

**OFFALY COUNTY COUNCIL
DECLARATION UNDER SECTION 57 OF THE
PLANNING & DEVELOPMENT ACTS 2000, as amended**

Dec 57 21/08

Works which would materially affect the character of the protected structure and, as a result, require planning permission

Note this is a Partial Declaration relating only to the provision of new double glazed windows to the front elevation.

1. With Department Advice on this specific case, the proposed double glazed units are not deemed as works falling under the remit of a Section 57 and as a result would require Planning Permission.
Note contact the Planning Section for detailed further Departmental Advice.
2. Any other works not stated as part of this Section 57 Declaration.

Works which would not materially affect the character of the protected structure and as a result would not require planning permission

Note this is a Partial Declaration relating only to the provision of new double glazed windows to the front elevation.

1. Items of essential repair and routine maintenance in accordance with Department Conservation Guidelines including localised repairs.

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Offaly County Council

Áras an Chontae
Charleville Road
Tullamore

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Declaration

Declaration Type: **Partial Declaration**

Plan Type: CDP 2021_2027

In accordance with Section 57 (2) of the Planning and Development Act 2000

Number: **DEC/21/008**

Planning Authority

NIAH 14819035



This Declaration specifies what works would, or would not, in the opinion of the planning authority materially affect the character of the protected structure, or any element thereof, and, as a result, require planning permission. Under the Act, protection extends to the entire structure including its interior and the land lying within its curtilage. It also extends to any other structures lying within the curtilage of the protected structure, to their interiors and to all fixtures and features that form part of the interiors or exteriors of any of these structures. Where specified in the Record of Protected Structures, protection may also extend to any other feature within attendant grounds of the protected structure.

Nothing in this declaration exempts works that would nor otherwise be exempt from a requirement for planning permission. Changes of use or intensification of the current use may require planning permission. It in doubt, the owner/occupier should consult the planning authority for further advice before commencing any works.

Applicant Name	David McIntyre	Status	Occupier
Name of Building	Emmet Street	Former Name	N/A
Townland	Townparks (Ballybritt By)	OS Map Type	
Address 2	Emmet Street	Map Sheet	
Address 3	Birr	National Grid co-ordi	206104, 205219
Date of Request	15-Nov-21 07-Feb-22	Date of Inspection	Monday 20 December 202
Previous Declaration	N/A	Date of Declaration	Monday 20 December 202
Protection Status	<input checked="" type="checkbox"/>	Record of Monuments and Places	N/A
Record of Protected Structures	49-232	Archaeological Potential	N/A
Architectural Conservation Area	N/A	Preservation Order or Temp PO	N/A

NIAH Description of Structure

Terraced four-bay two-storey house, built c.1840, with integral carriage arch. House fronts directly onto street. Pitched slate roof with rendered chimneystacks. Roughcast render to walls with smooth rendered plinth. Replacement tripartite timber casement windows with stone sills. Square-headed door opening with moulded and splayed surround, replacement timber panelled door and stained glass overlight. Remains of wrought-iron bootscraper to front site. Integral carriage arch with double timber battened doors. Appraisal: With a modest scale, this house on Emmet Street has appealing features, which punctuate its façade. A simple square-headed door opening, bright tripartite windows and an integral carriage arch enliven its exterior. Conforming to the proportions the building stock on this street, this house contributes to the visual character of the locality.

Composition:

Terraced four-bay two-storey house, built c.1840, with integral carriage arch. House fronts directly onto street.

Roof:

Pitched slate roof with rendered chimneystacks.

Walls:

Roughcast render to walls with smooth rendered plinth.

Openings:

Replacement tripartite timber casement windows with stone sills. Square-headed door opening with moulded and splayed surround, replacement timber panelled door and stained glass overlight. Remains of wrought-iron bootscraper to front site. Integral carriage arch with double timber battened doors.

Interior:

N/A

Furniture and Fittings:

N/A

Site:

Mapping References:

This protected structure is presented on all historical maps (OSI 6", OSI 25" and OSI current) with similar footprint.

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Special Remarks

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Any further documentation attached

Inspector

Rachel Mc Kenna

Inspector Date

Monday 20 December 2021

Rachel M'Kenna

Section 57 Declaration

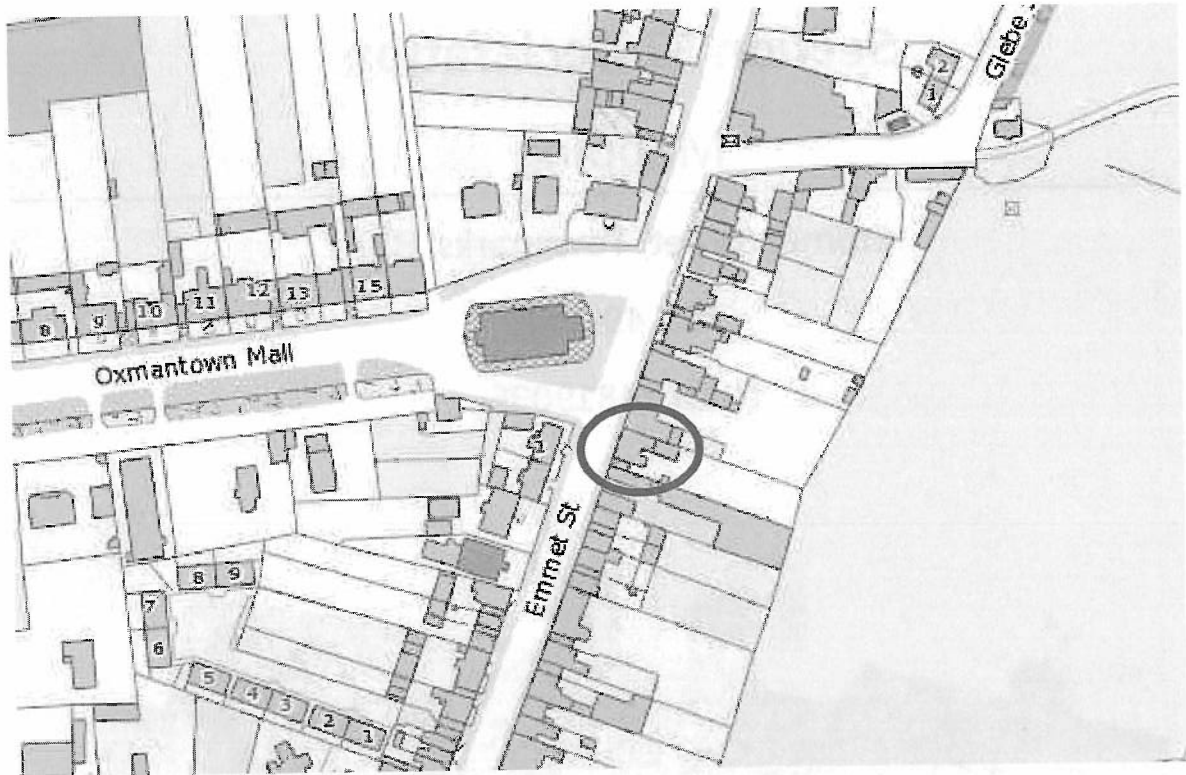
Mapping

Emmet Street, Townparks, Birr

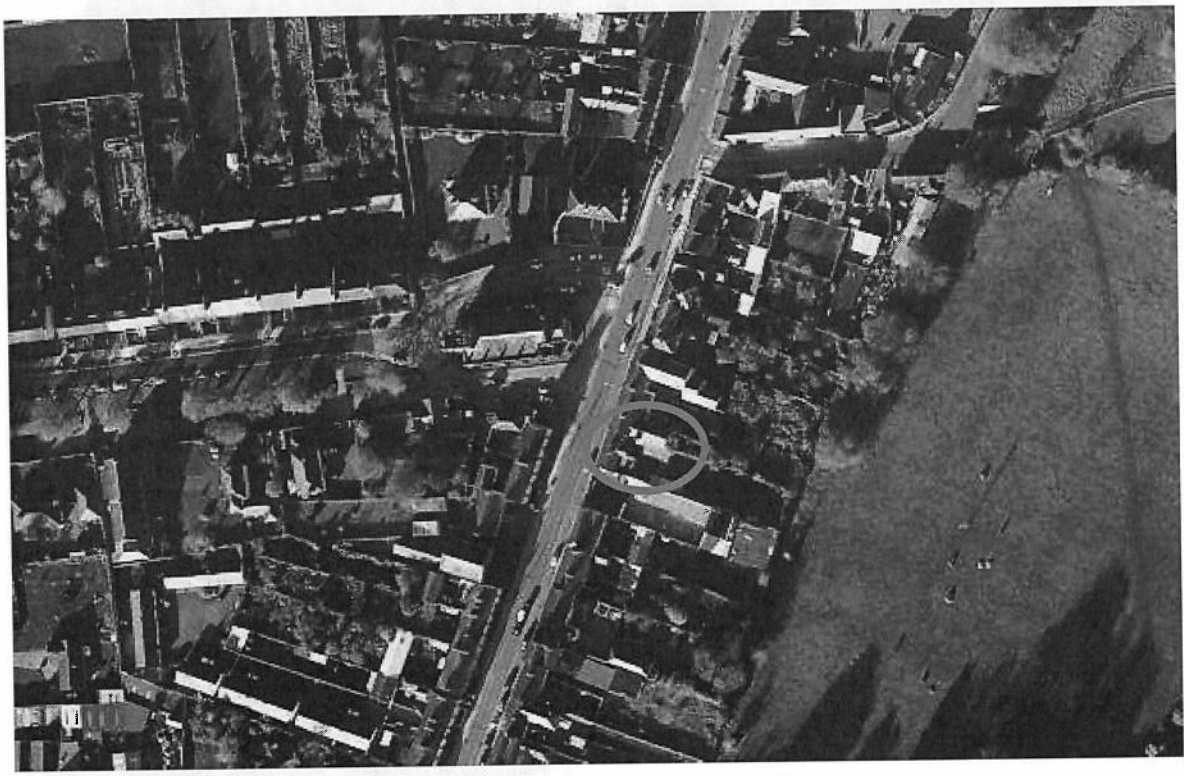
RPS 49-232

NIAH 14819035





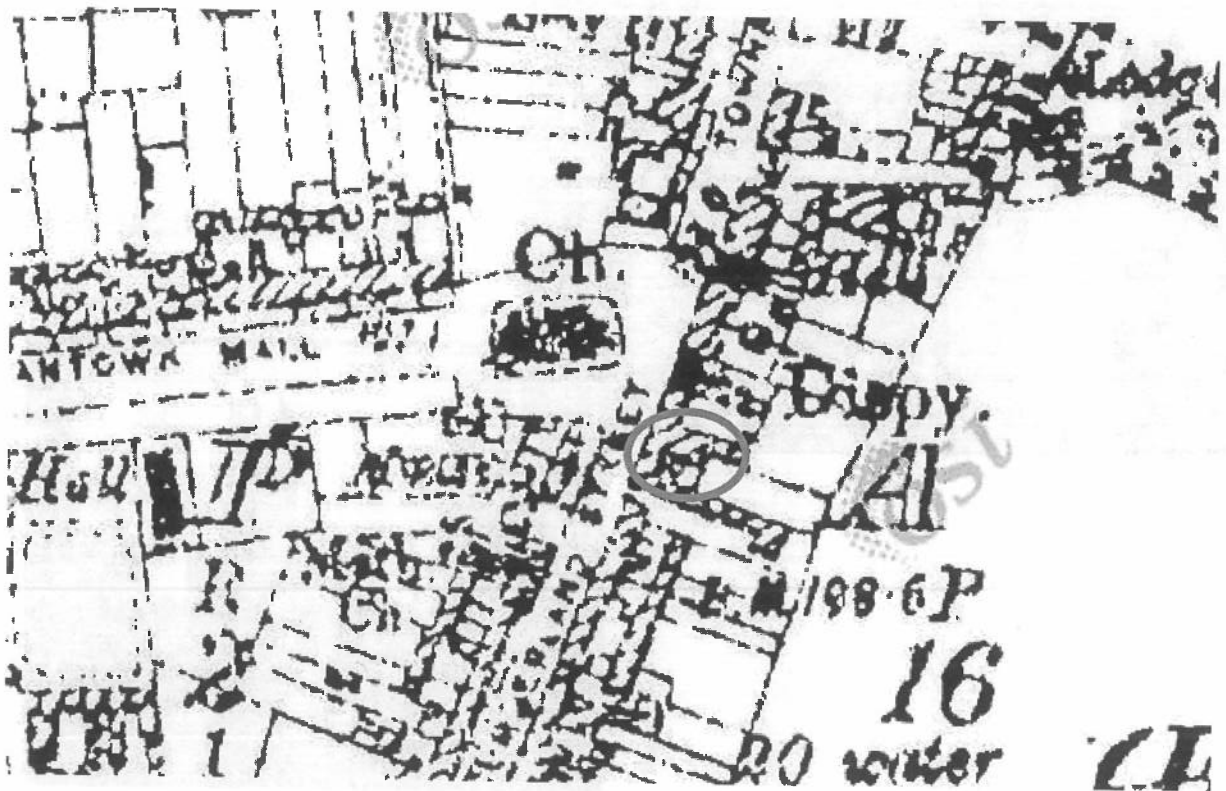
OSI MAP



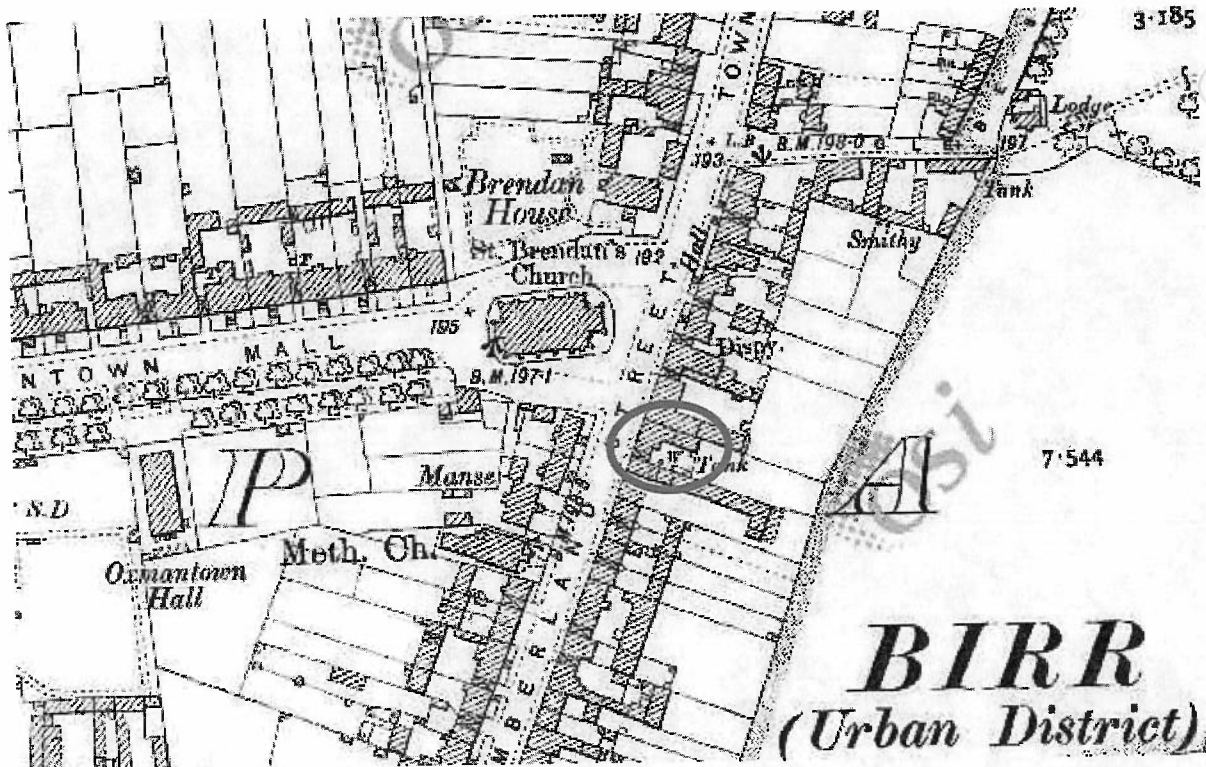
DIGITAL GLOBE



HISTORIC 6 INCH MAP



CASSINI 6 INCH



HISTORIC 25 INCH MAP

Extract Departmental email: Lawrence Collection online - a photo of St Brendan's which includes this house in the distance. It is sufficiently hi-res to enlarge and determine that there were no horns on the windows. <https://catalogue.nli.ie/Record/vtls000325174>. (Detail below)



e/Record/vtls000325174

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Main Creator: French, Robert, 1841-1917 photographer
 Contributors: Lawrence, William, 1840-1932

Double Glazed windows in Protected Structure – Guide Sheet

Department Advice – Emmet Street

1. **Timber:** Using mahogany is a major environmental concern and ethical issue. It also swells and sticks preventing the sashes from working in the future. It is very costly. Other tropical hardwoods are still used as substitutes. Iroko and similar timbers used instead of mahogany, tend to continue to twist long after seasoning and therefore can cause problems in joinery.
2. They are very oily and do not take paint well, requiring specific primers etc. Provide details regarding priming as, priming of Iroko is a particular issue as leeching can occur.
3. There may be as yet unknown performance issues over time in Ireland, a climate wholly unlike their native lands, apart from the twist and lack of ease of keeping on paint. A result of the known issues will be that it is easier for moisture ingress to happen which then causes the usual adverse effects.
4. **Paint:** Breathable paints should be considered particularly if you have a south facing orientation due to rapid heating and cooling
5. **Glazing Bars:** There is a supplier preference to fit a single unit and stick on glazing bars both externally and internally providing an inappropriate finished product. Glazing bars should be puttied and not pinned on. At the proposed 22mm the glazing bars will be thicker than those of the early 19c.
6. The meeting rails should also be kept as slender as possible; a common detail is a thick meeting rail which results in it being overly conspicuous.
7. **Putty:** Using putty is an issue regarding the Building Regulations, due to longevity of performance when glazing double glazed units, a factor not at issue when glazing single panes. This is an issue due to eventual air infiltration as the seals deteriorate, and then the expensive vacuum unit merely acts like two panes of glass.
8. **Horns:** horns are unlikely at the time in Birr. Lawrence Collection online - a photo of St Brendan's which includes this house in the distance. It is sufficiently hi-res to enlarge and determine that there were no horns. <https://catalogue.nli.ie/Record/vtIs000325174>.
9. **Gasket:** Provide detail regarding the gasket colour – the foil is very visually obtrusive.
10. **Draught-stripping:** Provide detail (including colour) regarding any proposed plastic usually used for draught-stripping.
11. **Glass:** Where double glazing cannot be achieved thermal single glazed glass may be sourced for very fine sashes. This is a low-e glass from Pilkington (there may well be other manufacturers now). It is a 'hard coat' low-e glass and is available in a few thicknesses.
12. The joiner should note how they can glaze the new windows to comply with the relevant standard as these are new windows and not a repair and therefore must comply with Building Regulations. This standard is designed for far bulkier timber members and it would seem difficult - but perhaps not impossible - to use within the dimensions of a traditional window.
13. If a suitable glazing alternative cannot be achieved a secondary glazing system may be a preferable option.
14. If secondary glazing is sought and the shutters are still in situ, the preference should be for a light, demountable unit which will not disable any original shutters, which will provide a lot of thermal protection when closed.



General:

15. The lightest or thinnest section of thermal glazing we sourced was through Alexander in Lamb's tongue. He will be able to advise.
16. sometimes the detail of historic sashes can accommodate the sections without a serious visual, weight issue or structural distortion arising.
17. Where windows were north facing we tried to get a good outcome as we recognised that the property owner had a specific thermal issue.
18. We also tended not to allow the restoration of windows as S. 57 but did accept Section 5's so that the pertinent details were reviewed by the Local Authority and agreed. Use of a S.5 to ensure that this is a decision rather than an opinion could be a good move as the documentation is submitted and agreed and there can be no doubt about what is stated to be exempted development.
19. For a high-end building a planning application should be sought to iron out the details and ensure that the most appropriate solution was achieved.
20. Energlaze representatives: Vacuum-sealed units were the Japanese product with visible seal cap. Fineo is the product specified in this particular case, which has no cap. Note the potential efficacy of vacuum units (in architectural heritage terms, whatever about effective use of material resources) specifically in new windows to match in detail the style of window formerly fitted in the building.
21. The forthcoming Energy Efficiency in Traditional Buildings guidance will discuss thermal upgrading of windows. The public consultation draft mentioned vacuum sealed units but was not specific about assessing their pros and cons, most particularly the question of retrofitting in existing historic windows.