

**SEAFRONT QUARTER  
CROFTON ROAD  
DUN LAOGHAIRE**

**ARCHITECTURAL HERITAGE  
IMPACT ASSESSMENT**

**24<sup>th</sup> November 2020**

**Historic Building Consultants  
Old Bawn  
Old Connaught  
Bray**

**1033/01**

## Contents

Contents .....	2
Background .....	3
Historical background .....	4
Conservation context.....	7
Record of Protected Structures.....	7
Conservation areas.....	7
National Inventory of Architectural Heritage.....	7
Conservation guidelines.....	8
Development plan policies .....	9
Building survey .....	11
Proposed development .....	17
Assessment .....	17
Front building, Crofton Road .....	17
Rear building .....	20
Skyline.....	21
Viewing point.....	22
Conclusion .....	22

## Background

This report has been prepared for Fitzwilliam DL Ltd as part of the documentation to be submitted with a planning application in relation to proposals to develop lands at Crofton Road, Dun Laoghaire. The report fulfils the guidance given in the *Architectural Heritage Protection Guidelines for Planning Authorities*, in particular Appendix B and section 6.4.15<sup>1</sup> and provides information on built heritage to assist An Bord Pleanála in making an informed decision on the potential impact of the development on architectural heritage.

The site was inspected for the purposes of preparing this report on 25<sup>th</sup> September 2018 on which occasion the photographs incorporated in the report were taken and the site examined to prepare the descriptions contained therein. The site and its vicinity have been checked on a number of occasions since that date to determine whether any changes have taken place.

Historical research was carried out on the background history of the property and the results are set down below.

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

This report has been prepared by Rob Goodbody BA(mod), DipEnvPlanning, DipABRC, MA, MUBC, MIPI.

© Rob Goodbody 2019 and 2020

---

<sup>1</sup> Department of the Environment, Heritage and Local Government, 2004, reissued by the Department of Arts, Heritage and the Gaeltacht, 2011.

## Historical background

The village of Dunleary has its origins in the medieval period, though nothing of that date survives and only a small part of the original settlement is discernible – now called Old Dunleary. In the eighteenth century and early nineteenth there were individual houses scattered around the district in the vicinity of the villages of Dunleary, Monkstown and Glasthule and one of these was a house named Plunket Lodge.

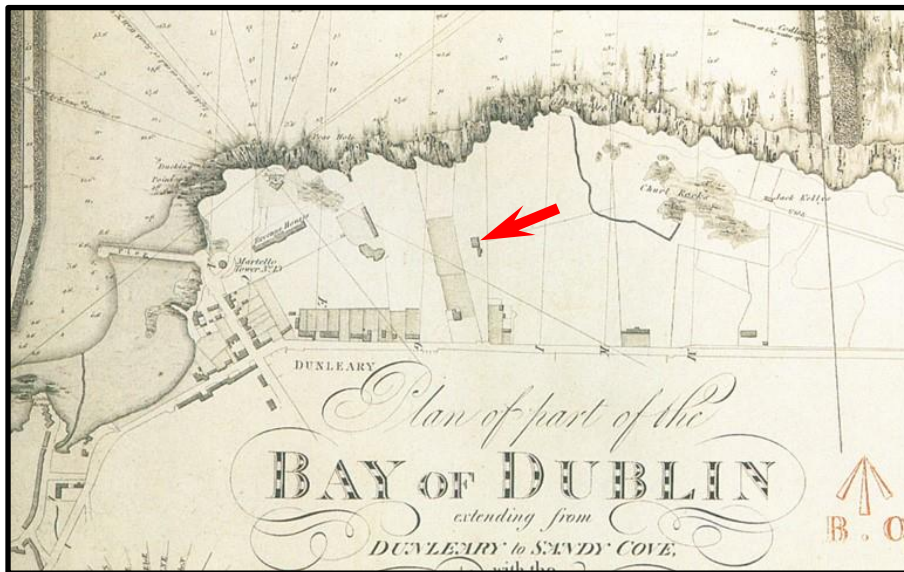


Figure 1: Detail of map of Dunleary, 1820

The map extract above is taken from a survey of the Dunleary area carried out by the eminent engineer, John Rennie, in about 1816. His designs for the two piers that now define Dun Laoghaire Harbour were added to the survey later and while the date on this map is 1820, the detail of the houses, roads and so forth on land shows the area as it was at the time of the original survey in 1816. The building that is arrowed on the map is the house known as Plunket Lodge and its lands stretched from Lower George's Street to the coast.

In 1816 an act of parliament was passed, facilitating the construction of a pier to the east of the village of Dunleary and a further act in 1821 provided for the erection of a second pier in the immediate vicinity of the village. As a result, the entire coastline between these two points was taken over by the Dunleary Harbour Commissioners, including the northern part of the grounds of Plunket Lodge, cutting the house off from its access to the sea. The harbour commissioners laid out a road between the old village, with its small harbour, and the proposed new eastern pier. The southern side of this road was subsequently developed for residential purposes, with a number of terraces built along its length, one of which was Crofton Terrace and the road later became known as Crofton Road. The grounds of Plunket Lodge remained open along this road frontage, with terraces to the west and the yard belonging to the harbour commissioners to the east.

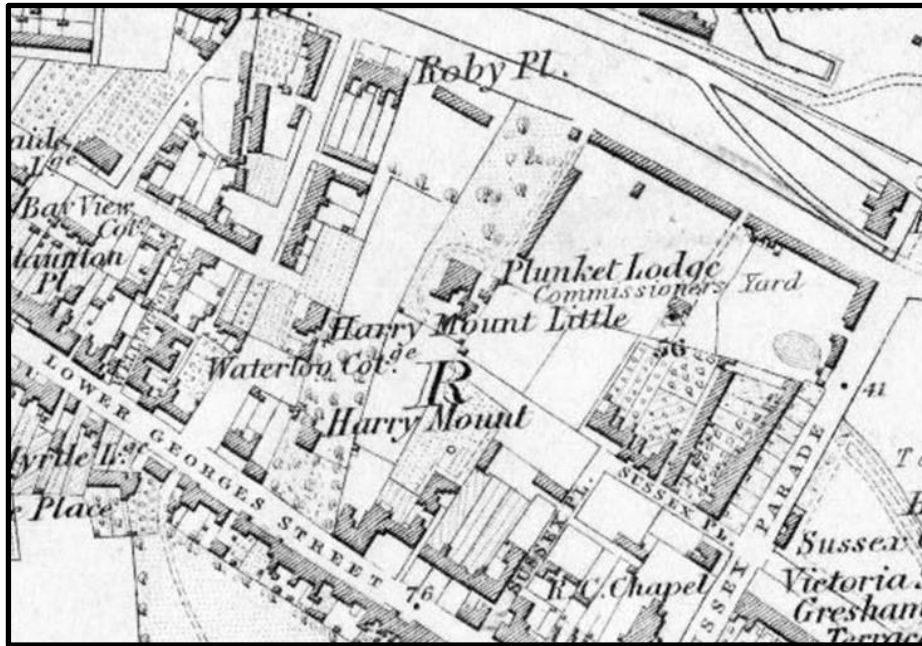


Figure 2: Detail of Ordnance Survey map of 1843

The Hon. Mrs Sydney Sophia Plunket lived in Plunket Lodge until the late 1840s. With the Plunket family no longer in residence the name of the house was no longer appropriate, and the next owner changed it to *Rochelle*. The lands to the south of the house had been separated from the grounds and new buildings had been erected on George's Street. The first-edition Ordnance Survey map, published in 1843, shows the driveway to the house running from Crofton Road, with a gate lodge alongside the gateway. The grounds between the house and Crofton Road were landscaped, though not with any formal layout.



Figure 3: Detail of Ordnance Survey map of 1867

The Ordnance Survey map published in 1867 shows a similar layout, though the gateway was now moved to the western side of the gate lodge.

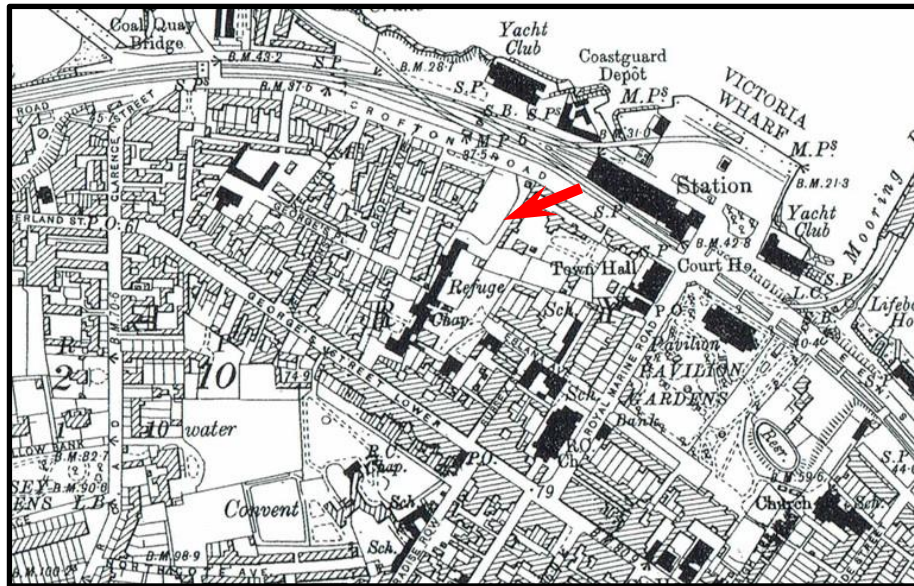


Figure 4: Detail of Ordnance Survey map of 1908

The property to the west of Plunket Lodge, facing onto George's Street, was a substantial house known as Harry Mount. This house was also shown on the map prepared by John Rennie in about 1816. In 1874 this property was acquired for the purpose of building a hospital and St Michael's Hospital as built on the part of the site immediately adjacent to Harry Mount, while the house itself became the convent for the Sisters of Mercy who were to run the hospital, until a new convent building was erected to the east of the hospital. The Sisters of Mercy had run a Magdalene Asylum in Glashule, and they acquired Rochelle, the former Plunket Lodge, to provide a new asylum and laundry to replace the Glashule premises. The new Magdalene Asylum and Laundry was completed in 1878 and is now occupied as part of St Michael's Hospital.

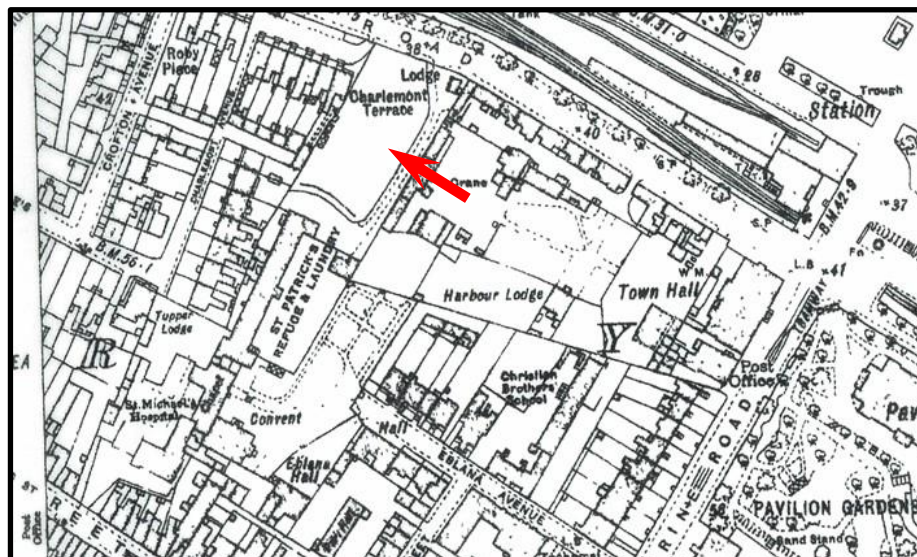


Figure 5: Detail of Ordnance Survey map of 1937

The application site represents the northern part of the grounds of the former Magdalene Asylum.

## Conservation context

### Record of Protected Structures

There are no protected structures on the application site. To the west of the site, facing Crofton Road, Charlemont Terrace is a row of six protected structures. To the south of Charleville Terrace is Charlemont Avenue, which is a terrace of seven protected structures, the northern end of which backs onto the south-western corner of the application site. There are no other protected structures in the immediate vicinity of the site.

### Conservation areas

The application site does not lie within or adjacent to an architectural conservation area. The map below is a detail of the development plan map that covers the application site, on which protected structures are coloured orange. The application site is outlined in red.

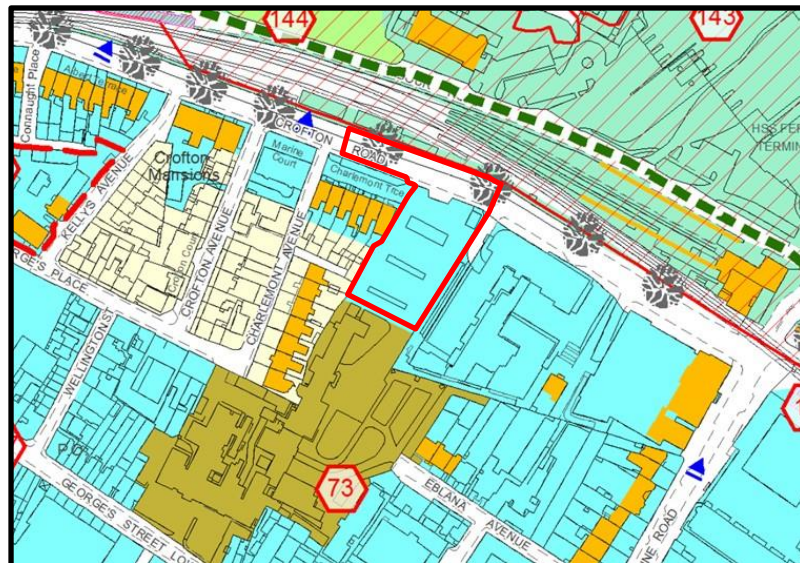


Figure 6: Detail of development plan map

### National Inventory of Architectural Heritage

The National Inventory of Architectural Heritage has not yet published any surveys relating to the Crofton Road area of Dun Laoghaire.

## Conservation guidelines

The *Architectural Heritage Protection Guidelines for Planning Authorities*<sup>2</sup> provides comprehensive guidance for the assessment of proposed development that may have a potential impact architectural heritage. Paragraph 6.4.15 sets down the requirement for a detailed architectural heritage impact assessment:

### Architectural heritage impact assessment

6.4.15 For more extensive or complex works with a potential to have a major impact on the architectural heritage, a planning authority may require an applicant to submit a more detailed impact statement. This may be necessary to allow the planning authority to assess the full implications of the proposals and allow an informed decision to be made on the appropriateness of the development. An outline of the type of information that could be included in such an architectural heritage impact assessment is found in Appendix B of these guidelines.

Appendix B gives detailed guidance as to the content of an architectural heritage impact assessment. The greater part of that appendix is dedicated to details relating to proposed works to a protected structure rather than to works in the vicinity of a protected structure. The parts of appendix B that are most relevant to an architectural heritage assessment of a proposed development in the vicinity of a protected structure are:

### B1.0 Requirement for a Report

B1.1 The requirement for an architectural heritage impact assessment will generally come about for one of two reasons:

- a) as part of a development application in order to provide sufficient information for the planning authority to make an informed decision on the potential impact on the architectural heritage, or
- b) where permission has been granted for works to a protected structure or a proposed protected structure, to record the existing fixtures or features which contribute to its special interest and which would be lost or altered as a result of the works.

### B2.0 Scope of the Assessment

B2.1 The detail and extent of the assessment should be appropriate to the nature and scale of the proposed works. The object of the assessment should be to describe how the proposals would affect the character of the protected structure or any part of it. This will normally require a description of the existing structure, a description of the works proposed and a description of how any potential adverse impact on the architectural heritage is to be mitigated.

### Impact Assessment

B5.16 The author(s) of assessments compiled to accompany a planning application should be fully appraised of the development proposal. The

---

<sup>2</sup> Department of the Environment, Heritage and Local Government, 2004, reissued by the Department of Arts, Heritage and the Gaeltacht, 2011.



assessment should contain an evaluation of the quality and importance of the structure. In addition, it should contain a comprehensive assessment of the implications of the development for the character of the structure and the area in which it is located. This should highlight how the elements of this character (those which contribute to its special architectural, historical, archaeological, artistic, cultural, scientific, social and/or technical interest) would be materially altered by the development.

#### Recommendations and Conclusions

B5.17 Any recommendations and mitigation measures should be set out in accordance with the conclusions of the impact assessment, including an outline of proposed conservation works for agreement with the planning authority. Any scope of works statement or methodology included should be specifically written for the structure that is the subject of the assessment.

B5.18 It may not always be necessary or desirable to include conclusions or recommendations in the assessment. In some cases, it will be sufficient for the assessment to describe and assess the structure, with clear and relevant illustrations cross-referenced to the text. Such assessments should describe in detail the existing architectural heritage, the impacts of the proposals, and the potential to mitigate any negative impacts in order to allow the planning authority to arrive at its own conclusions regarding the appropriateness of the proposed development.

## Development plan policies

The development plan<sup>3</sup> contains a number of policies relating to protected structures that are relevant to the present proposal and these are reproduced below:

#### 6.1.3.1 Policy AR1: Record of Protected Structures

It is Council policy to:

- i. Include those structures that are considered in the opinion of the planning authority to be of special architectural, historical, archaeological, artistic, cultural, scientific, technical or social interest in the record of protected structures (RPS).
- ii. Protect structures included on the RPS from any works that would negatively impact their special character and appearance.
- iii. Ensure that any development proposals to protected structures, their curtilage and setting shall have regard to the Department of the Arts, Heritage and the Gaeltacht 'Architectural Heritage Protection Guidelines for Planning Authorities' (2011).
- iv. Ensure that new and adapted uses are compatible with the character and special interest of the protected structure.

#### 6.1.3.5 Policy AR5: Buildings of Heritage Interest

It is Council policy to:

- i. Retain, where appropriate, and encourage the rehabilitation and suitable reuse of existing older buildings/structures/features which make a positive

---

<sup>3</sup> DLRCoCo County Development Plan 2016-2022.

contribution to the character and appearance of a streetscape in preference to their demolition and redevelopment and to preserve surviving shop and pub fronts of special historical or architectural interest including signage and associated features.

- ii. Identify buildings of vernacular significance with a view to assessing them for inclusion in the record of protected structures.

#### 8.2.11.2 Architectural Heritage – Protected Structures

All development proposals potentially impacting on protected structures shall have regard to the Department of the Arts, Heritage and the Gaeltacht 'Architectural Heritage Protection Guidelines for Planning Authorities', (2011).

##### (iii) Development in Proximity to a Protected Structure

Any proposed development within the curtilage, attendant grounds or in close proximity to a protected structure has the potential to adversely affect its setting and amenity. The overall guiding principle will be an insistence on high quality in both materials and design which both respects and compliments the Protected Structure and its setting. Innovative design in accordance with international best practice is encouraged. Pastiche design should be avoided as it confuses the historical record of the existing building and diminishes its architectural integrity.

The term 'pastiche' is used to describe developments that are imitations of building styles resulting in work that is unoriginal and of little merit. One of the basic principles of conservation is that all interventions to the historic fabric should be handled 'truthfully' to make clear what is 'original', and what has changed in order to avoid producing a parody or facsimile of the past or pretending that something is what it is not (this is in line with international charters).

All planning applications for development in proximity to a protected structure must be accompanied by a design statement, with supporting illustrative material, demonstrating how it has been developed having regard to the built heritage, topography and landscape character of the site. An accredited conservation architect or equivalent should be engaged at the outset of the design process to assist in determining the appropriate siting of the development in order to minimise the impact on the protected structure. It may be of benefit to discuss specific requirements at pre-planning stage.

Any proposal for development will be assessed in terms of the following:

- The proximity and potential impact in terms of scale, height, massing and alignment on the protected structure, to ensure that harmony produced by particular grouping of buildings and the quality of spaces and views between them is not adversely affected.
- The quality and palette of materials and finishes proposed.
- Works to the protected structure should take place in tandem with the proposed development to ensure a holistic approach to the site.
- Impact on existing features and important landscape elements including trees, hedgerows and boundary treatments.
- Impact of associated works including street furniture, car parking, hard landscaping finishes, lighting and services.

## Building survey



*Plate 1: Application site, seen from Crofton Road*

The application site is on the southern side of Crofton Road, Dun Laoghaire, with Harbour Square to the east, Charlemont Terrace and Charlemont Avenue to the west and St Michael's Hospital to the south. The site is currently in use as a car park.



*Plate 2: Building in north-east corner of application site*

There is one building on the site at present. This is a two-storey house that dates from the mid-twentieth century. The house is two-storey and three-bay and is gable-ended. The exterior is faced with rough-cast render.

This building is not of architectural or historic significance.



*Plate 3: Convent to south of application site*

To the south of the site the St Michael's Hospital complex includes a four-storey building faced with granite and dating from the 1870s. This is the convent building that was erected for the Sisters of Mercy, which order provided the nursing sisters to run the hospital.



*Plate 4: Hospital building to south of application site*

To the north of the former convent and closer to the application site there is a long building that is also four storeys in height. This is the former Magdalene Asylum and Laundry that was completed in 1878 and which subsequently became St Michael's Private Hospital. The building has been heavily altered from its original form, with new windows set in vertical cement-rendered panels at intervals along the façade.



*Plate 5: Charlemont Terrace, with application site at left*

To the west of the application site and facing north onto Crofton Road is Charlemont Terrace. The houses in this terrace are protected structures. The terrace was built in the early 1840s and consists of six houses, each of which is three-storey over basement and two-bay. The facades are rendered and painted, with a parapet to conceal the roof. The doorways are flanked with Doric columns and surmounted by elliptical fanlights.



*Plate 6: End of Charlemont Terrace, seen from application site*

There are semi-detached returns to the rear of each house of Charlemont Terrace. Number 6 Charlemont Terrace, which is the house at the eastern end of the terrace, has windows overlooking the application site in the main house and in the return, though these are set back from the boundary of the property. It is noted that this house is in commercial use.



*Plate 7: Charlemont Avenue, with Charlemont Terrace at left*

To the west of Charlemont Terrace a street known as Charlemont Avenue runs southward from Crofton Road. The garden of the westernmost house in the terrace runs along the side of this street at the northern end and is marked by a high wall of concrete blockwork. At the southern end of this wall is the gable end of a mews building.



*Plate 8: Mews at rear of Charlemont Terrace*

At the ends of the gardens of the six houses in Charlemont Terrace there is a terrace of six mews buildings. Each of these has been converted to residential accommodation, with significant alterations to the external appearance. In some cases, the facades are rendered and painted, while in other cases they are faced with granite rubble with some brick. At the eastern end of the mews lane the last mews building closes the end of the street.



*Plate 9: Easternmost mews house, seen from application site*

The rear of the easternmost mews house backs onto the application site. There are no windows in the rear elevation and there are five roof lights in the eastern slope of the roof, all of which are of late date.



*Plate 10: Rear of mews terrace, seen from application site*

The mews house that is next to the end has a substantial addition to the rear in the form of a two-storey return. This has a contemporary appearance, with a round window at the eaves, projecting into the roof space, and a window at the rear of the main house that also projects into the roof space and which has a copper roof.



*Plate 11: Charlemont Avenue*

To the south of the mews lane at the rear of Charlemont Terrace the eastern side of Charlemont Avenue has a terrace of houses running along its entire length. The terrace has seven houses, each of which would have been brick-fronted originally, though one is now rendered. All houses are of the same appearance, with a central front door flanked by a window on either side, though due to the slope of the street the northernmost houses have basements, despite the gradual stepping down of the ridge lines. The houses have gardens to the front with iron railings and to the rear they have gardens, those at the northern end being longer due to an angle in the rear boundary.



*Plate 12: Charlemont Avenue*

The five southernmost houses in the terrace back on to the former Magdalen Asylum, while the northernmost two houses back onto the application site.



## **Proposed development**

It is proposed to develop the application site to provide for a mixed development with 102 apartments, residential amenity areas and a café/restaurant unit. The layout is to include two buildings parallel to each other, one aligning with Charlemont Terrace on the Crofton Road frontage and the other aligning with the mews buildings at the rear of Charlemont Terrace.

The proposed building on the Crofton Road frontage would rise in three steps from west to east. Adjacent to the three-storey-over-basement Charlemont Terrace the new building would be five-storey, rising slightly higher than the parapet of the adjacent terrace and being aligned with the front elevation of the terrace. The second step would project slightly forward of Charlemont Terrace and would rise to six storeys. Beyond this again, the easternmost part of this front block would rise to thirteen storeys, the top level of which is to be a viewing platform. At the rear of this easternmost part the building would drop to eight storeys.

The proposed building to the rear of the street frontage would be up to eight storeys in height with a ninth storey set back from the main frontages.

The plan form of the proposed buildings will avoid rigid rectangular shapes, introducing angles into the facades so as to provide for a livelier appearance to each of the buildings.

## **Assessment**

The application site is located within the historic centre of Dun Laoghaire and has protected structures in the vicinity, notably Charlemont Terrace and the houses in Charlemont Avenue. In addition, the site falls at the boundary between the predominantly older, residential buildings to the west and the newer commercial and residential buildings to the east. The latter includes the building at Harbour Square, which is six- and seven-storey on the street frontage and a full seven-storey plus penthouse at the rear where it faces towards the application site.

The present development seeks to make the transitions between the new and the old and between the varying heights. It also addresses the historic skyline of Dun Laoghaire.

## **Front building, Crofton Road**

The application site was the garden of a house and lay between Charlemont Terrace and a single-storey line of cottages, beyond which was the Town Hall – now County Hall. The original relationship between the garden and the nearby buildings was destroyed when the garden was laid out as a car park and further disconnected with the construction of Harbour Square and the extension to County Hall. While the County Hall extension respected the scale and surface modelling of the original Town Hall building Harbour Square did not, and it removed any remaining historical visual connections eastward from the application site.

The proposed building on the Crofton Road frontage is designed to make the transition from the mid-nineteenth-century scale, as seen at Charlemont Terrace, and the early-twenty-first-century scale at Harbour Square. This is a potentially

difficult transition as it includes height, materials, design, period and building line. The approach adopted is to make the transition in height and building line in a series of three stages. Rather than stepping up in a conventional way to form a gradation of heights that takes Charlemont Terrace as the low point and Harbour Square as the high point, the highest step has been designed as a tall building, forming a new focal point on the skyline and also providing a new visual closer in the view along Crofton Road from both the east and the west. When approaching from the west Crofton Road is relatively straight up to the application site, where it turns towards the right, ensuring that the site provides the opportunity for this closing statement to this road, as well as a gateway to the Seafront Quarter. This is seen in View 17, as included in the Visual Impact Assessment submitted with the application and reproduced below. This provides for an effective means of visually turning the corner.



*Plate 13: View 17, showing proposed development from the west*



*Plate 14: View 16, showing relationship of Charlemont Terrace to new development*

In relation to the transition from Charlemont Terrace, the first two stages of the proposed building make an easy transition of the height and building line, while the third, high, stage is at a sufficient separation from Charlemont Terrace that it does

not crowd the protected structures in the terrace. This is illustrated in view 16, from the Visual Impact Assessment, reproduced above. The nearer parts of the proposed building form a bookend to the terrace in this view, visually separating the protected terrace from the higher building beyond.

The closest protected structure to the application site is number 6 Charlemont Terrace, which fronts on to Crofton Road, though set back from the street behind an area of parking and access. The house is also at a slight remove from the boundary with the application site. The proposal is to locate a five-storey building adjacent to number 6 Charlemont Terrace with its frontage in line with the façade of the terrace. The vehicular access to the development will pass through this building, with a height equivalent to two storeys.



*Plate 15: CGI view of Crofton Road frontage*

During the design process consideration was given to locating the vehicular access away from Charlemont Terrace, however it was not possible to achieve this, as is considered within the Road Safety Audit submitted with the application. The existing access to Harbour Square is adjacent to the application site to the east and outside the control of the applicant. For this reason it was not possible to combine the new access with the existing, while locating the new access adjacent to the existing would create confusion and hence a traffic hazard, particularly as the two accesses would be located on a bend in the road. For these reasons it was found to be necessary to locate the access at the far end of the site from the access to Harbour Square.

To ameliorate the location of the access close to Charlemont Terrace the scale of the access through the proposed building has been kept as small as practicable and the façade set in line with the protected terrace. The proposed building has been moved slightly away from the boundary to increase the separation between number 6 Charlemont Terrace and the proposed building. The external materials of the proposed buildings are to be in pale colours in recognition of the prevailing colours among the earlier buildings in Dun Laoghaire, which are generally faced with painted render in soft pale colours, typically ranging from white to cream coloured, though also including other pastel shades. The frontages of the houses in Charlemont Terrace are painted in accordance with that trend. It is also proposed that the prevailing proportions of the windows in the part of the proposed development nearest to Charlemont Terrace are to reflect the traditional vertical

arrangement of windows in the early houses in Dun Laoghaire, including Charlemont Terrace. These measures will ensure that the proposed development, while being contemporary in design, will reflect the traditional character and appearance of the protected structures in Charlemont Terrace.

### **Rear building**

As was noted above, the rear building is aligned on the mews buildings at the rear of Charlemont Terrace and it is proposed that it be up to eight storeys in height, with a ninth storey set back from the facades. This building would be far enough to the rear of the houses in Charlemont Terrace that their setting would not be compromised. The view of the terrace from the present car park is not one of the significant views of the terrace, which was not designed to have a significant façade on this frontage, nor to be seen from that angle.

The mews buildings at the rear of Charlemont Terrace have been altered to a significant degree, as was seen in the building survey above. These would have been seen as modest buildings when first built and they do not appear to have been designed as a set piece to be viewed from Charlemont Avenue. Their purpose was purely utilitarian. As such, the view along the mews buildings from Charlemont Avenue was not intended as being worthy of note. In view of this, the placing of a new building opposite the end of the mews lane would not result in the diminution of a view of architectural heritage significance. It is noted that this view is already terminated by the building at Harbour Square, as seen in plate 8.

The single-storey terrace in Charlemont Avenue is protected and it has been noted that the northern end of this terrace backs on to the application site. The proposed new building would not be directly to the rear of this terrace, but offset from it, to the north. It is noted that the backdrop to this terrace is the former St Patrick's Refuge and Laundry, which is now part of St Michael's Hospital. This is seen in View 27, submitted in the Visual Impact Assessment, and reproduced below.



*Plate 16: View 27, showing the proposed development and Charlemont Avenue*

## Skyline

Many coastal towns have skylines that can be seen from boats offshore, while Dun Laoghaire has the advantage of two long piers that are frequented by large numbers of walkers every day, affording a view of the town from a distance of up to a kilometre. As a result, the skyline of the town is well-known to its citizens and visitors. The skyline is relatively low, when seen from these viewing points and is punctuated by the prominent towers and spires of St Michael's Church and the former Mariners' Church. Lesser towers such as those on County Hall and the Royal Marine Hotel also make an impact. In the view from the ends of the piers the tower and spire of St Michael's Church form a central focus, while the tower and spire at Mariners' Church is off to the left, or the east. Building 1 as now proposed would introduce a balancing focal point to the right, or west, of centre. This is seen in View 13 from the Visual Impact Assessment submitted with the application and reproduced below.



*Plate 17: View 13, skyline of Dun Laoghaire*

As the view above shows, the proposed building would not be as prominent as the two church spires and when seen from the ends of the piers it would barely break the skyline above the Dublin Mountains, in contrast with the very definite points created by the two church spires and even the tower of the Royal Marine Hotel, seen midway between the two church spires. The proposed building to the right of centre provides a balance in the view, which has much more activity in the left-hand sector, including the two spires, the hotel, the Dun Laoghaire Shopping Centre and the Lexicon.

In other views from the piers the proposed building would be seen from a different angle – looking at an angle across the town's maritime frontage rather than straight on. In these views the building would project above the skyline but would nonetheless make a positive contribution to the character of the historic town. In View 11 from the Visual Impact Assessment, reproduced overleaf, the view from mid-way down the East Pier is seen. This shows how the building would balance the larger presence of the Lexicon, with the spire of St Michael's Church and the tower of County Hall lying between these strong end points.



Plate 18: View 11, from the East Pier with the proposed building at right

### Viewing point

The top level of Building 1 on the Crofton Road frontage provides an opportunity for a publicly accessible viewing point. Of the high points in the town centre, few have any realistic provision as viewing points, access to the church spires and the towers of County Hall and the Royal Marine Hotel not being available.

It is notable that the view over the harbour from the Lexicon is a significant talking point in discussions of the merits of the library, while perhaps the most frequent comment made by the 45,000 visitors that visit the Joyce Tower and Museum each year is the view from the gun platform on the roof. The view from the Lexicon is over a very confined area and while that from the Joyce Tower is panoramic, it is almost at sea level. There is nowhere in the town that could provide such an extensive view from a high level than could be introduced at the proposed development.

For the past twelve years or so Dun Laoghaire-Rathdown County Council has run the Summer of Heritage programme in the county, involving a mix of guided walks, lectures and access to buildings. The buildings that are accessed are generally not available at other times, such as the Oratory in Dun Laoghaire, Seapoint Martello tower, Cabinteely House and Marlay House. This programme includes venues that are in private ownership as well as those controlled by the county council and access to the higher element of proposed Building 1 would fit well with the Summer of Heritage programme. Access could be made available by guided tour at certain times of the week during the summer programme. Similarly, access could be arranged on other occasions such as Culture Night or the Open House weekend.

### Conclusion

This report has been prepared in response to the requirement of the *Architectural Heritage Guidelines for Planning Authorities* and fulfils those requirements. The author has been involved in the design process from the outset, including the

formulation of mitigation measures to offset any adverse impacts on architectural heritage and these mitigation measures have been incorporated in the proposed design. Part of the analysis of the potential impact of the proposed development is contained in the Visual Impact Assessment report, which contains montages to show how the proposed development will fit in to the urban landscape and some of those montage views, along with a CGI view of the proposal have been incorporated in this report in plates 15 to 18.

The proposed design has taken into account the policies in the development plan that were cited above. This has included a high quality of design and materials to compliment the protected structures through the use of stepped heights, colour of facing materials and shape of windows, as noted above. This report and others submitted with this application have indicated how the proposed development would respect the scale, height, massing and alignment on the protected structures. The application site is such that the analysis of potential impact must extend beyond the immediate surroundings and take into account the urban landscape and also the maritime landscape and this has been taken into account in this document and in others submitted with the application.

The findings of this analysis is that the proposed development would provide the necessary transitions between the heights, building lines, styles and other factors, both in the immediate vicinity of the site and as part of the wider urban and maritime landscape and, as has been shown in the assessment above, would not have an adverse impact on the historic environment, including the protected structures in the vicinity.