
Deletion of 27a Oakley Road, Ranelagh, Dublin 6 from the Record of Protected Structures in accordance with Section 54 & 55 of the Planning and Development Act, 2000

Recommendation For Deletion	
Address	Description (currently on RPS)
27a Oakley Road, Dublin 6	House

PHOTO OF STRUCTURE:



Procedure Followed:

In accordance with the procedures set out in Section 54 and 55 of the Planning and Development Act, 2000, Dublin City Council indicated its intention to delete 27a Oakley Road, Ranelagh, Dublin 6 from the Record of Protected Structures (RPS). The proposed deletion was advertised in the Irish Independent on 24th April 2019. The public display period was from 24th April 2019 to 6th June 2019 inclusive.

Request for Deletion:

Majella O Regan & Robert Kevelighan, 16 Moyne Road, Ranelagh, Dublin 6

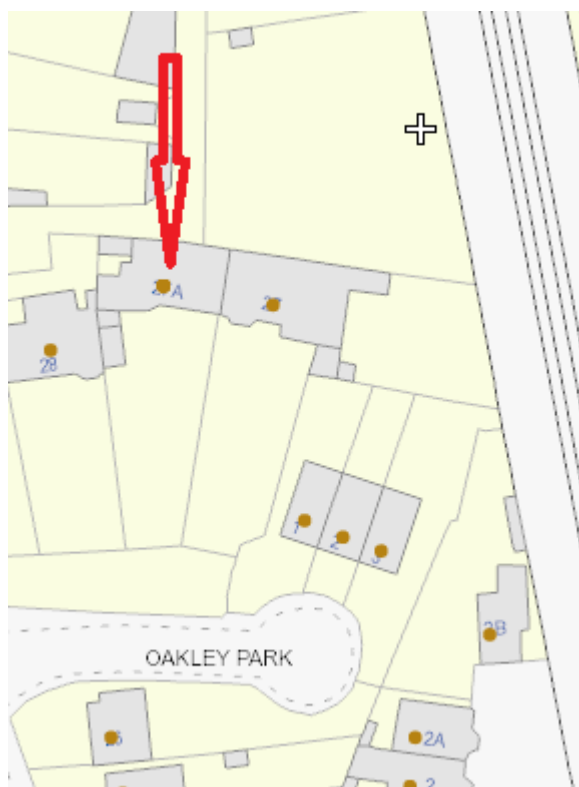
Summary of Applicants Reasons for Seeking Deletion:

This property comprises a modern purpose built three-storey apartment block, constructed in its entirety in 1974 on the site of a demolished 19th century house. It does not contain any period features of any description which might even remotely fall into the categories of special interest as per

Planning and development Act 2000, as amended. For the record, Architectural Recording & Research confirm, it is incorrectly described on the Record of Protected Structures as a 'house'. As above, it was never thus-it has always been since newly built in 1974 a purpose built modern apartment block. (Report by Architectural Recording and Research (AR&R) included with deletion request application).

Site Location & Zoning Map:

Zoning map: The subject building is located in Z2: To protect and/or improve the amenities of residential conservation areas.



Planning History:

Planning Ref.	Description	Date
1136/73	Demolition of one of a pair of semi-detached dwellings houses fronting onto a driveway off the main road.	Granted permission, subject to conditions, on 10/08/73.
0318/73	Erect three-storey block of flats at 27a Oakley Road, Ranelagh	Refused permission 11/05/73
0244/73	Three-storey block of flats	Permission granted 11/05/73

9.1 Summary of Planning Documents

Whilst a search through the online database for DCC planning applications failed to reveal any current or recent planning history, Ms Majella Regan and Mr Robert Kevelighan's solicitor was able to supply the following series of Dublin Corporation planning documents from the 1970s. These documents show that the house on the 1911 map above was demolished prior to the construction of the present-day purpose-built apartment block.

An Aidan Powell and William Murtagh applied for planning permission on the 9th of February, 1973 to demolish the existing semi-detached house at 27a Oakley Road and to erect a three-storey block of flats. An Order of the Assistant City Manager records that the house was demolished prior to permission being granted. The Assistant City Manager recommended that permission for demolition

be granted on the 10th of April. Permission to demolish the house was granted on the 12th of April, but permission to built the new block of apartments was refused on the 11th of May, 1973. On the 27th of July, 1973, Aidan Powell and William Murtagh were granted permission to erect the block of flats following an appeal.

9.2 Document 1: Permission to Demolish Semi-Detached House

The Order of Assistant City Manager dated 10th of April, 1973 states the earlier house had been reported as having been demolished. "The demolished structure was one of a pair of semi-detached dwelling houses fronting onto a drive way, off the main road. It contained seven rooms and was built around 1840. It is reported to me that at a survey carried out in 1967, the premises appeared to be in poor condition..."

9.3 Document 2: Decision to Refuse Permission for Block of Flats

The Order of the Assistant City and County Manager recommended refusal for permission to construct a block of flats. A series of reasons for refusal were outlined on the document.

9.4 Document 3: Permission Granted on Appeal

Planning permission was granted on appeal in July 1973.

9.5 Document 4: Summary of Planning

The scanned document from November 1974 outlines the history of the planning application to develop the apartment block.

Enforcement History:

Ref. No.	Opened	Reason	Closed	Reason
E0701/17	23-Jun-2017	Air bnb operating short term let	Still open	

Summary Description:

Exterior: Detached three-bay three-storey apartment block, built c.1974, on the site of an earlier semi-detached house. Roof not seen from ground level. Mansard roof with fibre cement tiles. Concrete vent stacks. Smooth-rendered walls. Top of façade is dressed with a pulvinated cornice and a balustrade to mimic the parapet of the adjacent house to the east. Stucco arch motif above entrance door. Central bay is flanked by pilaster-like projections. Square-headed window openings with painted concrete sills and aluminium-framed casement windows. Venetian-style window opening above central door opening. Square-headed door opening to front elevation with aluminium-framed glazed double door and sidelights. Glazed aluminium-framed doors to balconies and terraces. Projecting terraces to ground floor with concrete-block-faced plinths and mild steel railings. Concrete balconies to each unit above.

Interior: Front door opens to small entrance hall. Concrete dog-leg staircase rises from ground to second floor, turning at landings and half-landings. Two doors to each floor afford access to apartments. Each apartment comprises a living room/kitchen with balcony, a bathroom and two bedrooms.

Front Site: Gravel-covered front site accessed from cul-de-sac off Oakley Road. Hedgerow boundary to east. Gable wall of adjacent house to west. Lamp standards, flowerbeds, and trees.

Rear Site: Rear site not accessed.

The site was visited by the Conservation Section on 31st July 2018 and a photographic record of the site made. The Conservation Section is in agreement with the above description of the site and structure.

Historical Background:

(taken from AR&R report submitted with deletion application dated 24/04/18)



Left: Extract from Ordnance Survey Map of County Dublin, Scale 1:2,500, Sheet 18-15, Surveyed 1864, Published 1866.

Right: Extract from OSI Map of County of Dublin, Scale 1:2,500, Sheet 18-15, Revised 1907-8, Published 1911

The above Ordnance Survey map from 1864 (left) is the first OS map to show any type of development on the site off Oakley Road, or Cullenswood Avenue, as it was known at the time. As such, one may assume that the detached house, as depicted above, was constructed between the publication of the first edition OS map (surveyed 1837) and 1864. The detached house is shown to have been accessed via a driveway from the north. At a later period in the 19th century, a house was built directly to the east, thus forming a pair of semi-detached houses. The eastern house survives to this day, but the original detached house was demolished in 1973 to make way for the present-day apartment block.

It appears as if the historic house was demolished sometime c.1973 and replaced with the three-story apartment block subsequently.

The Conservation Section is in agreement with the analysis of the site's historical background as outlined in this report.

References:

Architectural Recording and Research (AR&R) report submitted with deletion application dated 24/04/18

Assessment of Special Interest under the Planning & Development Act 2000:

Having regard to the National Inventory of Architectural Heritage categories, this building is considered 'Record Only'. The structure in question is not considered to be of special interest under the following categories: Architectural, Historical, Archaeological, Artistic, Cultural, Scientific, Technical or Social.

The report by Architectural Recording and Research (AR&R) included with deletion request application states *This property comprises a modern purpose built three-storey apartment block, constructed in its entirety in 1974 on the site of a demolished 19th century house. It does not contain any period features of any description which might even remotely fall into the categories of special interest as per Planning and development Act 2000, as amended. For the record, AR&R confirm, it is incorrectly described on the Record of Protected Structures as a 'house'. As above, it was never thus- it has always been since newly built in 1974 a purpose built modern apartment block.*

Significance/NIAH Rating:

The National Inventory of Architectural Heritage (NIAH) has not been carried out for this area. The NIAH uses eight categories of special interest (architectural, historical, archaeological, artistic, cultural, scientific, technical & social) and identifies five categories of rating in seeking to rank buildings. The NIAH rating values are International, National, Regional, Local and Record Only (I, N, R, L, O). Structures which are considered of International, National, and Regional significance are deemed worthy of inclusion on the RPS.

The National Inventory of Architectural Heritage in its 2006 handbook clarifies the meaning of its designation as follows:

INTERNATIONAL I: Structures or sites of sufficient architectural heritage importance to be considered in an international context. Examples include St Fin Barre's Cathedral, Cork. These are exceptional structures that can be compared to and contrasted with the finest architectural heritage in other countries.

NATIONAL N: Structures or sites that make a significant contribution to the architectural heritage of Ireland. These are structures and sites that are considered to be of great architectural heritage significance in an Irish context. Examples include Ardnacrusha Power Station, Co. Clare; the Ford Factory, Cork; Carroll's Factory, Dundalk; Lismore Castle, Co. Waterford; Sligo Courthouse, Sligo; and Emo Court, Co. Laois.

REGIONAL R: Structures or sites that make a significant contribution to the architectural heritage within their region or area. They also stand in comparison with similar structures or sites in other regions or areas within Ireland. Examples would include many Georgian terraces; Nenagh Courthouse, Co. Tipperary; or the Bailey Lighthouse, Howth. Increasingly, structures that need to be protected include structures or sites that make a significant contribution to the architectural heritage within their own locality. Examples of these would include modest terraces and timber shop-fronts.

LOCAL L: These are structures or sites of some vintage that make a contribution to the architectural heritage but may not merit being placed in the RPS separately. Such structures may have lost much of their original fabric.

RECORD ONLY O: These are structures or sites that are not deemed to have sufficient presence or inherent architectural or other importance at the time of recording to warrant a higher rating. It is acknowledged, however, that they might be considered further at a future time.

The research conducted as part of this report including the historical background of the site and the planning history together with a site survey has demonstrated that this building is a complete rebuild dating to c.1974. The Conservation Section are in agreement with this conclusion. Therefore the NIAH rating attributed to it would be Record Only. These are structures or sites that are not deemed to have sufficient presence or inherent architectural or other importance at the time of recording to warrant a higher rating. It is acknowledged, however, that they might be considered further at a future time.

Submissions/ Objections Received:

None received

Meeting of the Area Committee:

The proposed deletion of the structure was brought forward to the South East Area Committee on 8th April 2019 where it was agreed by the elected members to initiate the procedure to delete it from the RPS.

Recommendation to the City Council:

In accordance with section 55 of the Planning and Development Act 2000, it is recommended that 27a Oakley Road, Ranelagh, Dublin 6 be deleted from the Record of Protected Structures in the Dublin City Development Plan 2016-2022.

The making of any deletion from the Record of Protected Structures is a reserved function of the City Council.

Resolution:

“That Dublin City Council notes the contents of Report No. 207/2019 and approves the deletion of 27a Oakley Road, Ranelagh, Dublin 6, from the Record of Protected Structures in accordance with Section 54 and 55 of the Planning and Development Act, 2000”.

Richard Shakespeare
Assistant Chief Executive

Dated: 19th June 2019

Aerial Photograph showing location of building



Photographic Record:



Three-storey semi-detached apartment block with original two house to east



Front floor uPVC 'Wyatt style' window



Main staircase at ground floor level