

Knockrabo Phase 2

ARCHITECTURE



Conservation Strategy & Heritage Impact Assessment Report

October 2021

This report was commissioned by Knockrabo Investments DAC to assess the impact of amended proposals for a new residential development upon Cedar Mount and surrounding lands at Mount Anville Road, Goats-town, Dublin 14.

Howley Hayes Cooney Architecture were previously engaged to prepare a report for a planning application on the site which was granted permission in 2018 under planning register reference number D17A/1124 that included works to Cedar Mount house and ancillary structures within its curtilage. The current planning application does not include any further works to this part of the site, however, this report includes those chapters that relate to the assessment of the heritage of the site to provide a context for the amended proposals and the impact that they may have upon this heritage.

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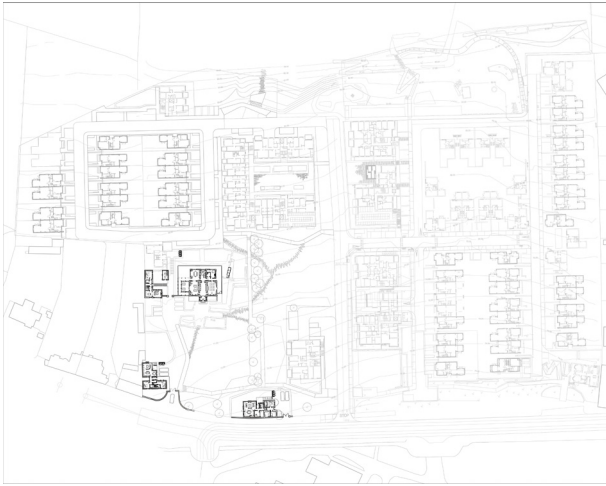
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1.0 INTRODUCTION



Site layout plan as granted under planning register number D17A/1124

Cedar Mount was constructed as a private residence around 1810 and was until recent times surrounded by a large garden in which a significant collection of semi-mature trees were planted within the past ten years. Set back some 59 meters from the main road, the house is a typical example of the early nineteenth-century suburban villa with a pleasing formality and unfussy, classical detailing, particularly to the entrance front.

Up until 2003, the building was used as a sports clubhouse to serve adjoining playing fields and sports ground. During this period, the original staircase and almost all of the original internal fittings were removed. In 2003 the house was bought for use as a private residence by the developer Niall Mellon, who refurbished the entire house and constructed a new staircase of contemporary design that filled most of the space within the original entrance hall. In 2006 Howley Hayes Cooney Architecture were commissioned to prepare design proposals for an extension to the house and improved links to the garden. At that time a large and rather unsightly Edwardian wing extended to the rear, compromising the wonderful elevated views over Dublin to the north.

Following a period of research and assessment, Howley Hayes Cooney Architecture, produced design and conservation proposals for the house, which formed the basis of a successful planning application granted in September 2006. These designs were modified and partly implemented between late 2006 and early 2007, under the direction of another architect, Howley Hayes Cooney Architecture having had no input beyond planning.

In 2016 Cedar Mount and its lands were sold to the current owners and since then the wider land-bank of lands at the Knockrabo site has been partially developed for housing, with the first phase of houses completed in 2017. Later phases of this development will see apartments constructed in the areas that were formerly the rear northern, and side eastern gardens of Cedar Mount. Cedar Mount had not been in use for several years prior to the purchase of the property by the current owners. Following the redevelopment of the lands around Cedar Mount, and the extensive restoration of the house in 2003, and the poor execution of the extensions carried out in 2006, it was no longer viable as a single family residence.

Knockrabo gate lodge (West), entrance gates and piers are also protected structures on the site that are considered within this report. The Coach House, adjacent to the western facade of Cedar Mount is not a protected structure. However, as it is within the curtilage of Cedar Mount, it is being treated as such from a conservation and development perspective. Both of these structures date from the nineteenth century and have been renovated and extended to create dwellings during the past ten to fifteen years. A third, new structure was included in the previous report to be constructed on the site of a former gate lodge on the south-west corner of the Cedar Mount site. This structure is referred to as the new gate house within this report.

2.0 HISTORICAL DEVELOPMENT

Early History

Although constructed at the beginning of the nineteenth century, the earliest known documentary evidence for Cedar Mount is the first edition Ordnance Survey map of 1837. At this date, however, it is referred to as Mountanville Cottage and is located to the southwest of Mountanville House, facing onto Mountanville Road. The footprint of the main building at this date is roughly rectangular with a projecting porch to the south and similar sized projection to the north. The northern projection probably contained a projecting staircase off a spacious internal hall, which was a common feature of houses of this type. A number of smaller service buildings are shown to the west of this block.



Ordnance Survey 6" Map 1837

A large wing extending to the north first appears on the Ordnance Survey map of 1910 at which time the house had been renamed as Cedar Mount. The new wing was probably constructed during the first decade of the twentieth-century. From 1855, when Thom's Dublin Street Directory first recorded the south Dublin suburbs, the house is still in residential use, for which it was originally designed.



Ordnance Survey 6" Map 1910

Recent History

Cedar Mount continued in residential use until 1985 when it was converted for use as The Knockrabo Alliance & Dublin Consumers Gas Company Sports Club. It was subsequently owned by the Bank of Ireland when it operated as the Knockrabo Sports and Social Centre. In 2003 Cedar Mount was purchased by a private owner who restored and modified the house returning it to a residence for his own family use. Works undertaken to the house included - re-slating of the roof; replacement of all windows; installation of a new stair case in the former entrance hall; and the replacement of all internal fittings including skirtings, cornices and architraves. These owners also carried out extensive landscaping works to the garden including the erection of a number of stone garden structures, terraces and external steps. They also planted numerous semi-mature trees.

2006 Proposals

In 2006 Howley Hayes Cooney Architecture were commissioned by the previous owners to design a large contemporary extension to replace the Edwardian wing on the north, garden side of the building, while creating a podium at basement level to

provide an external terrace to the rear and sides of the house. This design which featured large areas of glazing followed the formal plan of the house, opening up the splendid elevated views over Dublin. It also proposed a new open tread staircase within the extension that would allow for the visually intrusive contemporary staircase to be removed from the entrance hall. The main benefit of the design was to create three new direct access points from the house to the garden from the rear and sides, none of which existed prior to the works.

A major planning gain provided by the design was the proposals to reverse some of the unsatisfactory interventions that had been made to the historic house. These included replacing the dry dashed, cement render with a lime and sand render, and rebuilding western chimney stack that had been removed. Full planning permission was received in October 2006, and while the local branch of An Taisce submitted an observation at the planning stage, objecting to the proposal, they did not lodge a third party appeal to An Bord Pleanála. During the appeal period Howley Hayes Cooney Architecture met and presented the design proposals to An Taisce. During this meeting we were able to illustrate that best conservation practice was being followed and

that the principal setting to the front of the historic house would be enhanced by the development, while the proposed extension was discrete, honest and of its time, and respectful to the historic house.

Cedar Mount Today

The previous owners decided to build the extension within a very short timeframe, which Howley Hayes Cooney Architecture advised would not be possible given the nature of the design and the high quality materials and details that were indicated on the planning drawings. As a result of these differences, Howley Hayes Cooney Architecture withdrew from the project and the works to the building were undertaken under the direction of another firm of architects. The extension and modifications to the house were therefore completed without any input from the designers of the scheme beyond planning permission and many changes were made to the approved designs.

Ancillary Buildings

During the previous ownership the land-holding around Cedar Mount was increased significantly by the purchase of the adjoining Mountanville House site. The large Victorian house on this site was demolished, however two of the historic gate lodges to this



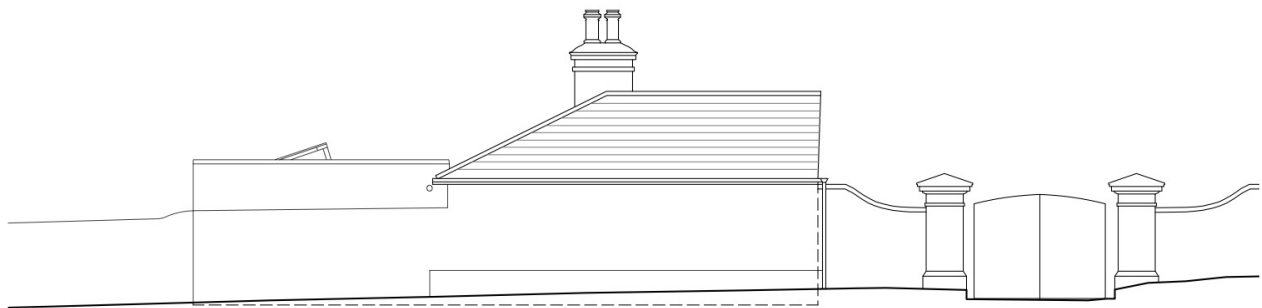
South Elevation - Previous Planning Application drawing by Howley Hayes Cooney Architecture, 2006.



South Elevation - Survey Drawing by HHC Architecture, 2017

property remained. It had been the previous owners intention to develop parts of the site for residential use while retaining an enlarged garden around Cedar Mount. Much of the former Mountanville House estate has now been developed including the larger and more elaborate of the two gate lodges. The smaller gate lodge, Knockrabo Gate Lodge (West), (a Protected Structure) was poorly renovated and extended in the early 2000s as was the former coach house. It was subsequently proposed under planning register reference number D17A/1124 to undertake

further alterations to create a more sensitive and financially viable reuse of these two buildings. On the first edition of the Ordnance Survey a small gate lodge appears adjacent to the entrance to Cedar Mount. This has since been removed and it was proposed under planning register reference number D17A/1124 to construct a new dwelling in this location (the new gate house), to mark this entrance and provide tacit security and to move and remodel the original entrance a short distance to the east, while retaining the historic metal gates.



South Elevation (Gate Lodge West) - Survey Drawing by Howley Hayes Cooney Architecture, 2017.

3.0 GENERAL DESCRIPTION



Cedar Mount - Current view from the south-east.

Exterior

When constructed Cedar Mount stood towards the southern end of a long rectangular site running south east to north west. For simplicity we will refer to the entrance front as facing south and the garden façade facing north. Cedar Mount is a three-bay, two-storey over basement, house built around 1810. The ground falls away to the north revealing basement windows to the side and rear elevations. As originally built the house consisted of a rectangular plan with a single-storey flat roofed porch to the south, and a double height central bay to the rear, into which the original staircase would have projected. This plan type was typical for residential and country villas of the time, with two large rooms at ground floor level, arranged to either side of the central entrance hall. The original staircase, leading from the hall, rose up to three upper bedrooms and a small bathroom over the entrance, and led down to the kitchen and service rooms in the basement. During the first decade of the twentieth century a larger two-storey, gable ended wing was added to the north.

The roof is hipped roof and covered in natural slate with terracotta ridge and hip tiles. A rendered, shouldered chimney stack is located to the east of the main ridge. This would have originally been one of a pair, located symmetrically, the second having been removed. The wall finish was originally in lime and sand plaster, which was replaced with a coat of dry dashed quartz chipping on a sand and cement render, in the 1990s. During the 2006 works the dry dashed sand and cement was stripped, but rather than re-plaster in lime and sand, as approved in the planning permission, the rubble stone was left exposed and repointed in lime and sand. The historic part of the house should be re-plastered in sand and lime to enhance the historic character of the building. There are shallow segmental headed recesses around the ground floor windows and smooth rendered quoins, and fine moulded cornices to both the parapet and porch.



Cedar Mount - current rear (north) elevation.



Cedar Mount - Current view from south-west.

At lower ground floor level the external walls are cement rendered and now largely hidden by the new podium structure added in 2006. The window openings are square-headed with painted smooth rendered slightly projecting reveals and granite sills. There are replacement timber sash windows through out, three-over-six to first floor; six-over-six to ground floor. The main segmental headed door opening is



Cedar Mount - Current West elevation.

located centrally, flanked by shallow Doric pilasters supporting a frieze with a leaded tear-drop patterned fanlight. Segmental headed door openings with glazed side lights are located centrally at ground floor level on the east and west facades. The late Victorian or early Edwardian wing that was removed in 2006 was ungraceful in its form, poorly-detailed and effectively cut off the house from its splendid elevated views over the south Dublin suburbs.

Interior

Internally the house was arranged symmetrically around a central hall and stair case, flanked by dining room and living room to ground floor and bedrooms to first floor. During the use of the house as a sports centre many of the internal features were lost including the staircase and chimneypieces. When the house was refurbished in 2003 all of the remaining historic joinery and decorative plasterwork were replaced, with reasonably accurate replicas. The new maple staircase installed around 2004, while an impressive piece of contemporary design, was out of character and scale to the historic house, where it occupied most of the original entrance hall. The design concept and conservation strategy



Cedar Mount - Current view of entrance hallway.

for the works designed by Howley Hayes Cooney Architecture in 2006 was to – restore the exterior of the house to its original form and finish, but rebuilding the missing chimney stack and replacing the dry-dashed, sand and cement with lime and sand plaster. Neither of these proposals was realized. In addition to these external improvements, the 2004 maple staircase was to be removed and replaced with a more transparent staircase located within the new rear extension, to restore the original hall to its historic arrangement. At ground floor level the new kitchen dining room was to occupy the room originally used as the dining room, while the original sitting room was to be used as the new sitting room on the west side of the house.



View of rear extension from garden.

Setting

Historically, the house was located within its own private grounds. A cast iron double gate with square plan granite piers and pyramidal caps provided the main access point to the property. Boundary walls are constructed of random rubble granite with recently applied crude, cement-rich pointing. An avenue flanked by post and rail wrought iron fencing led up to the entrance door. To the west of the house was the service yard, parts of which survive. This is screened by a rubble granite boundary wall to the south through which a plain gateway leads to the now much altered, coach house and stables that have been converted to residential use. Most of the stone terraces and external staircases constructed in 2003 have been removed to accommodate the new basement podium that was added in 2006. To the north the original garden dropped away steeply in a form of a long rectangular plot that by 2003 had been shortened in length and a large triangular plot added to the south east. This additional land had once been part of the grounds of the larger Mount Annville House, and includes the gate lodge of that property, known as Mount Annville Lodge.

2006 Alterations – As Designed

The conservation strategy and design concept for the new north extension in the 2006 proposals, was

to reinstate the historic character of the exterior and interior of the historic house, while adding a new contemporary wing that would respect the form and formality of the original house. This extension would be symmetrical, light in appearance with extensive glazing to maximize the impact of the wonderful views to the north. A new podium with a north facing loggia was proposed to create direct access from the house to the garden from all of the principal ground floor rooms. The proposed terraces of the podium measured 2.4m on the east side, 1.8m on the north side and 5.0m on the west side of the house to create a sunny external space linked directly to the main sitting room. Centred on the original, restored hallway, the new staircase was a simple, open tread, dog-leg design through which the impressive views north over Dublin would be seen on entering the house. In the basement was a guest or au-pair's suite, a games room and a home cinema. On the first floor within the historic house, the upper landing was restored and the bedrooms retained largely as originally laid out. The main change was to restore the original layout of the front bedroom on the east side, while converting the rear bedroom on the east side to an en-suite bathroom to serve the new master bedroom proposed for the east side of the new rear wing.

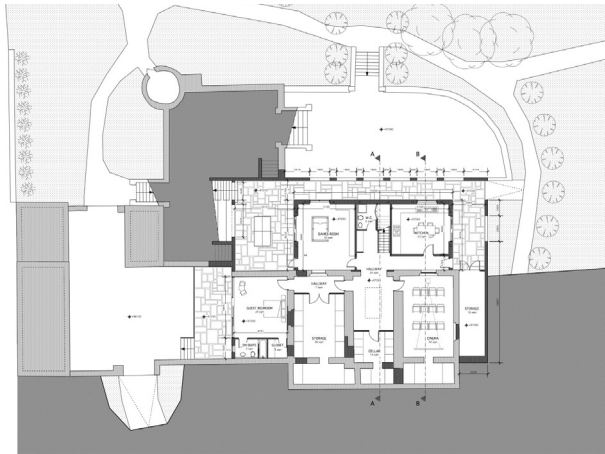


Fig I. Lower Ground/Basement floor plan.

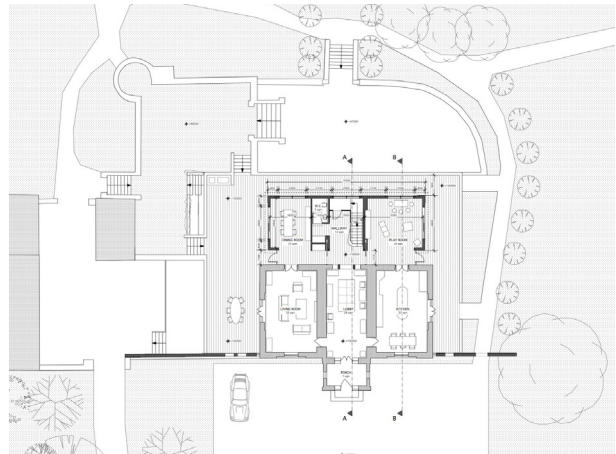


Fig II. Ground floor plan.

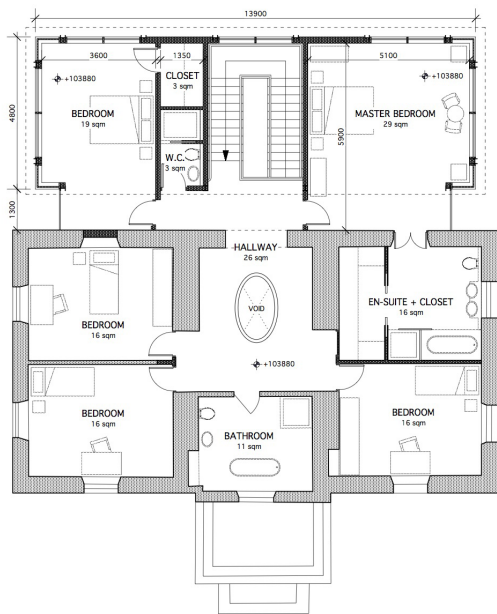


Fig III. First floor plan.

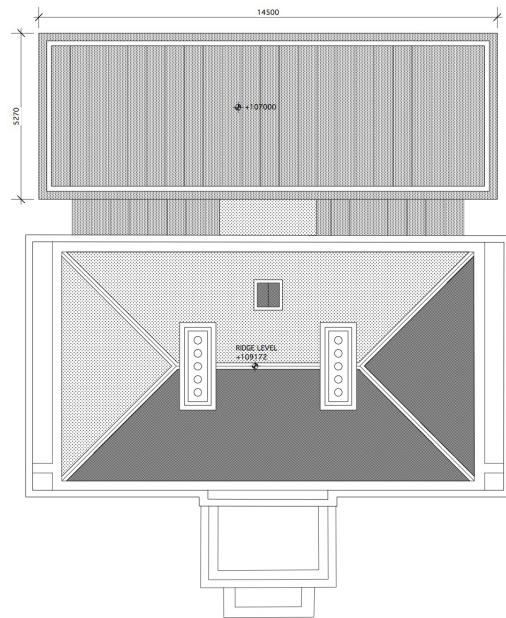


Fig IV. Roof plan.

Previous Planning Application drawings by Howley Hayes Cooney Architecture, 2006.



Fig V. Cedar Mount South Elevation.



Fig VI. Cedar Mount West Elevation.



Fig VII. Cedar Mount North Elevation.



Fig VIII. Cedar Mount East Elevation.

Previous Planning Application drawings by Howley Hayes Cooney Architecture, 2006.



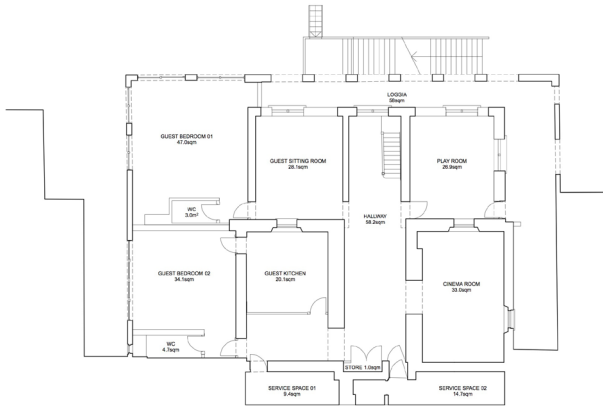
Cedar Mount - current view from the north-east.

2006 Alterations – As Constructed

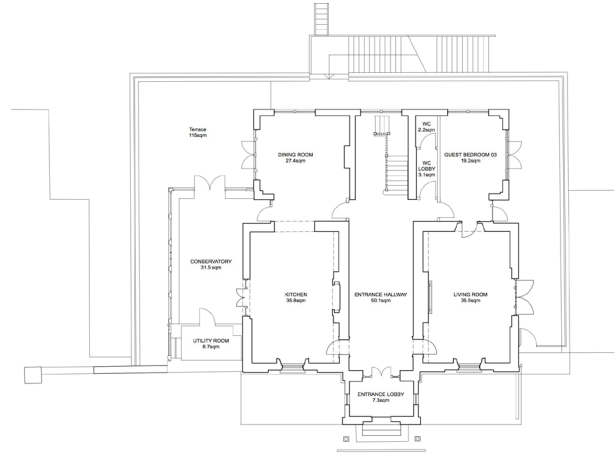
While the 2006 design proposals were for the most part implemented in general terms, much of the detail was changed in some places significantly. In the historic house, the locations of the kitchen dining room and the sitting room were reversed. The staircase design was also changed and a heavy, three flight, open well, timber staircase constructed. At ground floor level a large conservatory-style room was added on the west side entered directly from the re-positioned kitchen dining room. At first floor level a glazed link was constructed to connect the two rooms in the new extension. While the room on the east side became the master bedroom, as proposed, the bedroom on the west side was fitted out as a large, en-suite bathroom. The combination of the obscure glazed link and the heavy timber staircase blocked the proposed view of the garden from the entrance hall. At basement level the eastern and northern podiums were constructed to the dimensions noted on the planning drawings, while the western podium and its ground floor terrace were constructed one meter

larger than designed. A large timber staircase with integral children's play house was also constructed on the north side, blocking views of the proposed loggia, the detail of which was also altered.

Much of the detailing of the new wing is crude and heavy and the colours used for the window frames and timber panelling is loud and quite inappropriate for an extension to an historic house. While the extension as constructed bears some resemblance to the scheme designed by Howley Hayes Architects in 2006, it lacks the subtly and sensitivity that are essential to the success of adding a contemporary extension to an important historic building. The Howley Hayes Cooney Architecture design included a light-weight, delicate and expressed, steel frame; extensive floor to ceiling glazing; subtle opening casements in the solid panels; a bold, loggia-styled podium that carried up to form the balustrade of the terraces; and a pair of screen walls to reinforce the formality of the restored entrance front of the house.



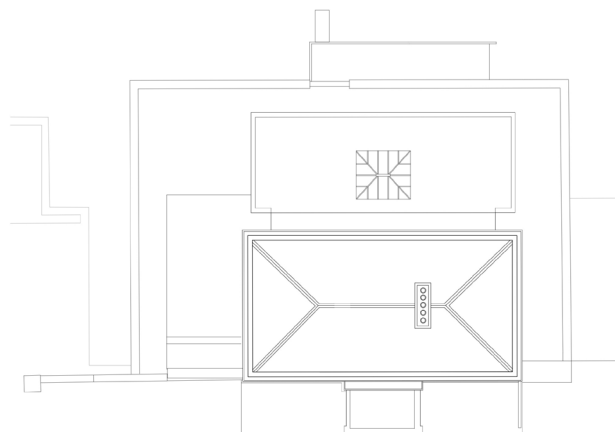
Lower Ground/Basement floor plan.



Ground floor plan.



First floor plan.

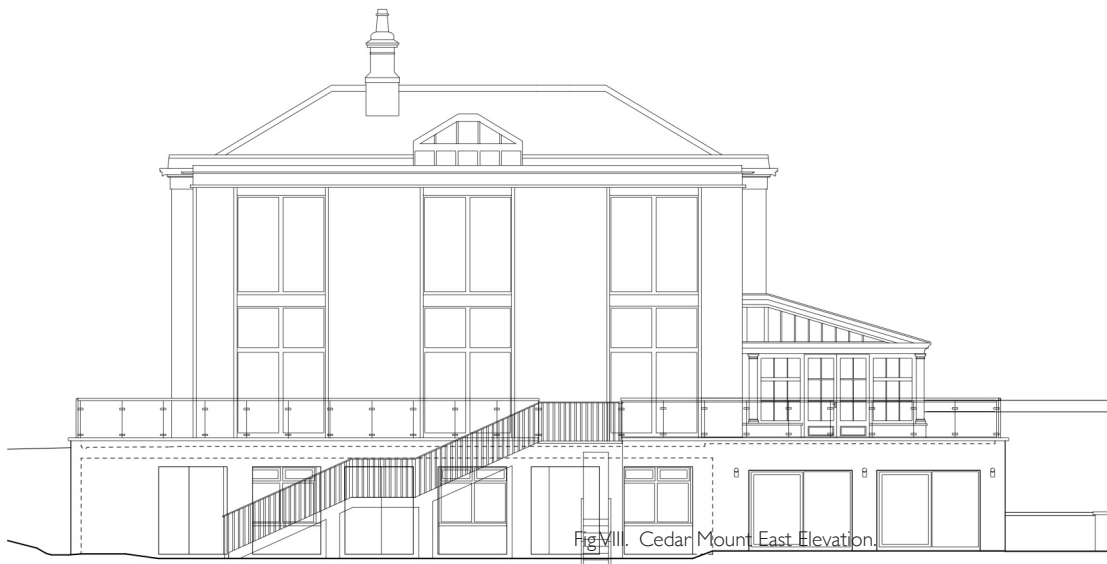


Roof plan.

Survey drawings by Howley Hayes Cooney Architecture, 2017.



Cedar Mount South Elevation.



Cedar Mount North Elevation.

Survey drawings by Howley Hayes Cooney Architecture, 2017



Cedar Mount West Elevation.



Cedar Mount West Elevation.

Survey drawings by Howley Hayes Cooney Architecture, 2017



Knockrabo Gate Lodge (West) - current view from the south.

Existing Knockrabo Gate Lodge (West)

The existing gate lodge is a small, square-planned three bay structure with a hipped roof projecting into a gable on the break-front south bay of the entrance front. Externally the lodge has little detail, with a plaster finish, overhanging eaves and two plastered chimney stacks. Original external joinery was replaced in the early 2000s. Internally there are four small rooms and a large undistinguished extension located on the west side to the rear of the house. The contemporary extension has little design quality and sits up uncomfortably above the stone boundary wall. Currently arranged as a two bedroom house this structure is poorly appointed and barely viable as a dwelling.



Coach House - current front (East) elevation.

Coach House

The former coach house is a two-storey, rectangular planned structure with a simple coupled, pitched roof. It stands to the west of the house on the western site boundary and behind a screen wall in which there is a gateway leading into a small service yard. Externally the original lime coatings have been removed to expose the rubble stone construction with brick dressings to apertures. All of the original interiors have been removed and the walls dry lined. Like the gate lodge the quality of the renovation is poor and the one bedroom house ill appointed with non-compliant staircases nor sufficient headroom in the upstairs rooms. Currently this structure is poorly appointed and not suitable for use as a dwelling.



Western Site Entrance - current view from the south.

Western Site Entrance

The original entrance is a very crudely formed opening in a low rubble boundary wall, which is most likely a modification to the original entrance to Cedar Mount that adjoined the former gate lodge. Within these modifications the original, decorative wrought and cast iron gates have been retained. In 2006 planning permission was granted to remodel this gateway in the form of a curved set back and to move it to the east.

4.0 ARCHITECTURAL & HISTORICAL SIGNIFICANCE



Cedar Mount - front door.

Architectural Qualities

Architecturally Cedar Mount is a typical example of a modest, three-bay villa design that was very popular in the countryside and suburbs in Ireland during the early part of the nineteenth century. The southern elevation is the main public frontage and was planned to create a sense of classical formality through the strict use of symmetry. This well-proportioned facade with a central breakfront bay, is enhanced by the moulded parapet and quoins which frame the composition. The segmental headed windows and doors at the principal ground floor level emphasise the importance of these rooms and enhance the composition of the side elevations; while the door

case and leaded fanlight provide restrained decorative enrichment to the main entrance.

Internally, there are few original historic details, almost all of the internal and external joinery and plaster decoration having been replaced in 2003 with replicas ranging from reasonable to poor quality. The main historic qualities of the interiors are the room proportions. There is one authentic interior nineteenth-century feature in the white marble chimneypiece in the ground floor sitting room. This was inserted into the house during the 2003 restoration. The only element of external joinery that survives is the front door and its original fanlight and internally there are some architraves and small areas of panelling that remain.

Significance

Having lost most of the original internal detail, the most significant elements within the house are the original room arrangements on the ground floor. These survive, relatively unchanged with replicated joinery and plasterwork that is a reasonable match to the period of the house. Having moved the 2004 staircase out of the original hallway into the extension, the original hall layout has been restored,



Cedar Mount - front door detail.

albeit the proposed visual link to the garden designed in 2006 has not been created. Externally the front of the house contains the highest proportion of original historic fabric and has the potential to be fully restored to its original composition and finish. This can be achieved by recoating the masonry with sand and lime plaster and by rebuilding the missing chimney stack.

As the gardens have been developed as a housing estate the original garden setting to the house has been lost to the rear and to the east side. The land to the front of the house currently remains as a garden and this should be preserved to maintain the original setting to the principal view. As the house no longer has the potential to be used as a large private residence alternative uses should be sought. These might provide community use and a childcare facility, possibly combined with partial



Cedar Mount - Ground floor window detail.



Cedar Mount - Entrance lobby window detail.

residential use – to serve the residents of the large new estate growing up around the house, which can be the central landmark and focal point of the new residential development. The gate lodge and coach house are modest examples of their types, and like the house, both have been poorly renovated during recent years, both of these structures would benefit from a full refurbishment with more sensitive and viable designs.

5.0 PREVIOUSLY GRANTED PROPOSAL

Cedar Mount

Conservation Strategy

Although compromised by the removal of one of the chimneystacks, the formal symmetry of the southern elevation is the key characteristic of the building. This intrinsic formality and symmetry is reflected further in the internal planning of the original house, which embodies the architectural intentions of the building and is enhanced by the plan arrangement of the rear wing. The second chimneystack was reinstated to re-create a balanced composition to the principal façade to the south. To further enhance this façade it was proposed to re-coat the rubble masonry of Cedar Mount with lime and sand plaster to match the original detail and recreate the historic character of the former house that was lost between 2003 and 2006.

Design Strategy

In view of the much changed setting to the rear and east side of Cedar Mount it was proposed to modify the existing house to create two, two-bedroom apartments on the first floor, with the ground floor used for community purposes and the lower ground floor as a childcare facility. This allowed the ground and lower ground levels to come into public use, while the two first floor apartments maintained a residential function within the house. By restoring the front of the house to its original historic finish, composition and detail, together with its original garden setting, this important public side of Cedar Mount was preserved to act as an historic landmark and brand symbol for the new development.

Detailed Proposals & Modifications

The unsatisfactory detailing to the north extension and podium was replaced, to reinstate the design qualities of the 2006 proposal, and the pastiche conservatory added to the western terrace was remodelled to express a contemporary architectural language consistent with that of the new north wing.



Cedar Mount - Current View of rear extension from the left.

By removing the unsatisfactory timber staircase on the north side of the podium the original loggia feature was repaired and revealed. The stone garden wall to the west of the front façade was completed to screen the side terrace and the new conservatory behind. Running around the north, east and west sides of the lower ground level, a loggia had been intended to create a shaded walkway, however only the eastern and part of the northern edges were constructed as originally designed with the remainder constructed as internal spaces. The loggia was undesirable as external space due to the poor execution of the previous building works, therefore it

was proposed to infill this area with full height glazing to provide good quality, well-lit usable space for the childcare facility.

The north wing extension was refurbished to create



Cedar Mount - Current view of junction between rear extension conservatory and original house.

the fine detail, colours and textures that would harmonize satisfactorily and have minimal impact on the surviving historic fabric of the main house. Full height clear glass panels were inserted into the central bay of the north façade and the first floor internal link was removed. This allowed the form of the historic house to remain well articulated and clearly recognisable through the new wing, as originally designed to ensure that the new wing will touch the existing building lightly. Internally the unsatisfactory timber staircase was replaced with a lighter, open-tread, simple dog leg staircase to provide clear views through the extension from the original entrance hall.

The existing rear extension to the north was re-



Cedar Mount - current view of conservatory from the north.



Cedar Mount - Current view of terrace viewed from east to west.

clad with simply detailed brick cladding to match the finish of the extensions proposed to the existing gate lodge and coach house. This finish makes a clear distinction between old and new construction with the new construction reflecting the brick finishes to the new apartments. The link section of the existing rear extension was re-clad in zinc including a lower parapet height to create a cleaner junction with the eaves of the original house, thus establishing a clear visual and physical separation between the original house and the remodelled rear extension. All of the existing blue framed, blue tinted glazing units to the entire rear extension were replaced with simpler grey-framed, clear-glazed units to complement the new brickwork and zinc cladding. The extensive glazing in the rear extension was intended to create a strong visual connection with the garden and also a permeable, physical link onto the ground floor terrace. A new open-tread staircase in the central

bay of the extension provided impressive views from the entrance hall, while the unsatisfactory and unnecessary roof light over the staircase was removed.

The poorly constructed conservatory and utility room to the west of the original house were replaced with a more considered proposal. This replacement conservatory structure was intended to sit discretely on the terrace, beside the house, hidden behind the repaired stone garden wall. It consisted of a contemporary flat roofed, glass walled structure with a covered walkway along its perimeter. As an extension of the library space this smaller extension provided shaded seating internally and sheltered seating externally to improve the level of amenity for the residents in the shared community space.



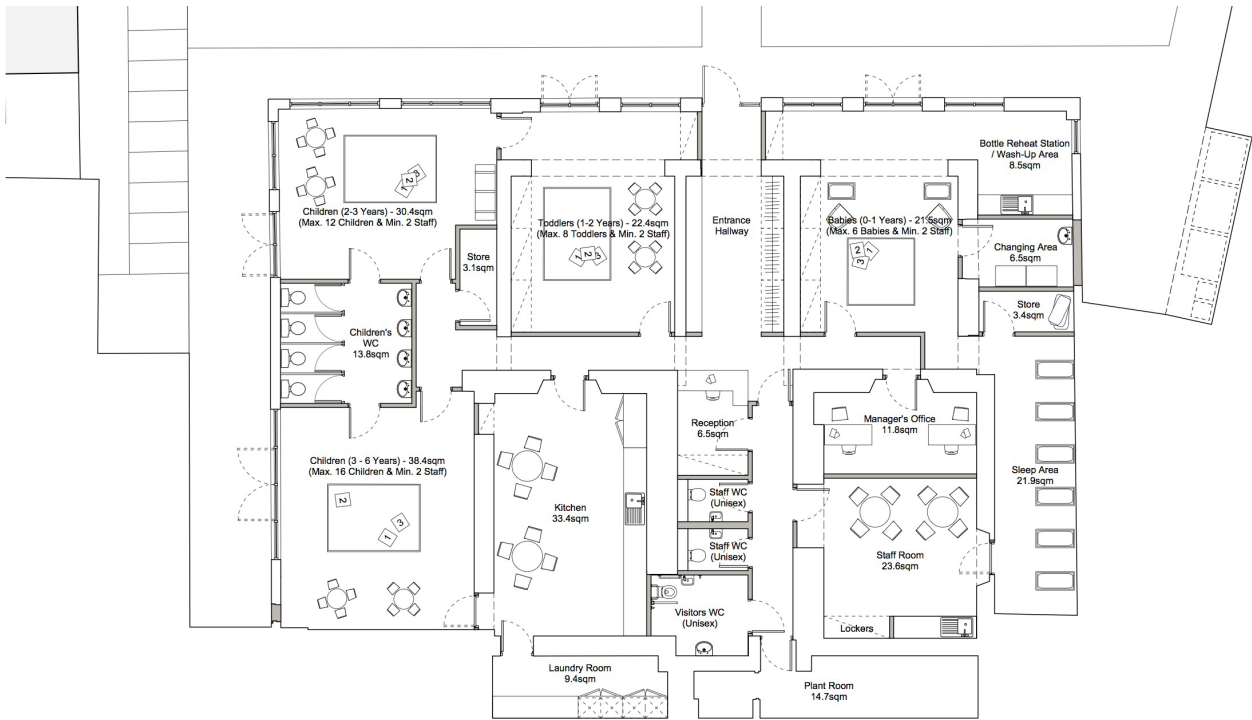
Cedar Mount - current view of loggia from north east.



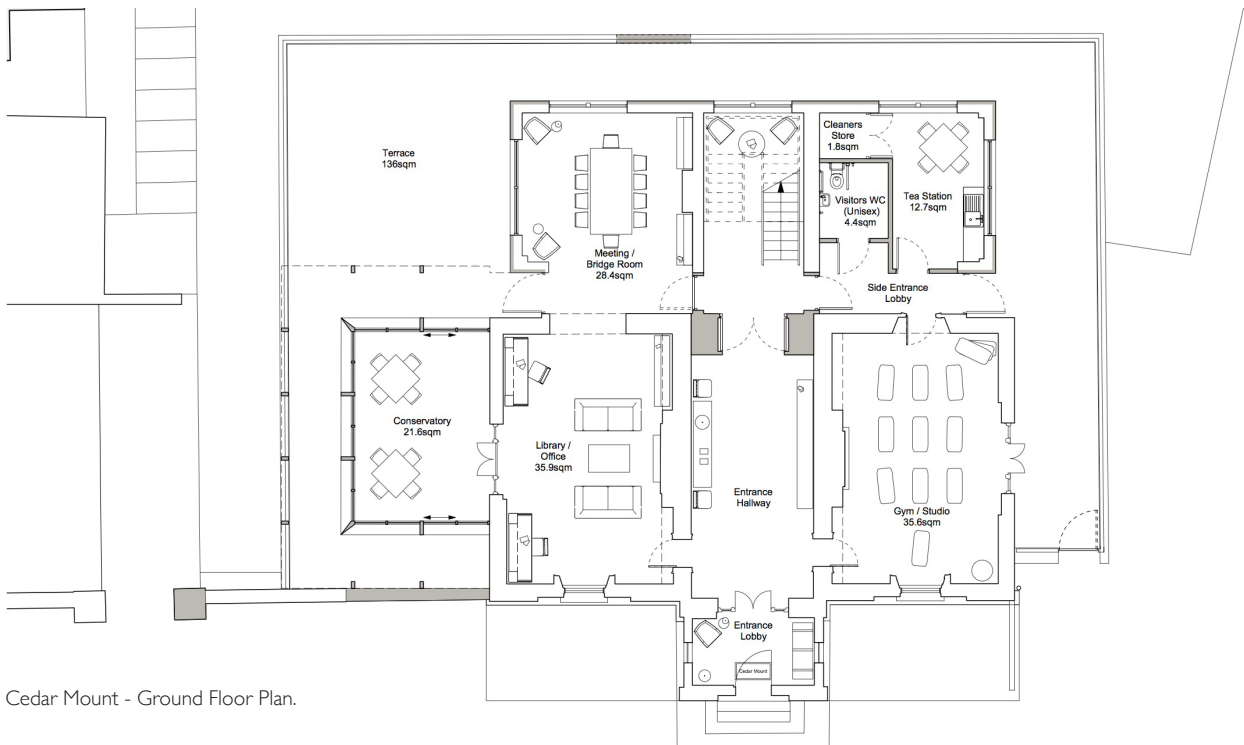
Cedar Mount - Current view of internal link between master bedroom and bathroom from first floor hallway.

Conservation Proposals

The external pointed rubble walls were re-plastered in sand and lime with a limewash or a Keim paint finish to recreate the original historic finish and the missing chimney stack to the west side of the roof will be rebuilt to match the existing stack on the east side. A new contemporary staircase was constructed to replace the existing staircase in the north wing to restore the original hall arrangement of the main house and views through to the garden. The kitchen constructed in the western reception room of the ground floor was removed and a salvaged nineteenth-century chimneypiece, or a good quality replica was installed, to return this room to its original function.

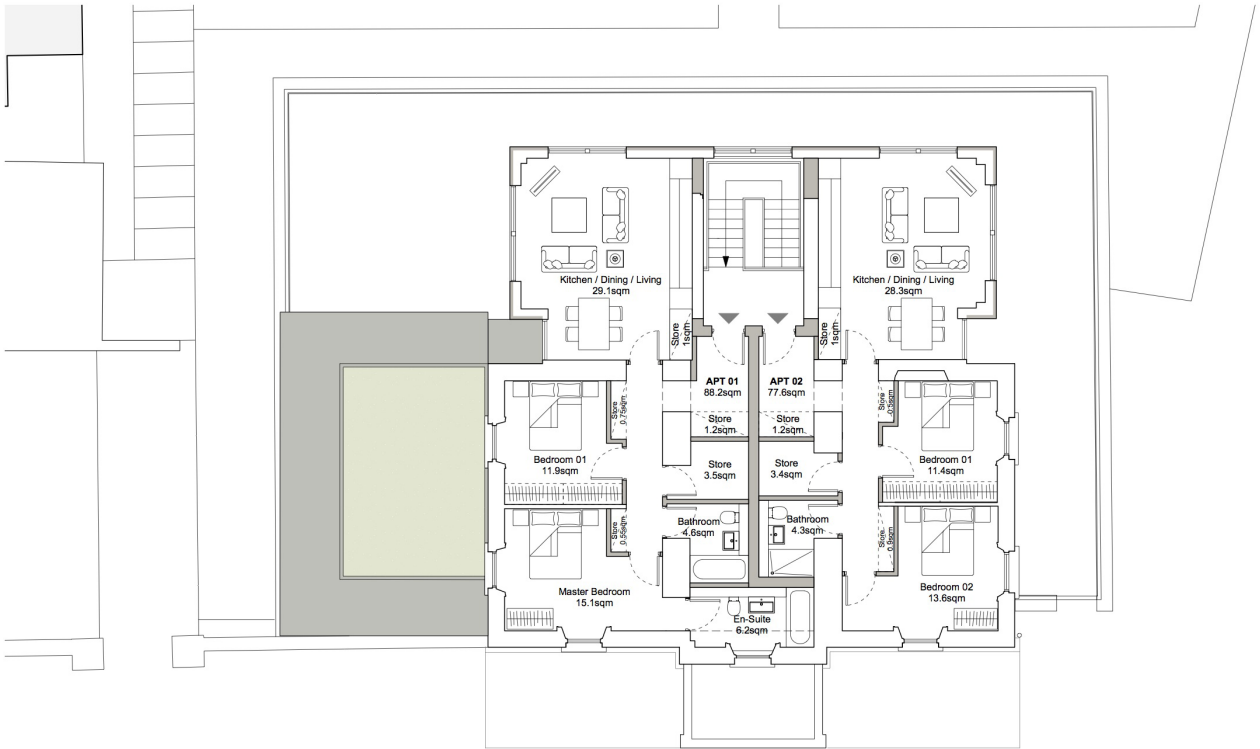


Cedar Mount - Lower Ground/Basement Floor Plan.

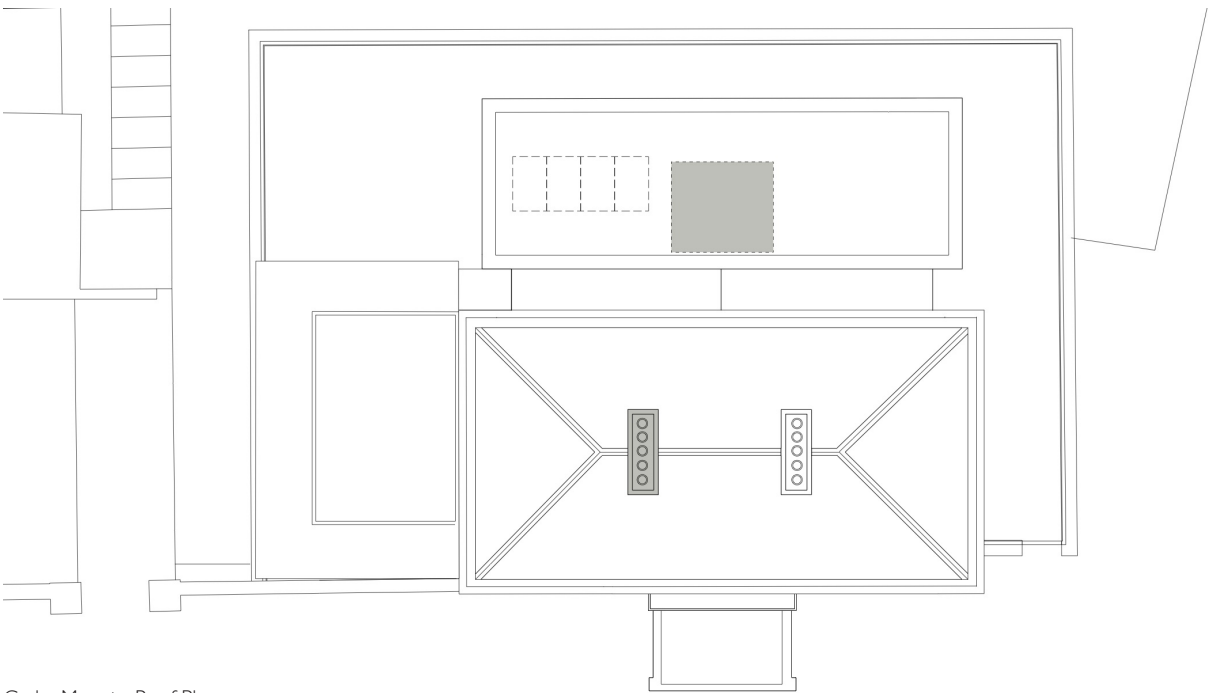


Cedar Mount - Ground Floor Plan.

Previously Granted Planning Application drawings by Howley Hayes Cooney Architecture, 2017.



Cedar Mount - First Floor Plan.



Cedar Mount - Roof Plan.

Previously Granted Planning Application drawings by Howley Hayes Cooney Architecture, 2017.



Cedar Mount - Front (South) Elevation



Cedar Mount - Rear (North) Elevation.

Previously Granted Planning Application drawings by Howley Hayes Cooney Architecture, 2017.



Cedar Mount - Side (West) Elevation.



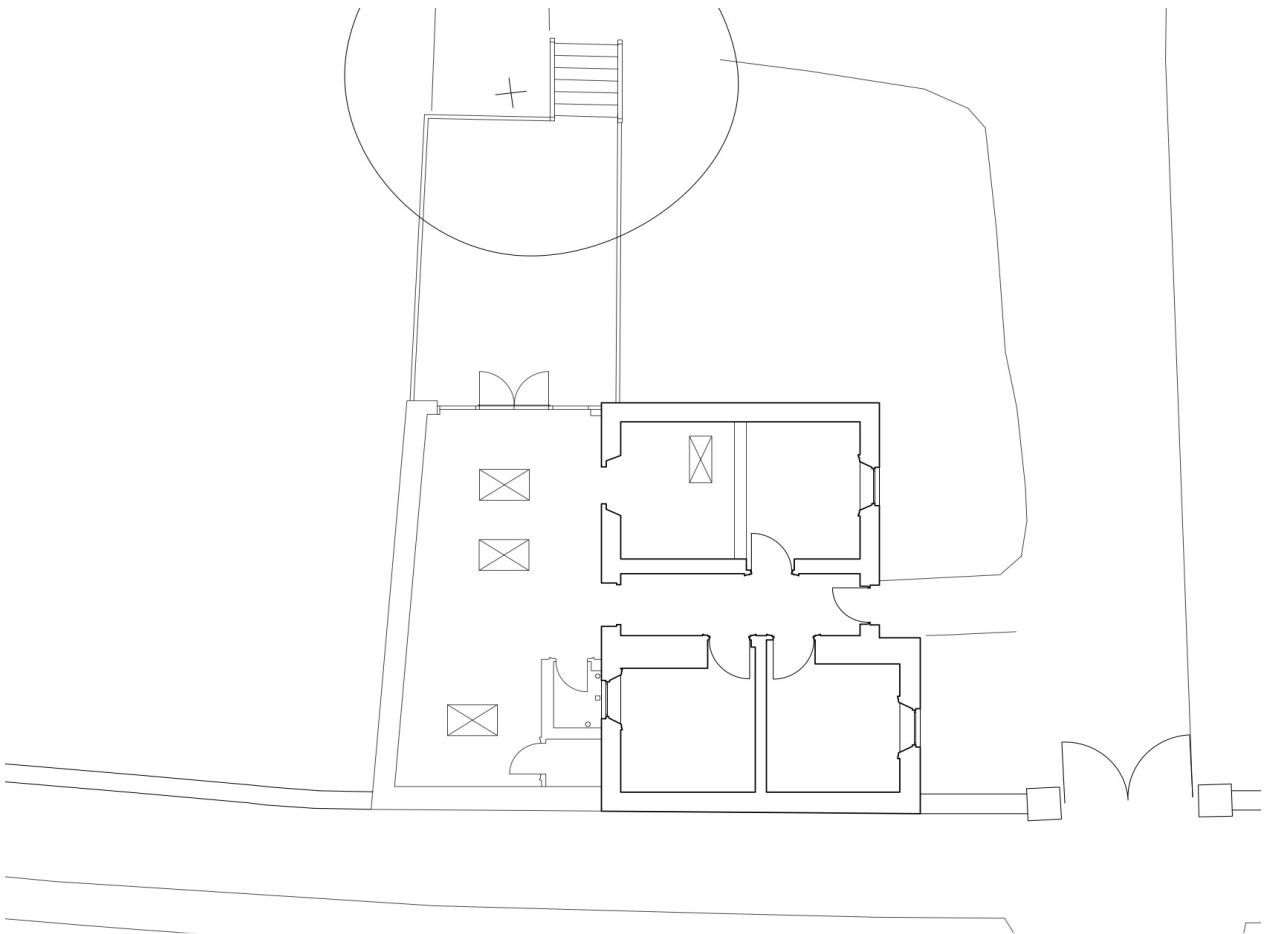
Cedar Mount - Side (East) Elevation

Previously Granted Planning Application drawings by Howley Hayes Cooney Architecture, 2017.

Gate Lodge (West)

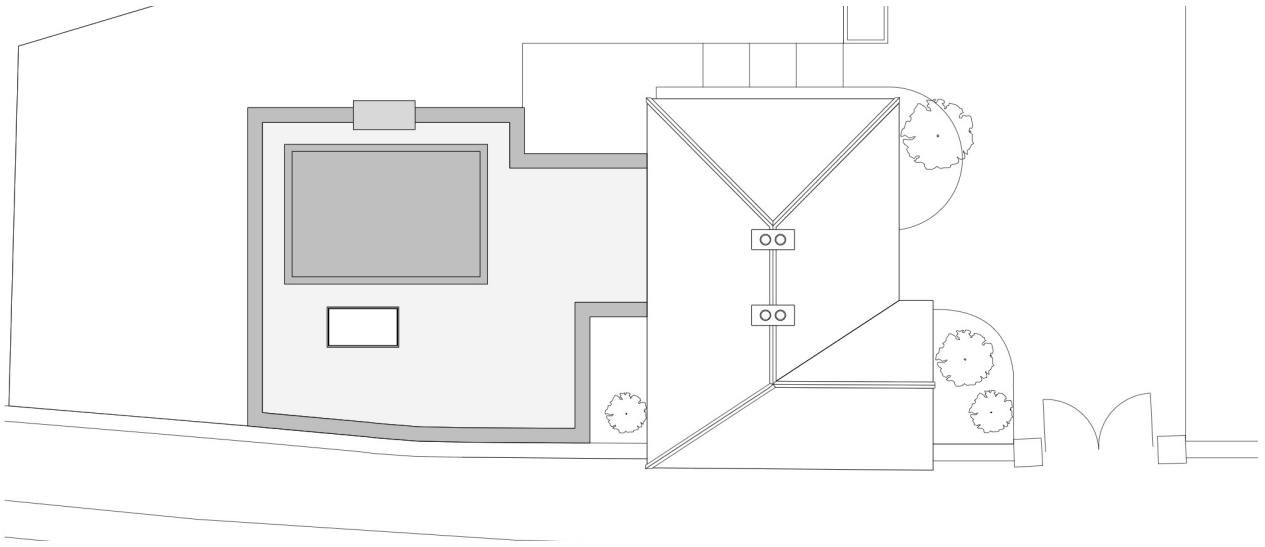
It was proposed to demolish the unsatisfactory rear extension to the existing gate lodge and to construct a new contemporary wing, located discretely behind the site boundary wall. This was achieved by using the slope of the site to create a split-level house with the historic lodge on the upper level and the new wing on the lower level. A small open yard creates a light well and disengages the lodge from the new wing, in which the kitchen, dining and living room and a small study are located along with a bathroom and a rear entrance. In the historic lodge it was proposed to remove one internal partition to create an adequately sized double bedroom with storage and bathroom, while the other two rooms, one of

which was used as a bathroom were proposed as single bedrooms. The contemporary design of the extension was different but complementary, and rising to a lower level is subservient to the protected structure. Parking is located on the north east side of the lodge with entry from the existing historic gateway. A new garden wraps around the less private east and north sides of the lodge linking to a larger more private garden on the west side of the new extension. This garden enjoys south and west sunlight and merges into the planting of the south east corner of the large public gardens in front of Cedar Mount.



Gate Lodge (West) - Ground Floor Plan.

Survey drawing by Howley Hayes Cooney Architecture, 2017.



Gate Lodge (West) - Roof Plan

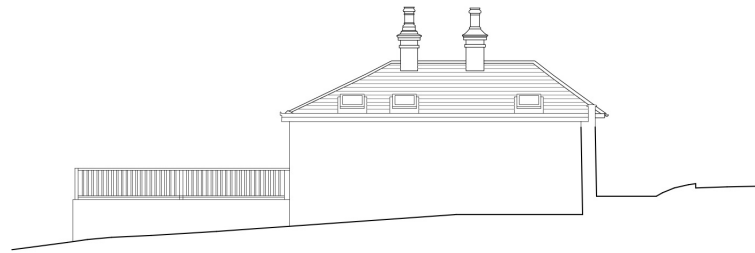


Gate Lodge (West) - Ground Floor Plan.

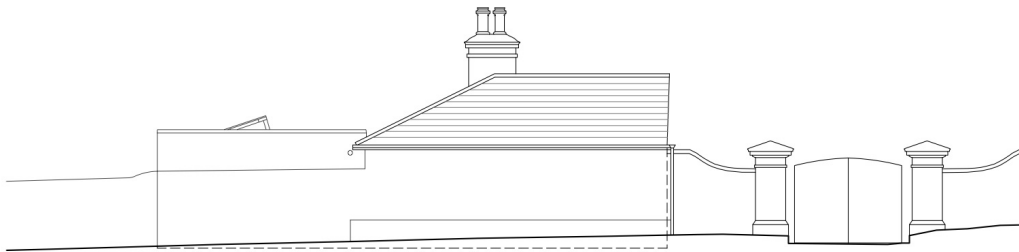
Previously Granted planning drawings by Howley Hayes Cooney Architecture, 2017.



Gate Lodge (West) - East Elevation



Gate Lodge (West) - West Elevation



Gate Lodge (West) - South Elevation



Gate Lodge (West) - North Elevation

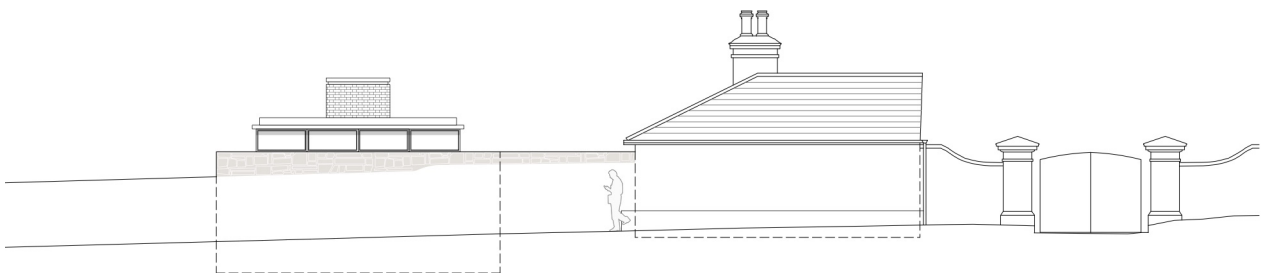
Survey drawing by Howley Hayes Cooney Architecture, 2017.



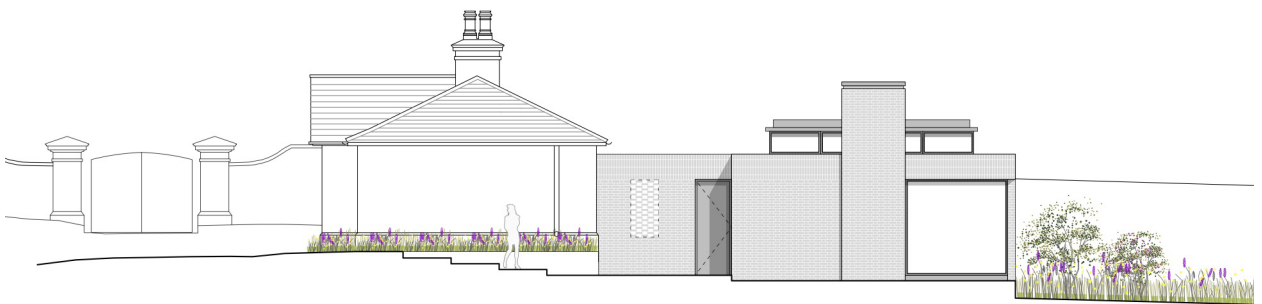
Gate Lodge (West) - East Elevation



Gate Lodge (West) - West Elevation



Gate Lodge (West) - South Elevation



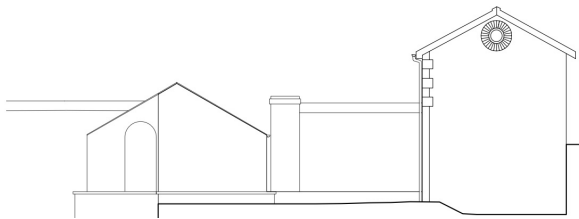
Gate Lodge (West) - North Elevation

Previously Granted planning drawing by Howley Hayes Cooney Architecture, 2017.

Coach House

To make the coach house a viable option it was proposed to add two, contemporary, single-storey extensions to the north and east of the existing structure. Like the proposed extension to the gate lodge these were designed in a contemporary language with flat roofs and brick cladding. A dormer window was introduced to the east slope of the roof to provide adequate head room, with one bedroom on the first floor level and one in the northern extension at ground floor level. A new doorway

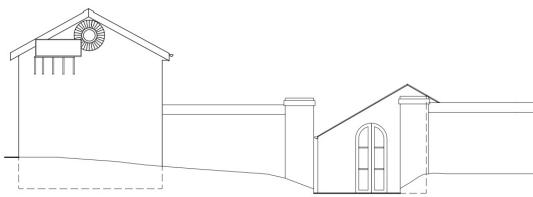
linked to a private south facing garden on the south side of the coach house that like the gate lodge merges into the public open space to the south of the house. The gate piers that formed the gateway leading into the yard in front on the coach house were not in alignment and it was proposed to take one down, along with sections of the stone garden and reconstruct them on a slightly different alignment to create a more visually successful arrangement.



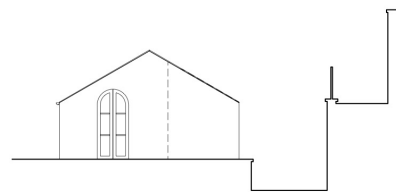
Coach House - North Elevation



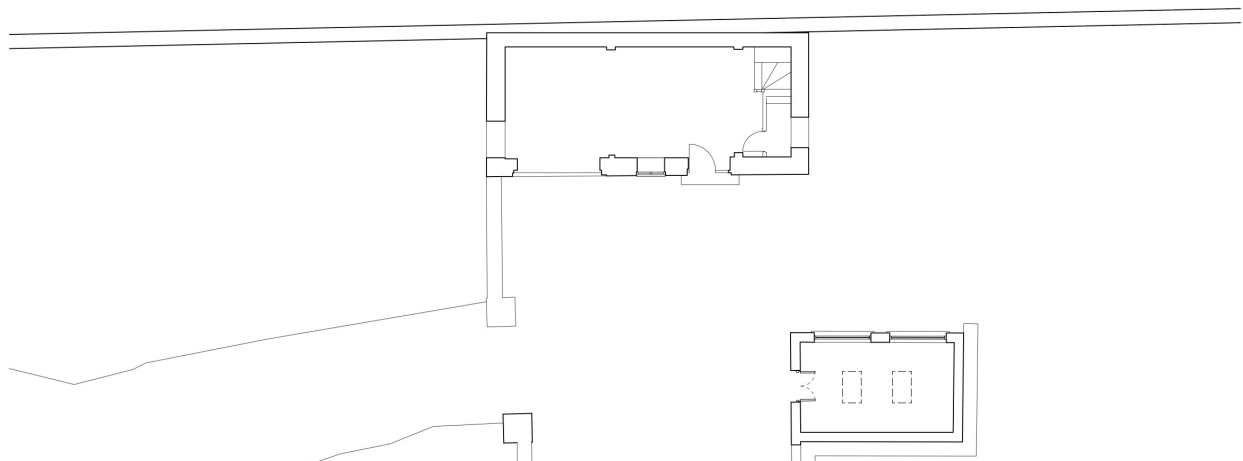
Coach House - East Elevation



Coach House - South Elevation

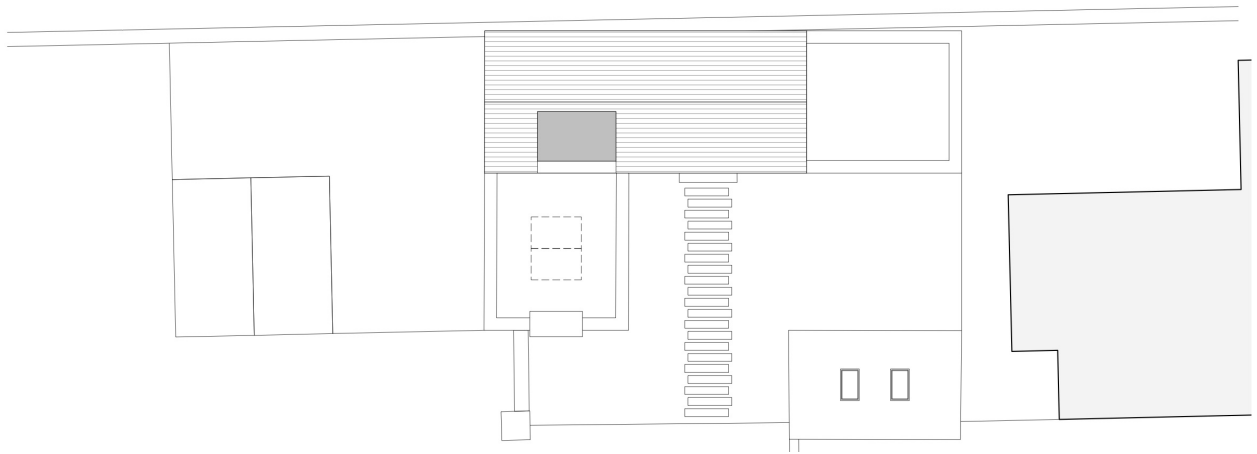


Coach House -South Elevation (Shed)

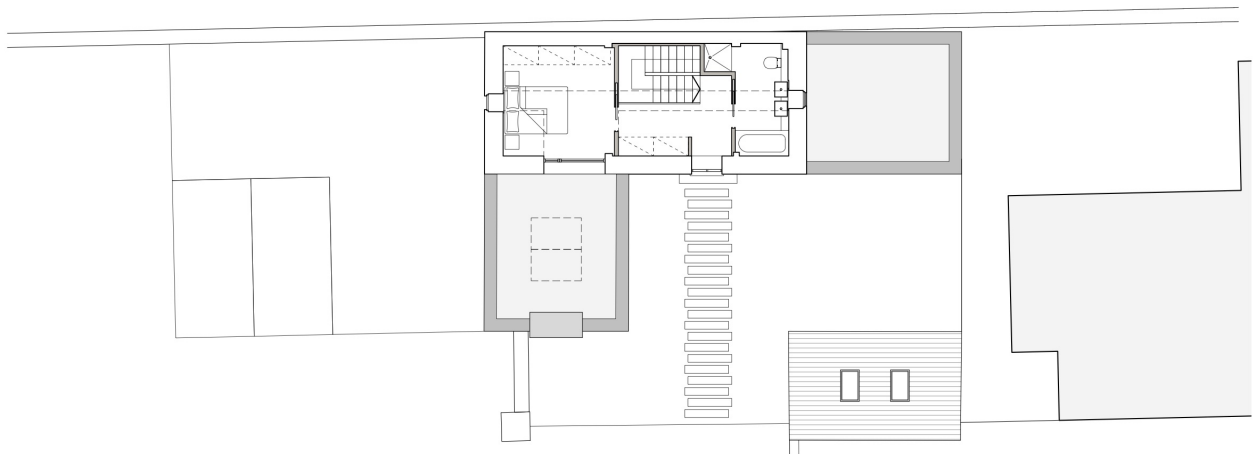


Coach House - Ground Floor Plan.

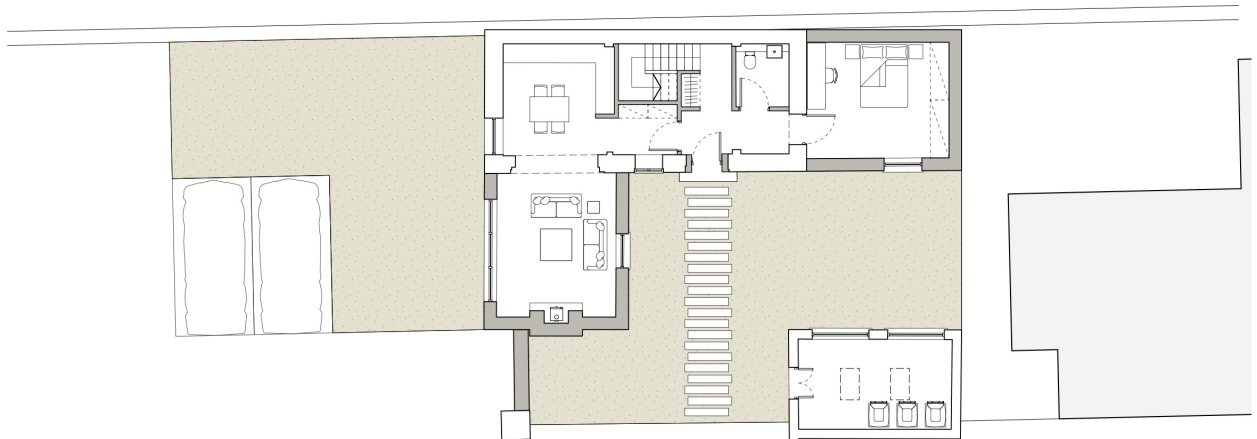
Survey drawing by Howley Hayes Cooney Architecture, 2017.



Coach House - Roof Plan

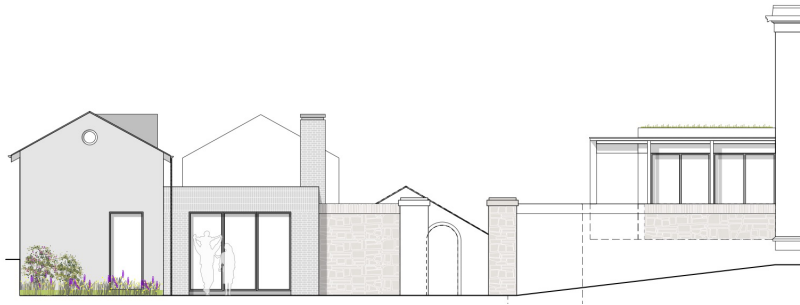


Coach House - First Floor Plan.

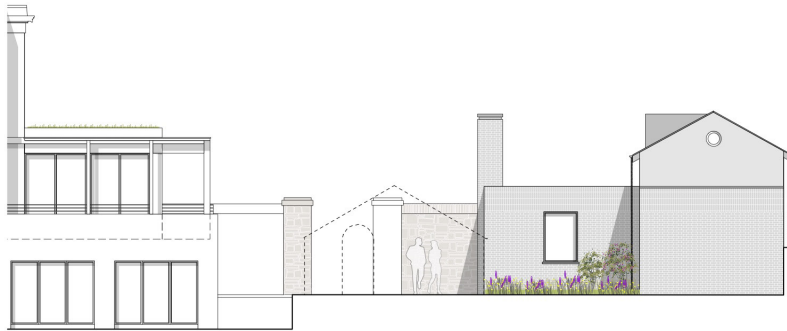


Coach House - Ground Floor Plan.

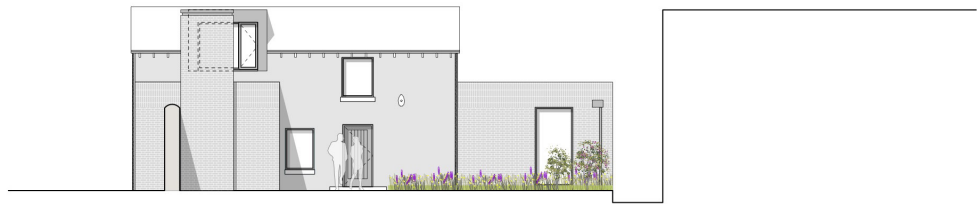
Previously Granted planning drawing by Howley Hayes Cooney Architecture, 2017.



Coach House - South Elevation.



Coach House - North Elevation.



Coach House - East Elevation.



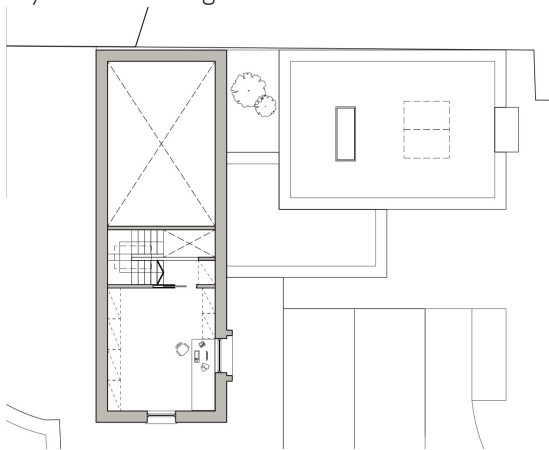
Coach House - West (Shed) Elevation.

Previously Granted planning drawing by Howley Hayes Cooney Architecture, 2017.

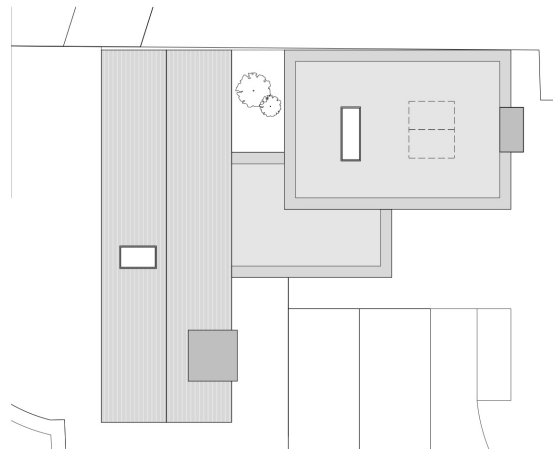
New Gate House

This consisted of a low, rectangular wing, running east to west, parallel to the road set back a short distance from the boundary wall. It had a rendered finish and a natural slate roof covering like the other two historic lodges with a simple pitched, coupled roof, within which there is a small attic room. Extending to the north was a single-storey brick clad wing containing the open plan kitchen, living and dining room. The entrance bay and projecting dining bay formed a lower linking area between the front and back wings. Internally the front wing included bedrooms and

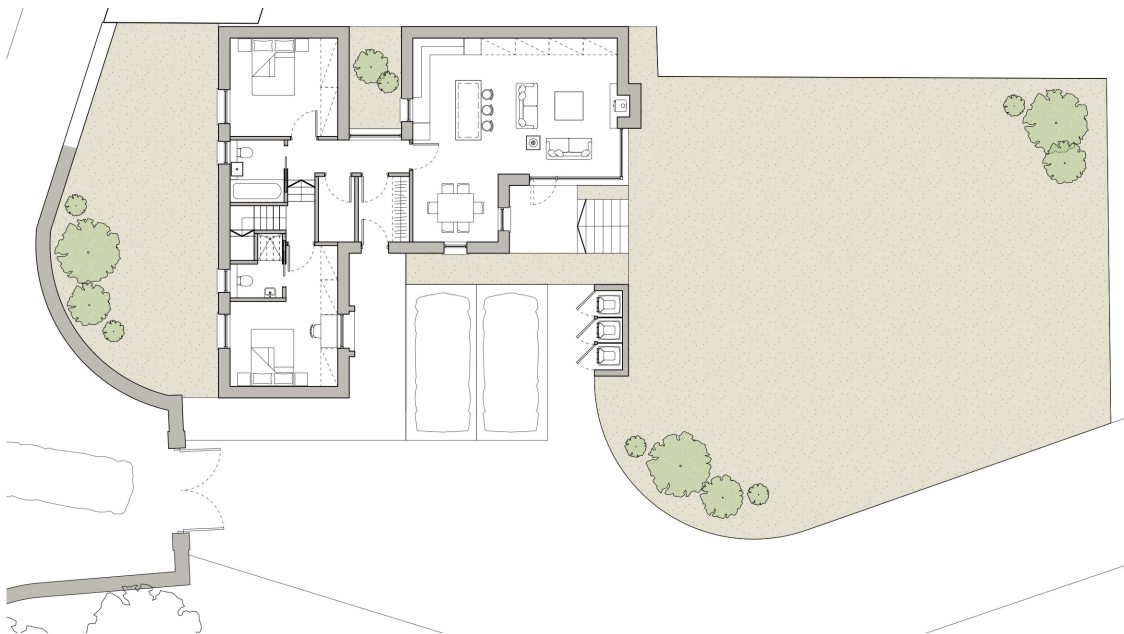
bathrooms and an attic level study or spare bedroom. A small courtyard / light-well allowed south light into the kitchen, while the living and dining rooms faced east and north. Two parking bays were located beside the entrance and the private garden to the north benefitted from both east and west sunlight. The main benefit of the re-aligned entrance was to open up a view of the house for the first time from the public domain. A major benefit of this proposal was to mark the entrance and provide tacit security.



New Gate House - First Floor Plan

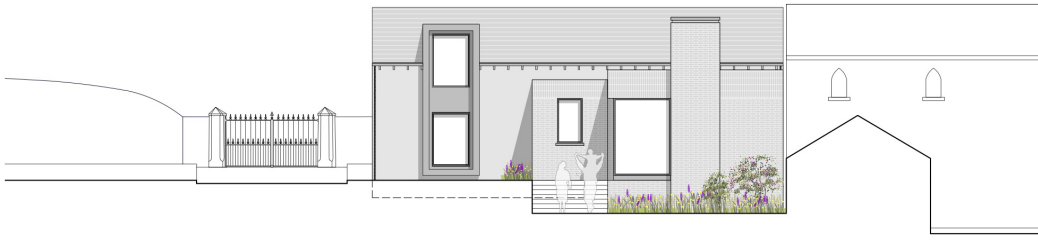


New Gate House - Roof Plan

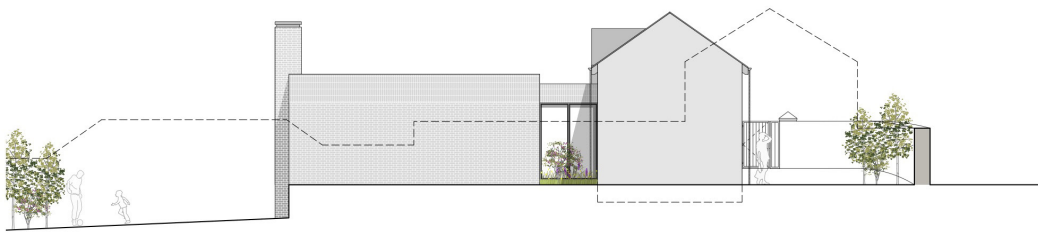


New Gate House - Ground Floor Plan

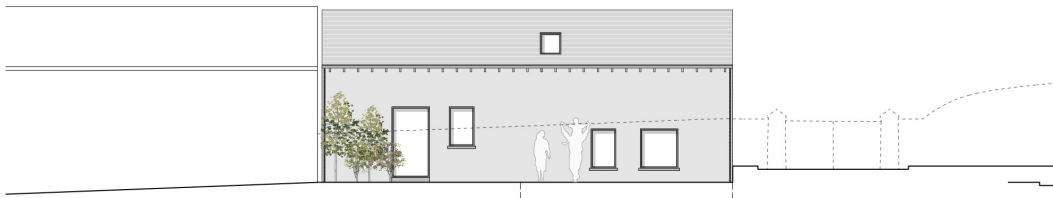
Previously Granted planning drawing by Howley Hayes Cooney Architecture, 2017.



New Gate House - North Elevation.



New Gate House - West Elevation.



New Gate House - South Elevation.



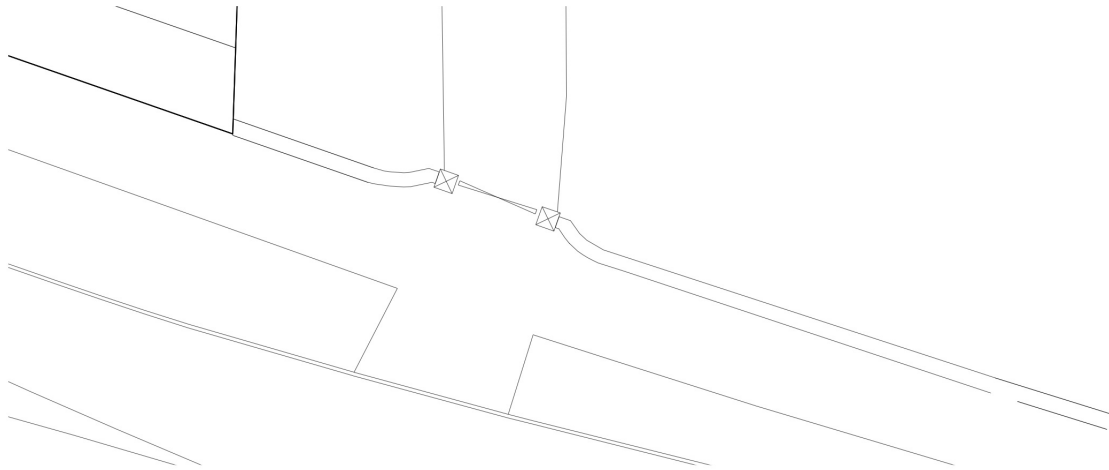
New Gate House - East Elevation.

Previously Granted planning drawing by Howley Hayes Cooney Architecture, 2017.

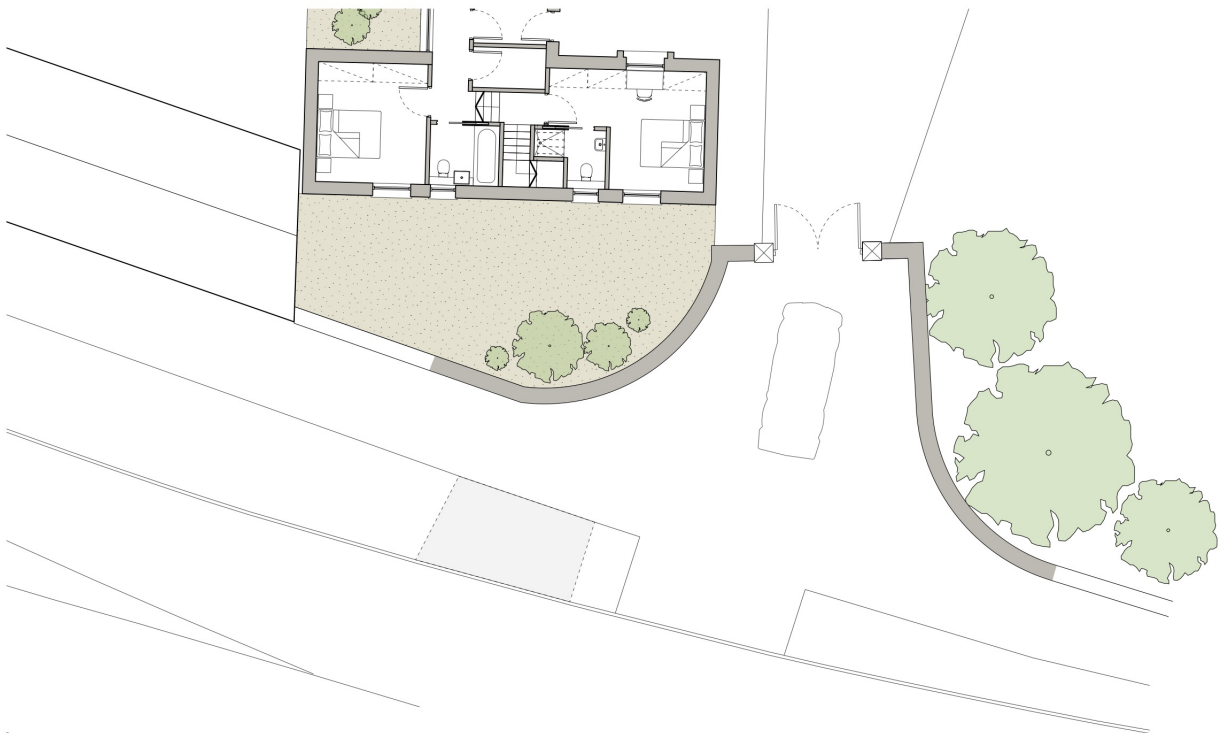
Western Site Entrance

As stated in the previously granted application (D06A/766), this was intended to follow good traffic engineering practice and improve safety to motorists and pedestrians. In addition to this, the newly positioned gate way, with the historic gates

refurbished and reused, combined with the removal of the unsatisfactory line of Lawson cypresses, opened up for the first time public views of Cedar Mount House.

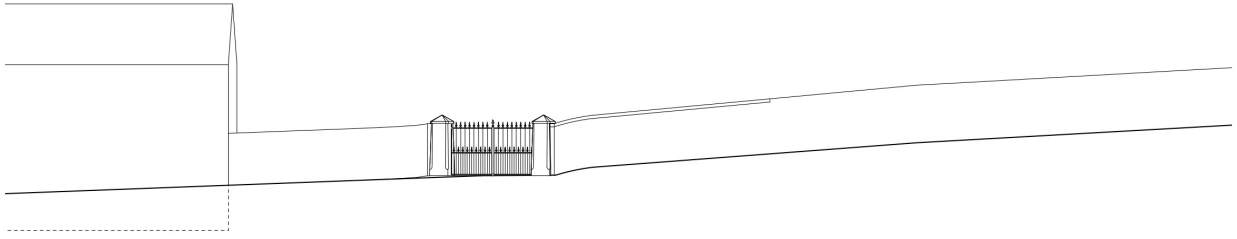


Existing Western Site Entrance Plan.

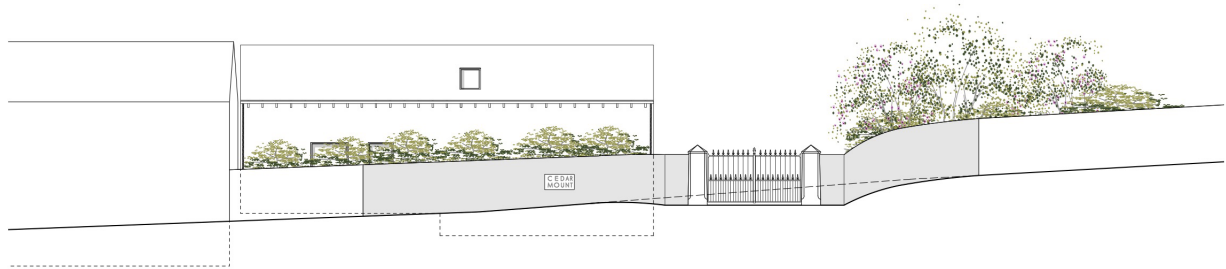


Proposed Western Site Entrance Plan.

Survey & Previously Granted planning drawing by Howley Hayes Cooney Architecture, 2017.

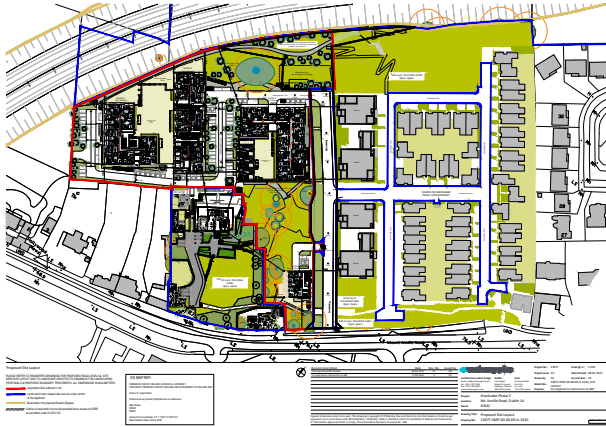


Existing Western Site Entrance South Elevation.



Proposed Western Site Entrance South Elevation.

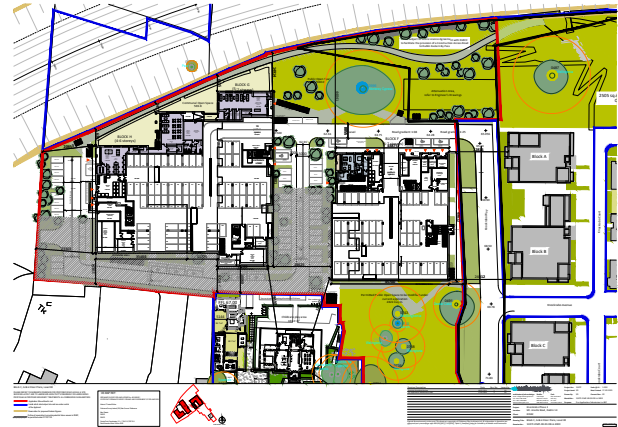
6.0 CURRENT PROPOSAL



Current site layout plan prepared by O'Mahony Pike Architects

Blocks F, G & H

The current proposals are an alternative design approach to the previously granted permission for low-rise, residential units to the north of Cedar Mount house. It includes the removal of the previously granted houses and the introduction of two apartment blocks (G & H) varying from part 6 to part 8 storey including semi-basement podium that are similar in scale to the apartment blocks permitted in the earlier phase of the project, which have been constructed to the east. It should be noted that views of Cedar Mount house from the north have already been obscured by the large contemporary wing that was a remodelling of the extension constructed in 2005. In the current proposals the new apartment blocks (F & G) are arranged on either side of a new avenue that directs the view of Cedar Mount house from the north. The form and materiality of the proposed new blocks follows those found in the new construction, including the new additions to existing structures, already established on the site. These include flat roofs, brick cladding combined with large glazed openings to create a visual dialogue between the new and existing structures allowing them to sit comfortably together.



Current site layout plan prepared by O'Mahony Pike Architects

Block E

The current proposals also include an additional 5-storey including semi-basement podium apartment block located near the southern edge of the site. This building will create a prominent visual landmark to announce the site from the public demesne along Mount Anville Road. The new block will be screened visually from Cedar Mount house by the existing mature trees, reinforced with new tree planting, along the historic eastern boundary of the site.

Impact Assessment

If adequately screened by trees, the potential impact upon the visual setting of Cedar Mount house and its original front garden setting will be minimal, when viewed from the main road to the south. When viewed from the north the axial relationship of the new apartment blocks respects the formality and symmetry of both the historic house and the contemporary wing that now forms the northern façade of the building. The visual impact of block E on the western lodge of the former Mountanville House will be more significant. However, this secondary lodge of modest design is not of sufficient architectural merit to warrant the loss of development potential of the adjoining land. Like the more sophisticated main lodge, which is a fine example of its type, the context

and setting in which both were designed has already been changed radically, with the loss of the historic house they once served and the construction of phase one and proposed phase two of the Knockrabo development. It should also be noted that both of these lodges have already been, or will shortly be, redeveloped with contemporary interventions and extensions, in line with good conservation practice, to give them a viable economic reuse. Of the two, the second, western lodge adjoining block E, includes a large new contemporary wing, which has been designed sensitively and does not impact negatively

on the original two room lodge. This and the radically changed context of the site should be considered when assessing the impact of block E on the overall development.



Proposed view of Block E from the east.



Proposed view of Block E from the west.



Proposed view towards Cedar Mount house.

7.0 SUMMARY & CONCLUSIONS

Cedar Mount is an historic house dating from the early nineteenth century. It is a typical late Georgian suburban villa in a simple classical style, its design was originally enhanced by some fine external detailing.

The southern entrance facade is the main public frontage that embodies the classical principles of proportion and symmetry, should be preserved and enhanced.

Constructed in 1810 and used as a residence for some 175 years, Cedar Mount was modified for use as a sports centre for The Knockrabo Alliance & Dublin Consumers Gas Company in 1985.

During the eighteen years the house served as a sports centre the main staircase and much of the original internal detail was removed from the interior of the house while the external walls were stripped and re-coated with dray dash quartz on a hard sand and cement render and one of the chimney stacks was removed.

Having been sold in 2003 the house was again refurbished and returned to residential use as a private family residence. At this time the original garden of Cedar Mount was reduced to the north and extended to the east.

During the 2003 restoration all of the remaining historic decorative features within the house were replaced, including all joinery and decorative plasterwork and a new, large contemporary stairs was constructed in the original entrance hall.

In 2006 Howley Hayes Cooney Architecture were commissioned by the new owners to design a new extension to the house with improved access to the gardens.

These proposals included a new large contemporary extension to the north, garden side, set on a podium to create new terraces to the rear and sides of the house.

The proposed new extension was designed to respect the classical simplicity and formality of the original architectural intentions for the historic house in both its internal arrangement and external form.

Through careful detailing and the use of full glazed links between old and new, the new wing was designed to touch the original building lightly with minimum impact on the historic fabric. These proposals also included a full restoration of the original lime finishes to the external wall and the rebuilding of the missing chimney stack.

Having obtained full planning permission for the Howley Hayes Cooney Architecture proposals the owners constructed the scheme under the direction of another architect, changing significantly many of the approved conservation and design concepts and details.

The conservation proposals for the new lime coatings and restored chimney stack were not implemented and both the external appearance and internal arrangements of both the historic house and the new wing were altered during construction.

The new development surrounding Cedar Mount has changed the historic context making it no longer economically viable as a large private residence.

Howley Hayes Cooney Architecture were appointed in February 2017 to assess the current condition and arrangement of the property and to explore how it might be adapted for a mix of community and residential use.

Design proposals for the restoration of the historic house included re-plastering in sand and lime, rebuilding of the missing chimney stack, reversal of the kitchen and dining room arrangement on the ground floor.

A childcare facility was proposed for the lower ground level, with community use on the ground floor, including a replacement conservatory, library, home office, meeting and activities room, gym, studio, tea station and WC. and two generous apartments on the first floor.

These new facilities enhance the amenities of the estate, providing social and exercise facilities that will stimulate good social interaction and a sense of neighbourliness.

The childcare facility provides a welcome use at the heart of the development while the first floor residences will provide security and a continuum of the original use for which the house was built.

The renovation of the gate lodge (west) & the coach house, which are protected structures provide a more viable and sensitive use of these structures with well-designed contemporary additions that are complementary yet subservient.

The new gate house and re-aligned entrance to the west, open up views of Cedar Mount House from the public realm, while creating a marker and providing tacit surveillance at one of the main entrances to the estate.

The restoration of Cedar Mount maintained the historic character of the house in its principal setting as viewed from the south, while the re-cladding of the north wing produced a contemporary design of high quality as originally intended.

Through these improvements & new uses Cedar Mount retained its lost significance, becoming financially viable and publicly accessible as the central focus and symbol for the new Knockrabo Estate.

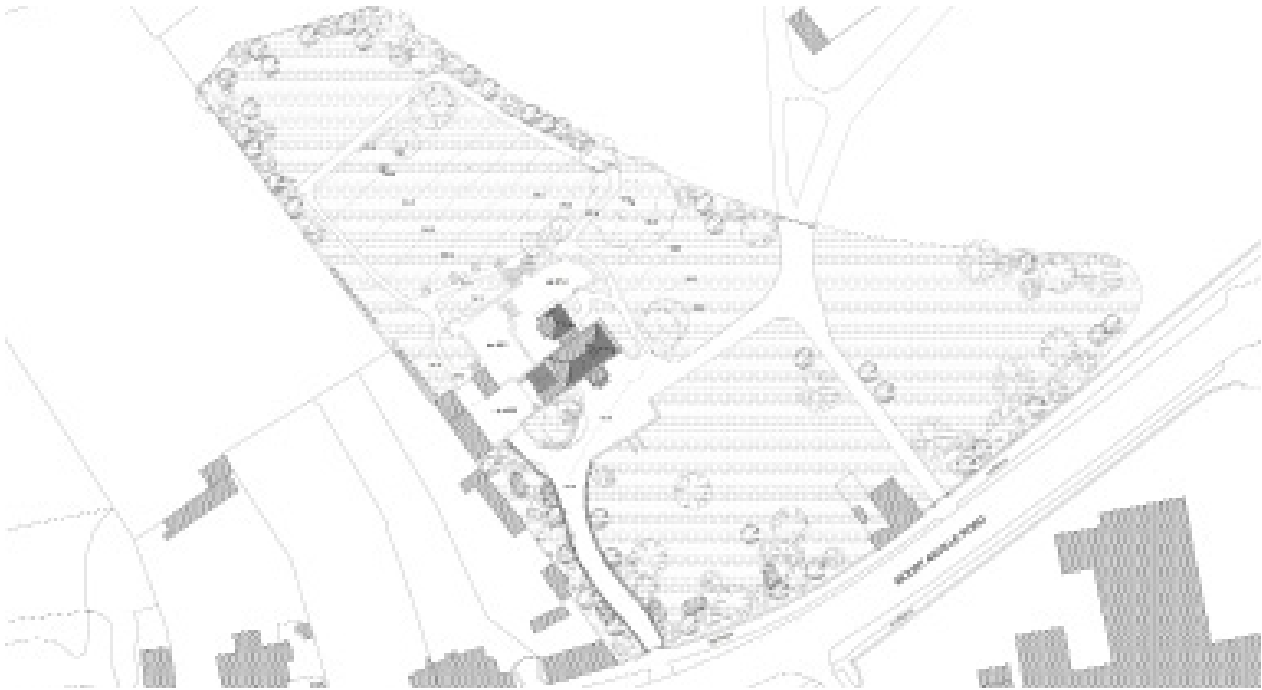
Howley Hayes Cooney Architecture were appointed in 2020 to assess the impact of the current amended proposal upon Cedar Mount and its setting.

The amended apartment blocks are in keeping with the scale and materiality of the previously permitted units to the east and as such will have no further impact upon Cedar Mount and its setting.

The visual impact of block E on the western lodge of the former Mountanville House will be more significant, however, this secondary lodge of modest design is not of sufficient architectural merit to warrant the loss of development potential of the adjoining land.

APPENDICES - PHOTOGRAPHIC SURVEY

SITE CONTEXT



Site Layout Plan pre 2006 planning application.



View of Gate Lodge (West).



View of Stone Rubble Boundary Wall.



View of cement pointing to wall.



View of western site entrance.

GATE LODGE WEST - EXTERNAL



Stone entrance pier.



Chimney Stacks.



View from North East.



Detail of typical window.



Junction between pitched rood and flat roof.



External timber stairs.



External timber terrace.



View from North.

GATE LODGE WEST - INTERNAL



View from front door to extension.



View from extension to front door.



Hallway Ceiling.



Detail of typical architrave.



Detail of typical window surround.



Detail of typical interior door:



View from the extension to the terrace.



View from the terrace to the extension.



Opening in wall between extension and kitchen area.



Utility Room.

WESTERN SITE ENTRANCE



View from Cedar Mount to western site entrance.



View from western site entrance to Mount Anville Road.



View approaching Mount Anville Road entrance.



View from western site entrance to Cedar Mount.

COACH HOUSE - EXTERNAL



View of east elevation.



View from North-West.



View from Cedar Mount master bedroom.



View of South Elevation.



Shed as viewed from Cedar Mount terrace.



Shed as viewed from Cedar Mount terrace.



View from the west.



Shed as viewed from the south-west.

COACH HOUSE - INTERNAL



Living area as viewed from the stairs.



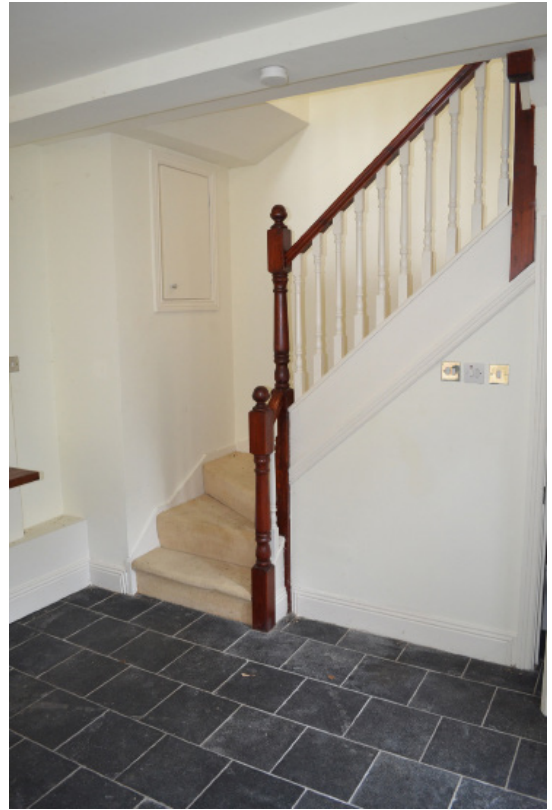
Living area as viewed from the front door.



Living area window.



View of WC.



View of staircase.



View of front door.



View of bedroom looking towards the stairs/en-suite.



Detail of porthole window.



View of bedroom from en-suite.



View of en-suite



View of en-suite.



View of bedroom from stairs.

CEDER MOUNT - EXTERNAL



View form south-west.



Detail of entrance lobby doors.



Detail of side entrance gate.



Detail of waterproofing above service space 02.



View from south east.



Junction between house and extension on east elevation.



Detail of glass balustrade and concrete coping of terrace.



View of eastern section of terrace.



Detail of north-eastern corner of loggia/terrace.



Detail of access to timber stairs from terrace.



View from northern section of loggia looking to the west.



View from east.



View from north-east.



View from the north.



Detail of eastern section of loggia.



View from terrace/loggia from north-east.



View of western section of terrace looking to the north.



View from the north-west.



Junction between rear extension, conservatory & house.



Junction between rear extension and house on west elevation.



View of northern section of terrace looking to the west.



View of western elevation of rear extension.



View of northern section of loggia looking to the east.



Detail of guarding between the Coach house and Cedar Mount.



Detail of windows to North-west corner of Cedar Mount west elevation.



View of western section of terrace looking to the north.



View of Cedar Mount from Coach House.



Detail of terrace guarding.



View of North Elevation of conservatory.



Detail of rainwater downpipe on western elevation.



Detail of guarding between Cedar Mount & Coach House.

CEDAR MOUNT - INTERNAL



Detail of front door lock.



View from front door to staircase.



View from staircase to front door:



Detail of entrance hallway ceiling.



Detail of ceiling recess.



Detail of living room fireplace.



Detail of living room window.



Detail of living room window shutter.



Detail of living room internal door architrave.



View of living room from guest bedroom.



Detail of living room external door:



View from living room from window to guest bedroom 3.



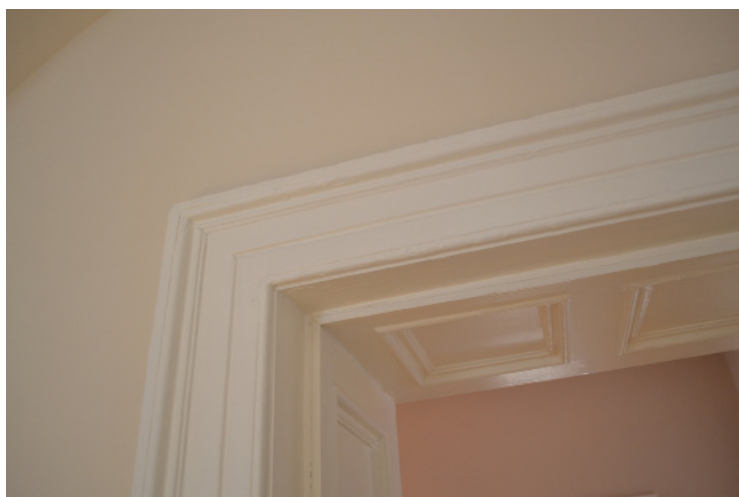
View of living room external door:



Detail of living room window.



Detail of living room ceiling cornice.



Detail of kitchen door architrave.



Detail of timber work on internal door to kitchen.



View of kitchen worktop.



Detail of kitchen window.



View of Kitchen from dining room.



View from kitchen window to dining room.



Detail of kitchen ceiling cornice.



Utility room kitchen.



Detail of door from dining room to conservatory.



View of exposed stone rubble wall in conservatory.



Detail of door from dining room to conservatory.



View of guest bedroom 03.



View of W.C.



View of guest bedroom 03.



View s of windows from guest bedroom 03.



Detail of junction at roof-light.



Detail of roof-light.



View of internal link between master bedroom and bedroom from first floor landing.



Detail of guarding to first floor landing.



View of roof-light from staircase.



View of master bedroom from bedroom door:



View of master bedroom from link to bathroom.



View from master bathroom to master bedroom.



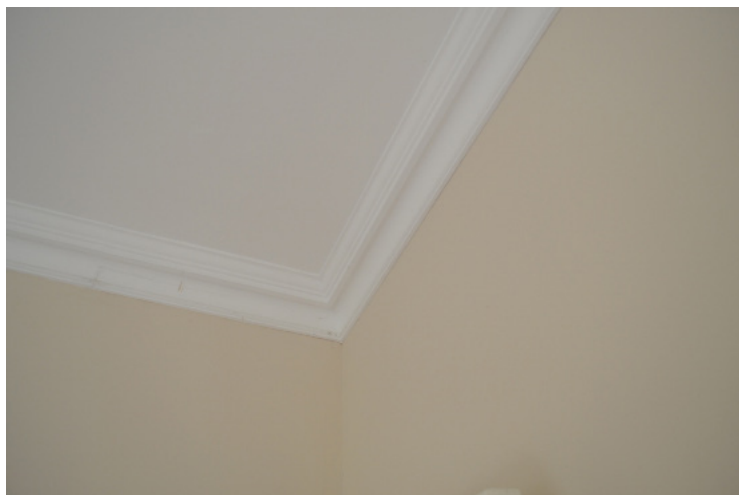
View of window in bedroom 01.



View of doors to bathroom and bedrooms 3 & 4.



View of window in bedroom 02.



View of ceiling cornice in bedroom 02.



Detail of bathroom window.



View of linen cupboard in bathroom.



View of bathroom.



View of windows in bedroom 02.



Detail of window in bedroom 02.



View of window in bedroom 03.



View of lower ground/basement floor from hallway to staircase.



View of lower ground/basement floor from store.



Detail of staircase.



View of access to service space 02 and store.



View of service space 02 looking east.



View of service space 02 looking west.



View of guest bedroom 01



View of guest bedroom 01



View of guest bedroom 01



Detail of typical door in lower ground/basement floor:



View of guest sitting room.

H
C H

We are a design led practice working at the intersection of contemporary design and creative conservation

Howley Hayes Cooney is a Dublin based practice that combines many diverse talents, with a belief that – *great architecture creates a sense of time and place that enriches our lives*. Throughout thirty-five years of practice we have established a strong design ethos with particular emphasis on creativity, collaboration and context. Our work includes - the design of new contemporary buildings; the adaptive reuse of existing buildings and the creative conservation of many important historic buildings and places. Each project is approached with an open mind as we develop our designs in close conversation with our clients and other designers. We have earned a strong and trusted reputation from our clients, peers, consultants and others with whom we collaborate, and the quality of our work has been recognised through many national and international awards.

ARCHITECTURE