

## SDCC Architectural Conservation Pre Planning Guidance

Our architectural heritage is a unique resource, an irreplaceable expression of the richness and diversity of our past. Structures and places can, over time, acquire character and special interest through their intrinsic quality, continued existence and familiarity. The built heritage consists not only of great artistic achievements, but also of the everyday works of craftsmen.

In a changing world, these structures have a cultural significance which we may recognise for the first time only when individual structures are lost or threatened. As we enjoy this inheritance, we should ensure it is conserved in order to pass it on to our successors. This is provided for under Part 4 of the Planning Acts through the designation of a Record of Protected Structures (RPS).

Sympathetic maintenance, adaptation and re-use of structures on the RPS can allow the architectural heritage to yield aesthetic, environmental and economic benefits even where the original use may no longer be viable. The creative challenge is to find appropriate ways to satisfy the requirements of a structure to be safe, durable and useful on the one hand, and to retain its character and special interest on the other. It is the essence of sustainable development.

From the outset it is always advisable to seek the services of an appropriately qualified professional who at an early stage can give valuable advice regarding proposals involving protected structures. The **Royal Institute of the Architects of Ireland** has an RIAI Conservation Accreditation System that recognises differing levels of conservation expertise among their members. For further information you can access their website -<http://www.riai.ie/> or contact them directly at RIAI, 8 Merrion Square, Dublin 2, Ireland. Tel: +353 (0)1 676 1703 Fax: +353 (0)1 662 8593 email:info@riai.ie.

You may also contact South Dublin County Council to access information specific to any RPS property and its environs by visiting the Public Planning Counter in the Civic Offices, Tallaght Town Centre, Dublin 24, or by accessing our website [www.sdcc.ie](http://www.sdcc.ie) and using the Online Planning Search where you can view individual planning applications including drawings and reports etc. The **South Dublin Development Plan 2010 – 2016** which contains the RPS is also available on line – this identifies the number of buildings in the county listed for protection, including interiors, exterior and their site features. The Council's Architectural Conservation Officer provides information and advice for owners of Protected Structures.

When the scope of any work to be undertaken on a Protected Structure is being considered, the Architectural Conservation Officer can provide specific advice and can liaise with a Design Team for pre-planning meetings convened by the planners.

The **Architectural Heritage Guidelines** sets out clear conservation principles and approaches. The more recently published advice guides are downloadable from the DAHG website and give greater detail on conservation repairs and maintenance.

The **Advice Series** is a series of illustrated booklets designed to guide owners and others responsible for historic structures on how best to repair and maintain their properties. They are available for roof, window repair, general maintenance issues and energy efficiency and other related topics. All of the advice series are available on the Department of Arts Heritage and the Gaeltacht's website ([www.ahg.gov.ie](http://www.ahg.gov.ie)-built heritage and architectural policy).

Planning Applications affecting Protected Structures must be consistent with the standard planning guidance and requirements as set out by in the Council's Development Plan. The following should be noted when dealing with proposals involving Protected Structures.

Drawings submitted should clearly identify the original fabric, its condition and proposed interventions in the context of that original fabric.

The following in particular will be required:

- A Site plan showing the relationship of the structure to its curtilage, and its context, at an appropriate scale.
- Plans, sections and elevation drawings at a scale of 1:50 or 1: 100 as appropriate of the structure as it exists (i.e. survey drawings) sufficient to indicate the general arrangement of the structure.
- Elaborate or detailed features like fireplaces, stairs, cornices or joinery described in drawings at scales of 1:10 or 1:5 as appropriate.
- Plans, sections and elevation drawings at a scale of 1:50 or 1: 100 as appropriate showing the proposed changes to the protected structure. [Changes to be hatched or clearly highlighted].
- Where alterations are being proposed that would affect the character of a space or feature, drawings at an appropriately large scale will be required.

A **Conservation Report** including a **Method Statement and Specification** and/or an **Architectural Impact Assessment** should be submitted, detailing the architectural historic significance of the structure. Historical Mapping should also be referenced to clearly document different stages of development. This report should also contain a written statement describing and justifying the proposed works and the philosophy that informs their methodology.