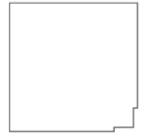


MESH



architects



12th Lock Site, Ballymakily, Lucan, Co. Dublin

Architectural Heritage Impact Assessment

January 2024

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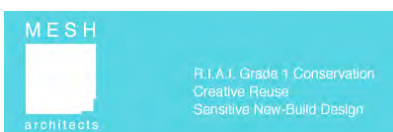


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Cover Image: Image of the 12th Lock. Source: Stephen Foley Architects

1.0 Introduction

This Architectural Heritage Impact Assessment has been prepared by Thomas McGimsey, of MESH Architects, a Grade 1 Conservation practice, for a development falling under Part 8 of the Planning and Development Regulations 2001, as amended, for South Dublin County Council in relation to a development site at the 12th Lock Mill Complex, Ballymakily, Lucan, Co. Dublin. Mesh Architects were appointed by the lead consultant Stephen Foley, of Stephen Foley Architects, to prepare this report .

The C18th century canal infrastructure, which includes the lock gates, a masonry bridge and a gate keeper's cottage, and the C19th mill complex, which includes two canal side mill buildings, were surveyed as part of the National Inventory of Architectural Heritage and are included in the NIAH database. These buildings and structures, save for one of the mill buildings, are also included on the Record of Protected Structures for South Dublin County Council. The site was inspected for the purposes of preparing this report on 25th July, 2023, on which date the site examined by the author. The report is limited by the information that was available to the author at the time of writing.

The aim of the master-plan at this site is to bring this vacant industrial site and structures into functional use and enhance the economic, amenity and tourist value for the area. The objective of the proposed development works at the 12th Lock site is to re-develop the land to the north of the mill complex and create new development opportunities by adaptive reuse of an existing industrial building at the rear of the Mill Building site as part of the larger 12th Lock Master-plan. The development at the 12th Lock proposes the refurbishment and creative reuse of an existing industrial unit as new contemporary production studios which will provide facilities for a smaller film production companies and start-ups in this growing industry.

The aim of the report is to assess the impact of the proposed development on the protected buildings and structures adjacent to the development site. Aspects of the historical background and significance of the protected structures are not covered in this report as other sources in the public domain cover some of these aspects. The mill building, which abuts the southern boundary of the site, will be impacted most in terms of the proposed development and an Architectural Heritage Impact Assessment has previously been carried out by Dr. Jason Bolton on behalf of Derek Whyte for development at this site. This Architectural Heritage Impact Assessment for the adjacent mill building was submitted to Dublin City Council in 2016 and outlines in detail the significance of the site and building and the cartographic information about this site. This document is accessible on the South Dublin County Council website under the planning reference number CE16/0018.

2.0 Description of the site and proposed works

The development site for the 12th Lock is situated on the north bank of the Grand Canal and adjacent to the 12th Lock Gates in the townland of Ballymakily in South County Dublin. The site extends to the north and encloses three existing industrial buildings which are currently vacant. The industrial buildings date from the late twentieth century. The Adamstown Road runs along the east boundary of the site and the Newcastle road runs along the northern boundary. The site is accessible through two separate entrances at the north and south boundaries and palisade fencing encloses the site on the north east and west sides.

There are four protected structures adjacent to the site which include Leck's bridge, the 12th Lock, the mill building which abuts the south boundary of the site and a lock keeper's cottage. Mill building 02 is not a protected structure but is recorded in the National Inventory of Architectural Heritage. The table below outlines details of the protected structures from the Register of Protected Structure (RPS) and the National Inventory of Architectural Heritage (NIAH). The numbers shown on the plan on the facing page correspond with those shown on the table below.

Plan no.	Building/Structure	Record Protected Structures no.	National Inventory of Architectural Heritage no.
1	Leck Bridge	127	11204052
2	The 12 th Lock	125	11204053
3	Mill Building 01	118	11204054
4	Mill Building 02	-	11204055
5	Lock Keeper's Cottage	119	11204056

The site plan on the facing page shows the existing site and the proposed demolition works in red. Demolition works consist of the removal of industrial units B01, B02, the demolition of an existing shed, and the demolition of the freestanding, steel framed, lean-to structure standing immediately adjacent to the north elevation of mill building 01. Industrial building B03 is to be retained and refurbished as part of the proposed scheme and will provide facilities for smaller film production companies and start-ups in this growing industry. New landscaping is proposed around B03 and alteration works including the removal of security fences are proposed to the boundaries.

This report covers the 12th Lock site which is one part of the larger master-plan development and this document should be read in conjunction with the conservation report for the Grange Cottage site. The Architectural Design Statement prepared by Stephen Foley Architects provides a comprehensive description of the existing site conditions, proposed site alterations and the evolution of the site design, concepts and strategies.

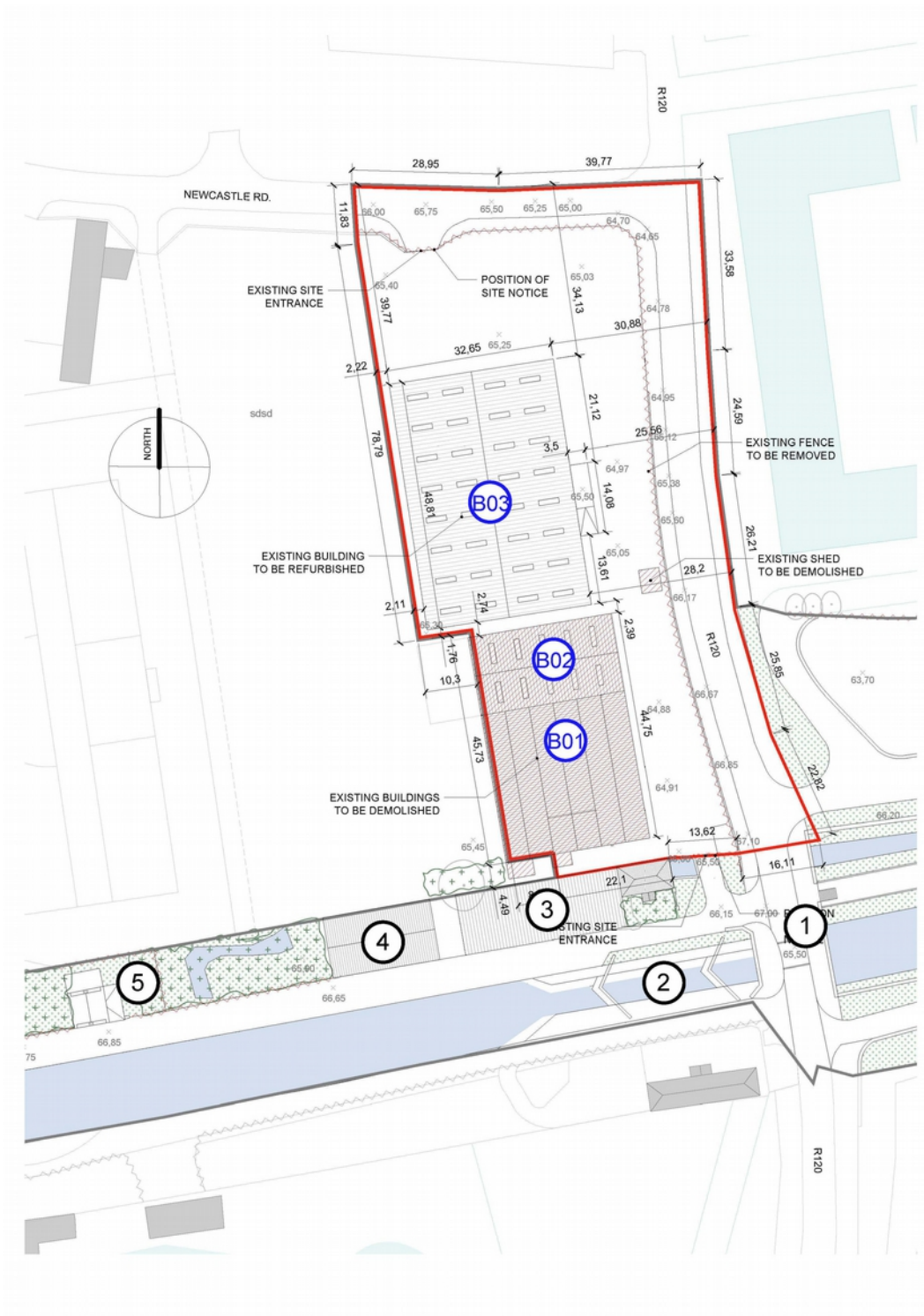


Fig. 1: Existing site plan showing the 12th Lock site outline in red. Building B is the proposed development



Fig. 2: Image of existing masonry bridge. Source: National Inventory of Architectural Heritage.



Fig. 3: Image of existing 12th Lock Gates on the Grand Canal. Source: National Inventory of Architectural Heritage.



Fig. 4: Image showing the existing water Mill Building 01. Source: National Inventory of Architectural Heritage.



Fig. 5: Image showing the three storey water Mill Building 02. Source: National Inventory of Architectural Heritage.



Fig. 6: Image showing the Lock Keeper's Cottage. Source: National Inventory of Architectural Heritage.



Fig. 7: Image showing the east elevations of the industrial units B01, B02 & B03 to the rear (north) of the site. Source: Google Maps



Figs. 8 & 9: Left; Image showing the east elevation of the steel framed lean-to at the north elevation of mill building 01 which is to be demolished. Right: Industrial unit B02 which is to be demolished. Source: Stephen Foley Architects



Fig.10: Image showing the north elevation of industrial unit B03 which is to be retained and reused. Source: Stephen Foley Architects.



Fig. 11: Image showing the rear access to the site and the existing north and west boundaries. Source: Google Maps



Fig. 12: Computer generated image of the south and east elevations showing new proposals for building B03. Source: Stephen Foley Architects



Fig. 13: Computer generated image of the north and east elevations showing new proposals for building B03. Source: Stephen Foley Architects

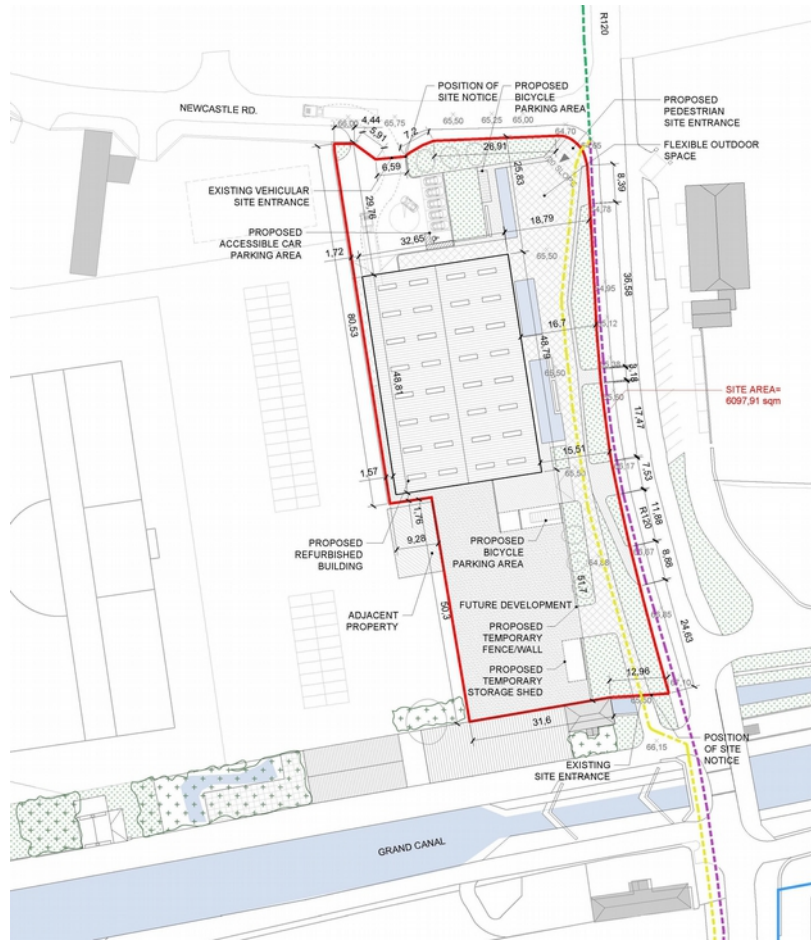


Fig. 14: Site plan showing the site proposals for the new development. Source: Stephen Foley Architects

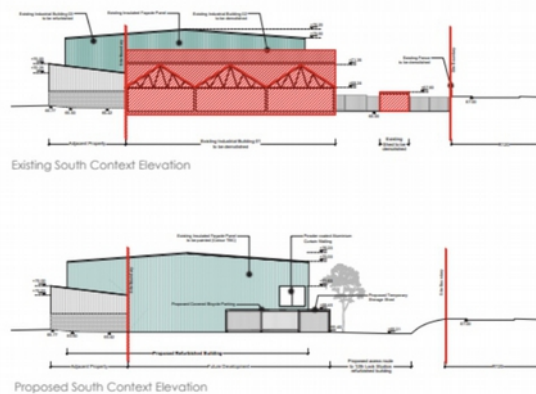


Fig. 15: Existing and proposed south elevations. Existing site buildings hatched in red to be removed. Source: Stephen Foley Architects

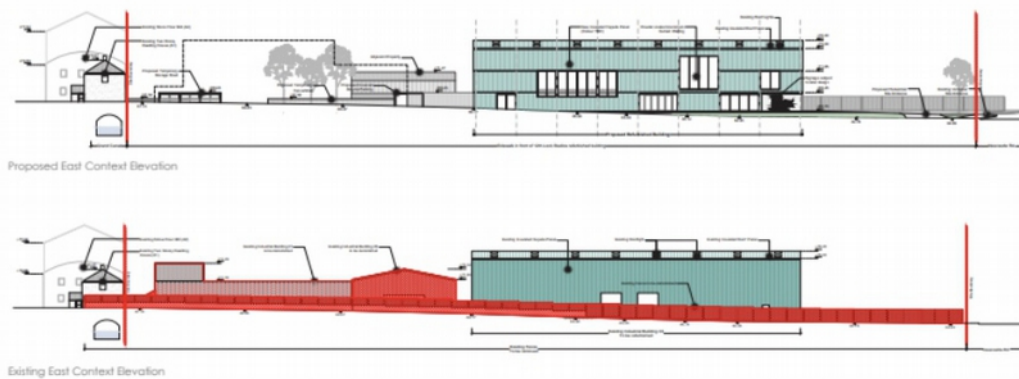


Fig. 15: Existing and proposed east elevations. Existing site buildings hatched in red to be removed. Source: Stephen Foley Architects

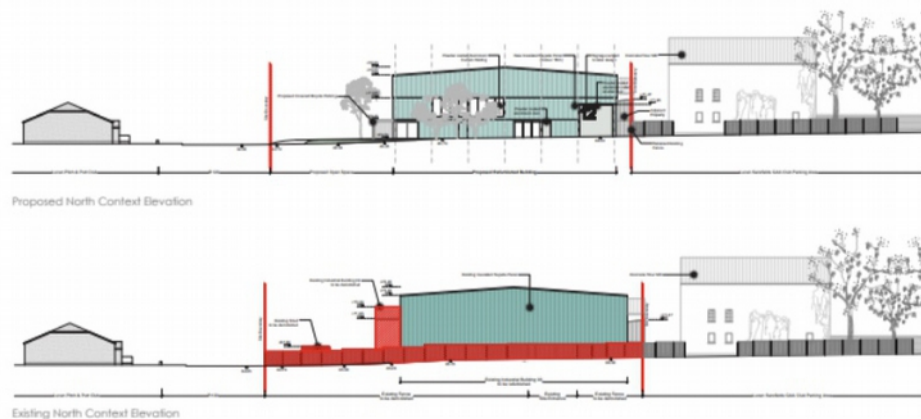


Fig. 16: Existing and proposed north elevations. Existing site buildings hatched in red to be removed. Source: Stephen Foley Architects

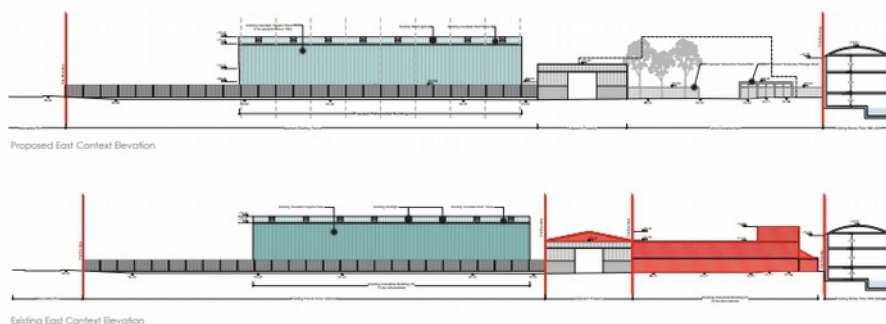


Fig. 17: Existing and proposed west elevations. Existing site buildings hatched in red to be removed. Source: Stephen Foley Architects

3.0 Architectural Heritage Impact Assessment

The master-plan for the the 12th Lock site proposes several new uses for redundant buildings that form the existing mill complex. The buildings on the site are not protected structures and the AHIA is not an assessment of the impact of the new development on these existing industrial units. The AHIA will look at the impact of the new developments in the context of the protected structures that are in the vicinity.

3.1 Architectural Heritage Impact Assessment Methodology

This Architectural Heritage Impact assessment has been prepared with reference to the Department of Arts, Heritage and the Gaeltacht's Architectural Heritage Protection Guidelines for Planning Authorities. This assessment of the proposed impacts on Architectural Heritage has regard to the Guidelines on the information to be contained in Environmental Impact Assessment Reports prepared by the Environmental Protection Agency (2017 Draft), and to Directive 2011/92/EU (Directive 2014/52/EU as amended) on the assessment of the likely effects of development projects of a particular type on the environment. The list of definitions that are outlined on the facing page reference Table 3.3: titled "*Descriptions of Effects contained in the Guidelines on the Information to be Contained in Environmental Impact Assessment Reports*" prepared by the EPA. Commentary is also given as to what these definitions may imply in terms of the relevant impacts on architectural heritage. Definitions reference from the EPA document are outlined in italics in each of the headings below and on the facing page.

Imperceptible: *An effect capable of measurement but without significant consequences.* The implied meaning of the definition would appear to suggest that there would be very minor change in the heritage interest of a place or structure. It may be a change that would materially alter the overall heritage interest of the structure but not a change that would be evident to the casual eye.

Not Significant: *An effect which causes noticeable changes in the character of the environment but without significant consequences.* The implied meaning of the definition would appear to suggest that the changes to the heritage interest of a structure would be capable of being determined by persons assessing the effects of changes to the heritage interest of a structure or place for the purposes of planning consent. In this instance there may be changes to aspects of the heritage interest of a structure or place but, these changes would not be considered material in the context of statutory consent in terms of planning.

☐

Slight: *An effect which causes noticeable changes in the character of the environment without affecting its sensitivities.* The implied meaning of the definition would appear to suggest that there would be changes to aspects of the heritage interest of a structure or place. However, apart from such changes, the overall heritage interest of the structure, and/or its contribution to its surroundings, would remain substantially intact☐

Moderate: *An effect that alters the character of the environment in a manner that is consistent with existing and emerging baseline trends.* The implied meaning of the definition would appear to suggest that material changes to the heritage interest of a structure or place; and these changes must be consistent with change patterns that are already occurring, are considered acceptable, and are envisaged by policy.☒

Significant: *An effect which, by its character, magnitude, duration or intensity alters a sensitive aspect of the environment.* The implied meaning of the definition would appear to suggest that there would be material changes to aspects the heritage interest of a structure or place; and these changes would not be consistent with acceptable patterns of change that are already occurring, and are not envisaged by policy.☒

Very Significant: *An effect which, by its character, magnitude, duration or intensity significantly alters most of a sensitive aspect of the environment.* The implied meaning of the definition would appear to suggest that the heritage interest of a structure or place would be changed considerably and that these changes would not be consistent with an acceptable patterns of change that is already occurring, nor are envisaged by policy.

Profound: *An effect which obliterates sensitive characteristics.* The implied meaning of the definition would appear to suggest that a development would result in the loss of the structure or destruction of the place, or all of its heritage significance. This assessment relates solely to effects on Architectural Heritage, and does not concern itself with other effects, adverse or beneficial. ☒

3.2.1. Masonry Bridge

The masonry bridge, also known as Leck bridge, is situated adjacent to the southern entrance to the site and lies outside the application site boundary. The description and appraisal highlighted in italics below are extracts from the National Inventory of Architectural Heritage;

Description: *Single-arch road bridge over canal, c.1770. Segmental arch with painted dressed voussoir stones set into smooth rendered west elevation. Roughcast rendered parapet with semi-circular coping stones and roughcast rendered pier faced with dressed granite blocks to each end. Bridge widened and refurbished, 1932.*

Appraisal: *This bridge, though widened, retains much original fabric and remains a valuable element in this group of canal structures including the lock gates and mill buildings.*

Impact of proposed development on the protected structure: Much of the east elevation of the existing units are visible from the bridge as can be seen in fig. 7 above. The demolition of the existing industrial units and the refurbishment works to the largest industrial unit will be a perceptible change to this elevation from the bridge. The proposed works will result in a change in the character of the environment but will not alter or affect the structure physically. For these reasons, the impact of the new development on the existing bridge can be deemed **not significant**.

3.2.2. Canal Lock Gates

The canal lock gates are located directly south of mill building 01 on the north bank of the canal and lie outside the application site boundary. The description and appraisal in italics below are extracts from the National Inventory of Architectural Heritage;

Description: *Single-stage canal lock, c.1770. Lock gates are of timber and iron construction with coursed granite inner walls. Painted timber mooring post at intervals between gates.*

Appraisal: *A good example of a standard-type eighteenth-century canal lock, enhanced by its setting among such a rich group of canal structures.*

Impact of proposed development on the protected structure: Mill building 01, and the existing house that is situated on the east side of mill building 01, screen much of the development from the north and south banks of the canal. The demolition of the existing industrial units and the refurbishment works to the largest retail unit will not be a perceptible change from the lock gates. The proposed works will result in a change in the character of the environment but will not alter or affect the structure physically. For these reasons, the impact of the new development on the existing canal gates can be deemed **not significant.**

3.2.3. Mill Building 01

Mill Building 01 is situated on the north bank of the site and abuts part of the south of the application boundary. A freestanding, open ended, lean-to steel structure with a corrugated steel roof is located between B01 and the existing mill building. The description and appraisal in italics below are extracts from the National Inventory of Architectural Heritage;

Description: *Detached seven-bay two-storey over basement former mill building, c.1860, now in use as offices. Random coursed rubble stone walls with roughly dressed limestone quoins. Replacement timber windows. Ground floor windows have a modern concrete surround with the original red brick relieving arches still visible. Seven large oval cast-iron building ties are located on the south front. Segmental profile corrugated iron roof.*

Appraisal: *Despite alteration and conversion, this former mill building associated with the Flour Mill still retains its elegance and dominance over the Twelfth Lock and bridge, and is a valuable reminder of the former variety of functions associated with the canal network.*

Impact of proposed development on the protected structure: The demolition of the existing industrial units and the refurbishment works to the largest retail unit will be a perceptible change to the environment to the rear of mill building 01. The proposed works will result in a change in the character of the environment but will not alter or affect the structure physically. For these reasons, the impact of the new development on the existing mill building can be deemed **not significant**.

3.2.4. Mill Building 02

Mill Building 02 is situated to the west of Mill Building 01 on the north bank of the canal and lies outside the site boundary. The description and appraisal in italics below are extracts from the National Inventory of Architectural Heritage;

Description: *Detached multiple-bay three-storey over basement former mill building, c.1860, now derelict. Roughcast rendered walls. Smooth render to the centre bays on the ground floor showing outline of former extension, now removed. A mix of boarded-up and steel-framed windows. Large door openings to ground floor of front elevation and west gable. Pitched corrugated asbestos roof.*

Appraisal: *This substantial former mill building fronting onto the canal, though in poor condition, retains its imposing volume and some materials, and is a valuable document of the diversity of building functions and types associated with the canal network.*

Impact of proposed development on the protected structure: The demolition of the existing industrial units and the refurbishment works to the largest retail unit will be a perceptible change to the environment to the rear of mill building 02. The proposed works will result in a change in the character of the environment but will not alter or affect the structure physically. For these reasons, the impact of the new development on the existing mill building can be deemed **not significant**.

3.2.5. Lock Keeper's Cottage

The Lock Keeper's cottage is situated to the west of Mill Building 02 on the north bank of the canal and lies outside the site boundary. The description and appraisal in italics below are extracts from the National Inventory of Architectural Heritage;

Description: *Detached three-bay two-storey gable-fronted classical style former lock keeper's house, c.1765, now in use as a detached house. Timber sash windows. Roughcast rendered walls with cut stone architrave and string courses, with a round-arched blind recess to the gable front. Pitched slate roof with red brick chimney stacks to each gable. Annex to east has a hipped slate roof, timber sash windows and timber panelled door with over-light.*

Appraisal: *This attractive former lock-keeper's house of a standard design retains much of its original architectural impact and style. The plain string courses and classical detail contrast with the roughcast walls to a very pleasing effect. Possibly designed by Thomas Omer, it is a fine addition to the varied group surrounding the twelfth lock.*

Impact of proposed development on the protected structure: The demolition of the existing industrial units and the refurbishment works to the largest retail unit will be an imperceptible change to the setting of the Lock keeper's cottage. The proposed works will not result in a change in the character of the environment and will not alter or affect the structure physically. For these reasons, the impact of the new development on the existing mill building can be deemed **imperceptible**.

4.0 Architectural Heritage Impact Statement:

The existing industrial units are large, blank boxes comprising steel frames which are clad in green metal cladding. The existing industrial buildings detract from the existing setting of the master-plan site. The design strategy for the proposed building is outlined in the Architectural Design Statement prepared by Stephen Foley Architects details which accompanies the Part 8 submission. The design of the proposed scheme aims to preserve the original form and footprint of the industrial unit to the rear of the site which mitigates further impact on the existing protected structures by staying within the constraints of industrial unit B03. The new scheme proposes the introduction of new landscaping and boundary treatment further enhances the existing site in the context of the existing protected structures.

The proposed demolition of industrial units B01 & B02 substantially reduces the impact of previous industrial development on the existing site adjacent to the protected structures. The adaptive reuse of industrial unit B03 is the most sustainable building approach to new development at this site and will provide new high quality accommodation for new enterprise and offer higher quality industrial amenities to the area and will also mitigate the existing state of dereliction at the site. The new elevation arrangements to B03 will visually impact Mill Building 01 and the bridge but to a degree that would not be deemed significant in both cases. The perceptible change will be positive in the context of the historic structures adjacent to the development site. As noted in the Architectural Design Statement, the existing cladding is retained as a base layer and re-clad or painted depending on the facade orientation and new cladding and glazed elements will also be introduced into the existing elevations. The new panelling and glazed elements will enhance the existing elevations and the new insertions will enliven the existing facades. The proposed plan will visually enhance the public realm and result in a positive change for the site and the setting of the existing protected structure.

The proposed building and landscaping are expressly contemporary and contrast with the existing protected structures on the site. The visual impacts of the proposed scheme are mitigated by the provision of a high quality scheme designed by Stephen Foley Architects which will add architectural interest that will result from the contrast between the existing protected structures and the proposed new development works.