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SANTA SABINA

## Report on the Proposed Development on Lands at

## Saint Dominic's College and Convent, Santa Sabina, Greenfield Road, Sutton, Dublin 13

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## 1.0 INTRODUCTION

This conservation report on the proposed strategic housing development on a site that formerly formed part of Santa Sabina Dominican College and Convent Complex, Greenfield Road, Sutton, Dublin 13 is carried out on behalf of Parsis Ltd. St. Dominic's Convent Santa Sabina, located to the east of the application site, is a protected structure (RPS No. 0794).

The proposed application seeks to alter planning permission F17A/0615 granted by Fingal County Council on the 18th April 2018 (currently under construction).

The development comprises alterations to the development permitted under Reg. Ref.: F17A/0615 (currently under construction) consisting of the following:

- Provision of 2 additional storeys to Block A-B1 and alterations / redesign to the 3 permitted storeys below to provide a five storey building containing 42 no. apartments (consisting of 9 no. 1 beds, 29 no. 2 beds and 4 no. 3 beds), and including associated alterations to the courtyard communal amenity space.
- Provision of 2 additional storeys to Block C1 and alterations to the 3 permitted storeys below to provide a five storey building containing 28 no. apartments (consisting of 28 no. 2 beds).
- Replacement of Block D, comprising 10 no. two and three storey semi-detached houses, with 3 no. three storey apartment buildings (Block D1, D2 and D3) containing 32 no. apartments (consisting of 6 no. 1 beds, 21 no. 2 beds and 5 no. 3 beds), and including provision of communal amenity space to the north.
- The alterations to Block A-B1 and C1 include associated alterations to the basement under these blocks primarily relating to the omission of a core and associated alterations to plant, waste storage, car and cycle parking provision.
- The proposed alterations include the provision of balconies / terraces to the external elevations of Block A-B1, C1, D1, D2, and D3.
- An ESB substation and switchroom building and bin collection point are proposed in place of three permitted car parking spaces adjoining the western boundary of the site.
- The proposal includes alterations to the permitted car and cycle parking at basement and ground level, resulting in the provision of a total of 168 no. car parking and 270 no. bicycle spaces.
- The proposed alterations include all associated ancillary

site development works.

The proposed alterations to the permitted development relate to 102 no. residential units, including the provision of 47 no. additional residential units and alterations / redesign of 55 no. permitted residential units, which results in an increase in the total number of residential units on the site from 96 to 143.

The proposed alterations to the permitted development are located entirely on lands zoned RS- Residential. No alterations are proposed to Block B2-B3 (24 no. units) and C2 (17 no. units), which contain a total of 41 no. permitted apartments and a creche. The permitted access road to the adjacent school has been implemented and other site development works associated with the permitted residential development, which are not the subject of the proposed alterations, have commenced on the application site as provided for under Reg. Ref.: F17A/0615.

The revised proposal reflects the recent changes to the Apartment Guidelines 2018 and Building Height Guidelines 2018.

The permitted site layout has taken into account the preservation of existing trees, neighbouring properties and their amenities, and the requirement to maintain the line of the existing school entrance. No changes are proposed to the permitted open spaces to the south of the apartment blocks.

The permitted access road to the adjacent school has been implemented and other site development works associated with the permitted residential development, which are not the subject of the proposed alterations, have commenced on the application site as provided for under Reg. Ref.: F17A/0615.

This report examines the property and the available historic information and seeks to identify the importance of the site affected in architectural terms. It examines the impact of the proposed work on the protected structure and the adjoining St Fintan's Church. The report should be read in conjunction with the survey and proposal drawings prepared by the architects.

## 2.0 SUMMARY

The proposed buildings have all been consciously set back from both the road and the adjoining properties and protected structures. A Visual Impact Assessment of the proposal has been prepared by Brady Shipman Martin. This indicates that the proposal will have little or no impact on the character of either of the existing building complexes at St Fintan's Church, Santa Sabina School or the wider Sutton and Howth area.

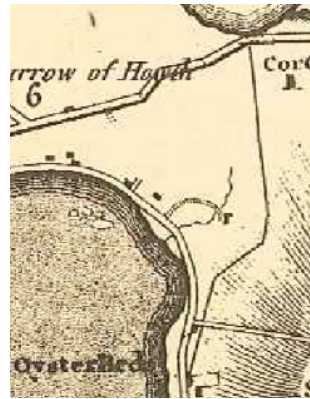
The curtilage of the Convent building has altered due to the demolition of the original farm buildings depicted on the early maps and the erection of the later school buildings and St Fintan's Church. The ensemble of grey plastered convent buildings has a high ratio of wall to window resulting in a heavy frontage and lie staid in the landscape.

The poorest designed parts of both complexes are the nearest to the proposed housing, namely the bulky mass of the sports hall and the mansard roofed presbytery associated with St Fintan's Church.

The existing landscaping is to be retained along old property boundaries and will be supplemented to add to the visual separation.



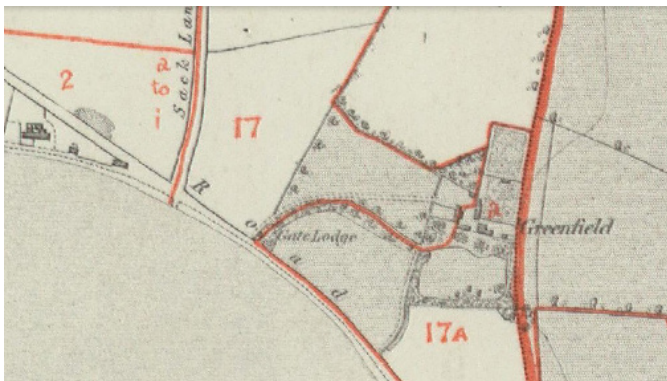
Rocque's 1760 map of Dublin shows the house and one of the outbuildings.



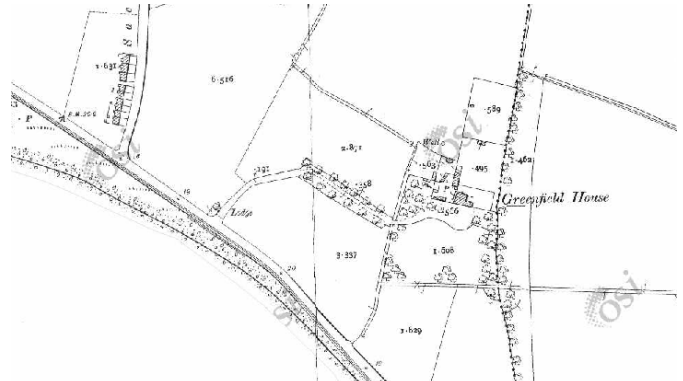
Taylor's map of 1816, showing the drive and 18th century house.



The first edition Ordnance Survey map, surveyed 1837 and published in 1843, showing the drive, 18th century house and outbuildings.



Richard Griffith's Primary Valuation map of 1850, showing the drive, 18th century house and outbuildings. The map indicates that the name of the house had changed from Seafield to Greenfield



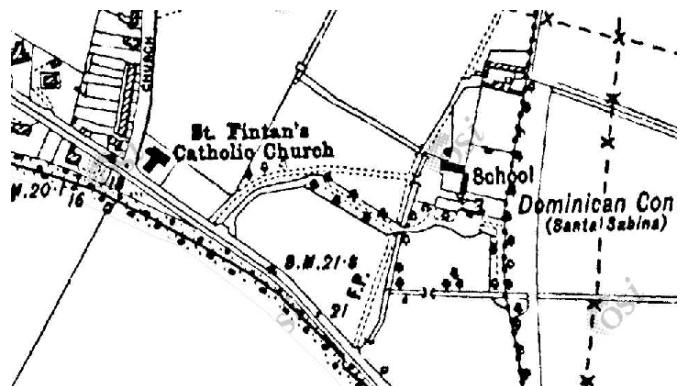
The Ordnance Survey map, surveyed 1907 and published in 1909, showing the drive, the house and outbuildings.

As is clear from the visual impact assessment, the proposed buildings will be largely screened by existing trees planting and existing neighbouring buildings

Even where the altered development is visible, the proposed finishes to the exterior elevations ensure that the proposed apartment buildings blend in to the background. This is in contrast with the elephantine nature of the existing sports hall at Santa Sabina School

On the opposite side, the church will retain its prominence as the proposed buildings are set back and largely screened by planting or the church and its presbytery

In conclusion, there will be no significant adverse impact from the proposal.



The Ordnance Survey map surveyed 1937 and published in 1940 showing the drive, the house which has been renamed and extended and outbuildings.

### 3.0. HISTORICAL BACKGROUND

#### The School and Convent

St Dominic's College, Santa Sabina was built onto an earlier country residence. The floor plans of the house suggest that it is Georgian. An L-shaped footprint is shown on Rocque's Map of 1760 and Taylor's map of 1816 which also shows the driveway. The first edition Ordnance Survey map shows the house under the name Seafield with Demesne features such as the curved and tree lined avenue, a gate lodge, and various outbuildings to the west and north of the house and a series of walled gardens to the north. The 1850 Griffith's Valuation map is an early revision of the first edition OS map. It indicates that the name of the house changed at some point between 1837 and 1850. The outbuildings, shown on the first edition OS map except that a glass house has been added to the walled garden and Griffith Valuation Map



A site plan by W.H. Byrne dated September 1951. It is of interest because it shows the house, the various extensions and the timber church that preceded St. Fintan's.



Much altered and extended Santa Sabina, somewhat overpowered by the 20th century secondary school and especially the more recent sports hall.

included a stables and Coach House according to the Griffith Valuation records. The 1907 OS map shows some changes to the outbuildings to the west and the walled garden and glass house are more clearly defined. A well is also marked to the north of the outbuildings.

On purchasing the property in 1912 the Dominican Sisters named it 'Santa Sabina' after a Roman martyr. It became a small 15 student convent school for girls and the old stables and coach house were renovated and used as a junior school.

Plans by W. H. Byrne show that an extension was added to the NW side of the house at this time. St Dominic's Hall was added in 1916 owing to the increase in the number of pupils. The architect was W.H. Byrne, Architect of Dublin.

William Henry Byrne is particularly associated with Catholic church architecture and was architect to the Catholic dioceses of Killala, Ossory, Tuam, and Athlone and to the Sisters of Charity in Ireland, who ran the Mater, St Vincent's and Temple Street hospitals in Dublin. He was also architect to the South City Markets Co. Dublin, responsible for the reconstruction of the markets after the fire of 1893, and to Pim Brothers' large drapery establishment on the opposite side of South Great George's Street. The convent was extended westwards in 1936. The various new buildings are shown on the 1936 OS map and those to the north of the house appear to have replaced most of the outbuildings. The gate lodge had also been removed. Further outbuildings are shown to the north of the walled gardens. The convent was extended again in the 1950s. The remaining 19th century outbuildings were removed at this time. Subsequent extensions were built to the north and are of little architectural interest.

### The Church

Because of the expanding population of Sutton Co. Dublin in the 20th century, a temporary timber church was built on the corner of Church Road and Greenfield Road and called St. Fintan's after the ruined church nearby. This church is shown on a site plan by W.H. Byrne, dated 1951. The present St. Fintan's Roman Catholic Church, Sutton, was commissioned in 1973 and designed by Andy Devane of Robinson Keefe Devane Architects. The use of timber on the interior was inspired by the preceding church.

### 3.1. Cartographic Record

Though not very clear, a group of structures is shown in the location of the present Convent and School buildings on Rocque's map of 1760. The footprint of the house is shown on Taylor's map as is the driveway. The same footprint is shown on the 1837 and in 1907-8 OS maps with outbuildings around it. There is little change to the footprint of the house between the 1830s and 1907 but some of the outbuildings were



The later extensions to the school are not of architectural note.



The mass of the sports hall hides the and the later school buildings hide the protected from the site.



Saint Fintan's Church designed by the well known architect Andy Devane of the firm of Robinson Keefe and Devane, is a copper roofed, fan shaped church using textured concrete is one of the few modern churches of any quality in Dublin.

replaced. The gate lodge pictured in 19th century OS maps was removed sometime before 1951 as it is not shown on W. H. Byrne's site plan.

#### 4.0. ARCHITECTURAL DESCRIPTION

##### Buildings and Fabric

**Saint Dominic's College Convent**  
 Saint Dominic's Convent is a detached five-bay two-storey over basement building with projecting entrance porch. There is a single-bay link to multiple-bay two-storey extension to left-hand side built c. 1936 and extended in the 1950s. There are also extensive later linked school rooms in varying styles on the site and a more recent rather bulky sports hall between the convent and the site for the permitted/proposed apartments.

##### Exterior Description

Roof: Hipped slate roof with terracotta ridge tiles. Most of the later extensions have flat roofs.  
 Stacks: rendered chimney stack with terracotta pots  
 Walls: Rendered walls with quoins, moulded cornice & granite

opening to parapet.  
 Openings  
 Windows: Moulded rendered surrounds, granite sills. Many of the timber sash windows have been replaced with uPVC windows. Timber and upvc casements in main block. Timber sash and upvc to side extension.  
 Doors: Modern timber panelled door.

##### Interior Description

Interior was not investigated as it will not be affected by the proposed works.

##### Boundaries & outbuildings

Boundary walls: low rendered or concrete block work walls with a concrete capping. The tree lined avenue survives as does the walled garden to the north of the original house but the original complex of outbuildings and the gate lodge do not

##### Adjoining buildings and features

St Fintan's Church, Atrium, Parish Centre and Presbytery is a shell shaped in plan with the alter and chancel at the apex, roofed with a copper clad roof with a cedar lined ceiling raking upwards over the chancel.  
 The Belfry is a tall elegant bell tower composed of ribbed concrete.  
 Roof: copper clad roof covering the fan shaped plan.  
 Walls: Ribbed concrete resulting from rope shuttering.  
 Openings: The interior is lit by slits and windows from above. There are also floor to ceiling windows  
 The atrium is paved with Liscannor stone.  
 The presbytery in the grounds is of similar construction but has a mansard copper roof, dormer windows and modern block work walling as well as the ribbed concrete walling. The presbytery is not of the same architectural quality as the church and parish centre.  
 The alter, tabernacle, column and baptismal font were designed by the Architects and Christopher Ryan. The alter crucifix, candelabra, font cover and sanctuary lamp with copper and vitreous enamel are by Edna King.

#### 5.0. SIGNIFICANCE AND PROTECTION

Assessment of Significance  
 The Architectural Heritage (National Inventory) and Historic



Proposed line of apartments and the retention of the existing trees will hide the elephantine sports hall

Monuments (Miscellaneous Provisions) Act, 1999 places the National Inventory of Architectural Heritage (NIAH) on a statutory basis and acts as a core database for identifying buildings for protection. The aim of the NIAH is to identify, record and evaluate the Architectural Heritage. The importance rating value codes used by the NIAH are International, National, Regional, Local and Record Only. Local Authorities are asked to include International, National and Regional structures in the Record of Protected Structures (RPS). The structures and curtilage have been evaluated as follows:

#### ARCHITECTURAL

Architectural Heritage Protection: Guidelines For Planning Authorities (DCHG 2011, 2.5.7) defines architectural interest as: a structure or part of a structure with such qualities as the following:

- a generally agreed exemplar of good quality architectural design;
- the work of a known and distinguished architect, engineer, designer or craftsman;
- an exemplar of a building type, plan-form, style or styles of any period but also the harmonious interrelationship of differing styles within one structure;
- 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;
- a structure with an interior that is well designed, rich in decoration, complex or spatially pleasing.

The present convent buildings are 18th and 19th century with early 20th century additions by the Architect, W. H. Byrne. The form and composition of the 19th century convent buildings and the early 20th century extensions to the west side are largely intact and though adversely altered in recent times, would be considered as being of architectural interest. The convent buildings in particular are similar to the Dominican convent buildings at Sion Hill in Blackrock.

The church, designed by Andy Devane of Robinson Keefe Devane Architects is an interesting example of modern architecture. An article on Devane which appeared in the Irish Arts Review Yearbook 2002 referred to the church as *'one of Devane's most successful works.'* Costello refers to it as one of the more attractive new churches.

The adjoining presbytery and garage, built in similar materials, does not appear to be of the same architectural quality as the church. It is unique in the sense that there are very few modern churches of architectural quality built in the church building boom of the mid-20th century.

#### HISTORICAL

Architectural Heritage Protection: Guidelines For Planning Authorities (DCHG 2011, 2.5.8) states that the historical interest relating to a structure or parts of a structure may be identified in various ways.

- A structure may have historical interest as the location of an important event that occurred in, or is associated with it, or by its association with a historic personality.
- A structure may have influenced, or been influenced by, an historic figure. Important people may have lived in the structure or have been otherwise associated with it.
- Historical interest can be attributed where light is thrown on the character of a past age by virtue of the structure's design, plan, original use, materials or location.
- A structure may be a memorial to a past event;
- A structure itself may be an example of the effects of change over time. The design and fabric of the structure may contain evidence of its former use or symbolic meaning. This may be the case with former goals or churches that have since changed and, in so doing, illustrate a historic development.
- Some unusual structures may have historical or socio-historical interest.
- Special historical interest may exist because of the rarity of a structure. Either few structures of an identifiable type were built at a particular time, or few have survived. In either case, the extant structure may be one of the few representative examples of its time that still exists in the national, regional or local area.

Although the convent and school started out as a private house, the style, particularly of the early 20th century extensions are similar to other Dominican Convent schools in the Dublin area. These include Muckross Park in Donnybrook and Sion Hill in Blackrock. Muckross was built in 1901 and incorporates an older house of the same name. Sion Hill was established in the 1830s, also in the grounds of an existing house of the same name. It appears therefore, that the establishment and growth of Santa Sabina as a convent school was part of a larger movement which took place from the 1830s to the early 20th century.

#### ARCHEOLOGICAL

Architectural Heritage Protection: Guidelines For Planning Authorities (DCHG 2011, 2.5.9) states that archaeological interest is essentially defined by the degree to which material remains can contribute to our understanding of any period or the study of past societies. The characteristic of archaeological interest in the context of the RPS must be related to a structure. Structures of special archaeological interest may also be protected under the National

Monuments Acts. Structures can have the characteristics of both archaeological and architectural interest as these are not mutually exclusive. For example, the party walls or basements of houses of later appearance may contain mediaeval fabric and reveal information of archaeological interest.... Fragments of early fabric, including carved or worked stone, may have been re-used in later buildings giving these structures archaeological significance as the current context of historically significant material. A complex of industrial buildings may have archaeological interest because of its potential to reveal artefacts and information about the evolution of industry that may be useful to archaeologists, historians and the public.

There are a number of recorded monuments nearby, including a tower house, but the closest (DU015-024 Midden) is at least 300 meters from the site. Therefore, there is little of archaeological significance.

#### ARTISTIC

Architectural Heritage Protection: Guidelines For Planning Authorities (DCHG 2011, 2.5.11) states that artistic interest may be attributed to a structure, for its craftsmanship, design or decoration. For example:

- a) examples of good craftsmanship;
- b) decoratively carved statuary or sculpture that is part of an architectural composition;
- c) decoratively-carved timber or ceramic-tiled shop fronts;
- d) ornate plaster work ceilings;
- e) decorative wrought-iron gates;
- f) religious art in a place of public worship such as the Stations of the Cross or stained-glass windows;
- g) fixtures and fittings such as carved fireplaces, staircases or light-fittings;
- h) funerary monuments within a graveyard;
- i) the relationship of materials to each other and to the totality of the building in which they are situated, if these have been designed as an ensemble.

For an artistic work to be given protection under the 2000 Act (as amended), its degree of annexation to the structure should be taken into account. If the work of art is effectively fixed to the structure, it can be considered a part of the structure and therefore protected.

The stations of the cross in the church would be of artistic interest. The alter, tabernacle, column and baptismal font were designed by the Architects and Christopher Ryan. The alter crucifix, candelabra, font cover and sanctuary lamp with copper and vitreous enamel are by Edna King. The interior of the convent was not inspected so it is not possible to comment on its artistic merits. In any case, the interiors of the convent and church will not be affected by the proposed development.

#### GROUP/STREETScape/SETTING

Architectural Heritage Protection: Guidelines For Planning Authorities (DCHG 2011, 13.2.1-2) states that the attendant grounds of a structure are lands outside the curtilage of the structure but which are associated with the structure and are intrinsic to its function, setting and/or appreciation. In many cases, the attendant grounds will incorporate a designed landscape deliberately laid out to complement the design of the building..

Where the curtilage of a protected structure has altered since the time of its construction, there may be important features

of the original, or of a previous, curtilage which would not automatically be protected within the definition of the protected structure.

The 2011 Guidelines state that within the curtilage and/or attendant grounds of a protected structure there may be planted features which are important to the character and special interest of the structure and which contribute to its setting (DCHG 2011, 13.4.22). These could include tree-lined avenues, decorative tree-clumps and woodlands. The influence of the setting of groups of structures on the character of the group or the wider area should be considered when identifying this character (DCHG 2011, 3.4.1-2). The topography of an area, natural features such as woodlands and aesthetically important vistas to and from the area, can all be aspects of the setting. The contribution of setting to the character of the architectural heritage should not be underestimated.

Santa Sabina College and Convent buildings are set back from the road. The house, originally known as Greenfield, now Santa Sabina is only partially visible from the road, its setting much denuded. Though it retains features such as the tree lined curved avenue, the walled garden to the north and the grounds to the south, the setting has been undermined to the north and west through the construction of the Glencarraig Housing estate, school buildings and sports hall and to the south by the Santa Sabina Manor housing estate and to the east by housing on Offington Park. Demesne features such as outbuildings and gate lodge and demesne walls have been replaced, the walled garden to the rear of the house is largely surrounded by the school buildings. The ensemble of Church, Atrium, bell tower and presbytery forms an interesting group of contemporary buildings.

#### TECHNICAL

Architectural Heritage Protection: Guidelines For Planning Authorities (DCHG 2011, 2.5.15) states that technical interest in a structure relates to the art of the structural engineer in devising solutions to problems of spanning space and creating weatherproof enclosures. It may be found in structures which are important examples of virtuoso, innovative or unusual engineering design or use of materials. A structure may be of special technical interest for one or more of the following reasons:

- a) it displays structural or engineering innovation evidenced in its design or construction techniques;
- b) it is the work of a known and distinguished engineer;
- c) it is an exemplar of engineering design practice of its time.
- d) it displays technically unusual or innovative construction or cladding materials.
- e) it contains innovative mechanical fixtures, machinery or plant or industrial heritage artefacts that describe the character of production processes.
- f) purely special technical interest can be ascribed to the innovative engineering qualities of a structure, as distinct from the building's appropriateness for use, or its appearance or form.

The church is of technical interest in the use of reusable nylon rope in the shuttering to produce the ribbed concrete effect.

#### SIGNIFICANCE

Although the convent building has undergone changes over the years which have resulted in a loss of historic fabric and

character especially internally, it remains of architectural and historic interest and also contributes positively to the streetscape and area. St Dominic's Santa Sabina School and Convent (NIAH reg. No. 11358001) is rated by the NIAH as being of Regional importance for reasons of architectural interest.

The Church is not currently rated by the NIAH but is probably of Regional Importance given its architectural, artistic and technical interest.

#### PROTECTION

St. Dominic's Convent Santa Sabina is protected under The Local Government (Planning and Development) Act 2000 and is listed as a protected structure in the Record of Protected Structures of the Fingal Development Plan 2017-23 (Ref: 794). It includes the original house the early 20th century additions to convent, entrance avenue & walled garden only. Saint Fintan's is also included in the RPS (Ref: 925).

#### 6.0 THE PROPOSED DEVELOPMENT

The proposed application seeks to alter planning permission F17A/0615 granted by Fingal County Council on the 18th April 2018 (currently under construction).

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The permitted site layout takes into account the preservation of existing trees, neighbouring properties and their amenities, and the requirement to maintain the line of the existing school entrance. No changes are proposed to the permitted open spaces to the south of the apartment blocks.

The permitted access road to the adjacent school has been implemented and other site development works associated with the permitted residential development, which are not the subject of the proposed alterations, have commenced on the application site as provided for under Reg. Ref.: F17A/0615.

#### 6.1 APPRAISAL OF THE PROPOSED WORKS

The proposed alterations are located entirely on lands zoned RS - Residential. The subject site is subject to a specific local objective number 113 which seeks to 'ensure no development in excess of three storeys' on the subject site. However, recent changes to planning policy at national level in relation to height as contained in the DHPLG 'Urban Development and Building Heights - Guidelines for Planning Authorities' (2018) indicates that there is a need to deliver compact urban growth with an objective to provide at least half of future housing within the existing built up area of the city. Both the Apartment Guidelines (March 2018) and the Building Height Guidelines (2018) contain Specific Planning Policy Requirements (SPPR's) which take precedence over any conflicting policies and objectives contained in development plans or local area plans.

SPPR No. 1 of the Building Height Guidelines states: *'In accordance with Government policy to support increased building height and density in locations with good public transport accessibility,...planning authorities shall explicitly identify, through their statutory plans, areas where increased building height will be actively pursued for both redevelopment, regeneration and infill development to secure the objectives of the National Planning Framework and Regional Spatial and Economic Strategies and shall not provide for blanket numerical limitations on building height.'*

SPPR 3 of the Building Height Guidelines states: *'It is a specific planning policy requirement that where; (A) 1. An applicant for planning permission sets out how a development proposal which complies with certain criteria*



(e.g. proximity to good public transport, contribution to place making/ streetscape, daylight/micro-climatic impacts, effect on the historic environment etc.), to the satisfaction of the Planning Authority; and

2. The assessment takes into account of the wider strategic and national policy parameters set out in the National Planning Framework...then the planning authority may approve such development, even where specific objectives of the relevant development plan or local area plan may indicate otherwise.

## 6.2 Assessment of setting and visual impact

With respect to development affecting the setting of a protected structure, the Architectural Heritage Protection: Guidelines For Planning Authorities (DCHG 2011, 13.8.2-3) state that new development both adjacent to, and at a distance from, a protected structure can affect its character and special interest and impact on it in a variety of ways. The proposed development may take the form of a new structure within the attendant grounds of the protected structure. A new development could also have an impact even when it is detached from the protected structure and outside the curtilage and attendant grounds but is visible in an important view of or from the protected structure. The extent of the potential impact of proposals will depend on the location of the new works, the character and quality of the protected structure, its designed landscape and its setting.

The curtilage of the Convent building has altered due to the demolition of the original farm buildings depicted on the early maps and the erection of the later school buildings and St Fintan's Church. Santa Sabina College and Convent are themselves largely obscured by the school buildings, later surrounding housing developments and the avenue of trees. The convent building is partially visible from the Greenfield Road, but even here it is obscured by fencing associated with the playing pitches to the south of the convent buildings. The ensemble of grey plastered convent buildings has a high ratio of wall to window resulting in a heavy frontage and lie staid in the landscape. The poorest designed parts of both complexes are the nearest to the proposed housing, namely the bulky mass of the sports hall and the mansard roofed presbytery.

A Visual Impact Assessment of the proposal, prepared by Brady Shipman Martin contains photomontages of the proposed development from 16 vantage points located to the south southeast, southwest, west and northwest.

View 1 from south of the presbytery indicates that, much like the permitted proposal, the proposed development will be largely screened by the existing mature trees and shrubs on the boundary. Only portions of the upper floors of one of the buildings will be visible.

View 2 from north of Fintan's Church suggests that the revised proposal will be largely screened by the existing trees and shrubs with only very small portions of the corners to the top floors of the proposed development visible. The proposed treatment of the walls will be of a similar hue as the walls of the existing church so that it blends in with the church. View 3 from west/behind Fintan's Church indicates that the proposed development will be screened by both the existing boundary trees and the church itself that the proposed

development is barely visible. Again, only a small portion of on of the proposed buildings will be visible.

View 4 from SW of Fintan's Church indicates that, again much like the permitted proposal, the proposed development will be largely screened by the existing mature trees and shrubs on the boundary the church. Only portions of the upper floors will be visible

View 5 and 9 from west of Fintan's Church at the junction of Church Road and the R105 Greenfield Road, suggests that the proposed development will be screened by both the existing boundary trees and the church itself that the proposed development is barely visible. Again the external treatment is of a similar hue as the walls and roof of the existing church so that it blends in to the background. View 9 from Greenfield Road to the west indicates that the proposed development will be screened by both the existing boundary trees, Church and nearby housing and that only a small portion of the top floor of one of proposed development will be visible

View 6 from the Church Road to the west, indicates that the proposed development will be screened by both the existing boundary trees and the church itself that only a small portion of the upper floors of one of the proposed buildings will be visible.

View 7 the Church Road to the west suggests a that the proposed development will be more prominent, but the proposed development will be largely screened by both the existing boundary trees and the church itself that only the upper floors of one of the proposed buildings will be visible. Again the proposed external treatment of the buildings will be of a similar hue to the church complex

View 8 from the Church Road to the NW indicates that the proposed development will be screened by both the existing boundary trees and nearby housing and that the a very small portion of the roof of one of the proposed buildings will be just barely visible.

The proposed development will not be visible from View 10 greenfield road to the west as it is screened by existing housing and hedgerows.

View 11 from the Greenfield Road to the south indicates a that, much like the permitted proposal, the proposed development will be largely screened by the existing mature trees and shrubs on the boundary, with only the upper floors visible.

View 12 from Santa Sabina Manor to the SE indicates a that, the proposed development will be largely screened by existing housing developments with only small portions of the upper floors just barely visible

View 13 & 14 from the Strand Road to the SE indicates that, the proposed development will be largely screened by existing trees shrubs and housing developments with only the upper floors visible

View 15 from the housing estate to the north, indicates that, the proposed development will be largely screened by existing housing developments with only the upper floors visible.

The proposed development will not be visible from View 16, the housing estate to the east as it is completely screened by existing housing.

View 17 from the Howth Golf Club on the Carrickbrack Road to the SE indicates that only the upper floors and roofs will be visible

### 6.3 Conclusion

The proposed alterations to the permitted development as a result of the proposed increase in height of two floors to Block A-B1 and C1, and the alteration of 2 and 3 storey houses to 3 storey apartment blocks within the northern part of the site will have little or no impact on the character of either of the existing building complexes.

As clear from the visual impact assessment, the proposed buildings will be largely screened by existing tree planting and existing neighbouring buildings.

Even where the revised development is visible, the proposed finishes to the exterior elevations ensure that the proposed apartment buildings blend in to the background. This is in contrast to with the elephantine nature of the existing sports hall at Santa Sabina School

The proposed development is located beyond it to the north of the avenue away from the road and St Fintan's Church and its associated buildings. The existing landscaping will be supplemented to add to the visual separation between the school buildings and the proposed development. St Fintan's Church will retain its prominence on the corner of the Greenfield and Church Roads, as the proposed buildings are set back and largely screened by planting or the church and its presbytery

In conclusion, there will be no significant adverse impact from the proposal.

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