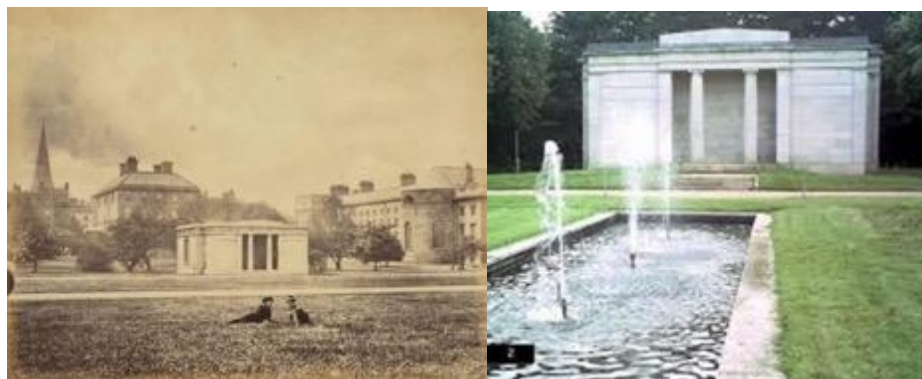


Figure 19 – Magnetic Observatory Original Location and New Location

### **Ballast Office Westmoreland Street/Aston Quay**

Designed in the late 18<sup>th</sup> century, this building was remodelled in the 1860s. It was demolished and replicated in the 1980s.



Figure 20 - Ballast Office Westmoreland Street/Aston Quay

### **Commercial Buildings Dame Street**

This building was demolished and re-constructed or replicated in conjunction with the new Central Bank in 1979. It was rotated on its original site by 90°, with the benefit of planning permission. Famously, the main building was constructed 10m taller than its permitted height.



Figure 21 - Commercial Buildings Dame Street 1799 Architect Edward Parke



### **Lincoln Place Gate Lodge**

This building was permitted to be dismantled, in conjunction with the extension of the adjacent college buildings for future reconstruction. A subsequent 2004 permission was granted to defer the reconstruction. We understand the building parts are still in storage.

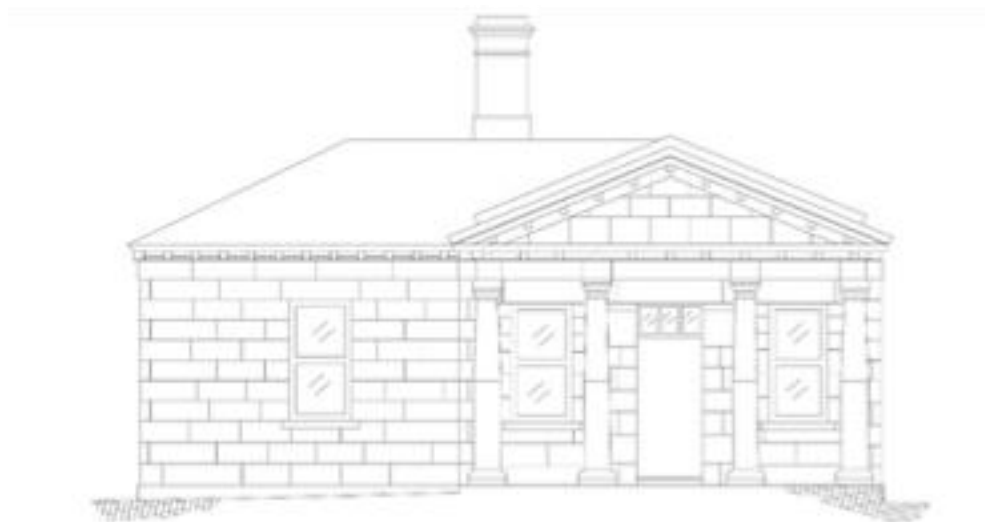


Figure 22 - Lincoln Place gate lodge, Trinity College Dublin

### **Molua's Church Killaloe**

St. Molua's Church was originally constructed on Friar's Island in the River Shannon, to the south of Killaloe town. Believed to have been constructed in two stages around the 9th and 10th centuries. In 1929–30 the Shannon hydroelectric scheme raised the water level and submerged Friar's Island, and the church was dismantled and brought north to be constructed on its present site in the grounds of Killaloe Cathedral.

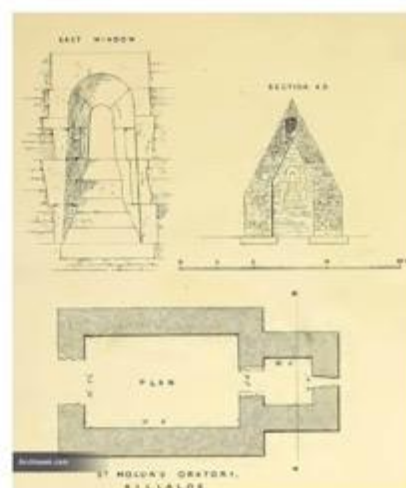


Figure 23 – Molua's Church

### **Ardcroney Church**

Report from Irish Independent (16 March 1999) below:

*Contractor] is best known for dismantling a Protestant church in Ardcroney, Co Tipperary, and re-erecting it at the Bunratty Folk Park a living, working museum dedicated to capturing what life was like in 19th-century rural Ireland. .... [C] says all elements of the church were carefully removed, including the cast-iron windows, the roof slates and all the interior woodwork. Even samples of the delicate stencil work on the interior walls were removed and copied. The stone from the church was moved on special pallets and stored at Bunratty for later reconstruction.*

*In 1997 planning permission was sought from Clare County Council. Once secured, Shaffrey Associates, a Dublin-based architectural firm who specialise in the restoration of historic buildings, was appointed to oversee the reconstruction of the church.*

*The painstaking job of re-constructing the building took one year to complete .... Now the church, which was originally built in 1824, is an integral part of the Folk Park.*



**Figure 24 - Ardcroney Church Originally from Tipperary, now in Bunratty Co Clare**

## **8.3 Outside Ireland**

Internationally, many historic buildings have been reconstructed, usually, but not always on the same sites. Extensive areas of some cities of Europe were re-built replicas of the original architecture, with varying degrees of accuracy.

### **German Pavilion, Barcelona**

Mies van der Rohe's pavilion, designed as a temporary structure in 1929, was widely acclaimed at its opening. Six months later it was dismantled and is thought to have been shipped back to Germany in crates. It was considered a jewel of the International Modern movement in architecture for generations of architects, most of whom knew it only through a small number of grainy photographs and drawings of its revolutionary plan. To commemorate the architect's centenary, the building was rebuilt in 1989 in its original location and using materials, in some cases, from the original quarries. A later modern building beside the site was demolished to afford a greater appreciation of the pavilion, which is now a much-visited highlight of Barcelona's architectural heritage.





*Figure 25 – German Pavilion Barcelona in 1929 and 1989*

### **Cook House Melbourne**

The house in England, of the parents of Captain Cook, credited with “discovering” Australia, was dismantled in 1934 and reconstructed in Melbourne Australia.

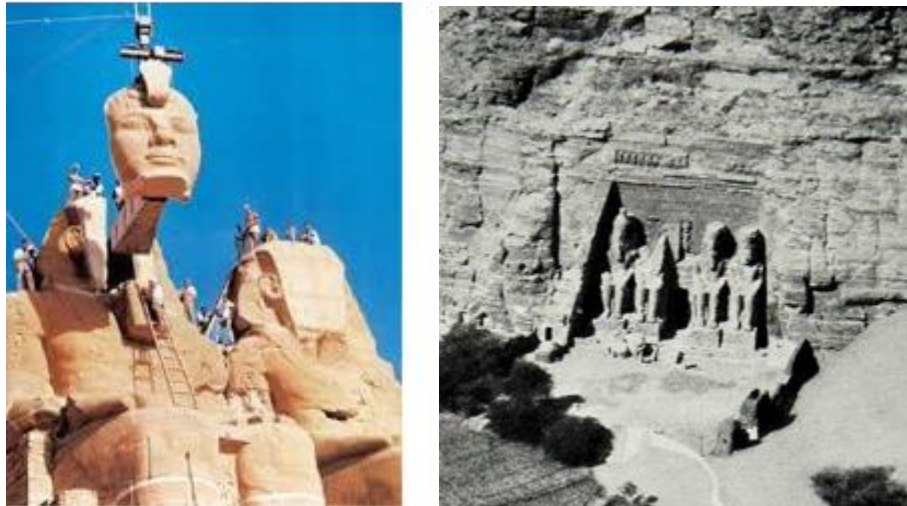


*Figure 26 – Cook House Melbourne*

### **Abu Simbel, Aswan, Egypt**

These 1264BC monuments to Rameses II were moved in their entirety in 1968 to avoid the flooding resulting from the construction of Aswan Dam. They were subsequently designated a UNESCO World Heritage Site, (1973)





*Figure 27 - Abu Simbel, Aswan, Egypt*

**Belle Tout Light House, Beachy Head U.K.**

The 1934 lighthouse was moved, in one piece, in 1999, as the cliff edge was eroding and in danger of undermining the structure.



*Figure 28 - Belle Tout Light House, Beachy Head U.K.*

**Chateau La Coste, Provence, France**

On the grounds of the chateau, the owners have created commissioned a series of pavilions and larger buildings from internationally renowned architects including Richard Rogers, Frank Gehry and Tadao Ando. Some older buildings have been reconstructed on the estate, including this Tea house which was dismantled and transported from Vietnam.

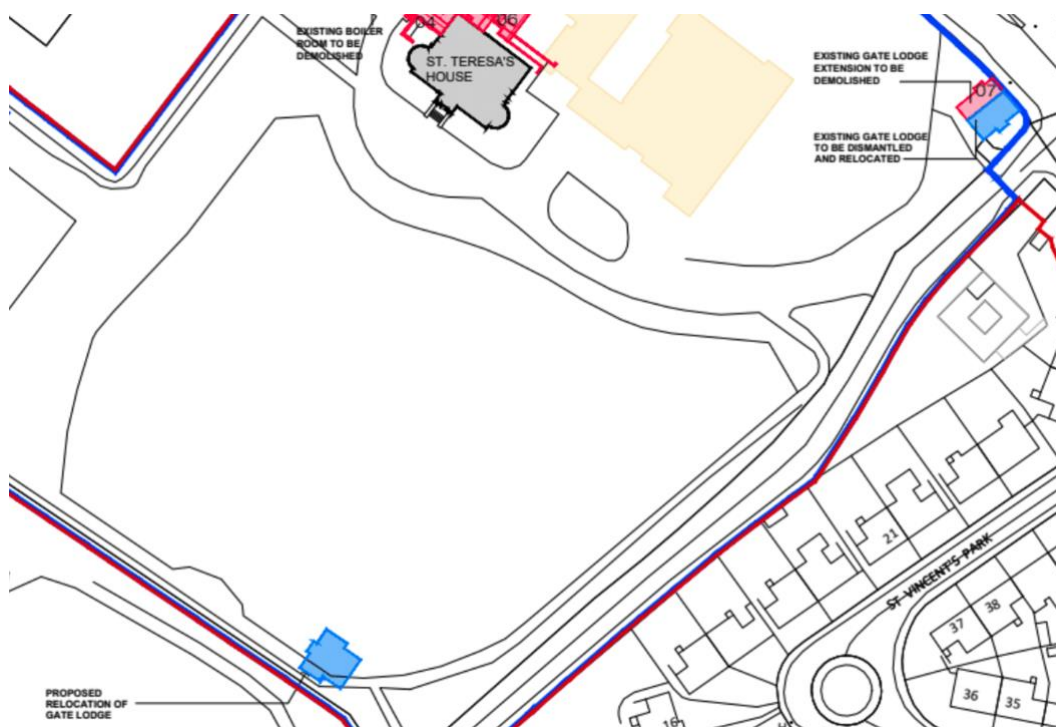


Figure 29 - Chateau La Coste, Provence, France

An Bord Pleanála will note that there is significant precedent for consideration in this case, which should also be favourably considered in review of proposals for the relocation of the gate lodge in this case.

## 9 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 is proposed to 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<sup>a</sup>, and the Conservation Charters of ICOMOS<sup>b</sup>. 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 overriding 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.

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<sup>a</sup> Architectural Heritage Protection: Guidelines for Planning Authorities

<sup>b</sup> International Council on Monuments and Sites





Gate Lodge café in new location bounding Rockfield Park

## **10 Schedule of Works**

### **10.1 Dismantlement**

Remove all mechanical and electrical services, fixtures, fitting, pipes, conduits, junction boxes, aerials or dishes.

Demolish and remove off site lean-to extension.

Carefully dismantle and remove four no. sliding sash windows, frames, shutters and shutter boxes, architraves and skirting.

Strip internal and external plaster/render and analyse composition.

Remove ceilings (note – there is no decorative plasterwork).

Remove fire surrounds and inserts.

Remove ridge and hip-tiles, clean, and store carefully.

Strip and remove off-site fibre cement slates

Undertake detailed survey of roof timbers, numbering each element.

recording extent of decay, if any and prepare roof timber drawing.

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.

## **10.2 Reconstruction**

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

Set out in position shown on planning drawings.

Excavate for foundations/drainage.

Pour strip foundations

Construct rising walls of concrete block

Install below-ground drainage

Install hardcore, insulation and radon/barrier/d.p.m./d.p.c.

Construct external and internal walls and chimney breast

of brick and stone as shown on finalised construction drawings.

including brick arches/ hardwood lintols where appropriate

Install wall plates.

Construct chimney stack with prefabricated metal d.p.c. tray

re-using granite plinth and capping

Reconstruct timber roof of rafters, hips-rafters ridge board collar ties

and ceiling joists reusing the original material. Where any rafter is decayed in less than 50% of its length it is to be retained and spliced with new timber of the same dimensions.

Lay breathable roofing felt to entire roof, using UV resistant material where exposed at eaves.

Set out battens and slate roof using Bangor Blue slates with copper nails

Re-fix console brackets, and fascia and soffit, splicing in new material as appropriate.

Lay external below ground drainage and backfill.

Fit cast iron gutters and temporary rwps.

Re-install granite cills and architraves, plinth and quoins.

First fix mechanical and electrical services.





Render external walls using lime-based render formulated to match the original, creating raised quoins and re-instating keystone above entrance door.

Fit cast iron rwps.

Re-fit window frames.

Plaster internal walls using lime render to match original.

Refit internal joinery and sashes.

Decorate.

Second fix mechanical and electrical services.

Regrade immediate site and complete hard and soft landscaping.

### **10.3 Specifications and standards**

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

The re-construction of stone walls

Lime render and plaster

Repairs of windows

Natural Slating

Rainwater goods

Lead roofing

### **10.4 Contractor(s)' Method Statement**

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

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

#### **10.4.1 Deconstruction**

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

#### **10.4.2 Inspection**

Before any work commences the Contractor must carry out a detailed inspection of every element and confirm that the Method Statement is appropriate to the works. Where necessary and where required by the sequencing of opening up or dismantlement, the Method Statement





must be adjusted to take account of new information. Where this occurs, the revised statement must be submitted to the Conservation Architect for his approval prior to the continuation of the works

#### **10.4.3 Investigation**

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

#### **10.4.4 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.

#### **10.4.5 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.

#### **10.4.6 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.

#### **10.4.7 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.

#### **10.4.8 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.

#### **10.4.9 Protection, Damage and Repairs**

##### **10.4.10 Protection**

The building is a Protected Structure. 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 mantelpieces 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.

**10.4.11 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.

**10.4.12 Scaffolding and mobile towers**

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

**10.4.13 New Openings**

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

**10.4.14 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.



**10.4.15 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.

**10.4.16 Variations**

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



## **11 Circumstances justifying permission to deconstruct and reconstruct the Gate Lodge**

The proposal in this case primarily comprises of 2 elements:

- (1) The careful dismantling of the original fabric of the Protected Structure and re-use of almost all those elements of its fabric which are identified as being original fabric in the reconstruction of the structure, in another position some 66m from its current position.
- (2) The later lean-to extension to the rear (west) side of the building shall be removed in its entirety and an extension (c.26.8m<sup>2</sup>) constructed.

In summary, there are proposals for the 'moving' or relocation of the original Protected Structure and proposals for demolition of the later lean to extension.

The circumstances under which the proposed relocation of the Gate Lodge can be positively considered are set out under the following headings:

- Planning
- Traffic
- Conservation

### **11.1 Planning Circumstances**

We consider the following to be the key planning points of consideration under which the proposal for relocation of the Gate Lodge can be positively considered.

#### **Significant Development Potential:**

The Gate Lodge in this case forms part of much more significant site area and landbank of c.8.75ha (lands at St. Teresa's and Dunardagh), which is identified within the Blackrock LAP (2015) and the Dun Laoghaire Rathdown Development Plan (2016-2022) as having significant development potential.

This is said given the residential site zoning governing the site; the proximity of the site to Blackrock Village Centre; the proximity of the site to the proposed Quality Bus Corridor along Temple Hill (N31); and Dart Stations at Seapoint and Blackrock.

Furthermore, the overall application site together with lands to the south known as St. Catherine's, are earmarked for significant residential development by way of a Site Framework Strategy designation contained within the Blackrock LAP referred to as lands at 'St. Teresa's and Dunardagh' as per Section 3.5.1. of the LAP. These lands are 1 of 3 parcels in the wider Blackrock area, which are the focus of development in the wider Blackrock Area. The site therefore carried significant potential for development within the Blackrock Area, where limited opportunities for large scale residential development remain.

Lastly, there is significant Development Plan policy and National policy, which requires the release of appropriately zoned lands for residential development. This policy includes the recently published:

- 'Urban Development and Building Height - Guidelines for Planning Authorities (2018)'
- 'Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities (2020)'; and
- 'Project Ireland: National Planning Framework 2040'.

The current site is considered a rare and unique opportunity to deliver residential development at a highly accessible location.





### **LAP Development Objectives**

As outlined in Section 4 of this report there are noteworthy development objectives set out in the Blackrock LAP, which require the development of the overall site. Section 3.5 (III) of the LAP specifically sets out a number of guiding principles, which deliver a vision for the overall lands at St. Teresa's.

Notable objectives include **Design Principle 11** (page 30 of the LAP), which sets out that the Main Access Route should be a 'generous public avenue' with high quality landscaping and wide sylvan margins.

Furthermore, **Objective DS15 of the LAP**, sets out that it is an objective of the Council to ensure that appropriate junction improvements are provided at Temple Hill/Newtown Avenue and St. Vincent's Park as part of any redevelopment of St. Teresa's and Dunardagh'.

In addition, we note the following 2 traffic/movement objectives contained in the LAP:

***"Objective RI6 - it is an objective of the Council to improve road safety for motorists, cyclists, and pedestrians in the vicinity of Temple Hill/Stradbroke Road/Newtown Park Avenue junctions."***

***"Objective RI8 - It is an objective of the Council to facilitate the future upgrading of the junction at Temple Hill/Newtown Avenue/St. Vincent's Park in tandem with the redevelopment of the St. Teresa's and Dunardagh landholdings in accordance with Objective DS15 (St. Teresa's and Dunardagh Site Framework Strategy)."***

It is apparent from the above objectives that the LAP envisages 2 primary improvements to roads and access:

- (1) That there should be a two-way unrestricted access to the site envisaged from Temple Hill, via St. Teresa's to St. Catherine's.
- (2) That there should be significant junction improvements delivered along Temple Hill/Newtown Avenue and St. Vincent's Park as part of any redevelopment of St. Teresa's and Dunardagh.

The position of our traffic engineer in delivering these objectives is further set out herein. However, for now, it is our considered view that these planning objectives and the delivery of same constitute circumstances under which the relocation of the gate lodge could be positively considered by An Bord Pleanála.

## **11.2 Traffic Circumstances**

The traffic opinion informing this report has been prepared by NRB Consulting Engineers and is enclosed herewith as Appendix A of this report.

We consider the key points of this submission to be as set out below:

- NRB has set out that the current layout has been developed by way of a detailed design review process, which included significant liaison and consultation with officials in Dun Laoghaire Rathdown County Council Traffic and Transportation Department.
- NRB believe that in order to provide an acceptable vehicular access, the Gate-lodge must be removed and relocated as there is inadequate space to safely provide the required footprint for the road/footpaths and cycle lanes to serve the site and the lands to the rear, if the Gate-lodge is to be maintained in the current location.

In addition, there are also other significant Road Safety, Alignment and Traffic Capacity benefits brought about by the proposed relocation of the Gate-lodge and the creation of the proposed junction.

- In support of the current access proposal, NRB note the following points for consideration:
  - The above proposed redesign of the junction facilitates a very significantly safer junction for all road users (There are currently a significant cluster of historic accidents at this junction (refer to RSA database) that a redesign will likely remedy.





We accept that there do not appear to have been fatal accidents here to date based on available data).

- The Junction accords with the Blackrock LAP, in terms of accessing the subject site as well as facilitating access to the remainder of the lands within St Catherine's.
- The preferred design facilitates an improved straighter alignment in a traditional cross-roads with no stagger, with the N31 to Dún Laoghaire opposite the subject site, with significant phasing/staging benefits and associated capacity benefits.
- The design provides for 'normal' opposing right turning movements, with no stagger as currently exists, which facilitates traditional opposing right turn filter arrows and a much more efficient junction as a result.
- It allows the provision of the highest quality pedestrian and cyclist facilities according with current Design Guidance that is ordinarily applied to housing applications by DLRCC, facilitating the most efficient form of crossing with filters allowing 'walk-with-red'.
- It allows a significantly improved access to St Vincent's, with the option to close the existing left-in entry to St Vincent's.

In summary, there is significant support for the current access strategy as proposed. The current junction arrangement is one, which is supported by the Roads Department of DLRCCO and will ultimately lend to the release of lands at St. Teresa's and St. Catherine's (at a future date).

### 11.3 Conservation Circumstances

As part of the main Architectural Impact Heritage Assessment Cathal O'Neill Architects (enclosed herewith) have considered the matter of relocation in some detail.

The following excerpts are considered relevant for the purpose of this report:

#### **1. The extent to which the structure in question is linked to its location**

The following is set out by the Conservation Architect:

*"The structure is in its original location, as is its parent structure, and a link does therefore remain. However, the context of this location has changed irreversibly for reasons outside the control of its owners. The gatehouse was originally (c.1867) located some meters inside a very wide (30m/100 ft) entrance gateway having two pairs of gates and a double driveway or avenue, with a second lodge serving another house located on the opposite side of the double avenue. The gate lodge was conceived as a composition of three distinct structures each having a particular relationship with the boundary and public road and with each other. That context has now been lost and the link to the location much weakened as a result.*

*Since the completion of the Blackrock town bypass in 1982, this visual relationship has been destroyed. The centrepiece of the composition, the gateway, has been removed and reassembled at another location at the north-western corner of the site and the opposite gate-lodge and parallel avenue have been removed. Furthermore, the boundary of the site has been moved southwards, so that instead of the lodge being located some meters inside the boundary walls, as was traditional, the building now sits awkwardly on top of an inappropriately detailed new boundary wall. A poorly designed lean-to extension has been constructed to the rear. The slates are now of artificial material and the rainwater goods of plastic. A galvanised steel railing has been installed close to the entrance door in a position where no such boundary previously existed. A pastiche 19<sup>th</sup> century gateway was constructed some distance behind the lodge, bearing no particular relationship to it and further detracting from its setting.*



*The lodge is at the corner of a dangerously convoluted cross roads with multiple traffic lanes, turning lanes and cycle lanes and fifteen traffic light poles with safety barriers which further detract from its original parkland setting."*

## **2. Whether the protected structure can be removed and relocated intact**

The following is set out by the Conservation Architect:

*"We are of the opinion that it is a relatively straightforward operation to carefully dismantle this very small building and to re-use the original materials to reassemble it in its proposed new position. It will be possible to re-use all roof timbers which are not completely rotten, and all windows and shutters, shutter boxes and fire surrounds. The granite cills and plinths can be re-used without any expected loss. The external and internal walls would be rebuilt using the original stone of which it would be expected to salvage approximately 80% of the original pieces."*

## **3. Whether the protected structure can be disassembled without any significant change in its conservation status apart from the locational context referred to above**

The following is set out by the Conservation Architect:

*"We believe the above works can be carried out without affecting the conservation status of the building. We note that the building has not been the subject of an historical analysis and that its special interest under any of the eight categories specified in the legislation, (architectural, historical archaeological, artistic, cultural, scientific, technical or social) has not been assessed. Significantly, the most important element of the ensemble, the gateway, has already been disassembled and reconstructed and it is an objective of the planning authority to disassemble this structure again and to relocate it. In the proposed new location the lodge would mark the entrance to the St Teresa's grounds and have a more direct architectural relationship with the main house than is the case at present."*

## **4. The extent to which its designed use is capable of being fulfilled in its existing location**

The following is set out by the Conservation Architect:

*"The designed use of the lodge was to provide a modest residence for a member of staff of the household who would presumably carry out maintenance duties on the property and provide a level of security by screening or observing callers and closing the gates at night. This use is assumed to have changed, or possibly ceased, around the time of the establishment of St Teresa's in 1925."*



## 12 CONCLUSION

Clear consideration has been given to:

- The existing condition of the Gate Lodge
- Alternatives
- Proposed development
- Precedent

Furthermore, we are of the view that circumstances exist in this case for favourable consideration of the proposal to relocate the Gate Lodge in question:

### **Planning**

- There is significant development potential associated with overall lands at St. Teresa's given the residential zoning governing the site, proximity to public transport and Blackrock Village and designation with the Blackrock LAP 2015 as 1 of 3 land banks available for development within the Blackrock Area.
- There is significant Development Plan policy and National policy, which requires the release of appropriately zoned lands for residential development and the current site is considered a rare and unique opportunity to deliver residential development at a highly accessible location.
- There are a number of development objectives contained within the Blackrock LAP, which require the delivery of unrestricted 2 way access to lands at St. Teresa's and St. Catherine's (to the south) and junction improvements along Temple Hill. Design Principle 11 and Objectives DS15 apply specifically.
- There is significant Development Plan policy and National policy, which requires the release of appropriately zoned lands for residential development and the current site is considered a rare and unique opportunity to deliver residential development at a highly accessible location.

### **Traffic**

- NRB Consulting Engineers have clearly set out that following significant investigation and detailed analysis on junction arrangements, improvements required and potential access proposals to serve St. Teresa's, the current junction arrangement is reflective of the preferred access strategy for this site and this is one that is supported by the Transportation Department of Dun Laoghaire Rathdown County Council.
- NRB believe that in order to provide an acceptable vehicular access, the Gate-lodge must be removed and relocated as there is inadequate space to safely provide the required footprint for the road/footpaths and cycle lanes to serve the site and the lands to the rear, if the Gate-lodge is to be maintained in the current location.

In addition, there are also other significant Road Safety, Alignment and Traffic Capacity benefits brought about by the proposed relocation of the Gate-lodge and the creation of the proposed junction.

### **Conservation**

- The Conservation Consultant's report has identified a number of considerations which are of particular relevance to the consideration of this matter:
  - (a) the extent to which the structures in question are linked to their location of special architectural, historical, cultural or other association;
  - (b) whether the protected structure can be removed and re-located intact;



- (c) whether the protected structure can be dis-assembled without any significant change in its conservation status (apart from the considerations of locational context referred to above);
- (d) the extent to which its designed use is capable of being fulfilled in its existing location.





## Appendix A - Traffic Engineering Statement in Support of the Proposal

15 Dec 2021  
20-057/ER

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Brock McClure  
Planning and Development Consultants  
63 York Road  
Dun Laoghaire  
Co. Dublin

**For the Attention of Suzanne McClure**

Dear Suzanne,

### **GATE LODGE CONSERVATION REPORT**

As you are aware we have been involved in developing a safe and acceptable vehicular access to the subject site. The current layout has been developed through a Design Review process including liaison and consultation with Officials in Dún Laoghaire-Rathdown County Council (DLRCC) Traffic/Transportation Department.



Following on from this process, we believe that in order to provide an acceptable vehicular access, the Gate-lodge needs to be removed & relocated for the following primary reason; -

- There is inadequate space to safely provide the required footprint for the road/footpaths and cycle lanes to serve the site and the lands to the rear, if the Gate-lodge were to be maintained in the current location.

In addition to the above, there are also other significant Road Safety, Alignment and Traffic Capacity benefits brought about by the proposed relocation of the Gate-lodge and the creation of the proposed junction.

Please contact the undersigned if you have any queries in relation to the above or the attached.

Thank you.

Yours sincerely,

**Eoin Reynolds**  
Chartered Engineer  
Director