

7.0 ARCHITECTURAL HERITAGE

7.1 Introduction

Molloy & Associates Conservation Architects Ltd. were engaged to assess architectural heritage impacts potentially arising from the proposed Large-Scale Residential Development of a c. 4.26-hectare site at Milltown Park, Sandford Road, Dublin 6, Do6 VgK7 by the applicant, Sandford Living Limited. This chapter reviews a mixed-use development of lands formerly attached to the Jesuit Community building range at Milltown Park, which was subject to a previous LRD, and prior to that, a SHD process.



Figure 7.1.1: Aerial view of development site as existing (Source:3DDB)



Figure 7.1.2: Aerial view of the existing building group (Source: OMP Design Statement)

The proposal seeks to retain and actively reuse two structures, the Chapel and Tabor House, a former residential dormitory building, for cultural/ community use within a development of three to eight story blocks. Original entrances onto Milltown Road and a boundary wall onto

Sandford Road will be conserved, with a section of non-original wall straddling the junction between the two roads replaced with railings on top of a plinth.

This Chapter expands on Architectural Heritage reports carried out for previous statutory submissions, and references an evolved sentiment in respect of demolition.



Figure 7.1.3: Aerial view of development site as proposed (Source: OMP Design Statement)

A statutory description of the proposed LRD development is as follows:

Sandford Living Limited intend to apply for permission for a Large-Scale Residential Development at a c. 4.26 hectare site at Milltown Park, Sandford Road, Dublin 6, Do6 V9K7. Works are also proposed on Milltown Road and Sandford Road to facilitate access to the development including improvements to pedestrian facilities on an area of c. 0.16 hectares. The development's surface water drainage network shall discharge from the site via a proposed 300mm diameter pipe along Milltown Road through the junction of Milltown Road / Sandford Road prior to outfalling to the existing drainage network on Eglinton Road (approximately 200 metres from the Sandford Road / Eglinton Road junction), with these works incorporating an area of c. 0.32 hectares. The development site area, road works and drainage works areas will provide a total application site area of c. 4.74 hectares.

The development will principally consist of: the demolition of c. 4,847.5 sq m of existing structures on site including Milltown Park House (880 sq m), Milltown Park House Rear Extension (2,031 sq m), the Finlay Wing (622 sq m), the Archive (1,240 sq m) and the Link Building between Tabor House and Milltown Park House Rear Extension to the front of the Chapel (74.5 sq m); the refurbishment and reuse of Tabor House (1,575 sq m) and the Chapel (768 sq m) and the provision of a single storey glass entrance lobby to the front and side of the Chapel (52 sq m); and the provision of 562 No. residential units comprising 6 No. three-bed courtyard houses and 556 No. apartment units (70 No. studios, 176 No. one-bed units, 267 No. two-bed units and 43 No. three-bed units).

Block A1 will range in height from 5 No. storeys to 8 No. storeys and will comprise 81 No. apartment units; Block A2 will range in height from 6 No. storeys to 8 No. storeys and will comprise 139 No. apartment units; Block B will range in height from 3 No. to 7 No. storeys and will comprise 74 No. apartment units; Block C will range in height from 4 No. storeys to 7 No. storeys and will comprise 151 No. apartment units; Block D will range in height from 3 No. storeys to 5 No. storeys and will comprise 30 No. apartment units; Block E will be 2 No. storeys in height and will comprise 6 No. courtyard type houses; and Block F will range in height from 5 No. storeys to 7 No. storeys and will comprise 81 No. apartment units.

The development also includes the provision of: cultural/community space within Tabor House (4 No. storeys including lower ground floor level) and the Chapel (2 No. storeys including lower ground floor level and mezzanine level) (1,698 sq m) with associated outdoor space (248 sq m); a café/restaurant (179 sq m) and a creche (375 sq m) within Block F with associated outdoor creche play area; ancillary residents' amenities and facilities (324 sq m) within Blocks B & C; and a single storey bin store and substation adjacent to Block F (101 sq m).

The development also provides a new access from Milltown Road (which will be the principal vehicular entrance to the site) in addition to utilising and upgrading the existing access from Sandford Road as a secondary access principally for deliveries, emergencies and taxis; new pedestrian access points; pedestrian/bicycle connections through the site; 319 No. car parking spaces (288 No. at basement level and 31 No. at surface level); set down area for deliveries; bicycle parking; 22 No. motorcycle spaces; bin storage; boundary treatments; private balconies and terraces facing all directions; hard and soft landscaping including public open space and communal open space; green/blue roofs; PV panels; substations; lighting; plant; lift cores and overruns; and all other associated site works above and below ground.

The proposed development has a gross floor space of c.50,196 sq m above ground level over a partial basement (under part of Blocks A1 and A2 and under Blocks B and C) measuring c. 10,550 sq m, which includes parking spaces, bin storage, bike storage and plant.

7.1.1. Baseline architectural strategy

The site is occupied by a large-scale institutional building range, which has been vacant since 2019.

It is intended to retain two buildings within the grouping: the Chapel and a former residential building, Tabor House, both dating from the late 19th centuries. Both structures are intended to be reoccupied as a cultural/community space, complimenting the residential reimagining of the site.

It is also intended to retain and modify extant early boundary walls onto Sandford and Milltown Roads, together with the original entrance at Milltown Road.

It is proposed to demolish all other structures on the site.

It is proposed to redevelop the site to accommodate a mixed-use scheme.

7.1.2 Authorship

This EIAR assessment was conducted by Maol Íosa Molloy; BArch, BScArch, MUBC, DipArb, MRIAI, RIBA, MCIArb, Grade 1 Conservation Architect and Shelley O'Donovan; BArch, DipABRC, MRIAI, Grade 2 Conservation Architect, of Molloy&Associates Conservation Architects Ltd., having over 25 years' experience working as conservation architects. Archival records were prepared by Rob Goodbody, BA(Mod), DipEP, DipABRC, MA, MUBC, MIPI, who has over 50 years' experience in practice.

7.2 Study Methodology

7.2.1 Purpose

Chapter 7 identifies buildings and other features of heritage significance in the environs of the site, qualifies existing inter-relationships and assesses potential impacts from the site's proposed development for their respective fabric, character and settings.

The assessment also takes into account the presence of a designated architectural conservation area in the vicinity and reviews potential impacts the development may present for its character.

7.2.2 Basis of the Assessment

The architectural heritage assessment component of the EIAR examines the character and heritage significance of buildings and other structures within the application site and its immediate environs.

It anticipates potential impacts that the proposed development may present to these structures and places, as designed principally by the project architects O'Mahony Pike (OMP).

A Masterplan and Architectural Design Statement, by O'Mahony Pike Architects dated December 2025 has informed in particular the scope of this assessment.

Multiple sources were consulted to ascertain the historical development of the site and assist in determining the significance of affected structures, as follows:

- Guidance on the preparation of Environmental Impact Assessment Report (Directive 2011/92/EU as amended by 2014/52/EU) (European Commission, 2017)
- Guidelines on the Information to be Contained in Environmental Impact Assessment Reports, 2022, published by the EPA.
- Guidelines for Planning Authorities and An Bord Pleanála on carrying out environmental impact assessment (Department of Housing, Planning and Local Government, August 2018)

- Architectural Heritage (National Inventory) and Historic Monuments (Miscellaneous Provisions) Act, 2000; and the National Inventory of Architectural Heritage
- Planning and Development Act 2000, as amended
- Dublin City Development Plan 2022-2028 (to inform the statutory framework governing the site's development)
- Record of Protected Structures (Volume 4 of the Dublin City Development Plan 2022-2028)
- Council of Europe Convention for the Protection of the Architectural Heritage of Europe (Granada) 1985, ratified by Ireland in 1991.
- ICOMOS Xi'an Declaration on the Conservation of the Setting of Heritage Structures, Sites and Areas, 2005.
- The Burra Charter, the Australia ICOMOS Charter for Places of Cultural Significance 2013.
- Various historic cartographic sources of the site's chronological development
- Various repositories (Registry of Deeds; Valuation Office; Irish Architectural Archive
- The Jesuit (private) Archives (in review of the chronological development of the site)

The opinion of design team consultants has also been reviewed in respect of mitigating measures informing the proposed design. Definitive findings determined by the consultants were reviewed to corroborate architectural heritage-centric research. As such, this chapter should be read in conjunction with related documents identified below, submitted with this EIAR and its appendices:

- Archaeological Impact Assessment (Archer Heritage Planning)
- Landscape and Visual Impact Assessment (Modelworks) - based on montages produced by 3D Design Bureau
- Existing Buildings Feasibility (O'Mahony Pike)
- Landscape Concept Analysis - Boundary Treatment (Cameo&Partners)
- Justification for Demolition (OCSC)
- Preliminary Construction Management Plan (DBFL)

7.2.3 Scope

The architectural heritage assessment reviews aspects of change arising from physical, visual or morphological impacts on the extant building complex and the surrounding environment as a consequence of the proposed development.

Assessment of extant structures within the site was based on visual inspections. Initial site inspections were undertaken in 2019-2020 and again in 2023 in support of a previous SHD and LRD planning submission respectively. The building group was revisited in July 2025 and a revised photographic record is attached in Appendix 7.2 in support of the subject application. Limited opening up works were confined to investigations within retained fabric.

While this report contains comments on aspects of the condition of the buildings, it is not a condition report and must not be read as such.

7.2.4 Format of the Assessment

The architectural heritage characteristics of the site and its enclosing environs in context with the proposed development is reviewed in this Chapter of the EIAR. To supplement the assessment, detail on the site's extant buildings is informed by the following appendices;

- Appendix 7.1 comprises a historical assessment of built heritage within the development site
- Appendix 7.2 comprises a photographic record of the existing building range
- Appendix 7.3 comprises a chronology of built heritage within the development site

7.3 The Existing Receiving Environment (Baseline Scenario)



- A Sandford Lodge
- B 87/89 Sandford Road
- C 132-138 Sandford Road
- D St. James's Terrace
- E The Colonnade
- F Greenfields
- G Belmont Avenue (east)
- H Belmont Avenue(west)

Figure 7.3.1: Applicant site in green, extracted from Volume 3, Map H, of the Dublin City Development Plan 2022-2028, with key protected structures in the vicinity scheduled and denoted by red asterisk, with the Belmont Avenue/ Eden Road ACA hatched in green to the northeast of the site

7.3.1 Statutory Context

A review of the origin and development of the grouping is included in Appendix 7.1.

None of the structures on the site are included in the Record of Protected Structures (Volume 4 of the 2022-2028 Dublin City Development Plan) or the National Inventory of Architectural Heritage (NIAH), as the Inventory does not extend to this area.

The gardens of Milltown Park House are included on the NIAH Garden Survey (Reference 2391), but no report is attached, with comments on Ordnance Survey indicators cited as being present on the First Edition OS map only, later editions unnamed.

The Belmont Avenue/ Eden Road Architectural Conservation Area (ACA) is positioned north east of the site, as indicated by the area hatched in green in Figure 7.3.1 above, which is a detail of Map set H of the Dublin City Development Plan. A number of protected structures in the vicinity of the development site are marked on same.

7.3.2 Outline description of the site



Figure 7.3.2: Position of each building within the existing Milltown Park building range

The site was formerly part of the Milltown Park Jesuit Centre, also referred to as the Milltown Institute.

The existing building group, which ranges in origin from the late-18th century through to the mid-20th century, is positioned in the southern part of the site. Historical research carried out to determine the chronological development of the property and inform the heritage appraisal is included in Appendix 7.1.

The original entrance to the Milltown Institute on Sandford Road comprises a central vehicular gate with flanking walls in granite incorporating pedestrian side gates.

The boundary wall, which is comprised of a mix of rubble stone and blockwork with harling and cement render finishes, extends from the Sandford Road entrance, around the north-east corner of the site and fronting onto a considerable length of the Milltown Road. A recently constructed entrance, leading to the remainder of the Jesuits lands that were not sold to the Applicant and are outside the boundary of the subject site, is positioned south of the building group off Milltown Road.

Milltown Park House, an 18th century house predating the Jesuit presence on the site, serves as the main entrance to a complex of interlinked buildings comprising a unified grouping.

The grouping is comprised of six distinct buildings five of which were developed by the Jesuit community as extensions to the original 18th century residence. Milltown Park House was connected to a residential building occupied by the Jesuit Community by way of a link structure, which was removed subject to a separate planning consent (granted permission under DCC Reg. Ref. No. 3866/20 and ABP Reg. Ref. ABP-311552-21) in 2024, thereby severing connections between the Jesuit campus at Gonzaga College and the proposed development site; with a recently constructed wall formalising the disconnect.



Figure 7.3.3: Applicant site boundary enclosing the existing Milltown Park building range



Figure 7.3.3: John Rocque's map of 1757, with a structure evident to the south of the subject development lands opposing Prospect Lane, possibly the location of the original Coldblow farmstead



Figure 7.3.4: County of the City of Dublin, Boundary commission, 1832, the first indication of Milltown Park House



Figure 7.3.5: 1837 Ordnance Survey. Note Milltown Park House, and a range of outbuildings positioned to the southeast of the main house



Figure 7.3.6: Created 1865, modified 1889 Rathmines and Rathgar and Pembroke Townships: Sheet XXII.8 Ordnance Survey. Milltown Park House by this time was acquired by the Society of Jesus (1858). Tabor House and the rear extension to Milltown Park House has been developed, with the link connecting the two entities.

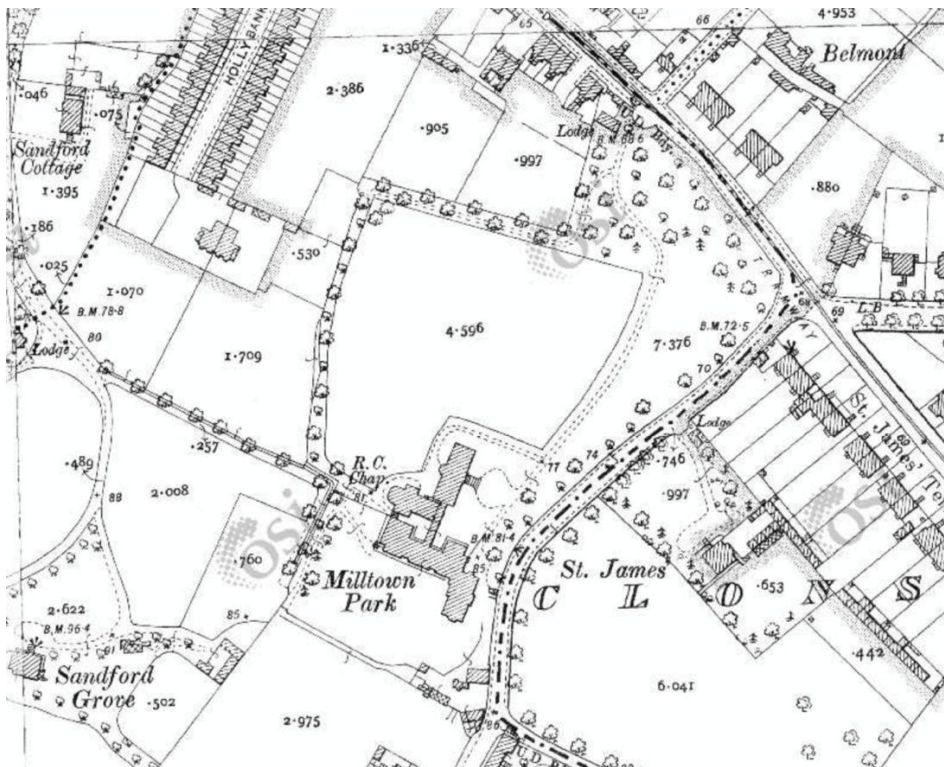


Figure 7.3.7: Surveyed 1908, published 1911, 25inch Ordnance Survey. The Finlay Wing and Church have been constructed. The oratory, referred to as 'The Sacred Heart Chapel' to the south of the Church and the Archive have not yet been developed.

The Gonzaga College building grouping, its car parking and playing fields, positioned to the west of the Jesuit Community Buildings will remain unaffected by the proposed development.

The demesne attached to the institution is private, with meandering paths along its northern boundaries. A line of trees was planted circa 2000, to consolidate boundary conditions to the north, which framed a grassed path along the boundary, named the Millennium Walk. All historic paths shown on historic maps within the demesne are now overgrown and not evident. A car park is positioned in front of Milltown Park House. The open lands to the northeast have a parkland character abounded by a wide belt of mature trees.

7.3.3 Archaeology

This section should be read in conjunction with Chapter 6 of the EIAR, Archaeology and Cultural Heritage

Chapter 6 confirms the absence of recorded monuments within the site boundary. Section 6.7.7., par.2, par.4 of the report suggests that Coldblow Farm, possibly containing what is historically referred to as Coldblow House, appears to be positioned south of the existing Milltown Park House, outside the development site boundary.

Notwithstanding the absence of known archaeology of significance, as a mitigation, it is recommended by Archer Heritage Planning Ltd that all ground disturbance works across the development site should be monitored by a suitably qualified archaeologist.

It also states:

'Should earlier building footprints be recorded in the course of monitoring, the results of any subsequent archaeological works will contribute to our knowledge of the evolution of the Milltown Park complex'.

7.3.4 The enclosing urban environment

Please refer to a Landscape and Visual Impact Assessment (Modelworks) Chapter 9 for detailed analysis of the enclosing urban environment.

In architectural heritage terms, the prevalent parkland characteristics of the subject development site, enclosed to the east and southeast by Milltown and Sandford Roads, differs to the dense, predominately residential character of the opposing sides of these roads.

Principal vistas towards the subject site are considered to comprise the following:

- Belmont Avenue towards the existing entrance gates on Sandford Road (within the ACA)
- The junction of Milltown/ Clonskeagh/ Eglinton and Sandford Roads, towards the tall southeast boundary wall and trees beyond
- The building range, as visible above boundary walls, and viewed from the junction of Milltown Road and Prospect Lane in proximity to an entrance to the Community building range

Each of these peripheral enclosing conditions will be examined in this section.

7.3.5 The Belmont Ave & Mount Eden Road Architectural Conservation Area

7.3.5.1 Position of the ACA relative to the subject development site

The Belmont Avenue/ Eden Road architectural conservation area (ACA), as revised in 2015 and adopted in 2016, is positioned north east of the site, as indicated by the area hatched in green in Figure 7.3.1 above, which is a detail of Mapset H of the Dublin City Development Plan 2022-2028.

7.3.5.2 Origin of relationship with the subject development site

Belmont Avenue, originally named Coldblow Lane, pre-existed Coldblow demesne by approximately 30 years.

7.3.5.3 Characteristics of the ACA in context with the subject development site

The Belmont Avenue / Mount Eden Road ACA is defined by its network of streets and uniform terraced houses, with a corresponding policy focused on the preservation of the character of the residential streetscape.



Figure 7.3.8: Extract from the Belmont Avenue/Mount Eden Road and Environs Architectural Conservation Area Character Appraisal and Policy Framework report 2015, indicating the extent of the ACA. The subject development site is in proximity to the southwestern corner of the ACA however is separated by the Sandford Road



Plate 7.3.1: The southern end of the Belmont Avenue/Mount Eden Road and Environs Architectural Conservation Area, as viewed from the Sandford Road entrance of the subject site



Plate 7.3.2: Opposing view towards the Sandford Road entrance of the subject site from the southern end of the Belmont Avenue/Mount Eden Road and Environs Architectural Conservation Area

The relationship between the subject development lands and the ACA is most evident from the gated entrance on Sandford Road where it connects visually with the west of Belmont Avenue.

The open lands at present are separated from the ACA and protected structures on the opposing side of Sandford Road, by a berm of trees comprising dense mature vegetative screening. A masonry wall defines the boundary to the east. The outward sylvan character of the subject site is what most defines it from the public realm.

7.3.6 Sandford Road

7.3.6.1 Position of Sandford Road relative to the subject development site

Sandford Road aligns with the northern boundary of the site and extends from an early entrance southward to the junction with Milltown/ Clonskeagh and Eglinton Roads.

7.3.6.2 Characteristics of Sandford Road in context with the subject development site

The south of Sandford Road, where aligned with the north-eastern boundary of the development site, is defined by its residential character, with a petrol station occupying the opposing side of the road to the north of the site's entrance. The area is characterised by linear development of 18th and 19th century residences set back behind traditional railings with mature soft landscaping. The largely permeable front boundary treatments of dwellings in the vicinity of the site are in contrast with the tall, impermeable institutional boundary wall enclosing the subject site from the public realm.



Plate 7.3.3: Sandford Road entrance to the development site



Plate 7.3.4: Wider Sandford Road view west of site



Plate 7.3.5: View of the subject site to LHS of image, aligned with Sandford Road, due west from junction of Milltown Road and Sandford Road



Plate 7.3.6: View of the subject site's northern boundary wall, aligned with Sandford Road, due east



Plate 7.3.7: Sandford Road, due north, from the junction of Clonskeagh and Eglinton Roads



Plate 7.3.8: Nos.132, 134, 136, 138 Sandford Road, opposing the subject development site

7.3.7. Milltown Road

7.3.7.1 *Position of Milltown Road relative to the subject development site*

Milltown Road forms a boundary to the southeast of the site. The section of boundary within the subject development site extends from the southern limits of the Finlay Wing eastward towards the shared junction with Sandford/ Clonskeagh and Eglinton Roads.

7.3.7.2 *Characteristics of Milltown Road in context with the subject development site*

Milltown Road to the east of the subject development site is essentially dominated by the homogeneity of the site's tall, imposing boundary wall. Whilst trees are visible above the wall cappings, the site's sylvan character contributes minimally to the road's character. The set back of a boundary at the access to the remaining Jesuit lands to the south alleviates the hostility of the site's boundary wall.

The road's character to the west is typified by diversely aligned residential developments.



Plate 7.3.9: View of junction of Milltown Road and Sandford Road, with enclosed boundary to subject development site to RHS of image



Plate 7.3.10: Milltown Road, due north, in context with the subject grouping



Plate 7.3.11: The subject grouping, due north from the centre of Milltown Road, in its urban context



Plate 7.3.12: Milltown Road, due north towards junction with Sandford/ Clonskeagh Roads

7.3.8 Clonskeagh Road and Eglinton Road

7.3.8.1 Position of roads relative to the subject development site

Clonskeagh Road is a continuation of Sandford Road, due southeast. Eglinton Road is a continuation of Milltown Road, due east.

7.3.8.2 Characteristics in context with the subject development site

The street character of both is defined by largely 19th century residential buildings, set back from the road and framed by trees.



Plate 7.3.13: The character of Clonskeagh Road and St. James's Terrace, due west towards the site

7.3.9 Protected structures within the enclosing urban environment

No protected structures around the development site. Protected structures in the vicinity of the development site front onto Sandford Road/ Clonskeagh Road and are also positioned to the southeast on Milltown Road.

Table.7.3.1: Protected structures within the enclosing urban environment and their relationship with the subject development site

Please refer to Fig.7.3.1. above for the location of each of the key protected groups below

<i>RPS</i>	<i>Sandford Road</i>	<i>Description</i>	<i>Relationship with site</i>
7428	Sandford Lodge, Sandford Close, Sandford Road, Dublin 6	Commercial	Sandford Lodge, a Villa style residence now in use as part of National Adult Literacy Agency. A 4-storey residential development (Sandford Lodge) has been constructed on the grounds associated with the house. Positioned due north-west, at a distance from the subject site and separated by a modern housing estate.
7456	87 Sandford Road, Dublin 6	House	A pair of 2-bay, 2 storeys over lower ground floor Georgian semi-detached buff-brick residences on the south side of Sandford Road, north of the subject side. The original setting surrounding the structures has been much altered; they are flanked by later 19 th century residences and more
7457	89 Sandford Road, Dublin 6	House	

			recent mid 20 th century housing estate known as Norwood Park.
7458	132 Sandford Road, Dublin 6	House	A grouping of four 19 th century, 2 storeys over lower ground floor substantial semi-detached red brick residences with stone string coursing, canted bay to front elevation, facing Sandford Road, opposite the subject site, and its entrance gate. These buildings are considered to be in proximity to the development site but are separated by Sandford Road and screened by existing vegetation along the site's northern boundary.
7459	134 Sandford Road, Dublin 6	House	
7460	136 Sandford Road, Dublin 6	House	
7461	138 Sandford Road, Dublin 6	House	
<i>RPS</i>	<i>Clonskeagh Road</i>	<i>Description</i>	<i>Relationship with site</i>
1909	2 Clonskeagh Road, Dublin 6 (1 St. James's Terrace)	House	St James Terrace is an intact grouping of two storey over lower ground floor, 3-bay semi-detached Georgian residences with hipped roofs, rendered with decorative quoins, Georgian doorcases and sash windows. The residences front onto Clonskeagh Road to the east of the subject site. No.1 St James Terrace (RPS.Ref: 1909) positioned at the junction of Milltown Road and Clonskeagh Road has a set-back wing, with windows facing west towards the subject site. The wider terrace's setting, as viewed from the junction of Clonskeagh/ Eglinton/ Sandford/ Milltown Roads is informed by the sylvan north-eastern corner of the site. The aspect of rear rooms is not considered to have a relationship with the subject site, given the existence of pre-existing development on lands to the southwest and dense screening to the subject site boundary.
1910	4 Clonskeagh Road, Dublin 6 (2 St. James's Terrace)	House	
1911	6 Clonskeagh Road, Dublin 6 (3 St. James's Terrace)	House	
1912	8 Clonskeagh Road, Dublin 6 (4 St. James's Terrace)	House	
1913	10 Clonskeagh Road, Dublin 6 (5 St. James's Terrace)	House	
1914	12 Clonskeagh Road, Dublin 6 (6 St. James's Terrace)	House	
1915	14 Clonskeagh Road, Dublin 6 (7 St. James's Terrace)	House	
1916	16 Clonskeagh Road, Dublin 6 (8 St. James's Terrace)	House	
1917	18 Clonskeagh Road, Dublin 6 (9 St. James's Terrace)	House	
1918	20 Clonskeagh Road, Dublin 6 (10 St. James's Terrace)	House	
1919	22 Clonskeagh Road, Dublin 6 (11 St. James's Terrace)	House	
1920	24 Clonskeagh Road, Dublin 6 (12 St. James's Terrace)	House	
<i>RPS</i>	<i>Milltown Road</i>	<i>Description</i>	<i>Relationship with site</i>
5248	1 The Colonnade, Milltown Road, Dublin 6	House	A terrace comprising four residences, due south of the subject site, facing onto Milltown Road.
5249	2 The Colonnade, Milltown Road, Dublin 6	House	

5250	3 The Colonnade, Milltown Road, Dublin 6	House	The development site is positioned on lands north of separate lands retained by the Jesuit Community, sharing a rear boundary with this protected grouping. The Garynure residential development is positioned north of the protected grouping and shields it from the development lands. As a consequence of distance, the protected grouping is not considered sufficiently close to foster a relationship with the subject development site.
5251	4 The Colonnade, Milltown Road, Dublin 6	House	
5252	Greenfields, Milltown Road, Dublin 6	House	This protected structure is positioned on the opposing side of Milltown Road from the development site, to its south. Due to its considerable distance from the development site, a direct relationship is not considered to exist.

7.3.10 Brief summary of the historical development of the site

Please refer to Appendix 7.1 for a more detailed account of the chronological development of the building group

There is evidence to suggest that the Milltown Park House demesne emerged from an earlier farmed demesne named Coldblow, which incorporated a house named Coldblow House. In circa 1769 a portion of the estate, which included a 'pleasure ground', a house and avenue belonged to Mr. John Roberts who was referred to in the deeds as "of Old Connaught in the County of Dublin, gentleman". He appears to have been the owner of the land which is variously described as "a portion of Donnybrook Farm" or as a "portion of Lunt's Land". This latter designation seems to include not only this portion of the lands but also the Bewley Estate (including the Sandfort/ Sandford Demesne) to the west of it - now occupied predominantly by Gonzaga College.

The Jesuits Archive contains notes indicating that in 1782 a house existed in a similar position to the 'Ministers House', the present-day Milltown Park House. Whilst the exact date of the house is not given, the subject note states that there is "some evidence to show that it was not in existence in 1756".

In 1795 the Right Hon. Denis George, fourth Baron of the Exchequer, bought the interest in John Hewston's land on 8th December 1795. Some months later he purchased the ground belonging to John Roberts and formed a single demesne which was called 'Cold Blow'. This strange name had existed in the neighbourhood for many years and Belmont Avenue had been known as 'Cold Blow Lane' for at least thirty years. On the death of Baron George in 1819 Cold Blow passed to his eldest son and ultimately to Mr. George Fitzjames Russell in 1831 who renamed it Milltown Park.

Cartographic review suggests that the existing Milltown Park House, might have been constructed independent of an earlier Coldblow House, with the latter likely to have been positioned further south. Notwithstanding conflicting historical evidence, a detailed investigation of the fabric within Milltown Park House will be carried out to confirm layers of development within. This work will be carried out in conjunction with archaeological monitoring.

On June 9th 1858, Milltown Park was purchased from Mr. J. Calvert Stronge for the sum of £4,500, by Mr. Denis Redmond (of Belmont Lodge) who acted as trustee and agent on behalf of the Jesuit community. Shortly thereafter, Milltown Park House was significantly extended with the addition of two storeys above. It was also extended to the rear in the construction of a domestic Chapel. In the late 19th and early 20th century, a series of substantial further extensions were constructed to accommodate an increasing number of novitiates attending the centre. Some of the extensions comprised distinct buildings while others were immersed within earlier fabric. All are interconnected to varying degrees to form a single entity, with the original building serving as the principal entrance.



Figure 7.3.9: Deed map, dating from 1903, demonstrating the sequence of land acquisition by the Community, prior to the purchase of part of the Sandfort (Sandford) Demesne, outside the applicant lands

The Finlay Wing was serving as both an institutional building, archive and ad-hoc sleeping accommodation. Following the loss of life and its destruction as a result of an accidental fire in 1949, action was taken to alleviate congestion in the community building range and expand

the campus. A portion of the neighbouring Sandfort (Sandford) Demesne and its two houses, owned by the Bewley family, was duly acquired shortly after this event. Gonzaga College was founded on the site shortly thereafter.

The distinctive characters of the respective parcels of institutional lands developed over the course of the Jesuit's presence on the site, arose in the development of three building groups;

- the subject original novitiate on the Milltown Park Lands
- the Community building range which was constructed to straddle the shared boundaries of the Milltown Park and Sandfort Demesnes
- Gonzaga School, within the Sandfort Demesne

Whilst all three groups represent the expansion of Jesuit presence in the vicinity, the Novitiate and Community grouping are connected, with clear gated boundaries separating them from the school. A single point of connection, in the form of a link building once connected to the novitiate from the Community building, prior to its demolition in 2024.

Please refer to section 7.3.14 below for a further description of the separate characteristics of each group.

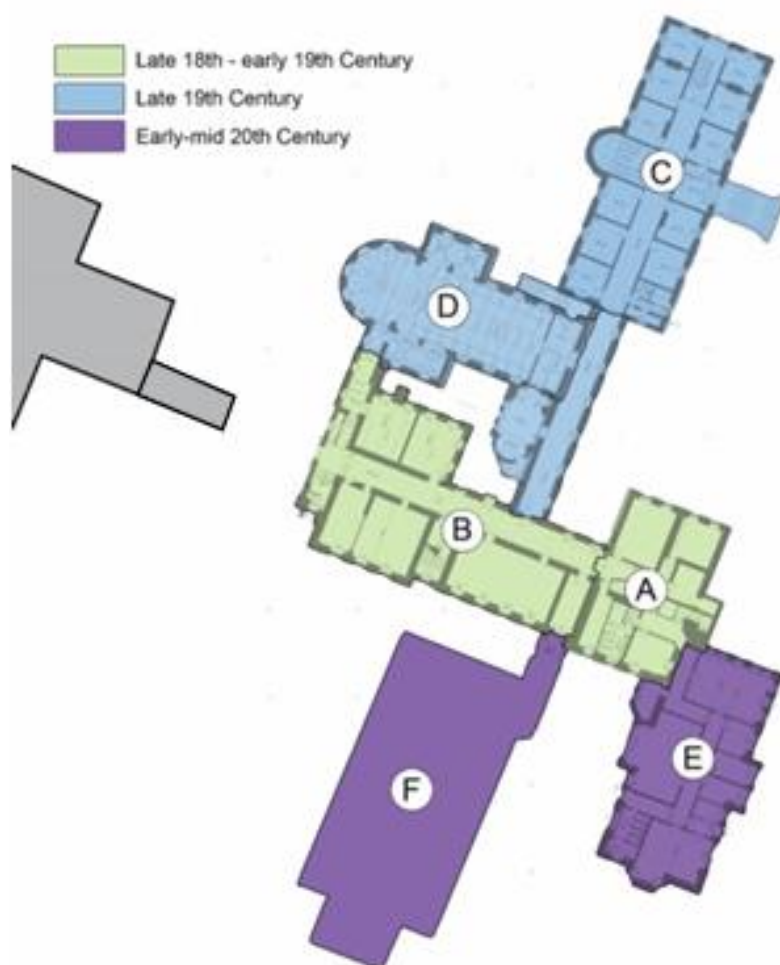
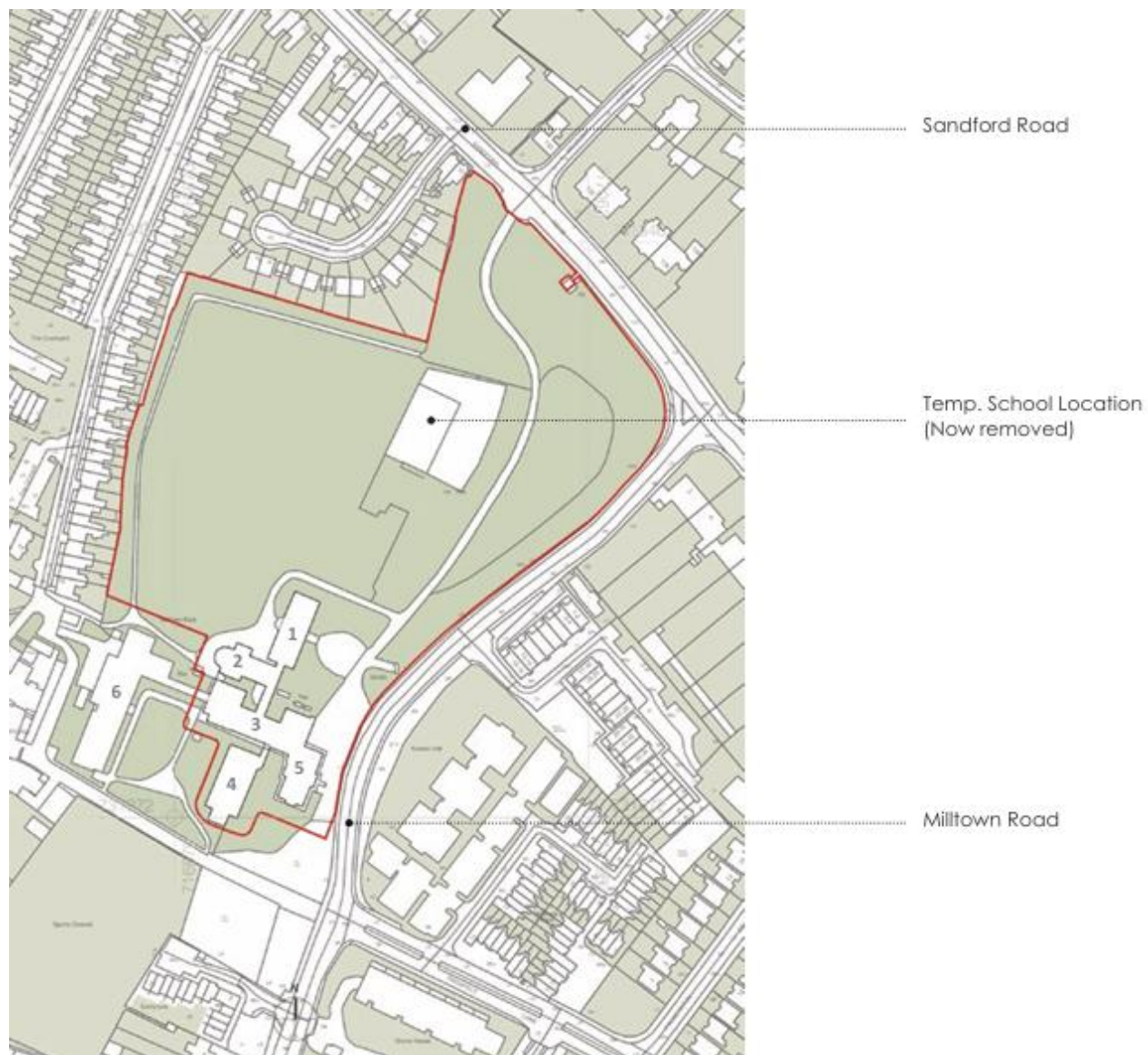


Figure 7.3.10: *Chronological development of the building range*



EXISTING BUILDINGS ON SITE:

- 1 - TABOR HOUSE
- 2 - THE CHAPEL
- 3 - MILLTOWN PARK HOUSE & EXTENSIONS
- 4 - THE ARCHIVE
- 5 - THE FINLAY WING
- 6 - THE RED BRICK BUILDING

Figure 7.3.11: Identification of distinct buildings with the existing complex, as extracted from OMP Design Statement

7.3.11 Brief appraisal of existing structures within the site

The extant building group is comprised of six distinct buildings as follows.

- | | |
|--|--|
| 1 (A) Milltown Park House | 4 (D) Chapel (and later Sacred Heart chapel) |
| 2 (B) Milltown Park House (MPH) Rear extension | 5 (E) Finlay Wing |
| 3 (C) Tabor House | 6 (F) Archive |

7.3.12. Buildings proposed for demolition

7.3.12.1 (A) Milltown Park House (c1756)

Please refer to Appendix 7.3 for a more detailed account and appraisal of the building fabric.

7.3.12.1.1 General characteristics

The earliest of the buildings is an 18th century villa, constructed as a residence fronting Milltown Road, but accessed principally from Sandford Road. Its original external configuration would have comprised a two storey over basement house, with single storey projecting porch to the front, a likely substantial return to the rear, and possibly an orangery to the south. The various outbuildings, to the rear and south, outside the rectangular footprint of the main house were demolished to accommodate development as a novitiate c1860.

The original footprint of the house is most legible at basement level, with early layouts largely intact. The basement provision under the former orangery to the south corresponds in depth with the area below the reception, confirming the existence of early fabric to the south of the entrance lobby. The provision of a concrete staircase from entrance level removed a central room. The original stair configuration is not evident in examination of surviving fabric but is assumed to have traversed the original basement hall from east to west, commencing from east. Original flagstones survive in a single room to the northwest, where original walls to the north and east are also evident. All other rooms have been much altered, both in form and materially with loss of original structure. Later connections were made to the west, to link with the rear extension block, and to the south to connect with the Finlay Wing, both structures of which had basements. The precise origin of concrete internal additions is not known but is assumed to stem from mid-20th century fire rating measures separating basement plant from the principal entrance above.



Plates 7.3.15 & 7.3.16: East (front) elevation of Milltown Park, with a detail of the original entrance door and fanlight within a much-altered context

An entrance level reception room to the northeast survives in its original configuration; albeit with walls removed to conjoin it as a reception area attached to the entrance. All other rooms have been modified spatially beyond recognition, with no original plasterwork/ joinery surviving. The original floor was replaced with a concrete floor. The stair hall was infilled, and stair replaced. An early 20th century vestibule constructed as a single storey extension off the

entrance lobby mirroring that of the link building to the Finlay Wing, has a decorative stucco ceiling, panelling and stained-glass. This connects with an original reception room by way of a large opening above reception desk height, now sporting an electric shutter. The internal view of the original entrance lobby is unremarkable, with the fanlight only surviving. Rear connections were enlarged to link with the rear extension block.

On the first floor, rooms to the north have survived in their original configuration but have been either amalgamated or compartmentalised. A corridor has been constructed to the rear connecting divided rear rooms. The infilled entrance hall accesses the southern extension, with a curved stair leading to rooms at a higher level.

The second-floor level was added in the late 19th century. It is similar in composition to the first-floor level, albeit with an interesting plant room cutting through the (later) roof incorporated in a former room to the rear of the stair hall. Rooms to the north have been amalgamated. All rooms are suffering some form of water ingress due to significant roof breaches.

The roof and chimneys are not original and do not possess features of significance.

The property is in poor condition, with extensive roof breaches causing significant decay internally, extending from 2nd floor level down through the building. The house's original composition has been modified beyond recognition, with irreversible changes permanently eroding its character.

7.3.12.1.2 Assessment of significance

The original Milltown Park House has been modified beyond recognition in its extension to the south, east and north, with significant alterations internally. Some internal features survive, such as plasterwork, door and window joinery and general joinery in some areas. The structure of the building was not examinable.

The building is not included on the Record of Protected Structures, nor is it included in the NIAH.

Notwithstanding its exclusion from the RPS/NIAH, it merits thorough assessment. Paragraph 2.5.7 of the *Architectural Heritage Protection Guidelines for Planning Authorities* lists five qualities that permit the attribution of special architectural interest characteristics to a structure or part of a structure:

Quality	Attribution
<i>A generally agreed exemplar of good quality architectural design.</i>	On construction, the house may have been considered an exemplar of its time, however, its current architectural composition cannot be deemed to uphold design ethics representative of what would comprise an exemplar.
<i>The work of a known and distinguished architect, engineer, designer or craftsman</i>	No notable designers were involved in the design or construction of the house or its subsequent extensive alterations. It is possible that architect Charles Powell was involved in

	some of the alterations post 1915, but his intervention is not of notable significance.
<i>An exemplar of a building type, planform, style or styles of any period but also the harmonious interrelationship of differing styles within one structure</i>	The architectural significance of the house has been reduced on account of its many interventions. Its vestibule, constructed to compliment the functioning of the Finlay Wing and provide a reception desk for visitors, originally intended as a private chapel, is of interest insofar as it represents a craft not evident elsewhere in this building.
<i>A structure which makes a positive contribution to its setting, such as a streetscape or a group of structures in an urban area, or the landscape in a rural area</i>	The house has been extended to three sides and is engulfed to the south and north by later abutting structures. Its original setting is removed, and its new setting is regrettably one of architectural confusion.
<i>A structure with an interior that is well designed, rich in decoration, complex or spatially pleasing.</i>	No aspect of the house's interior is well designed. Its most significant feature comprises a small vestibule, a later extension, which presents brief architectural respite but is inherently connected to a lesser structure and would not survive on its own merit.

7.3.12.1.3 Summation

The early origins of this building are believed to date from the 18th century. Regrettably, the original building has been much modified, with loss of legible 18th century composition at all levels of the accommodation. The more invasive interventions carried out previously are not considered reversible. It is therefore concluded that the building's significance is undermined, permanently. In the event that permission is granted for proposed demolition of the structure, a detailed chronology of fabric is recommended at archaeological investigation stage, when the building is vacated and opening up works can be safely carried out. A final building and fabric inventory can then be submitted to the architectural archive by way of record.

7.3.12.2 B) Milltown Park House (MPH) rear extension (c1860-1933)

Please refer to Appendix 7.3 for a more detailed account and appraisal of the building fabric.

7.3.12.2.1 General characteristics

The design of the rear extension block, as originally constructed, attempted ambitious harmony with the extended Milltown Park House in the creation of an H-block, culminated with the House to the east and a matching wing to the west. The lower central section, which contained the original domestic chapel, subsequently repurposed as a reading room, was extended vertically in 1932, to match the heights of the end blocks.

The taller, early 20th century central portion's southern elevation is modernistic in its treatment, having modulated fenestration expressed up to parapet level. Its simpler northern elevation was of later origin again.

The extension is much modified internally. It comprises a corridor with cellular rooms to the south and either side in its rear wing on all five levels. Its rear wing, culminating its western elevation, expands to form an H-shape corresponding with the form of Milltown Park House, and houses sanitary facilities and stores.

The basement level accommodation connects with that of Milltown Park House, and benefits from a light-well to its perimeter. The accommodation is cellular, either side of a central corridor, with the exception of a room, below the original domestic Chapel, which has good timber panelling to chair rail level. The rear south-western corner connects with a stair leading to a link building connecting with the Community House (outside the ownership of the applicant), a section of which was removed as part of a permitted, previous development.



Plate 7.3.17: *The former domestic Chapel, subsequently repurposed as a reading room, is embedded within the rear extension, Building B.*



Plate 7.3.18: *The rear, west elevation of the rear extension, with two storeys over basement brick link to the Community House, the visible section in this image of which will be demolished as part of the proposed development*

The entrance level accommodation is accessed from the rear hall of Milltown Park House. The entrance level accommodated a range of lecture rooms with larger function rooms either side of the central corridor to the west, housed in the wing culminating the extension. The interior is simply treated, with modest plasterwork, joinery and chimneypieces (where present).

Rooms of equal size are positioned either side of a central corridor in the rear wing, with the central section housing a 'domestic chapel' accessed from a short flight of steps within the circulation route, which comprised a double height volume with interesting arch headed vaulted windows. This floor is accessed through an original rear bedroom within Milltown Park House, in the widening of an original window opening.

The property is in poor condition, with extensive roof breaches causing significant decay internally, extending from 2nd floor level down through the building.

7.3.12.2.2 Assessment of significance

The extension is not included on the Record of Protected Structures, nor is it included in the NIAH. There is an absence of records in relation to its provision in the first instance, outside the Jesuit community own archives.

Paragraph 2.5.7 of the *Architectural Heritage Protection Guidelines for Planning Authorities* lists five qualities that permit the attribution of special architectural interest characteristics to a structure or part of a structure:

Quality	Attribution
<i>A generally agreed exemplar of good quality architectural design</i>	The extension is of interest but has been undermined with later interventions.
<i>The work of a known and distinguished architect, engineer, designer or craftsman</i>	No notable designers were involved in the early phases design or construction of this wing. Architect Charles Powell oversaw the vertical extension to the central section in 1932, but his intervention is not of notable significance.
<i>An exemplar of a building type, planform, style or styles of any period but also the harmonious interrelationship of differing styles within one structure</i>	The extension provides a good built example of its origin and type, but regrettably has been undermined by its extensions and by enclosing buildings with its architectural composition consequentially eroded.
<i>A structure which makes a positive contribution to its setting, such as a streetscape or a group of structures in an urban area, or the landscape in a rural area</i>	The building's original setting to the north, south and west has been dramatically altered in subsequent expansion of accommodation. Its setting to the east was originally merged with Milltown Park House and remains unchanged.
<i>A structure with an interior that is well designed, rich in decoration, complex or spatially pleasing</i>	The interior is logical, functional, but absent of decorative detail.

7.3.12.2.3 Summation on rear extension

The multi-layered extension to the rear of Milltown Park House was a substantial structure of its time. Care has been taken to stitch the various later additions together to create a greater whole. The building is interesting in how it treated the institutional function as reflected in use of materials that would be durable and maintainable. The larger communal spaces are also of interest in how they would have connected, prior to construction of later buildings, with the external landscape.

Setting aside elements of interest, it is maintained that the building is intrinsically connected with its original function as an institution and does not lend itself easily to alteration to another use. As a non-protected structure, adaptive re-use would essentially remove the limited architectural character internally. As a consequence of the permanent removal of

function, together with a view that on balance, it does not possess the range of characteristics meriting retention, its demolition is inevitable.

7.3.12.3 (E) The Finlay Wing (c1905/1950)

Please refer to Appendix 7.3 for a more detailed account and appraisal of the building fabric.

7.3.12.3.1 General characteristics

The external character of the Finlay Wing as existing comprises its reconstruction following a fire in 1949, where a four storey over basement building was altered as a single volume building. Externally, the building is sparse and reflective of the budget-driven economy of mid-20th century.

The basement is simply arranged with cellular accommodation either side of a central corridor. Architecturally, the basement is unremarkable; with its most significant feature comprising metal framed windows and carefully expressed services.

The entrance level accommodation comprises a single volume hall, with expressed pilasters and ceiling down stands. It has oak parquet flooring laid in a herringbone pattern, expressed stuccowork, central sliding screen system and leaded windows. The space is divided into two with an innovative sliding door system.

The building is unique in the complex in that whilst it is connected with Milltown Park House as its primary entrance, it has independent access to the east in an expressed porch and lobby. The building is much altered from its original form.



Plate 7.3.21: The front elevation of the Finlay Wing as viewed from the south

7.3.12.3.2 Assessment of significance

The building is not included on the Record of Protected Structures, nor is it included in the NIAH.

Paragraph 2.5.7 of the *Architectural Heritage Protection Guidelines for Planning Authorities* lists five qualities that permit the attribution of special architectural interest characteristics to a structure or part of a structure, which are considered for the Finlay Wing as follows:

Table 7.3.4: Attribution of special architectural interest characteristics	
Quality	Attribution
<i>A generally agreed exemplar of good quality architectural design.</i>	The building is of quality, but not to the extent where it is considered an exemplar. Its reconstruction, following a fire, as a single storey over basement building is much altered from its original intended design.
<i>The work of a known and distinguished architect, engineer, designer or craftsman</i>	The building was not designed by an architect of distinction.
<i>An exemplar of a building type, planform, style or styles of any period but also the harmonious interrelationship of differing styles within one structure</i>	The building is not of a form that would serve it as an exemplar.
<i>A structure which makes a positive contribution to its setting, such as a streetscape or a group of structures in an urban area, or the landscape in a rural area</i>	The building makes a positive contribution to its setting, in bridging the greater height and scale of other buildings in the grouping, as visible from Milltown Road.
<i>A structure with an interior that is well designed, rich in decoration, complex or spatially pleasing</i>	The interior is pleasing, but commonplace.



Plate 7.3.22: The fire damaged exterior of the Finlay Wing, indicating its original height of three storey over basement with pitched roof over.



Plate 7.3.23: Present day connection of the truncated Finlay Wing with Milltown Park House

7.3.12.3.3 Summation

The building as originally configured appeared to comprise a fine architectural set piece. And whilst its entrance level space is interesting, its extensive damage following a fire and ensuing repair as a truncated version, impacts its architectural significance.

7.3.12.4(F) The Archive (c.1938)

Please refer to Appendix 7.3 for a more detailed account and appraisal of the building fabric.

7.3.12.4.1 General characteristics

The archive building has a modest exterior, comprising a simply rendered concrete block building with Art Deco characteristics. Its external composition is representative of wartime Ireland where materials and labour were in sparse supply. Fenestration comprises horizontal metal frames in vertical bands in rhythm puncturing an otherwise solid, simply cast façade. Each corner has a raised parapet and contrasting window treatment, with recessed plat bands within an elongated cut. Its lower-level link building connecting with the Milltown Park House rear extension block, defers to its parent form.

The building's interior reflects its function as an archive. A quadrangle generated by a pressed copper-clad structure encircling at three levels an apse ended lantern roof light, comprises book shelving aligned with the structure to create bays each having their own window. Guarding in steel uprights with polished oak handrail encloses the bow-ended void.

A modest single storey flat roof extension has been constructed adjoining the south gable.

The building does not benefit from any independent external access. Its singular point of entry is internally, via the Milltown Park Extension, which involves a series of level changes. The absence of a relationship with its external environment, and dependency on an uncomfortable internal connection with Milltown Park House is a significant factor in assessing its significance.



Plate 7.3.24: South-east elevation.

7.3.12.4.2 Assessment of significance

The building is not included on the Record of Protected Structures, nor is it included in the NIAH.

Paragraph 2.5.7 of the *Architectural Heritage Protection Guidelines for Planning Authorities* lists five qualities that permit the attribution of special architectural interest characteristics to a structure or part of a structure, which will be applied to the Archive as follows:

Table 7.3.5: Attribution of special architectural interest characteristics	
Quality	Attribution
<i>A generally agreed exemplar of good quality architectural design</i>	The building is a exemplar of its era of construction, using materials available at the time, simply and imaginatively. Its material and compositional character is maintained to the present day.
<i>The work of a known and distinguished architect, engineer, designer or craftsman</i>	The building was designed by architect Charles B. Powell, who was engaged by the Jesuit order to undertake several phases of building work in the Milltown grouping, from 1915 onwards. His work was primarily confined to properties connected to the Jesuits including, most notably, the Gothic revival hall of residence, Hatch Hall, in 1912.
<i>An exemplar of a building type, planform, style or styles of any period but also the harmonious interrelationship of differing styles within one structure</i>	The building is an exemplar of its era of construction.

<i>A structure which makes a positive contribution to its setting, such as a streetscape or a group of structures in an urban area, or the landscape in a rural area</i>	The building is introverted and whilst it does not connect internally with its landscape, the relatively inactive external form is benign within its setting.
<i>A structure with an interior that is well designed, rich in decoration, complex or spatially pleasing</i>	The building's interior is an exemplar of its era of construction, using quality Irish oak internally, with patinated bronze detailing to overall creative effect.

7.3.12.4.3 Summation

The building is a representation of good design practice of its era and remains intact to the present day.

Whilst of interest, its function is wholly connected with its form. A study carried out by OMP examines potential re-use and concludes that its re-use for any purpose other than an archive would effectively remove its key features, such as stairs, galleries, linings and fittings. With the loss of these elements, and expression of the original external form only, the building's significance would be irreversibly compromised.

7.3.13 Buildings proposed for retention and reuse

7.3.13.1(C) Tabor House (c 1875)

Please refer to Appendix 7.3 for a more detailed account and appraisal of the building fabric.

7.3.13.1.1 General characteristics

Tabor House comprises a three storey over basement building, and possesses a strong exterior of rusticated granite, with sweeping entrance steps centrally positioned to the east. The west elevation is a continuance of the style of the east, with a central bowed stair bay. The building has a slated pitched roof, timber sash windows and timber panelled doors. The building is simply designed internally with generous cellular rooms positioned either side of a central corridor. Plasterwork is simply treated, cornices limited to the principal circulation routes. Joinery is simply and robustly treated to reflect its institutional use as a dormitory building. Some rooms are amalgamated to create lecture rooms.

The basement level comprises cellular rooms either side of a central corridor. The basement's generous floor to ceiling height benefits the past use of this floor as bedrooms. Some rooms are amalgamated.

The entrance level comprises cellular rooms either side of a central corridor. Some rooms have chimneypieces. All rooms have simple treatments. Fire separation is provided by way of a set of door screens separating the central stair from corridors, a practice repeated at upper levels.

Both the 1st floor and 2nd floor levels have an identical cellular layout, following the symmetry of lower levels. Most chimneypieces have been removed and decorative detailing is minimal.

7.3.13.1.2 Assessment of significance

The building is not included on the Record of Protected Structures, nor is it included in the NIAH.

Paragraph 2.5.7 of the *Architectural Heritage Protection Guidelines for Planning Authorities* lists five qualities that permit the attribution of special architectural interest characteristics to a structure or part of a structure:

Table 7.3.6 Attribution of special architectural interest characteristics	
Quality	Attribution
<i>A generally agreed exemplar of good quality architectural design</i>	The building is a good example of institutional 19th century architecture.
<i>The work of a known and distinguished architect, engineer, designer or craftsman</i>	John Butler Architect
<i>An exemplar of a building type, planform, style or styles of any period but also the harmonious interrelationship of differing styles within one structure</i>	The building is typical of its era of construction but is set apart by the quality of its exterior. It is simply detailed internally, with its exterior found to comprise an exemplar of its period.
<i>A structure which makes a positive contribution to its setting, such as a streetscape or a group of structures in an urban area, or the landscape in a rural area</i>	The structure contributes to its parkland setting and enriches the architectural character of the public realm as visible from Milltown Road.
<i>A structure with an interior that is well designed, rich in decoration, complex or spatially pleasing</i>	The building is a well-designed example of its era.



Plate 7.3.25A: East (front) elevation of Tabor House, taken in 2023 and included for context



Plate 7.3.25B: East (front) elevation of Tabor House, as existing at time of writing



Plate 7.3.26: West (rear) elevation of Tabor House, in context with the Chapel

7.3.13.1.3 Summation

Tabor House, whilst clearly institutional in origin, has the benefit of a singularly strong external form, which follows through to a rational internal form. As a consequence, its re-use is possible. Materially, the building is simply treated with little adornment. It is intended that

the principal surviving features, such as the stair from entrance to upper levels, windows and some joinery can be maintained in its proposed future use as a cultural / community building.

7.3.13.2 (D) The Chapel (c.1895)

Please refer to Appendix 7.3 for a more detailed account and appraisal of the building fabric.

7.3.13.2.1 General characteristics

The chapel grouping, comprising a sacristy, vestry and gallery, is an exemplar of its era. Its external form is strong, and legible on the north-west elevation with copper clad bow ends and elegant fenestration. Much of the exterior of the building is largely concealed by taller structures to the east (Tabor House link building); north (Tabor House) and south (Milltown Park rear extension).



Plates 7.3.27 & 7.3.28: The rear elevation of the Chapel, and the front elevation of the Tabor House Link with gable of Chapel complete with rose window over, image taken in 2023 and included for context

The interior is clad with polished marble wall and floor linings within a grid composition. Its expressed roof structure is a continuance of the grid. Whilst all pews have been removed the interior reflects its ecclesial function with a number of stained-glass windows. A section of mosaic floor was uncovered under the raised altar, indicating the later origin of the altar composition. The extent and condition of the concealed mosaic piece is unknown.

A basement exists under the chapel, at garden level. It consists of cellular accommodation either side of a central corridor. Entry level is accessed up a short flight of steps from the corridor of the Milltown Park rear extension block, leading to the Tabor House link building. The volume of the chapel is remarkable, with extensive gilding, carved stonework and stained-glass panels of the highest quality by Joshua Clarke (father of Harry Clarke) and Mayor of Munich. The gallery is accessed from an obscure link structure to the south of the first floor of Tabor House.

Pews, organ and stepped accommodation within the gallery survive intact.

The slated roof with copper trimming and gutters is in good condition generally.

7.3.13.2.2 Assessment of significance

The building is not included on the Record of Protected Structures, nor is it included in the NIAH.

Paragraph 2.5.7 of the *Architectural Heritage Protection Guidelines for Planning Authorities* lists five qualities that permit the attribution of special architectural interest characteristics to a structure or part of a structure. The chapel building grouping is therefore described as follows:

Quality	Attribution
<i>A generally agreed exemplar of good quality architectural design.</i>	The building bears no relationship internally with its context, having stained glass windows. However, its dramatic interior is enhanced by its detachment from its wider, congested context as a later structure fitted within a tight residual space between two larger buildings: the Milltown Park rear extension block and Tabor House. Its rear, west elevation is most prominent within the parkland, and immediately identifies the building as a church.
<i>The work of a known and distinguished architect, engineer, designer or craftsman</i>	<p>The Chapel was designed by architect William Hague, of Dawson Street, Dublin, a well-known 19th-century ecclesiastical Irish architect responsible for many churches, particularly around Monaghan and Cavan where he was initially based. Notable works include Sligo Town Hall (1864-72), which was executed in an Italianate Palazzo style.</p> <p>Artist Harry Clarke was responsible for painted canvases depicting angels (c.1927) fixed to the piers between the windows in the apse of the Chapel. These canvases were recently removed by the National Gallery of Ireland.</p> <p>Archival records indicate that Harry Clarke was also commissioned to paint the ceiling blue with golden stars but unfortunately this was painted over in the 1970s.</p> <p>A number of stained windows are by Joshua Clarke, Harry Clarke's father.</p>
<i>An exemplar of a building type, planform, style or styles of any period but also the harmonious interrelationship of differing styles within one structure</i>	The building is typical of its era of construction but is set apart by the quality of its materials and artistic elements.
<i>A structure which makes a positive contribution to its setting, such as a streetscape or a group of structures in</i>	The structure contributes to its parkland setting.

<i>an urban area, or the landscape in a rural area</i>	
<i>A structure with an interior that is well designed, rich in decoration, complex or spatially pleasing</i>	The building's interior is an exemplar of its era that endures to the present day.

7.3.13.2.3 Summation

The chapel was constructed to fit neatly in a tight space between Tabor House and the rear extension to Milltown Park House. However, as a set piece it is found to have formed a viable architectural connection with Tabor House, that is envisaged as having the capacity to endure in the detachment of these forms from the wider grouping.

The interior of both levels of the Chapel can be purposefully re-used as a cultural/community space, whilst retaining its spatial and decorative character.

7.3.13.3 Entrance gate and sections of boundary wall

The gate piers and flanking walls at the entrance on Sandford Road are comprised of granite ashlar with a central vehicular gate and a pair of pedestrian gates adorned with arrows, most likely a reference to the Jesuit missionaries' historic connection to the Native Americans.

East of the entrance, the boundary wall, which extends the length of Milltown Road, is comprised a mix of cement render and granite random rubble with rounded capping. A section of wall at the junction of Milltown and Sandford Roads was replaced with cement rendered blockwork in the 20th century.



Plate 7.3.29: Gated entrance on Sandford Road



Plate 7.3.30. 31: Boundary wall along Milltown Road



Plate 7.3.32: Replacement section of boundary wall at junction of Milltown and Sandford Roads



Plate 7.3.33: Section of boundary wall at junction of Milltown and Sandford Roads, due northwest which was replaced with blockwork in past realignment of the junction

7.3.14 Brief summary of the institutional profile of the site

As cited in section 7.3.10 above, the neighbouring Sandfort (now Sandford) Demesne and its two houses was acquired by the Jesuit Community circa 1949 to alleviate congestion in the community building range and expand interests in the vicinity. The Jesuit Community building range emerged thereafter, differing architecturally and compositionally from the Milltown Park building range. In time, Gonzaga College was founded within the Sandfort Demesne, orientated away from and separated from Milltown Park by the range.

The Community Building range developed in the 1950's is positioned to the rear of the proposed Block B and connected to it by a link building. The same building range straddles the original boundary line between the two demesnes. However, rather than perforate it, it essentially extends the Milltown Park demesne to the west, as enclosed by a changed boundary condition.

As a consequence, notwithstanding shared ownership, the demesnes of Milltown Park and Sandfort were not amalgamated with boundaries between the two remaining separate and linked by gated entrances. The distinctive land character of both entities has endured; Milltown Park as a large-scale institution and Sandfort as two villas in a sylvan setting having walled gardens and parkland.

The perceived separation now arising as a consequence of the sale of the subject lands to the applicant and recent construction of a tall, solid boundary wall, will therefore essentially reinstate a boundary between the two demesnes.



Plate 7.3.34: Contained boundary, enclosing extant building range



Figure 7.3.39: Detail of deed map, dating from 1903, demonstrating the sequence of land acquisition by the Community, prior to the purchase of part of the Sandfort Demesne- refer to larger scale map in Figure 7.3.9 above.

7.4 Physical Characteristics of the Proposed Development

Institutional activity on the site ceased permanently in 2015 and the property was vacated by the Jesuit Order in 2019. The lands were sold to the applicant soon thereafter, with a view to their redevelopment as proposed. A tall, imposing rubble stone boundary wall was constructed recently to formally detach the subject lands from the Gonzaga College campus, intentionally severing connections between the two parcels.

Two iterations of the subject development have been presented to Dublin City Council previously. It is now proposed to construct a mixed use, primarily residential development on the site with community/cultural space accommodated within the retained buildings, adjacent to a café, retail, medical and creche provision.



Figure. 7.4.1: Site plan of the proposed development, with the retained Chapel and Tabor House at the centre of the development

To give effect to the new development it is proposed to demolish all existing buildings fabric within the application boundary, with the exception of Tabor House and the Chapel. The new development encloses the retained structures to the west, north and south and is placed within a renewed and carefully considered parkland setting.

The most evident characteristic of what is proposed is in the altering of walled boundaries with Sandford and Milltown Roads, which will become more permeable to encourage interaction with the public realm. A second key feature is the accessibility of the parkland to the public with a new public park provided along the north and eastern boundary of the site, with public pathways through and encircling development blocks.

7.5 Relevant Environmental Factors, Likely Impact of the Development And Accompanying Mitigation Measures

This section provides a description of potential impacts that the proposed development may present for architectural heritage in its vicinity. Potential impacts are assessed with regard to the development's receiving environment and its characteristics while also referring to the duration of impacts and categorises them, where possible, as permanent, temporary; positive, negative or neutral.

7.5.1 Overview of potential impacts

In this section, ranges of impacts potentially associated with the development have been reviewed, with opinions informed by a detailed response to mitigating measures. The potential for impacts envisaged as arising from the proposed development are expanded in texts below.

7.5.2 Potential impact for existing structures within the site

7.5.2.1 Demolition

The demolition of Milltown Park House and its rear extension, the Finlay Wing and the Archive is proposed to facilitate the redevelopment of the remaining buildings and the surrounding lands on the subject site.

An architectural assessment of the building range finds that Milltown Park House subject to demolition, whilst having character, is extensively altered, with much of its significance reduced.

The Finlay Wing, although truncated in height retains its character and is largely intact, however a new use for it cannot be determined, and in the absence of its formal statutory protection, demolition is considered necessary to realise the site's development potential.

A similar opinion applies to the single volume Archive, which is intact and an exemplar of its time. Specifically designed for archival purposes, an exercise to examine its alteration for any other use will certainly lead to the loss of the very features deserving of protection; its singular volume with elongated oval rooflight over a central concourse; flanked on two sides by its low ceilinged archives with patinated bronze shelving, the space dramatically culminated by a sweeping oak clad concrete staircase; all tiers framed by similar oak and bronze clad rhythmic columns and guarding, punctured by slim multipaned windows; the tranquil stillness of the space enclosed simply with deep concrete walls. The archive, whilst empty of archival material, is intact as an architectural set piece, and is considered architecturally important as a unique building type. Its sale to the applicant for

redevelopment by the Order however, permanently terminated its function as an archive. It is not a protected structure, is reliant in terms of access, intermeshed with the building range to the rear of Milltown Park House. As it cannot reasonably be reused by the applicant as an archive, all rational efforts to retain this structure and adapt it for residential reuse, as demonstrated by OMP in its feasibility study, will irreversibly remove its inimitable character. It is on that basis that a design decision has been taken to proceed with its demolition to accommodate the proposed site redevelopment.

Notwithstanding absence of statutory protection, the enclosed, largely concealed, introverted and private historic building group as a collection has contributed to the character of its environs as visible in places above impermeable boundary walls.

The removal of part of it will present a direct permanent impact insofar as replacement structures will alter the character of the receiving environment.

Indirect, temporary and adverse impacts are presented in the physical removal of buildings and disruption arising therefrom as addressed in the Construction Management Plan prepared by DBFL accompanying this submission.

As part of the process to determine an appropriate conservation strategy, a feasibility study was prepared by OMP architects to determine the viability of retaining and repurposing each of the existing buildings within the site. Conclusions arising from that study may be summarised as follows.

Table 7.5.1: Summary of Findings of Feasibility Study prepared by OMP architects to repurpose existing buildings	
Milltown Park House (A) and Rear extension to Milltown Park House (B)	<p>As a consequence of previous modifications, internal circulation within the two structures is confused and involves the negotiation of multiple level changes.</p> <p>When the feasibility of adapting the existing building for residential use was considered, it was found that the majority of the units would be single aspect with integration of kitchens, bathrooms, services and enclosing partitions anticipated as having a major impact on the structure. The rear extension was constructed in multiple phases and the upper floors were constructed using a concrete frame. It is anticipated that significant works would be required to adapt the structure to accommodate the new interventions.</p> <p>New windows would be required and external walls would require thermal upgrading.</p> <p>Architectural Heritage considerations</p> <p>These buildings are considered together as they are presently interconnected on all levels. The building fabric and interior circulation are interwoven to such an extent that the removal of one or other of the structures would prevent the proper functioning of the surviving structure.</p> <p>There is little surviving by way of original fabric in the original dwelling. The house has been modified, vertically and laterally extended, on multiple occasions and it would be challenging to reinstate it either in its original form, which would require significant speculation, or to repurpose it as a viable structure given its institutional characteristics.</p>

<p>Tabor House (C)</p>	<p>The existing floor to ceiling heights range from 2.9m on the lower ground to 3.6m on the upper level and therefore could accommodate the introduction and distribution of services, whilst maintaining an acceptable clear height.</p> <p>The potential impact of services on the building fabric to serve adaptive reuse could be reduced by stacking of services, which is achievable due to the repetitive nature of the floor layouts.</p> <p>The existing primary stairs may require alteration to comply with statutory regulations, but the width of the existing flights is acceptable. The secondary service stairs are not compliant with current regulations and any proposed reuse of the building would likely require significant modifications.</p> <p>A new lift will be required to facilitate accessible access internally.</p> <p>External walls would require thermal upgrade.</p> <p>Windows and interior doors may require upgrading to satisfy current regulations. The size of the window and position in the façade would be compatible with the proposed cultural/ community use.</p> <p>The existing stepped approach to the principal entrance will impede accessible access without alteration.</p> <p>Architectural Heritage considerations The study has demonstrated that the structure could be adapted for alternative use. Whilst the structure is not in itself of major architectural significance, it does contribute to the character of the site. The challenges presented in adaptation are not considered to be insurmountable and sensitive modifications could be introduced to satisfactorily address these issues, without significantly impacting the character of the structure.</p>
<p>Chapel (D)</p>	<p>By its nature, the Chapel has a particular form and would not be suitable for subdivision into multiple spaces.</p> <p>The existing gallery could be extended to create additional floor space.</p> <p>The stained-glass windows reduce the daylight into the space and the iconography are not considered appropriate for secular use and will be carefully removed and relocated appropriately.</p> <p>Architectural Heritage considerations Notwithstanding the challenges presented by adaptation, it is considered that this structure contributes to the character of the site and furthermore as it is relatively detached from the adjoining structures it may facilitate its retention, even in the event of partial demolition of other structures on the site. The demolition of structures which conceal it will enhance its viability as a detached structure.</p> <p>Consideration should be given to retain the central space with its fine vaulted ceiling as a single volume. It is accepted that the religious iconography may not be appropriate in an alternative setting, and this aspect of the conversion will require further consideration.</p>

Finlay Wing (E)	<p>Whilst the Finlay Wing, unique to the complex, has its own entrance to the east, its principal access is via Milltown Park House, with multiple level changes internally presenting difficulties with regard to accessibility and fire safety.</p> <p>Any alternative use would arise in different layouts on each floor to suit the building’s existing configuration. This would complicate the installation and distribution of mechanical and electrical services to the detriment of the building fabric.</p> <p>Access to alternative use would necessitate a new external entrance to independently serve each of the two levels.</p> <p>Potential subdivision of the hall on the upper floor level would have a major impact on its architectural character.</p> <p>Windows and external walls are likely to require thermal upgrading.</p> <p>Architectural Heritage considerations The architectural integrity of this structure has previously been compromised by the loss (due to historic fire damage in 1949) of the upper floors. In terms of architectural heritage, the most significant surviving element is the hall on the upper ground floor, which is appreciable only if repurposed in its current form as a singular volume. If it were to be subdivided into multiple spaces, there would be little by way of surviving fabric to justify its retention in architectural heritage terms.</p>
Archive (F)	<p>Much of the character of the building is derived from the layout of the archive stacks themselves, which dictate the structural grid and the positioning of the windows on all facades. Any proposed adaptive reuse of this structure will necessitate the removal of the stacks and detract from the existing architectural character of the interior space.</p> <p>The existing narrow windows were intentionally designed to light between the archive stacks and when combined with ambient light from the atrium to provide sufficient light for archival purposes. If the space around the central atrium were to be enclosed and separated from the atrium, the existing windows will provide low levels of daylighting, and the opening may need to be altered to meet desirable standards.</p> <p>The existing floor to ceilings heights range from 2.8m to 2.48m. If the building were repurposed, it will require additional services. Installation of required services will likely reduce the floor to ceiling heights below regulatory required standards.</p> <p>Proposals to infill the atrium were found to severely impact the character of the space.</p> <p>Installation of vertical service shafts will limit the usable floor area and adversely impact the character of the structure.</p>

	<p>The existing stairs within the building is not compliant with current regulations and will require modification or the introduction of a new accessible stairs within the building, which will further encroach on available floor area.</p>
	<p>The balustrade is not compliant with existing regulations and will require modification.</p>
	<p>Architectural Heritage considerations This building is of architectural significance and the care taken in crafting the interior is evident.</p> <p>However, as a consequence of the bespoke design to accommodate archives, it is considered that the adaptive reuse of the structure would severely undermine its architectural character, effectively negating the value of retaining it, in conservation terms.</p> <p>The site's development has selected the Chapel and Tabor house as its centre for community / cultural use.</p> <p>As it is not intended to reuse its specifically designed interior as an archive, for the site's wider residential purpose, an absence of viable reuse has led to a determination to demolish this fine, unique building and use its footprint instead to construct a new residential block.</p>

Mitigation

The assessment of building significance combined with the potential impact and viability of adaptive reuse informed the proposed conservation strategy to selectively retain two of the existing structures.

It is considered that the selective demolition of Milltown Park House and its later rear extension, the Finlay Wing and the Archive to accommodate the site's redevelopment will in turn focus a facilitation of the successful adaptation and improved integration of retained structures, Tabor House (C) and the Chapel (D) with the site's wider redevelopment.

The two structures proposed for retention will collectively serve to uphold the character of the site, aid interpretation of the site's historic character and retain a tangible link to its historic institutional use.

Demolition of any existing building must be ethically examined to form the basis of a justification. Setting aside the loss of building fabric of historic, architectural and artistic interest, material impacts arising from the proposed selective demolition strategy are not considered to constitute an impediment to demolition. The detailed surveys submitted with this application will provide a sufficient record for this assessment stage to ensure that the historic evolution of the upstanding building range is chronicled. Future archaeological investigations will review the possibility of concealed or embedded building fabric, if existing.

In the event that permission is granted for proposed demolition of identified structures, a detailed chronology of fabric is recommended at archaeological investigation stage, when the buildings are vacated and opening up works can be safely carried out. Further measured surveys are recommended. A final building and fabric inventory can then be submitted to the architectural archive by way of record.

7.5.2.2 *Salvage strategy*

Please refer to a Justification for Demolition Report, prepared by OCSC

Retained structures possess their interior fabric intact, with modest supplementation anticipated.

All buildings scheduled for demolition have potentially extensive quantities of material that can be reused, with options to supplement missing or insufficient material in retained structures, possible.

A detailed review of structures scheduled for demolition will be carried out to identify materials of heritage interest with potential for reuse, recycling, or recovery.

Items such as historic masonry, historic roof linings, structural steel, timber, glazing, historic (door, window, panelling, skirtings, staircases) joinery, chimney pieces, tiling (where practical to remove intact) and architectural features of heritage interest will be documented as part of a pre-demolition inventory.

Where not possible to reuse on the site, such material of interest will be given to a salvage yard for reuse elsewhere. Such distinction will be justified by the design team conservation architect. Reuse avoids the environmental impacts of both waste processing and manufacturing new materials, negating the worst impact of demolition. Opportunities for reuse will be maximized through early contractor engagement and coordination with reclamation networks or reuse marketplaces.

The future contractor engaged to execute the construction works will be consulted on storage and protection options for items of heritage interest, ranging from masonry to joinery, until they can be reused as a salvaged repository for the Chapel and Tabor House. Demolished masonry will provide building material for the reconstruction of boundary plinth along Milltown and Sandford Roads. A designated external store, away from concentrated works areas, will be enclosed for salvaged items that can be stored outside, with a dry/ ventilated area identified for internal features that require protection.

7.5.2.3 *Potential impact of detachment of and modifications to retained buildings*

All the buildings within the grouping are interconnected, with all points of entry connected to Milltown Park House. The selective retention of some structures and demolition of others will necessitate modification to external approach and interior circulation to replace interrupted routes. The physical impact of these consequential interventions is described in Section 7.9 below.

The presentation of the retained structures within a renewed setting has been carefully considered by the design team and is also described in Section 7.9.

The Landscape and Visual Impact Assessment, Chapter 9, section 9.10.4 of the wider EIAR, states:

'The proposed development would retain Tabor House and the Chapel - the two most valuable existing architectural features of the site - as part of the cluster of buildings. Their condition, and the character and condition of their setting would be improved by the

development, with both buildings opened up to view from Milltown Road.

As a remnant of the Milltown Park demesne, the woodland belt inside the Sandford Road and Milltown Road boundaries, and the stone wall on the Milltown Road boundary, are also cultural heritage features. While the proposed development includes the removal of a large number of trees from the woodland belt, the majority of specimens in good condition would be retained (and supplemented by new planting) - so that the woodland belt remains as a distinct landscape feature of the site.

The boundary wall along Milltown Road is also a remnant of the former demesne. This section of the wall would be retained. Along Sandford Road, where the wall has already been modified (and therefore is of lesser heritage value), the wall would be replaced by a low wall and railing - allowing greater public appreciation of the woodland as a landscape/cultural heritage feature. The impact of the interaction between architectural heritage and landscape is considered to be long-term, moderate and positive.'

On balance, the potential for positive impact is inherent in the rejuvenation of the site through the adaptation of existing building fabric of heritage interest, within their setting to an extent, and the provision of new buildings to secure a sustainable long-term use for the site.



Figure 7.5.1.: Birds eye view of the Chapel and Tabor House in context with the proposed development, as extracted from Aerial Views, 3D Design Bureau

Mitigation

The careful management of the demolition process in the designed temporary protection of extant structures prior to the commencement of their permanent works will ensure that retained buildings are protected from damage, with no direct impacts envisaged. As described in Chapter 6, archaeological investigations will record evidence of earlier embedded structures, if found to exist beneath extant upstanding fabric.

New interventions consequential to the loss of physical connections to buildings, which are proposed to be demolished, will be measured and sympathetic to existing architecture.



Figure 7.5.2.: CGI of the front of Tabor House and the Chapel in context with the proposed development



Figure 7.5.3.: CGI of the proposed development with gable of Tabor House in context with the entrance plaza



Figure 7.5.4.: CGI of the proposed development with rear of Tabor House in context

7.5.2.4 Potential impact of works to boundary walls onto Milltown and Sandford Roads

The existing boundary wall onto Milltown and Sandford Roads varies along its length. The Sandford Road wall is largely intact, comprising of harled (fragments surviving) rubble granite, with limited sections having been replaced in the past by others. As the wall approaches the junction with Milltown Road, the wall has been reconstructed with rendered blockwork.

It presents a tall, imposing feature within the urban environment, reflecting the private, introverted nature of the site's former institutional use, within a parkland shunning public access. Although visually impermeable, it has framed the public realm over the past century and has adopted a rich character. In the site's proposed redevelopment for residential use, a greater extent of permeability to a public parkland is required, with a range of interventions to the boundary now proposed.

Intended works, in order of magnitude comprise the following:

- Creation of a new vehicular entrance off Milltown Road, perforating an original section of stone boundary wall
- Removal of a length of non-original blockwork replacement boundary (realigned to accommodate road widening in the mid-20th century), straddling the junction of Milltown Road with Sandford Road and extending to the original gated entrance onto Sandford Road
- Reconstruction of the same non-original boundary from the point of mid-20th century replacement, with a low stone wall surmounted by railings, to aid visual permeability through the sylvan parkland
- Reconstruction of a section of rubble granite masonry boundary wall to replicate the original condition of the wall to the south of the original gated entrance

- Creation of two new pedestrian gates either side of the original entrance gate off Sandford Road
- Conservation of an original pedestrian gate and surround onto Milltown Road (to be kept in closed position, in addition to its original granite steps, due to level changes)
- General conservation and repair of friable masonry boundary wall onto Sandford Road
- General conservation and repair of original piers and metalworks to the retained side gate onto Milltown Road and the gilded feature gates onto Sandford Road

Although it varies considerably in quality, the historic section of boundary wall contributes to the character of the surrounding streetscape. Its retention and consolidation will continue to enrich the public realm, notwithstanding the section requiring removal to accommodate an entrance.

The two existing 19th century gates; a vehicular entrance on Sandford Road and a metal pedestrian gate on Milltown Road will be unaffected by the proposal. One additional vehicular entrance will be introduced midway along the boundary on Milltown Road, with pedestrian entrances introduced at the junction of Milltown and Sandford Roads.

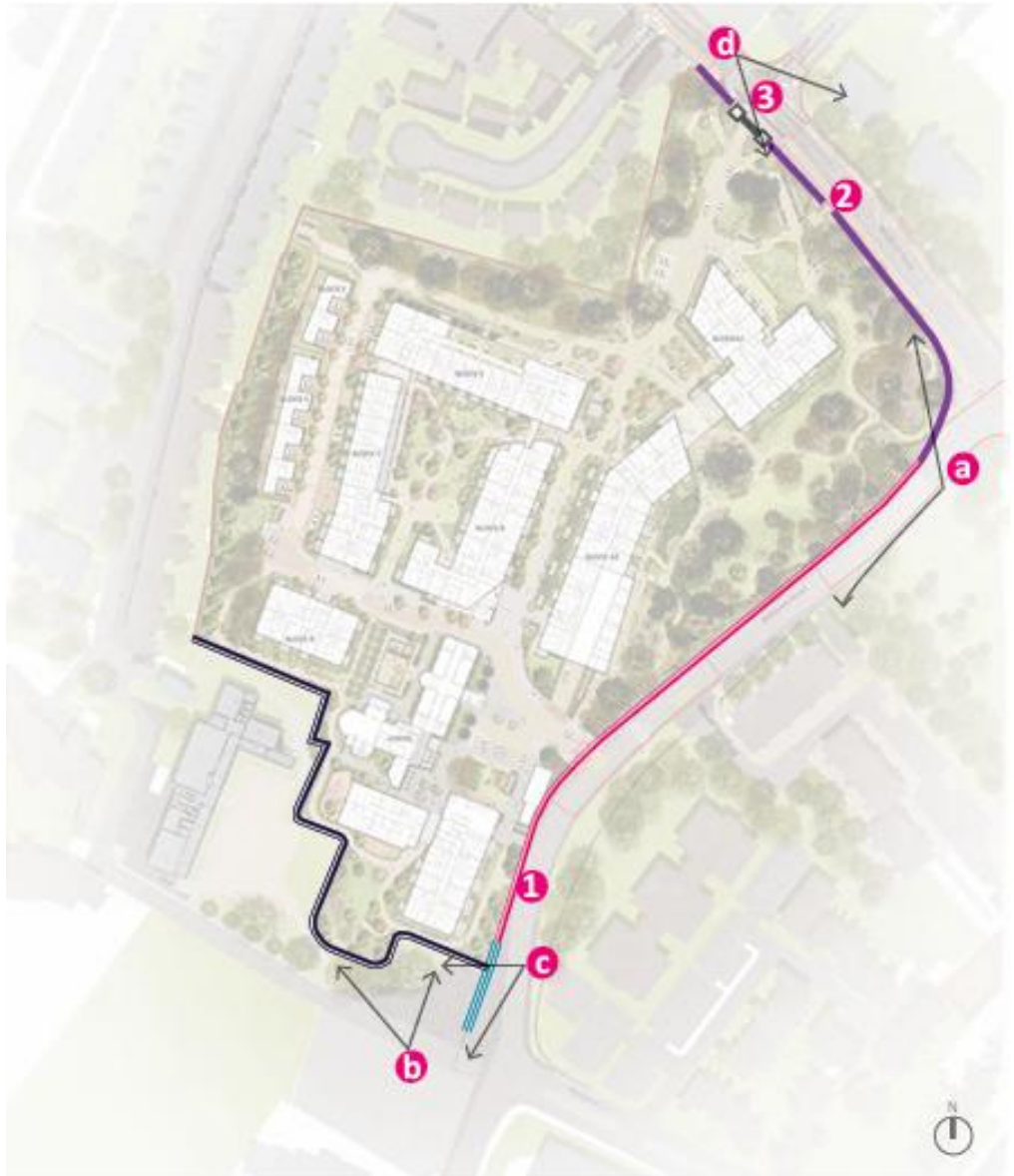
Removal and replacement of later concrete section with railings on a low plinth wall will alter this setting, but also generate visual interest in the introduction of a parkland amenity to the area.



Figure 7.5.5.: Detail of masonry condition to Sandford Road length of wall , which will be repaired and repointed



Figure 7.5.6.: Detail of replacement rendered blockwork to Milltown Road length of wall



- Existing wall
 - Existing wall (built on 2024)
 - Existing vehicular gate
 - Existing cement rendered wall
 - Existing upstand wall with railing
 - 1 Existing pedestrian gate currently closed (and to remain closed as not DAC compliant)
 - 2 Existing ESB gate (Out of the lands in the ownership of the applicant and/or landowner)
 - 3 Existing vehicular/pedestrian gate on Sandford Road*
- * Existing pedestrian gate will be retained and to remain closed as not DAC compliant (Picture n°3)

Figure 7.5.6: Existing boundaries (Cameo & Partners), page 36 of Landscape Design and Access Statement

7.5.2.4.1 *Potential impact of the creation of a new vehicular entrance off Milltown Road, perforating an original section of stone boundary wall*

Whilst it is proposed to retain much of the rubble masonry wall to minimise impacting the existing streetscape, a section will be removed onto Milltown Road to accommodate a new vehicular entrance. The removal is considered necessary to generate access to the site as an alternative to that on Sandford Road.

Mitigation

Flanking sections will be protected during the removal stage and consolidated to ensure their long-term co-existence with new perforations.

Any proposed interventions will be executed using high-quality materials, in a palette to complement the muted tones of the existing wall.

The sylvan nature of the existing site will be protected in so far as possible and enhanced by further planting.



Figure 7.5.7: Existing stone boundary wall treatment onto Milltown Road, (Cameo & Partners)- denoting where a new vehicular opening is proposed, page 41 of Landscape Design and Access Statement



Figure 7.5.8: Existing boundary wall treatment onto Sandford Road, extending to junction with Milltown Road, (Cameo & Partners)- denoting where non-original sections of rendered blockwork boundary wall will be removed and a visually permeable boundary treatment instated, page 43 of Landscape Design and Access Statement

7.5.2.4.2. Potential impact of the removal of a length of non-original boundary wall, extending from Milltown Road beyond the junction with Sandford Road

New openings to the northeast and north onto Sandford Road are required to improve permeability through the site. A section of replacement blockwork wall extending from Milltown Road, turning the corner onto Sandford Road is intended to be replaced with previously modified sections having no material character. This wall is noted for its dominance on to the character of the public realm of Milltown Road, which whilst reflecting the introverted nature of the site's original character, now represents a potentially hostile barrier in the site's efforts to engage with the residential character of the area.

The curved length of boundary wall extending from Milltown Road around its junction with Sandford Road, is of recent origin and comprised of cement render on a blockwork wall. The removal of this modern fabric building fabric, will have no physical impact in terms of architectural heritage.

It is proposed to generate a new, visually permeable boundary condition, embracing rather than shunning interaction with the public realm. Replacement sections of wall will comprise a base plinth of salvaged stonework from the demolished building ranges and open railings above, to introduce greater permeability through an otherwise introverted site.

The material of the proposed new boundary harmonises with the existing boundary wall.

Mitigation

Flanking sections of retained, early masonry, will be protected during demolitions and consolidated to ensure their continuance as a characterful boundary onto Milltown Road.

7.5.2.4.3. *Potential impact of the creation of two new pedestrian gates either side of an entrance gate off Sandford Road*

The Sandford Road entrance has endured to become a feature of the streetscape and serves as a testament to the social history and former institutional use of the site and its proposed restoration will have a positive impact.

Its two pedestrian gates, which are narrow by contemporary standards, do not facilitate accessible access. They will remain in closed position. It is proposed to provide two supplementary pedestrian gates either side of the flanking walls to accommodate universal access without interfering with the composition of the gateway. Whilst proposed creation of new pedestrian openings has the potential to alter the immediate context of the entrance, the visual consistency of the existing composition will remain unchanged.

Mitigation

Modifications to the boundary wall adjoining the entrance will be sympathetic to the existing entrance in terms of scale and materiality to minimise the visual impact on the established streetscape.



Figure 7.5.10: Existing stone boundary wall treatment onto Sandford Road, as extracted from Cameo & Partners report- denoting the creation of two new pedestrian openings either side of the original gated entrance, page 44 of Landscape Design and Access Statement

7.5.2.4.4. *Potential impact of the general conservation and repair of friable masonry fabric and original metalwork*

The proposed general repair and consolidation of retained masonry wall sections, in materials compatible with and respectful of traditional methodologies, will enhance the longevity of retained sections. The proposed conservation of all metalwork, with their redecoration is considered positive.

7.5.3 Potential impacts for the ACA

Section 6 of the Belmont Avenue/Mount Eden Road & Environs, Architectural Conservation Area Report Character Appraisal and Policy Framework states the ACA policy as:

'To seek to preserve, protect and enhance the architectural quality, character and setting of the eighteenth, nineteenth and early twentieth century building characteristics within the Architectural Conservation Area (ACA) and to ensure that any changes complement and add to its character.'

Policy BHA7, a, Chapter 11, Built Heritage and Archaeology Dublin City Development Plan 2022-2028 identifies further requirements when developing in proximity to an ACA:

To protect the special interest and character of all areas which have been designated as an Architectural Conservation Area (ACA). Development within or affecting an ACA must contribute positively to its character and distinctiveness, and take opportunities to protect and enhance the character and appearance of the area, and its setting, wherever possible. Development shall not harm buildings, spaces, original street patterns, archaeological sites, historic boundaries or features, which contribute positively to the ACA. Please refer to Appendix 6 for a full list of ACAs in Dublin City

Policy BHA7, c, continues to advise on the treatment of new development in proximity to an ACA;

Ensure that any new development or alteration of a building within an ACA, or immediately adjoining an ACA, is complementary and/or sympathetic to their context, sensitively designed and appropriate in terms of scale, height, mass, density, building lines and materials, and that it protects and enhances the ACA. Contemporary design which is in harmony with the area will be encouraged.

Chapter 9, Landscape and Visual Impact Assessment of this EIAR, Table 9.8 Assessment of Potential Visual Effects predicts an impact for the ACA, View 4, as being moderate to positive, on the basis of a low-medium magnitude of change, as follows:

*'The eight storey Block A1 would be discernible, protruding marginally above the roofline of the street-front buildings and the tree line on the site - the building set well back from the street behind the trees. The extent of protrusion is minor, and there would be no significant change in character or visual amenity.
(The visibility of a development of higher density typology would not be inappropriate at this location, at a key junction on an important thoroughfare.)'*

It continues with a similar view of View 5:

*As in View 1, seen from a distance, the eight storey accent volume of Block A1 would protrude just above the tree line in the site.
Due to its modern urban typology, contrasting with the existing buildings in view, the development would shift the character of the townscape towards a more urban condition. This is not inappropriate in the location, and the scale of the building is such that it would not dominate the foreground houses.
The photomontage shows that Belmont Avenue can withstand the change in its environs without diminution of its townscape value and visual amenity.*

It interprets a low magnitude of change and slight/ neutral significant of effects for the ACA.

Notwithstanding the position of the subject development site in proximity to the ACA's southern boundary at Belmont Avenue, the historic connection between Coldblow Lane

(present day Belmont Avenue) and the existing entrance to the former Coldblow Farm (present day Milltown Park) is acknowledged.

In addition, the character of an entrance at this position as integral to the culmination of the ACA due south, is also acknowledged.

The existing sylvan character of the vista from the ACA is further acknowledged.

Accordingly, considerable effort has been made to retain the sylvan character of the boundary separating the development site from protected structures on Sandford Road and Clonskeagh Road, which, whilst outside the ACA, frame the character of Belmont Avenue.

Notwithstanding measures taken to mitigate impacts, the proposed scheme will alter the current character of lands and consequentially, views from the surrounding areas. However, interpretation of the LVIA deems that those changes are modest and do not adversely change the character of protected areas and fabric and their settings.





Figure 7.5.11 a/ b: Viewpoints for the LVIA

The view of the Sandford Road entrance and the mature tree canopy that extend above it is prominent at the south end of Belmont Avenue. The vegetative buffer along the northern and eastern site boundary obscures present vistas of the extant building complex. The outward character of Milltown Park is defined by this enclosing boundary wall and mature tree planting which will remain unchanged by the proposed development.

Although the parkland was not purposefully designed as an integral part of the early suburban streetscape, the mature planting now contributes to its leafy character and effectively screens outward views from within the ACA. Whilst larger in scale than surrounding residences, which are predominantly 2-3 storeys in height, the considered positioning of the new residential development at a respectful distance from the perimeter of the site, inside the established tree boundary, effectively screens the new structures and inherently reduces the potential for visual impact.

The landscaping design concentrates on protecting and supplementing the existing vegetative buffers between the protected structures to the north-east and the subject lands. Open spaces have been designed to protect and meaningfully incorporate specimen trees at perimeters.



Figure 7.5.12: Viewpoint V4- existing
From the ACA towards the subject site



Figure 7.5.13: Viewpoint V4- proposed



Figure 7.5.12: Viewpoint V8- existing
From the top of Eglington Road towards the Sandford Road/ Milltown Road junction



Figure 7.5.13: Viewpoint V8- proposed



Figure 7.5.14: Viewpoint V9- existing
From Sandford Road towards the junction with Milltown Road



Figure 7.5.15: Viewpoint V9- proposed



Figure 7.5.16: Viewpoint V3- existing
Replacement section of boundary wall along Milltown Road



Figure 7.5.17: Viewpoint V3- proposed

The proposed development is designed within a parkland setting, exploiting previously private lands that were inaccessible to the public since the site's evolution in the 18th century.

The Belmont Avenue/Mount Eden Road ACA does not have access to a public park.

Its architectural character, being defined by dense terraces could benefit from open space such as that provided by the subject development, providing more than 30% open space. Increased footfall through the site from established residential communities from the west and vice versa, will, albeit indirectly, enhance the connectivity of the ACA to linear parks to the west, generating a positive amenity for the quality of the historic urban environment.

Visual connections through the depth of the parkland amenity, previously denied by the hostility of the boundary wall to the east of the site, will be established with the ACA.

Mitigation

Potential impacts associated with the construction phase of the development will be considered by way of introducing a range of mitigating measures to protect existing site boundaries and mature trees.

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

The Sandford Road entrance will be retained to minimise the visual impact on the southward views from the ACA.

7.5.4 Potential impacts for protected structures in the vicinity of the development site

Table 7.3.1, in Section 7.3.9 above identifies all protected structures in the vicinity of the subject site.

Chapter 9, Landscape and Visual Impact Assessment of this EIAR, Table 9.8 Assessment of Potential Visual Effects, page 9.35, predicts an impact for the character of the junction of Milltown and Sandford Road, informing the setting of protected structures adjacent, Views 1 and 2, as being not significant/ neutral in terms of significance of effects and having a low magnitude of change, as follows:

The eight storey Block A1 would be discernible, protruding marginally above the roofline of the street-front buildings and the tree line on the site - the building set well back from the street behind the trees. The extent of protrusion is minor, and there would be no significant change in character or visual amenity.

(The visibility of a development of higher density typology would not be inappropriate at this location, at a key junction on an important thoroughfare.)'

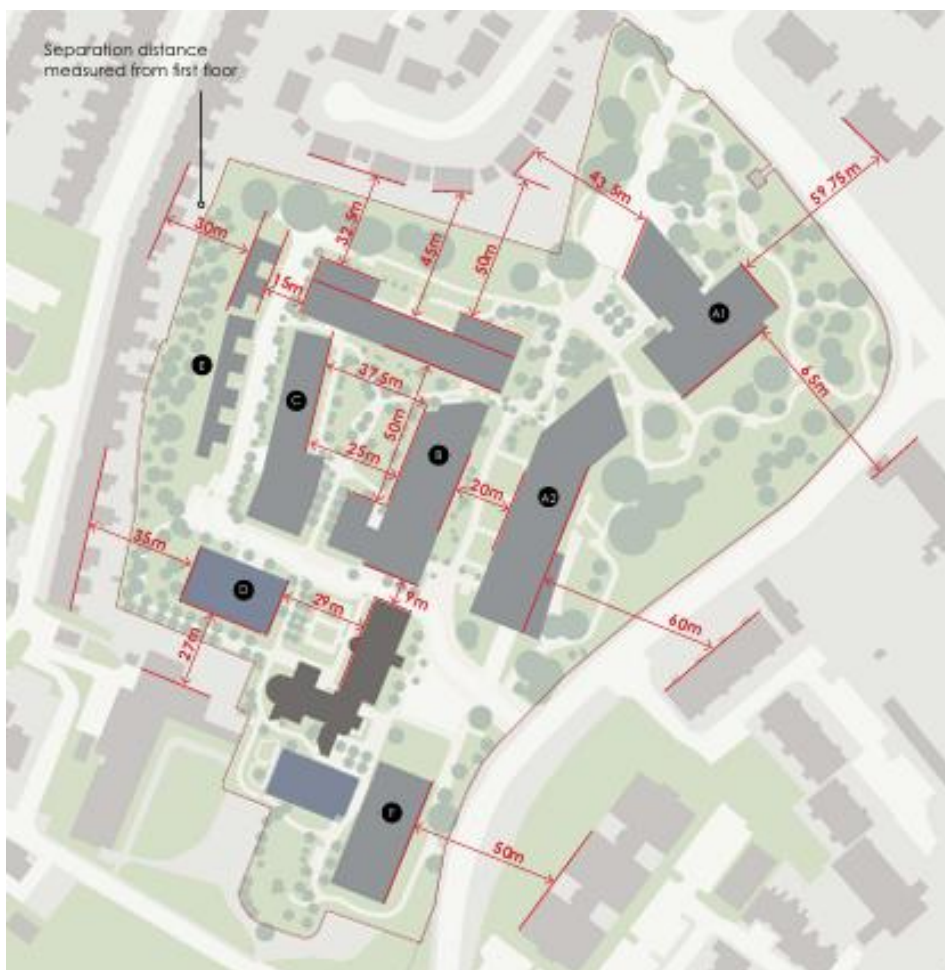


Figure 7.5.17: Distances from the proposed development to neighbouring structures as extracted from Section 3.5 of the OMP Masterplan and Architectural Design Statement

Table 7.5.2: Schedule of Potential impacts on Protected Structures in immediate proximity to the applicant site		
RPS	Sandford Road	Potential impact / Mitigations
7428	Sandford Lodge, Sandford Close, Sandford Road, Dublin 6	The Villa is positioned at a considerable distance from the proposed development and will not be impacted by the proposed development. <i>Mitigations</i> <i>No mitigations are envisaged as being required.</i>
7456	87 Sandford Road, Dublin 6	The townhouses are positioned at a considerable distance from the proposed development and will not be impacted by the proposed development. <i>Mitigations</i> <i>No mitigations are envisaged as being required.</i>
7457	89 Sandford Road, Dublin 6	
7458	132 Sandford Road, Dublin 6	Although physically closer to Sandford Road and larger in scale than the present building complex, the visual impact of the proposed development on the villas will be reduced by the shielding effect of the
7459	134 Sandford Road, Dublin 6	
7460	136 Sandford Road, Dublin 6	
7461	138 Sandford Road, Dublin 6	

		<p>extant boundary wall and mature tree canopy, which will be retained. The first floor front elevations of the protected structures are approximately 6m from the most immediate proposed residential building.</p> <p>Chapter 9, Landscape and Visual Impact Assessment of this EIAR, Table 9.9: Assessment of Potential Visual Effects, View 3, predicts an impact for the street opposing the subject site as being slight-neutral, on the basis of a low magnitude of change, as follows:</p> <p><i>'The site's main landscape/visual asset, the trees, would be largely unaffected by the development.</i></p> <p><i>The buildings would be largely screened in summer, and in winter Block A1 would be visible but filtered by the trees. At this proximity the design and material quality of the building would be evident.</i></p> <p><i>The introduction of a building of urban typology and scale would cause a change in character. However, in the context, i.e. at the junction of two main thoroughfares, this is not inappropriate.</i></p> <p><i>Being lower than the tree line, the building would cause no increase in visual enclosure. The character of the view would change but there would be no reduction in visual amenity.'</i></p> <p>A daylight analysis undertaken by 3D Design Bureau has found the proposed development will have an imperceptible impact on the front windows facing towards the subject site.</p> <p><i>Mitigations</i> <i>The proposal to retain sections of original boundary wall, together with introducing new sections with permeability through the site where its sylvan character will be safeguarded, will lessen visible change from the enclosing urban realm in one sense, whilst enhancing it in revealing the proposed parkland as an extension to the public realm.</i></p>
RPS	Clonskeagh Road	Potential impact / Mitigations
1909	2 Clonskeagh Road, Dublin 6 (1 St. James's Terrace)	<p>Chapter 9, Landscape and Visual Impact Assessment of this EIAR, Assessment of Potential Visual Effects predicts, in View 9 an impact for St. James's Terrace, as being neutral on the basis of a negligible magnitude of change, as follows:</p> <p><i>The development would be screened in summer.</i> <i>In winter the eight storey accent volume of Block A1 would be just discernible through the bare tree canopy.</i></p>
1910	4 Clonskeagh Road, Dublin 6 (2 St. James's Terrace)	
1911	6 Clonskeagh Road, Dublin 6 (3 St. James's Terrace)	
1912	8 Clonskeagh Road, Dublin 6 (4 St. James's Terrace)	
1913	10 Clonskeagh Road, Dublin 6	

	(5 St. James's Terrace)	<p><i>This would constitute a negligible change, with no effect on townscape character or visual amenity.</i></p> <p>No.1 St James's Terrace (RPS.Ref: 1909) positioned at the junction of Milltown Road and Clonskeagh Road has a rear structure with windows facing west towards the subject site. This secondary structure is located approximately 65m. from the most immediate proposed residential building</p> <p>It is proposed to alter the curved boundary wall at the north-eastern corner of the site, to provide additional pedestrian entrances to improve permeability through the site. The rendered wall will be removed and a high railing comprising open vertical fins on a masonry plinth with be introduced along this curved section. The proposed replacement of the wall, with a more permeable structure using contemporary materials, has the potential to alter the established setting of No.1 St. James's Terrace. Although this length of wall has no architectural significance, it does form part of the accepted streetscape, however, the protection of the mature tree buffer and the careful crafting of the new railings and gate using high quality materials, sympathetic to the surrounding context, will reduce the visual impact of the intervention on the streetscape.</p> <p>By virtue of its scale, the proposed development will be visible from within No.1 and No.4 St. James's Terrace. The structures fronting onto Clonskeagh Road are set at an oblique angle to the proposed development and buffered by mature planting which will reduce the visual impact.</p> <p>A daylight analysis undertaken by 3D Design Bureau has found the proposed development will have an imperceptible impact on the gable windows facing towards the subject site.</p> <p>Nos. 6 –24 St. James Terrace are positioned at a considerable distance from the proposed development and will not be impacted by the proposed development.</p> <p><i>Mitigations</i> <i>The protection of mature trees and supplementary planting will reduce the visual impact of the new development. Contemporary interventions to the boundary wall will be undertaken using high quality self-finished materials, and selection of a muted colour</i></p>
1914	12 Clonskeagh Road, Dublin 6 (6 St. James's Terrace)	
1915	14 Clonskeagh Road, Dublin 6 (7 St. James's Terrace)	
1916	16 Clonskeagh Road, Dublin 6 (8 St. James's Terrace)	
1917	18 Clonskeagh Road, Dublin 6 (9 St. James's Terrace)	
1918	20 Clonskeagh Road, Dublin 6 (10 St. James's Terrace)	
1919	22 Clonskeagh Road, Dublin 6 (11 St. James's Terrace)	
1920	24 Clonskeagh Road, Dublin 6 (12 St. James's Terrace)	

		<i>palette sympathetic to the existing historic context to reduce impact on the streetscape.</i>
RPS	Milltown Road	Potential impact / Mitigations
5248	1 The Colonnade, Milltown Road, Dublin 6	Given the positioning of the terrace, at a distance south of the proposed development, separated by multiple properties, these residences will be screened from the proposal and will suffer no adverse impacts from its construction.
5249	2 The Colonnade, Milltown Road, Dublin 6	
5250	3 The Colonnade, Milltown Road, Dublin 6	
5251	4 The Colonnade, Milltown Road, Dublin 6	<i>Mitigations No mitigations are envisaged as being required.</i>
5252	Greenfields, Milltown Road, Dublin 6	The positioning of Greenfields from the proposed development site, together with it being located on the opposing side of Milltown Road is considered to be at such a distance to preclude impacts.

7.5.5 Potential impacts for the adjoining Jesuit community building group

The community building grouping, its access from Milltown Road, car parking and playing fields will remain unaffected by the proposed development.

7.5.6 Summary of potential impacts

Table 7.5.3: Summary of significant effects of the development on architectural heritage

Likely Significant Effect	Extent	Impact Without Mitigation					Mitigation Measures	Monitoring	Impact With Mitigation / Monitoring				
		Quality	Significance	Duration	Type	Probability			Quality	Significance	Duration	Type	Probability
Demolition of buildings on the site	Local	Moderate	Slight	Long-Term	Direct	Likely	Construction of compatibly designed replacement buildings		Positive	Significant	Long-Term	Direct	Likely
Retention and presentation of the Chapel and Tabor House	Local	Positive	Significant	Long-Term	Direct	Likely	Purposeful re-use and enhancement of setting as independent buildings of character	To be monitored by a conservation architect	Positive	Significant	Long-Term	Direct	Likely
Demolition of part of the enclosing boundary onto Milltown and Sandford Roads	Local	Moderate	Slight	Long - Term	Direct	Likely	Selected openings to generate visual connections, repair and treatment of wall within a carefully designed boundary presentation strategy	To be monitored by a conservation architect	Positive	Significant	Long-Term	Direct	Likely
Changes to the character of the ACA	Local	Neutral	Moderate	Long - Term	Direct	Likely	Enhanced screening to reduce the visibility of the development from within the ACA; careful placement of buildings to ensure visual changes from within the ACA are minimised. Enrichment of the ACA in the offering of a parkland adjacent.		Moderate/positive	Slight/Significant	Long-Term	Direct	Likely
Disruption to protected structures at construction stage	Local	Moderate	Slight	Short - Term	Direct	Likely	Construction management	To be monitored by contractor	Moderate	Slight	Short- term	Direct	Likely
Altered character of the setting of	Local	Moderate	Slight	Short - Term	Direct	Likely	Enhanced screening to reduce the visibility of the development from		Moderate	Slight	Long-Term	Direct	Likely

protected structures at operational stage							neighbouring protected structures; careful placement of buildings to ensure visual changes are minimised							
---	--	--	--	--	--	--	--	--	--	--	--	--	--	--

7.5.6 Summary of potential impacts in response to Dublin City Council heritage protection policies in Chapter 11 – Built Heritage and Archaeology, of the current City Development Plan

Policy / Objective Number / Section	Policy / Objective / Requirement	Response
BHA2	<p>Development of Protected Structures That development will conserve and enhance protected structures and their curtilage and will:</p> <p>(a) Ensure that any development proposals to protected structures, their curtilage and setting shall have regard to the Architectural Heritage Protection Guidelines for Planning Authorities (2011) published by the Department of Culture, Heritage and the Gaeltacht.</p> <p>(b) Protect structures included on the RPS from any works that would negatively impact their special character and appearance.</p> <p>(c) Ensure that works are carried out in line with best conservation practice as advised by a suitably qualified person with expertise in architectural conservation.</p> <p>(d) Ensure that any development, modification, alteration, or extension affecting a protected structure and/or its setting is sensitively sited and designed, and is appropriate in terms of the proposed scale, mass, height, density, layout and materials.</p> <p>(c) Ensure that the form and structural integrity of the protected structure is retained in any redevelopment and ensure that new development does not adversely impact the curtilage or the special character of the protected structure.</p> <p>(d) Respect the historic fabric and the special interest of the interior, including its plan form, hierarchy of spaces, structure and architectural detail, fixtures and fittings and materials.</p>	<p>The proposed development has evolved in consideration of neighbouring Protected Structures along Sandford Road, Milltown Road and Clonskeagh Road in the scheme layout, distances, height and massing. The parkland provided with significant tree cover along the northern and eastern boundaries results in the building forms being set back from the boundaries, which will ensure that the development is appropriately screened as viewed from the Protected Structures opposite on Sandford Road, Milltown Road and Clonskeagh Road. The reduction in height of Block A1 from 10 to 8 stories will further reduce visual impacts from within the public realm.</p> <p>Existing dwellings located in Norwood Park between Protected Structures to the north-west of the site and the subject development, are similarly buffered by the large area of public open space provided along the northern boundary which will provide a natural setback between the subject development and the Protected Structures.</p> <p>Therefore, it is considered that the setting of all Protected Structures in the vicinity will remain largely unchanged, and will therefore not be</p>

	<p>(e) Ensure that new and adapted uses are compatible with the architectural character and special interest(s) of the protected structure.</p> <p>(f) Protect and retain important elements of built heritage including historic gardens, stone walls, entrance gates and piers and any other associated curtilage features.</p> <p>(g) Ensure historic landscapes, gardens and trees (in good condition) associated with protected structures are protected from inappropriate development.</p> <p>(h) Have regard to ecological considerations for example, protection of species such as bats.</p>	<p>materially impacted by the proposed development.</p>
BHA6	<p>Buildings on Historic Maps</p> <p>That there will be a presumption against the demolition or substantial loss of any building or other structure which appears on historic maps up to and including the Ordnance Survey of Dublin City, 1847. A conservation report shall be submitted with the application and there will be a presumption against the demolition or substantial loss of the building or structure, unless demonstrated in the submitted conservation report this it has little or no special interest or merit having regard to the provisions of the Architectural Heritage Protection Guidelines for Planning Authorities (2011).</p>	<p>Milltown Park House (Building A), constructed between 1756 and 1782, occupied the site prior to 1847, with all other structures constructed between 1860 and 1955. Please refer to Appendix 7.3 of the enclosed EIAR 'Chronological Drawings of Existing Building Range' for further detail.</p> <p>It is noted that the primary 18th century structure of Milltown Park House survives, albeit with extensive internal modifications. The 18th century form is most visible at basement level, extending under Building B (rear extension).</p> <p>However, notwithstanding an inventory and appraisal attached to a previous planning applications for development of the subject site, the structure has not been recommended for inclusion on the Record of Protected Structures. It is not included in any event in the NIAH owing to the remit of that study.</p> <p>The site is not within an ACA. An archaeological study by Archer</p>

		<p>Archaeology (chapter 6 of the EIAR) does not assign specific significance to the site.</p> <p>On this basis, together with the extent of alterations to the structure, its demolition is deemed necessary by the applicant to deliver the development.</p>
BHA7	<p>Architectural Conservation Areas</p> <p>(a) To protect the special interest and character of all areas which have been designated as an Architectural Conservation Area (ACA). Development within or affecting an ACA must contribute positively to its character and distinctiveness, and take opportunities to protect and enhance the character and appearance of the area, and its setting, wherever possible. Development shall not harm buildings, spaces, original street patterns, archaeological sites, historic boundaries or features, which contribute positively to the ACA. Please refer to Appendix 6 for a full list of ACAs in Dublin City.</p> <p>(b) Ensure that all development proposals within an ACA contribute positively to the character and distinctiveness of the area and have full regard to the guidance set out in the Character Appraisals and Framework for each ACA.</p> <p>(c) Ensure that any new development or alteration of a building within an ACA, or immediately adjoining an ACA, is complementary and/or sympathetic to their context, sensitively designed and appropriate in terms of scale, height, mass, density, building lines and materials, and that it protects and enhances the ACA. Contemporary design which is in harmony with the area will be encouraged.</p> <p>(d) Seek the retention of all features that contribute to the character of an ACA</p>	<p>The subject site is not located within an Architectural Conservation Area (ACA), however the Belmont Avenue/Mount Eden Road Architectural Conservation Area is located opposing Sandford Road to the north of the site.</p> <p>The sensitive status of the ACA has been duly considered as part of the design process of the subject scheme having regard to the following:</p> <ul style="list-style-type: none"> • The natural set back provided between the site and the ACA due to the position of Sandford Road which runs between the northern boundary of the site and the southern boundary of the ACA; • The position of built forms within the site which are set back from the northern boundary with Sandford Road; and • The provision of public open space along this northern boundary naturally ensures that the building forms are set back from the ACA and sylvan character as enjoyed

	<p>including boundary walls, railings, soft landscaping, traditional paving and street furniture.</p> <p>(e) Promote sensitive hard and soft landscaping works that contribute to the character and quality of the ACA.</p> <p>(f) Promote best conservation practice and encourage the use of appropriately qualified professional advisors, tradesmen and craftsmen, with recognised conservation expertise, for works to buildings of historic significance within ACAs.</p> <p>All trees which contribute to the character and appearance of an Architectural Conservation Area, in the public realm, will be safeguarded, except where the tree is a threat to public safety, prevents universal access, or requires removal to protect other specimens from disease.</p>	<p>from the west side of the ACA is maintained.</p> <ul style="list-style-type: none"> • The large parkland provided with significant tree cover along the northern and eastern boundaries results in the building forms being set back from the boundaries, which will ensure that the development is appropriately screened.
BHA9	<p>Conservation Areas</p> <p>To protect the special interest and character of all Dublin's Conservation Areas – identified under Z8 and Z2 zoning objectives and denoted by red line conservation hatching on the zoning maps. Development within or affecting a Conservation Area must contribute positively to its character and distinctiveness and take opportunities to protect and enhance the character and appearance of the area and its setting, wherever possible.</p> <p>Enhancement opportunities may include:</p> <ol style="list-style-type: none"> 1. Replacement or improvement of any building, feature or element which detracts from the character of the area or its setting. 2. Re-instatement of missing architectural detail or important features. 3. Improvement of open spaces and the wider public realm and reinstatement of historic routes and characteristic plot patterns. 	<p>Neighbouring dwellings in Norwood Park and Cherryfield Avenue Upper and Lower are zoned Z2 – Residential Conservation Areas and the development have been designed to ensure that no negative material impacts will occur on these areas.</p> <p>Abrupt transitions in scale and use have been avoided in areas adjacent to these properties. The development is set back from the surrounding areas having regard to the extensive public open space provided.</p> <p>In addition, the western boundary is made up of modest 3 No. storey buildings, which highlight that the proposed development has appropriately considered the transition between the development and surrounding properties of</p>

	<p>4. Contemporary architecture of exceptional design quality, which is in harmony with the Conservation Area.</p> <p>5. The repair and retention of shop and pub fronts of architectural interest.</p> <p>6. Retention of buildings and features that contribute to the overall character and integrity of the Conservation Area.</p> <p>7. The return of buildings to residential use.</p> <p>Changes of use will be acceptable where in compliance with the zoning objectives and where they make a positive contribution to the character, function and appearance of the Conservation Area and its setting. The Council will consider the contribution of existing uses to the special interest of an area when assessing change of use applications, and will promote compatible uses which ensure future long-term viability.</p>	<p>Cherryfield Avenue Upper and Lower. Large setbacks of between c. 32.5 metres and c. 50 metres have been provided between the Norwood Park dwellings and Block C which comprises building heights of 2, 6 and 8 No. storeys. Furthermore, an 'inset' has been provided towards the centre of Block C along the northern boundary which will provide a 45 No. metre setback from the rear of the Norwood Park dwellings.</p>
BHA11	<p>Rehabilitation and Reuse of Existing Older Buildings</p> <p>(a) To retain, where appropriate, and encourage the rehabilitation and suitable adaptive reuse of existing older buildings/structures/features which make a positive contribution to the character and appearance of the area and streetscape, in preference to their demolition and redevelopment.</p> <p>(b) Encourage the retention and/or reinstatement of original fabric of our historic building stock such as windows, doors, roof coverings, shopfronts (including signage and associated features), pub fronts and other significant features.</p> <p>(c) Ensure that appropriate materials are used to carry out any repairs to the historic fabric.</p>	<p>The proposed development includes the reuse of Tabor House and the Chapel to provide community/cultural space. The reuse and refurbishment of Tabor House and the Chapel will allow a new setting to be created in the landscape and the buildings will act as a focal point for the development especially entering the principal entrance from Milltown Road or walking through the pedestrian street from the northern end with glimpses of Tabor House shown through the setback of Block B.</p> <p>The building elements to be demolished were considered for various uses however having regard to the existing limited floor-to-ceiling heights and poor infiltration of daylight to the building grouping as determined in studies by OMP for</p>

		<p>example, in addition to quantum of alterations that would be required which would essentially dramatically alter the appearance of some of the existing fabric, it was concluded by the applicant that their adaption was not viable or in the best interests of the overall Masterplan for the site.</p> <p>Please find the Existing Feasibility Study attached as an Appendix to the <i>OMP Masterplan and Architectural Design Statement</i>. A Report entitled <i>Justification for Demolition Report</i> prepared by OCSC is also enclosed separately with this application.</p>
BHA15	<p>Twentieth Century Buildings and Structures</p> <p>(a) To encourage the appropriate development of exemplar twentieth century buildings and structures to ensure their character is not compromised.</p> <p>(b) To encourage the retention and reinstatement of internal and external features, that contribute to the character of exemplar twentieth century buildings, such as roofscapes, boundary treatments, fenestration pattern, materials, and other features, fixtures and fittings (including furniture and art work), considered worthy of retention.</p>	<p>Numerous 20th century buildings occupy the subject development site. The building of most note is the Archive, Building F. The building has not been added to the Record of Protected Structures, notwithstanding multiple planning applications containing building assessments stating its significance.</p> <p>On this account, its demolition is deemed necessary by the applicant to deliver the development.</p>
BHA21	<p>Retrofitting Sustainability Measures</p> <p>To have regard to the Department of Environment, Heritage and Local Government's publication on Energy Efficiency in Traditional Buildings (2010) and the Irish Standard IS EN 16883:2017 Conservation of Cultural Heritage-Guidelines for Improving the Energy Performance of Historic Buildings (2017) and any future updates or advisory documents in assessing proposed works on heritage buildings.</p>	<p>It is proposed to adhere with statutory guidance, insofar as possible, in the retrofitting of the retained Chapel (Building D) and Tabor House (Building C), bearing in mind that although not protected structures, protecting their interest as heritage buildings is dependent on their long term, comfortable use, a central objective of statutory guidelines.</p>

BHA22	<p>Upgrading Environmental Performance</p> <p>To ensure a sustainable future for historic and other buildings subject to heritage protection, the City Council will encourage, and support works to upgrade the environmental performance of the existing building stock that incorporates good standards of design and appearance. Where these works involve historic buildings subject to protection (this includes buildings referenced on the Record of Protected Structures and non-protected structures in an Architectural Conservation Area), the works shall not adversely affect the special interest of the structure and thus a sensitive approach will be required, taking into account:</p> <ul style="list-style-type: none"> • The significance of the structure, and • The extent of intervention, including impact on historic fabric, the technical requirements of a traditionally constructed building, visibility, siting and design. <p>The installation of renewable energy measures and equipment will be acceptable where sited and designed to minimise the visual impact and does not result in any significant loss of historic fabric or otherwise affect the significance of the structure.</p>	<p>It is proposed, where possible without adversely impacting the retained Chapel (Building D) and Tabor House (Building C) structures, to introduce measures to improve energy performance.</p>
BHA24	<p>Reuse and Refurbishment of Historic Buildings</p> <p>Dublin City Council will positively encourage and facilitate the careful refurbishment of the historic built environment for sustainable and economically viable uses and support the implementation of the National Policy on Architecture as it relates to historic buildings, streetscapes, towns and villages, by ensuring the delivery of high quality architecture and quality place-making, and</p>	<p>Tabor House and the Chapel will be positively refurbished as part of the development in a careful manner. These buildings will comprise community/cultural space.</p>

	by demonstrating best practice in the care and maintenance of historic properties in public ownership.	
--	--	--

7.6 Potential Cumulative Impacts

At construction stage, the existing, tall boundary wall that presently defines the architectural setting of the site from within the public realm will be temporarily supplemented with hoarding to overcome possible environmental changes arising from the works. Methodologies for consolidation and repair of shared boundaries will be executed in order to maintain their integrity and mitigate risks arising from the works.

On completion of the development, the cumulative impact on the largely 19th century environs of the site will be considerable. The subject site has, since its institutionalisation in the late 19th century, set itself apart from the character of its environs, which has no precedent in architectural or morphological terms. That same environment has withstood the perceived hostility of its impermeable boundaries as defining the urban character of Milltown Road in particular.

Notwithstanding the inevitable change in character, other schemes of scale such as Rowan Hall and Grove House Apartments, have been constructed in the vicinity of the subject development site, all contributing collectively to the increasingly 20th century character of the townscape due east of Milltown Road, which has proven that it can tolerate and indeed embrace structures of scale and contrasting design.

It follows that the site's redevelopment, whilst maintaining the character of its sylvan boundary to the north and east, will seek to exploit its scale, street frontage and historical pattern of diverse and successive redevelopment, in the generation of a more ambitious scheme than presently exists- all of which will be tempered by its parkland setting.

The subject site's changing chronology over time introduced, at each successive stage of development, buildings of immense scale, density and architectural treatment, radically contrasting with the smaller scale residential character of 18th and 19th century buildings in the vicinity. At each stage, the enclosing urban environs embraced an evolving character.

The cumulative impact of building on a tradition of ambitious development on this site is thus held to be lessened on account of the site's existing and past morphological character, and how that same character was accommodated by its enclosing environs on account of the proportions of Milltown and Sandford Roads, and a passive sylvan boundary to these roads.

7.7 Monitoring Required

Archaeological monitoring and recording will follow the demolition of structures and the excavation of the site. Please refer to Archaeological Impact Assessment (Archer Heritage Planning) - Chapter 6 for further detail.

The main contractor for the scheme will monitor works in the vicinity of retained historic buildings and enclosing boundary walls on a daily basis, to ensure that protection measures are observed at all times.

7.8 Avoidance, Remedial or Reinstatement Measures

7.8.1 Avoidance

Institutional functioning of the building range permanently ceased in 2019 with the Jesuits retaining buildings required for their future operation south of the subject site, constructing a strong, impervious stone boundary wall severing connection between the two land parcels in 2024.

The building grouping's architecture is, regrettably, inseparable from its function.

As stated, a great many impediments are presented in converting a purpose-built institutional building range to an alternative use, often arising in the loss of external and internal character upon which its significance is based.

Each of the buildings were either constructed by the Jesuit community or, as in the case of Milltown Park House, heavily modified to fulfil very specific functions directly supporting that specific institutional use. Its original developer, the Jesuit Community, have departed this particular building range retaining buildings they need to the south of the application site, on the basis that its institutional offering is no longer viable.

If the development does not proceed and all buildings remain intact, their particular institutional function for which they were used has ceased. The Jesuit Community has confirmed that the subject buildings are no longer required by the Society for the purposes of its functions and missions.

Alternative use, such as residential, would require extensive modifications and upgrades that would dramatically alter its character.

Whilst it can be stated that no change will arise in the short term from the present condition if the subject lands remain undeveloped, the future of the building range is uncertain. In the do-nothing scenario the buildings would remain obsolete and the condition of the buildings, which require investment to repair and maintain, will continue to deteriorate with no alternative use likely to be viable.

Protection of the existing entrance will be accommodated as follows:

- Entire structure to be recorded visually and in drawing format prior to commencement of works
- Metal gates to the vehicular entrance to be retained in open position
- Two new site entrances to be positioned at Sandyford and Milltown Road
- The existing gate piers and metalwork (in open position) will be enshrouded within a framework of hoarding, which will be tied to the existing structure, but not mechanically fixed to it
- Hoarding to be removed following completion of works and elimination of risk of construction-related damage
- On removal of hoarding, a separate schedule of conservation works to be prepared to conserve the structure in its entirety in the long term

7.8.2 Remedial Measures

The proposal to restore and adapt selective buildings, which are deemed to be both of heritage significance and suitable for purposeful adaptation, has been conceived to minimise the extent of loss across the site as a whole.

The works proposed to the buildings selected for reuse, have been designed with the objective of preserving the character of the site and detailed to minimise unnecessary loss.

Measured surveys and photographic records have been undertaken to provide an archival source and comprehensive record of the buildings, as they now exist. A copy of the surveys will be submitted to the Irish Architectural Archives for research purposes. This resource will be added to when careful recording of Milltown Park House and accumulation of findings as to its composition is possible.

Remedial measures will ensure that the characteristics of the boundary condition are restored to their present character on completion of the development. These will include protection of mature trees and planting during the construction phase that contribute to the sylvan character of the subject site.

7.8.3 Reinstatement measures

It is proposed to maintain in the first instance, but reinstate if required, boundary conditions onto Milltown and Sandford Roads on completion of the works.

It is further proposed to prevent, in the first instance, but reinstate if required, damage to retained structures of Tabor House and the Chapel during the demolition process, in accordance with conservation methodologies.

7.9 PREDICTED IMPACT OF THE PROPOSED DEVELOPMENT

Taking the above mitigating measures into account, the following predicted impacts on the site as a whole, each of the distinct structures within the building group and the heritage characteristics of the wider urban area are considered below.

7.9.1 Principle of redevelopment of a site, where the Chapel and Tabor House are retained

Development of the existing site is inevitable. The existing building range has evolved in direct response to its religious institutional function and is inseparable architecturally from that function. Its function has now become obsolete and the buildings vacated. An uncertain future for the building range was determined when their original function was permanently lost. In the absence of a corresponding compatible function, their wholesale re-use is architecturally and economically unviable. None of the buildings within the grouping are protected structures or included on the NIAH, and not being afforded statutory protection are subject to the same rigours of statutory compliance as new build structures.

As a consequence, the removal of certain buildings to generate a viable residential scheme is not unexpected. Their removal is mitigated in the selected retention and careful presentation of the groupings most significant pair of historic buildings, as has been described in previous

sections and in the attached Appendix 7.3. Further mitigations are proposed in the execution of a detailed building inventory, supported with accurately documented survey drawings.

The proposed development has emerged in direct response to the positioning, orientation and setting of the retained pair of buildings. The presented integrated approach to this unique site's redevelopment absorbs the challenges of cohesive urbanism to a greater extent than would be possible if it were developed piecemeal.

The scale and positioning of the site affords it special consideration in its capacity to offer a unique urban contribution. In response, the design of the proposed replacement building grouping has evolved in efforts to merge with its established, historic and characterful urban environment.

Reuse of retained structures

The retention of two buildings for purposeful re-use within the vast building range presents an inherently positive impact for the legibility of the original function of the site. Impacts of reuse of retained buildings; a deconsecrated chapel and a former residential dormitory building, Tabor House, as cultural/ community spaces will be explored in the texts below.

The proposed concentration of complementary amenities such as retail and medical provisions, cafes and childcare facilities either side of a public plaza enclosing the centrally positioned retained structures, will ensure their continued relevance and sustain their long-term use, within a reimagined development.

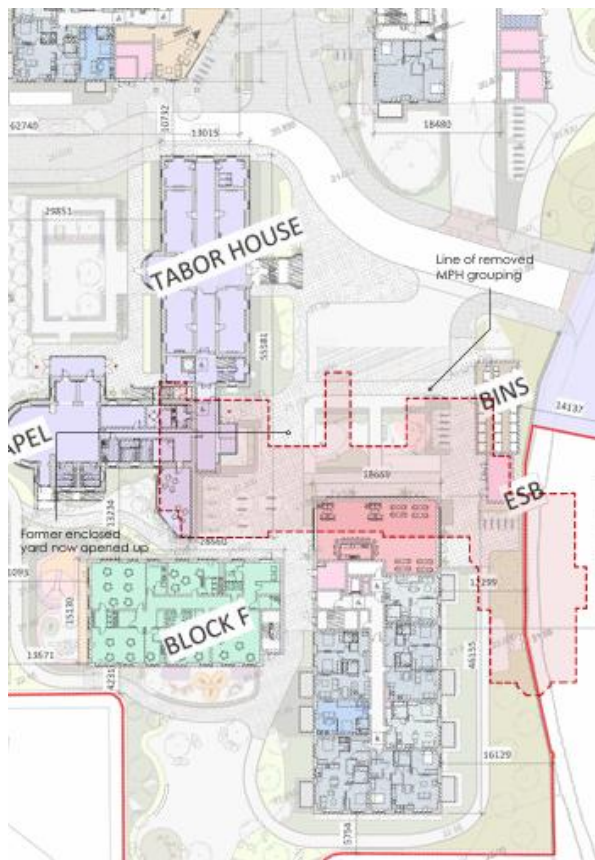


Figure 7.9.1a: Proposed development in context with retained buildings, extracted from the OMP Design Statement

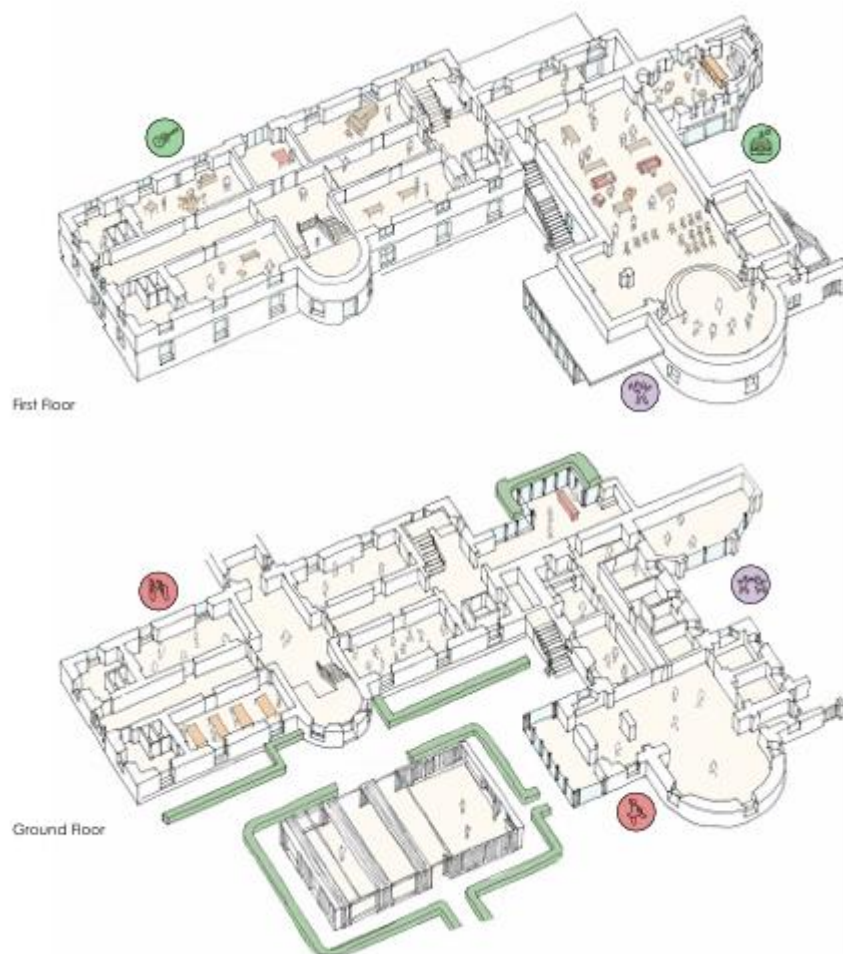


Figure 7.9.1b: Proposed adaptation strategy for retained buildings, extracted from the OMP Design Statement

Connections will be made through a parkland amenity, opening up the site in a manner never previously enjoyed by the public.

Whilst selected predicted impacts are outlined further below, the scheme on the whole emulates the morphology of what exists on the site currently, in the formation of building blocks taller than their enclosing structures.

The scale of the proposed scheme offers an opportunity to connect the public realm enclosing the subject site in a manner not enjoyed at present, but which will greatly enhance the future co-existence of established and new communities in the generation of carefully positioned proposed pedestrian thoroughfares.

The proposal, rightfully, has demanded a forensic review of its wider urban environment and how it may be impacted by a denser, taller mixed-use development.

Findings yielded from the lengthy design process have helped shape the proposed development as now submitted, tempered to respect the amenities of enclosing residences and buildings.

The review below examines selected impacts for each urban interface with the proposed development, in identifying predicted impacts.

7.9.2 Predicted impact of the setting of the retained buildings (the Chapel and Tabor House) in the context of the new development

The alteration to the immediate setting will be major, permanent and positive. The architectural character of the Chapel and Tabor House, which both have strong architectural forms, will endure and will not be adversely compromised by the construction of contemporary residential blocks. The demolition of adjoining buildings of lesser architectural character enhances the status of selected retained fabric in their reimagining as detached structures forming a focal point for the development, giving rise to a positive impact

The proposed building in closest proximity to the existing structures are comparable in scale to the existing structures and a minimum distance of approximately 9m is observed to avoid encroaching directly on the buildings. The positioning of the buildings presents an opportunity for dialogue between the historic and contemporary interventions and the creation of usable pocket parks between the entities is a successful method of integrating the existing fabric into the proposed residential scheme.

The approach to the buildings has been carefully considered and proposed Block B has been crafted to preserve and frame the views of Tabor House on approach through the omission of the lower floors at its southern gable. The permeability of the new forms presents a playful contrast against the imposing forms of the institutional buildings.

The materiality of the proposed buildings has been similarly deferential to the existing building fabric. The honey-coloured tones of the granite are reflected in the choice of buff brick and muted copper and bronzed metals, which equally sit favourably against the sylvan parkland setting.

It is proposed to construct a pavilion structure within the newly landscaped gardens to the rear of the church. The pavilion is intended to provide additional space to facilitate community and cultural uses, supplementing the uses within the Chapel and Tabor House. It will be an open-air, external space, contained within protective enclosing screen-walls and integrated into the overall landscape design proposal.

7.9.3 Predicted impact of the development on Tabor House

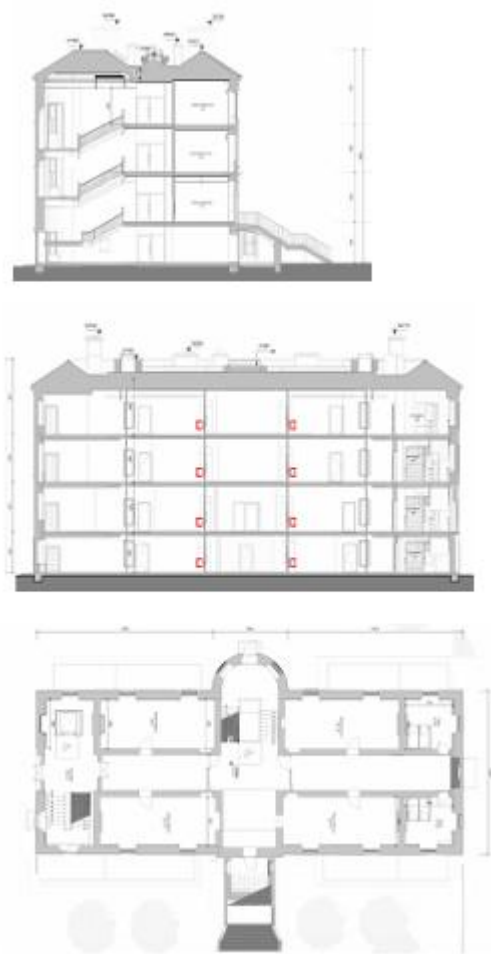


Plate 7.9.4: Proposed adaptation of Tabor House

7.9.3.1 *Proposed adaptive reuse*

It is proposed to adapt the building for community/ cultural uses. On account of its position on site and its relative independence from the adjoining buildings in the group, Tabor House is the most outwardly prominent of the buildings on the site. The preservation of its original form and the conservation and repair of the external fabric will present a positive impact.

The proposed modifying works to the interior of Tabor House are required to adapt the building for reuse. Securing a sustainable reuse, while respecting the character of the structure, will have a beneficial impact. The existing internal configuration could be modified to accommodate multiple community/ cultural uses. Furthermore, the generous floor to ceiling heights facilitates the distribution of services without detriment to the character of the existing building.

7.9.3.2 *Proposed architectural interventions*

Tabor House was purpose built in 1875 for retreat purposes for the Jesuit community. The plan of the building is repeated on each of the four floors. Rooms are arranged in a linear fashion

either side of a wide central spine corridor with the main stairs, positioned within the central bowed bay. The rooms are typically rectangular in plan, with generous floor to ceiling heights and feasibility studies* prepared by OMP architects have concluded that the building can be successfully adapted for community/cultural uses without undermining its architectural character.

Whilst retaining, insofar as possible, sound building fabric, it is anticipated that some fabric will require removal and replacement on account of extensive water ingress.

The rooms in the end bays to the north will be reconfigured to provide sanitary facilities on each level, and the rooms in the end bays to the south will be amalgamated to provide a secondary staircase and a lift to provide universal access to all levels. The final internal layouts are to be confirmed by agreement with Dublin City Council once the final cultural / community use is determined and specific fit out of end users known.

The exterior form of Tabor House will be unaffected by its proposed adaptation.

Internally, the proposed adaptation of the building will generate inevitable modifications, having a minor impact on the surviving 19th century architectural features within the structure. The interiors of Tabor House are relatively simple. Plain-run moulded cornices are limited to the central stair and corridors with the majority of the rooms having no decorative plasterwork. The interior joinery is pleasant but conventional, comprising of panelled doors, moulded skirting and simple shutters and sash windows. It is intended to retain and repair the existing sash windows and have restrictors fitted for safe use.

The majority of the original chimneypieces have been previously removed; those, which are surviving, will be retained within the refurbished spaces.

On account of previous water ingress, localised decay is noted to some areas. It is intended to replace decayed structure with new structure of a similar composition and design.

A detailed conservation and repair strategy, coupled with a detailed schedule of modifying/ upgrading works will be shared with the Authority when a contractor is engaged to assist the conservation architect and engineer in their assessment of building condition and scheduling of required works/.

* OMP feasibility study is separately appended.



Plate 7.9.1: The existing open-well staircase in the central bay will be safeguarded (2023 image for context)



Plate 7.9.2.: Existing window compositions are safeguarded in the proposed scheme

7.9.3.3 Proposed window and door interventions

It is proposed to carefully restore and repair original timber window joinery. To improve thermal performance, it is intended to either introduce slim-line double glazing units within the existing frame if possible or alternatively, if the thickness of the frame does not permit, it is proposed to introduce secondary glazing, within a deeper window surround arising as a consequence of wall insulation measures. The extant windows add considerable character to the building, and their retention is considered paramount, even in light of associated impacts in dismantling and reinstating fixed wall joinery to accommodate wall insulation.

In instances where windows have previously been replaced with inappropriate uPVC windows, new timber sashes will be installed to match the existing, with regard to the original fenestration pattern, materiality and profile of existing glazing bars.

Existing doors are intended to be upgraded where required to satisfy required fire rating.

7.9.3.4 Proposed accessibility strategy

The existing sweeping steps to the principal entrance to Tabor House are an integral part of the character of the building, however the stepped approach is not compatible with universal access. It is proposed to supplement the existing entrance with level access at lower ground floor level and a lift will be installed to facilitate accessible circulation internally.

The main stairs, positioned in the central bowed bay, will be retained as the primary circulation route.

The secondary stair in the south-east corner serves all floors of the building. The stair is utilitarian in nature with a simple but elegant design. In its present form, this stair is not compliant with current regulations and the fire strategy has determined that it is unsuitable for use as part of an escape route.

It is regrettable that this modest stair cannot be retained in the reconfigured design but its retention, without purpose, would reduce the quantum of usable floor area ultimately render the proposed adaptive reuse of the structure economically unfeasible. As a mitigating measure, this secondary stair will be recorded and carefully disassembled for potential salvage.

A new stair, compliant with fire and accessibility regulations, will be provided in lieu of the existing, at the southern end of the building and will be supplemented by the addition of a lift directly opposite, providing universal access to all levels.



Plate 7.9.3: The secondary stairs in the south of Tabor House will be removed to facilitate the revised spatial configuration

7.9.3.5 Proposed services strategy

Typical of comparable mid-late 19th century buildings, when Tabor House was constructed in 1875, the structure was equipped with rudimentary building services only. Heating was provided by way of open fires within each of the main rooms. The sanitary facilities were shared and positioned in the south-east corner of the building. Meals were served communally within the refectory in the Finlay Wing and consequentially the rooms were not equipped with kitchen facilities.

Additional building services including a centralised heating system and electrical system were subsequently installed during the 20th century. All such later services are exposed, having surface mounted electrical cables, sockets and heating pipes, with consequential localised damage to plasterwork and joinery elements.

The proposed community/ cultural use necessitates the provision of accessible sanitary facilities on each floor level. It is proposed to position the facilities in the northern bay, so that the services can be stacked efficiently thus minimising the need for horizontal distribution of service routes and subsequently will have less impact on the existing historic fabric. The service routes will be confirmed once the final internal layouts of the proposed cultural / community use is determined.

7.9.3.6 Proposed fire safety strategy

Any proposed alternative use of the building will naturally be required to comply with current statutory regulations.

An outline fire safety strategy to facilitate the community/ cultural uses have been developed by OMP architects in consultation with a fire engineer and is subject to the outcome of ongoing site investigations. Due to concerns about fire safety, it is intended to remove existing floorboards and ceilings and replaced them to achieve the required standard of compartmentalisation between floors. The existing main stairs will be retained, and the fire egress routes supplemented by the addition of a new accessible stairs.

7.9.3.7 Proposed energy upgrade measures

A range of potential thermal upgrades to the inside face of the exterior walls and underside of roof have been considered by the design team.

Internal Wall Insulation (inside face of external walls)

It is intended to apply insulation linings to the internal faces of external walls to improve the thermal performance of the building. To achieve the installation, it is proposed to carefully dismantle window boxes and skirting boards, picture rails etc. to the external walls and reinstate them in a new position aligned with the lining. The insulated wall linings will extend to the underside of cornices, where they survive (please note that only limited cornices survive in the building).

Window upgrade

As previously stated, the existing timber windows will be upgraded using either double glazed insulated glass units or by means of secondary glazing. This measure might allow retention and conservation-led repair of existing windows, which might not otherwise have capacity for thermal improvement in themselves. The existing sash windows will be fitted with proprietary draught proofing fittings by a competent joiner.

Roof

It is proposed to insulate the attic level, whilst retaining ventilation above as required of a traditional pitched roof.

7.9.3.8 Proposed structural interventions

The introduction of a lift within Tabor House will necessitate some structural underpinning to create a lift pit. The lift is proposed in the end bay at the south of Tabor House. This interventions will have a moderate and permanent impact on the building but is necessary to facilitate the purposeful reoccupation of the buildings.

The proposed removal of some interior walls to give effect to the revised layout will require the localised installation of steel beams to provide alternative structural support to the floors above.

It is anticipated that a degree of repair will be required to the existing structure, including the splicing of decayed timber joist ends embedded in exterior masonry and repair of the main roof structure. The extent of replacement will be confirmed post completion of opening-up investigations, but it is intended to retain as much of the existing fabric as possible.

7.9.3.9 Proposed damp alleviation measures at lower ground level

It is proposed to remove the existing concrete floor slab and replace it with an insulated slab. It is further proposed to excavate lightwells externally, some of which have concrete surfaces level with internal floor levels. In reducing the level of external lightwells, providing adequate surface drainage, and lining the lightwell with pea gravel, it is possible to alleviate damp ingress at wall base level. Existing surface water drainage will be replaced to ensure that it has capacity to safeguard the drainage of lightwells. It is hoped that passive alleviation measures will negate a requirement to introduce impermeable tanking systems.

A Basement Impact Assessment carried out by DBFL, advises that slight damage might occur in the generation of basement level works, requiring a range of temporary and permanent works to mitigate the risk of long-term damage.

7.9.3.10 Proposed external envelope repair

It is proposed to repair the slated roof using traditional methodologies. It is also proposed to repair/ replace copper linings where cracked.

Chimney fabric will be repaired locally, as required. Whilst flues will remain inactive, as they have been for decades, it is intended to retain ventilation to each flue, whilst securing fire separation between each residential unit.

It is proposed to replace corroded rainwater goods and replace like with like profiles in cast iron. Where sound, original cast iron rainwater goods will be repaired and redecorated.

Rooflights have been replaced with Velux alternatives, and it is proposed to retain these elements.

The external granite masonry is generally found to be in good condition, with the exception of dissolution of mortars behind leaking downpipes, and where damaged at base level due to excessive damp. Such areas will be subject to careful, localised consolidation and lime-based repointing.

7.9.4 Predicted impact of the development on the Chapel (Building D)

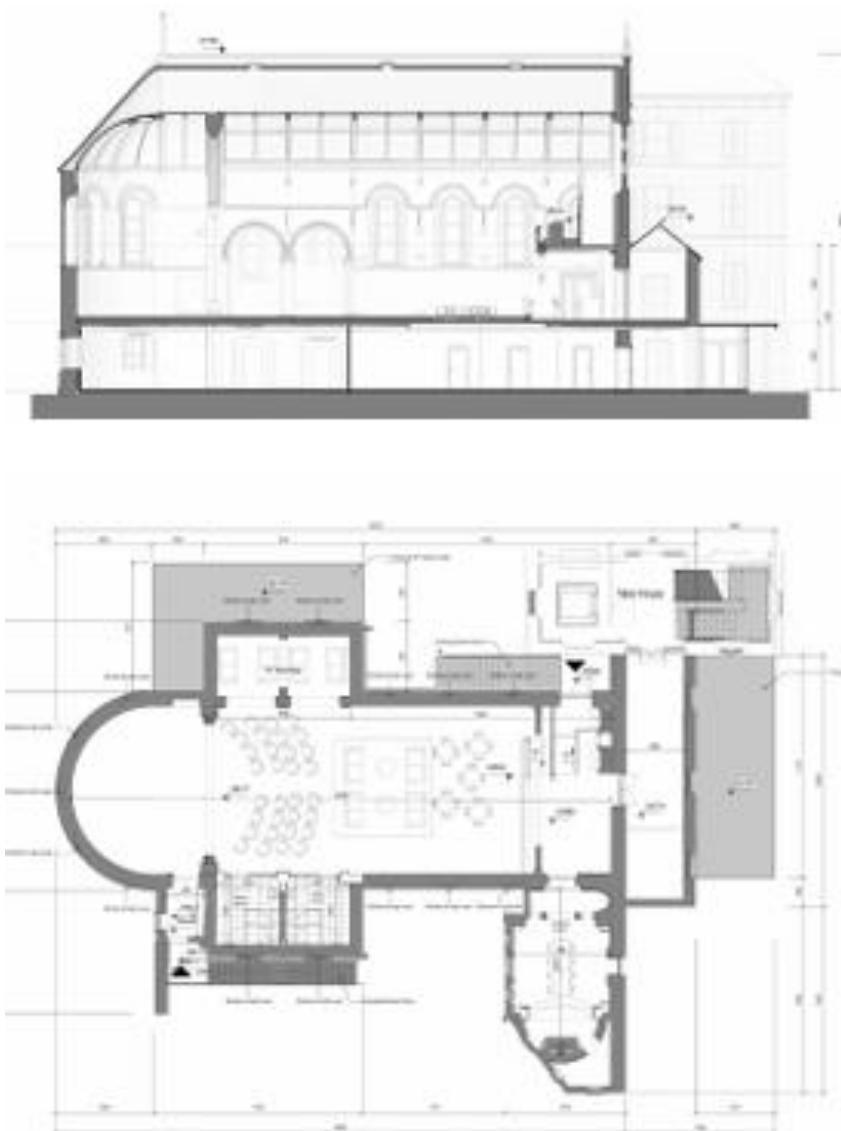


Plate 7.9.4: Proposed adaptation of the Chapel

7.9.4.1 Proposed adaptive reuse

The outward presentation of the Chapel, which is presently extensively obscured by surrounding buildings, will be permanently altered by their removal, to the significant benefit of the Chapel. The Chapel as an architectural piece presents a strong external form that has not suffered as a consequence of its construction between and consequential encroachment by earlier structures. Notwithstanding its existing enmeshment with these structures, it is afforded no dedicated entrance or 'front elevation' worthy of a building of its significance. Its detachment will reveal its form as an independent structure in a redefined, improved and wholly positive setting on completion of the development.

The relationship between the Chapel and the structures to the south, which are to be demolished, is incidental and a consequence of function rather than the result of an

overarching scheme. The interstitial courtyard is utilitarian in nature and devoid of architectural features of interest.

The relationship between Tabor House and the Chapel building is similarly haphazard, but more care has been taken in its execution, which is evident through the use of high-quality materials and workmanship on the external stone stairs and the gallery link between the two structures. This evolved relationship; having some architectural merit will be maintained.

The integration of the Chapel within the proposed residential scheme has been carefully considered. The proposed reuse of the interior as a shared community space will retain the continuity of use of the building in its capacity as a centralised, shared place of assembly. This continuity is positive and facilitates the preservation of the main space as single volume. Naturally, the elements depicting religious iconography that are not an integral part of the built fabric will be removed in response to its proposed secular function. Ecclesiastical features that do form part of the fabric are described in more detail below.

A landscape buffer has been provided around the Chapel to protect the legibility of its historical form. The proposed pavilion structure within the shared garden is designed to harmonise with the new landscape proposal. It is considered that the arrangement of the external space constitutes an improvement on the setting for the existing building group which at present is largely incidental and unresolved in terms of design.

The strong, characterful form of the apse will naturally retain its prominence on the site, albeit within this much-altered setting. The repair of the external fabric of the Chapel will have a positive impact.

7.9.4.2 Architectural interventions

As described in 7.9.4.1. above, the design team intends to meaningfully incorporate the Chapel building (Building D) into the proposed development as a central shared community space. It is intended to repurpose the upper ground floor of the chapel. The retention of a single volume space, within the main body of the chapel, ensures that the legibility of the original architectural intent will be maintained. Furthermore, the vaulted timber-clad ceiling and roof trusses will remain exposed and appreciable within the reconfigured space.

Inevitably, some interior alterations will be necessary to facilitate any alternative use. In the interests of accessibility, the provision of sanitary facilities at the same level as the main room to support the flexible space is necessary. It is proposed to position the sanitary facilities within the west transept, to avoid impinging on the central nave of the Chapel. A counter/prep. area will be positioned in the opposing wing, to serve the central space. The adjoining oratory will be repurposed.

7.9.4.3 Introduction of secondary wall linings

It is proposed to install a ventilated wall lining up to window cill level to introduce services and ensure that the original marble linings are not punctured. The reversibility of this measure is welcomed.

7.9.4.4 Insulation strategy

It is not proposed to insulate the walls of the chapel, due to the range of decorative stone

claddings.

At decoration stage, breaches to the coffered ceiling panels will be sealed and air leakage reduced accordingly.

It is considered that the reconfiguration of the interior will have a minor impact on the appreciation of the interior of the chapel building and in the interest of securing an appropriate alternative use this proposed intervention is considered reasonable.

7.9.4.5 Proposed new entrance

It is critical that the Chapel be occupied and repurposed in a meaningful way to secure its future protection and improving the access to the structure and integrating it into the proposed scheme is critical to its successful adaptation.

When constructed in 1895, the structure was purpose built as a domestic chapel or oratory for private use within the institution and this is reflected in the physical approach and access to upper floor level. At present, there are two existing external access doors at the lower level; one to the north beneath the external stone steps and a second to the east, via the link corridor. Both external entrance doors are modest in size, designed to facilitate access to the ancillary spaces and intended to be subservient to the primary entrances on the principal floor above. A third access, adjoining the transept aisle to the southwest connects the lower floor to an internal corridor, which is in turn connected to the rear extension of the Milltown Park grouping. The primary access to the principal floor of the Chapel is internalised, within the link corridor between the MPH complex and Tabor House.

In its new role, an independent and accessible external access the principal level is required to facilitate its proposed use as a shared amenity space. It is proposed to construct two new entrances to facilitate access into the former chapel and to improve its connection with the proposed development. The primary entrance will be on the east at the lower floor, which is aligned with the external ground level. The proposed entrance foyer is well crafted and contemporary in design to clearly distinguish it from the historic fabric. A Part M compliant stairs and lift have been introduced within the existing link corridor, to provide access internally up to the principal floor level. Retaining the existing central arrival into the Chapel through the existing doors is fundamental to the appreciation of the interior space.

The remaining length of the link corridor become redundant as a consequence of the proposed demolition of the rear extension, with connections severed recently. The internal connection to Tabor House, which is no longer required, has been infilled.

The existing door opening to the oratory will be reconfigured as a window to increase the daylight into this space.

A secondary glazed entrance will be constructed on the east wing and the cills of the existing window openings will be lowered and converted to doors.

Access to the choir balcony from the first floor of Tabor House will be retained with access limited for maintenance only. The organ, rose window, and pews at this level will also be retained as an intact space reflecting its original use.

7.9.4.6 Improved accessibility

To improve the buildings accessibility, it is proposed to remove the raised timber floor to the altar and retain the principal level of the Chapel, which will be accessed from its entrance by a shallow ramp to overcome raised floor levels. The proposed removal of the altar floor will be countered by extending wall finishes in painted timber below extant finishes to meet new floor levels.

In recent investigative works, sections of mosaic tiles were found under the altarpiece, the extent and condition of which is not known. It is proposed to carefully uncover the floor and confirm if it can form part of the floor linings of the chapel. If damaged, or incomplete, it is proposed to lay an 8mm sheet of plywood above the floor to protect it and provide a carpet over. No fixings through the mosaic finish will be permitted. The outline of the altar will also be reflected within the design of the new floor finishes to retain the proportions of the two spaces.

7.9.4.7 Stained glass windows and other ecclesiastical elements

A specialist in the field of stained glass has been engaged to appraise all the stained-glass windows within the Milltown Park grouping. Notwithstanding the contribution to the character of the structure, retention of the stained-glass windows in a secular environment may not be appropriate and as a consequence it is proposed to carefully remove these elements for reinstatement as decorative panels within the subject scheme or elsewhere.

The selective removal of other ecclesial elements has been carefully considered to achieve a balance between accommodating the proposed reuse of the structure without detracting from its character. Fittings, which are not intrinsic to the building fabric, such as the carved altar and the marble pulpit will be carefully removed and relocated. The panels depicting the Stations of the Cross were previously removed by the Jesuit Community on vacating the property.

All elements which are proposed for removal, will be recorded and submitted to the Irish Architectural Archival.

7.9.4.8 Proposed services strategy

Sanitary facilities will be positioned in the west wing, aligned beneath those proposed on the floor above to minimise the impact of service runs on the existing fabric.

7.9.4.9 Proposed fire safety strategy

The fire safety strategy is presently under consideration and the consequential impacts of same will be assessed in due course.

7.9.4.10 Proposed insulation strategy

It is not proposed to insulate the walls of the chapel, due to the range of decorative stone claddings. It is however proposed to install ventilated lining up to window cill level to introduce services and ensure that the original marble linings are not punctured. The reversibility of this measure is welcomed. At decoration stage, breaches to the coffered ceiling panels will be sealed and air leakage reduced accordingly.

7.9.4.11 Proposed structural strategy

At lower ground level, it is proposed to install a new concrete slab. The interior subdividing walls at lower ground level provide structural support to the main floor of the chapel above. In the reconfigured scheme, it is proposed to remove a number of these walls and consequentially new steel beams will be required to support the floor. New concrete footings will be required under the existing masonry piers to support the proposed beams.

The integration of a new lift within the link corridor will necessitate the localised underpinning of the northern corner of the Chapel to facilitate construction of the lift pit.

The above structural interventions will have a moderate impact on the building and are necessary to facilitate the purposeful reoccupation of the buildings.

Additionally, The Tabor House link building, which will be retained in part, will be modified to create an appropriate entrance to the repurposed Chapel. The removal of the lower part of the elevation to facilitate the proposed glazed lobby will necessitate the installation for steel beams to support the retained façade on the principal floor.

It is anticipated that a degree of repair will be required to the Chapel, including the splicing of decayed timber joist ends embedded in exterior masonry and repair of the main roof structure.

7.9.4.12 Proposed architectural interventions to the lower ground floor

The lower ground floor of the Chapel currently comprises a series of small cellular spaces accessed off a central spine corridor. Lower ground floor external walls will be insulated with a ventilated system.

Existing windows will be repaired.

7.9.4.13 Proposed external envelope repair

It is proposed to repair the slated roof using traditional methodologies. It is also proposed to repair/ replace copper linings where cracked.

It is proposed to replace corroded rainwater goods and replace like with like profiles in cast iron. Where sound, original cast iron rainwater goods will be repaired and redecorated.

The external cement render, above a granite base, will be locally repaired where cracking is found, although in general the render is considered to be sound.

Localised repointing may be required to the granite plinth where joints are exposed due to dissolution.

7.9.4.14 Proposed damp alleviation measures at lower ground level

It is proposed to remove the existing concrete floor slab and replace it with an insulated slab. External regrading of surfaces and introduction of permeable surfaces, as cited above for Tabor House, will be continued in the treatment of the Chapel.

7.9.5 Predicted impact of modifications to boundary walls and entrance gates

Please refer to section 7.5.2.4. , above, entitled 'Potential impact of works to boundary walls' where key sections of historic boundaries will be retained and conserved. The entrance gates onto Sandford Road will be conserved. New works are intended to co-exist compatibly with retained sections.

7.9.6 Predicted impact of the development on the ACA

The new residential development will alter the character of the surrounding environment and consequentially the ACA. As a consequence of its historical development as an institutional building range, the subject site plot is somewhat divorced from the surrounding early suburban development and there is an opportunity to develop the land, retaining a degree of containment.

The Belmont Avenue/ Mount Eden Road ACA is separated from the application site by Sandford Road, a heavily trafficked carriageway and buffered by mature planting. Trees that contribute to the setting of the historic structures will be retained where possible and supplemented to reduce visual impacts and screen the proposed development.

The tallest of the proposed structures, at 8 storeys, will be visible above the tree canopy on approach, but its impact will be less perceptible at close-range, where the outward presence of the site characterised by its enclosing tree-lined boundary walls will prevail. The LVIA states the following:

In winter, parts of Block A1 and Block C would be visible through the retained vegetation inside the boundary. The site would retain its park-like character despite the presence of the buildings (the open space and trees would lend the development a park-like character). In summer the buildings would be largely screened. The character of the townscape/view would be slightly altered, but not inappropriately for the location, and there would be no change in visual amenity

As in View 1, seen from a distance, the eight storey accent volume of Block A1 would protrude just above the tree line in the site. Due to its modern urban typology, contrasting with the existing buildings in view, the development would shift the character of the townscape towards a more urban condition. This is not inappropriate in the location, and the scale of the building is such that it would not dominate the foreground houses. The photomontage shows that Belmont Avenue can withstand the change in its environs without diminution of its townscape value and visual amenity.



Plate 7.9.5: Verified View, View 1, indicating the marginal visibility of Block A1 above the treeline, from Sandford Road, to the north of the ACA

Table 7.9.1: Schedule of predicted impacts on Protected Structures in immediate proximity to the applicant site		
RPS	Sandford Road	Predicted impact
7428	Sandyford Lodge, Sandyford Close, Sandyford road, Dublin 6	The Villa is positioned at a considerable distance from the proposed development, with no impacts arising as a consequence.
7456	87 Sandford Road, Dublin 6	The townhouses are positioned at a considerable distance from the proposed development with no impacts arising as a consequence.
7457	89 Sandford Road, Dublin 6	
7458	132 Sandford Road, Dublin 6	The front elevations of the protected structures are approximately 55m from the most immediate proposed residential building. The taller of the proposed residential buildings will be visible above the tree canopy and will be visible from within the existing buildings. The retention of key specimen trees will reduce the visual impact of same. A daylight analysis undertaken by 3D Design Bureau has found the proposed development will have an imperceptible impact on the front windows facing towards the subject site on account of distance and pre-existing screening provided by dense trees at the site boundary.
7459	134 Sandford Road, Dublin 6	
7460	136 Sandford Road, Dublin 6	
7461	138 Sandford Road, Dublin 6	
RPS	Clonskeagh Road	Predicted impact
1909	2 Clonskeagh Road, Dublin 6 (1 St. James's Terrace)	No.1 St James's Terrace (RPS.Ref: 1909) positioned at the junction of Milltown Road and

1910	4 Clonskeagh Road, Dublin 6 (2 St. James's Terrace)	<p>Clonskeagh Road has a setback wing, with windows facing west towards the subject site. This structure is located approximately 65m from the most immediate proposed residential building.</p> <p>It is proposed to alter a non-original curved section of boundary wall at the north-eastern corner of the site, predominantly comprising rendered blockwork with a limited section of original masonry. It is intended in lieu to provide an additional pedestrian entrance and improve permeability through the parkland, facilitated by open vertical fins on a masonry plinth. The proposed replacement with a more permeable structure using contemporary materials has the potential to alter the established setting of No.1 St. James's Terrace. Although this length of wall has limited architectural significance given its dominant composition of rendered concrete blockwork, it does form part of the accepted streetscape. However, the protection of the mature tree buffer and the careful crafting of the new railings and gate using high quality materials, sympathetic to the surrounding context, will reduce the visual impact of the intervention on the streetscape.</p> <p>By virtue of its scale, the proposed development will be visible from rear rooms of No.1 – No.4 St. James's Terrace. The structures fronting onto Clonskeagh Road are set at an oblique angle to the proposed development and buffered by mature planting and existing buildings to the south which will reduce the visual impact. The impact is considered moderate.</p> <p>A daylight analysis undertaken by 3D Design Bureau has found the proposed development will have an imperceptible impact on the gable windows facing towards the subject site.</p> <p>Nos. 6 –24 St. James's Terrace are positioned at a considerable distance from the proposed development and will not be impacted by the proposed development.</p>
1911	6 Clonskeagh Road, Dublin 6 (3 St. James's Terrace)	
1912	8 Clonskeagh Road, Dublin 6 (4 St. James's Terrace)	
1913	10 Clonskeagh Road, Dublin 6 (5 St. James's Terrace)	
1914	12 Clonskeagh Road, Dublin 6 (6 St. James's Terrace)	
1915	14 Clonskeagh Road, Dublin 6 (7 St. James's Terrace)	
1916	16 Clonskeagh Road, Dublin 6 (8 St. James's Terrace)	
1917	18 Clonskeagh Road, Dublin 6 (9 St. James's Terrace)	
1918	20 Clonskeagh Road, Dublin 6 (10 St. James's Terrace)	
1919	22 Clonskeagh Road, Dublin 6 (11 St. James's Terrace)	
1920	24 Clonskeagh Road, Dublin 6 (12 St. James's Terrace)	
RPS	Milltown Road	Predicted impact
5248	1 The Colonnade, Milltown Road, Dublin 6	Given the positioning of the terrace, at a distance south of the proposed development, separated by multiple properties, these residences will be
5249	2 The Colonnade, Milltown Road, Dublin 6	

5250	3 The Colonnade, Milltown Road, Dublin 6	screened from the proposal and will suffer no adverse impacts from its construction.
5251	4 The Colonnade, Milltown Road, Dublin 6	
5252	Greenfields, Milltown Road, Dublin 6	As above, this protected structure is both at a distance from, and densely screened from the proposed development, with no impacts envisaged as arising.

7.9.7 Conclusion

Summary of predicted impacts for historic structures within the site

The above analysis of predicted impacts for retained historic structures within the site amounts principally to their detachment from their parent structures at Milltown Park House. The Chapel and Tabor House evolved subsequent to the original building group, yet now need to acquire their own presence as independent structures incorporating new functions for which they were not designed.

The architectural solution, in the provision of sustainable functions within the retained buildings, together with how they are externally presented as focal set pieces in the development, is deemed to enhance their reimagined continuance, securing their building fabric in the long-term. Carefully designed landscaping responds to the buildings' external form and provides a unifying platform where historic fabric can coexist compatibly with new. The impact of demolition of attached structures is therefore mitigated in how the retained fabric is managed in the proposed redevelopment.

Internally, interventions are required to achieve new functions. All interventions proposed are carefully considered to reduce physical loss of characterful fabric, reducing negative impacts.

Summary of predicted impacts for protected structures in the vicinity of the site

The proposed retention of boundary character insofar as possible has been devised to respect existing townscape characteristics outside the development site. The enhancement and supplementation of the sylvan character of the site reduces the visual presence of the scheme from the enclosing streets and historic buildings, with the consequence of reducing visual change as experienced by historic and protected structures in its vicinity. Following a careful review of the verified views, presenting the proposed development realistically within the townscape, it is found that the proposal does not materially impact protected structures in the vicinity of the site by way of encroachment or obstruction. The proposed development might be visible from the setting of protected structures at St. James's Terrace and on Sandford Road, but does not dominate their character.

Similarly, views of the proposed scheme from the ACA are negligible. However, the benefits of an accessible parkland in proximity to the ACA will introduce an immeasurably positive amenity, outweighing a potential impact of loss of the existing introverted condition.

7.10 Interactions

In compiling the subject assessment, a detailed review of design strategies presented by the project architects OMP, the design team structural engineers, DBFL and proposed landscaping design prepared by Cameo & Partners has been carried out to review how each impact envisaged in Sections 7.5 and 7.9 singularly and cumulatively interact.

The cumulative effect of impacts in the permanent removal of some buildings within the building range, and sections of boundary wall for the wider urban environment has been examined. Interactions with Chapter 6 of the EIAR, Archaeology and Cultural Heritage and in particular where impacts might be mitigated at demolition and excavation stages, will be observed. As noted in Chapter 6, should earlier building footprints be recorded in the course of monitoring, the results of any subsequent archaeological works will contribute to our knowledge of the evolution of the Milltown Park complex, and interactions are considered long-term, not significant and positive.

On the whole, the removal of the site's building fabric will introduce an altered morphological urban environment for its vicinity. Demolition and construction phase works will present a short-term impact for neighbouring buildings and their occupants, which notwithstanding mitigations, will arise in disruption, however slight for the protected structures and ACA.

This Chapter acknowledges the site's chronological character as it has evolved since first developed in the early 18th century. It has endured successive radical development concentrated between the late 19th century and mid-20th centuries, with each additional structure more ambitiously formed and scaled than its predecessor. Although largely concealed from the public realm behind a tall stone wall, aspects of the imposing existing building range inform the character of Milltown Road in particular. Its enclosing historic environs have proven that they have the capacity to absorb such architectural and morphological changes, without adversely impacting traditional character.

Impacts arising from the principle of redevelopment are lessened when viewed against the site and its enclosing historic environs' aptitude for singular and cumulative, permanent change resulting in interactions that are long-term, not significant and neutral. In addition, the development will improve the character and condition of the setting of Tabor House and the Chapel with views provided towards the refurbished buildings from Milltown Road, and the modification of the boundary wall will also allow greater public appreciation of the woodland as a landscape/cultural heritage feature. The impact of the interaction between architectural heritage and the landscape is considered to be long-term, moderate and positive.

7.11 Difficulties Encountered

None.