

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

Dec 57 22/05

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

Note this is a Partial S57 Declaration relating to proposed works to two windows located to the rear elevation (South East).

1. Any other works related to the protected structure and its curtilage which are not part of this 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 S57 Declaration relating to proposed works to two windows and a door located to the rear elevation (South East).

1. The replacement first floor corridor window will lower the external sill allowing more light into the first floor, thus reinstating the original window proportions (see internal photograph, with remaining shutters intact). The new historically accurate timber sliding sash window will be based on the design of the adjoining 8/8 window first floor, will be single glazed and will reuse existing components where possible, as per details provided in the accompanying drawings J705D011 – J705D012, by ACP.
2. The second timber sliding sash window and timber door will reinstate those in the small pitched roof return to the rear of the building, will be single glazed and will reuse existing components where possible, as per details provided in the accompanying drawings J705D011 – J705D012, by ACP.
3. Any replacement windows/timber sections shall pay particular regard to existing glazing bars (elsewhere on site), or should be based on photographic evidence or remaining windows on site. All timber shall be independently certified by the Forest Stewardship Council or an equivalent scheme. The development shall be in accordance with the Departments Advice Series 'Windows A Guide to the repair of Historic Windows' and all works shall be carried out in accordance with the Departments Conservation Guidelines.
4. All works shall be designed to cause minimum intervention to existing fabric.
5. All works shall be carried out in accordance with Best Conservation Practice and the Department Guidelines for Architectural Heritage Protection.

Offaly County Council

Áras an Chontae
Charleville Road
Tullamore

Tel 05793 46800
Fax 05793 46868



Declaration

Declaration Type: Partial Declaration

Plan Type: CDP2021-2027

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

Number: DEC/22/005

Planning Authority

NIAH I4943006



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. In doubt, the owner/occupier should consult the planning authority for further advice before commencing any works.

Applicant Name	Natalie Arnett	Status	Owner
Name of Building	Lowland House	Former Name	N/A
Townland	Fancroft	OS Map Type	
Address 2	Roscrea	Map Sheet	
Address 3		National Grid co-ordi	
Date of Request	06-Jun-22 29-Aug-22	Date of Inspection	Wednesday 15 June 2022
Previous Declaration	N/A	Date of Declaration	Monday 20 June 2022
Protection Status	<input checked="" type="checkbox"/>	Record of Monuments and Places	OF043-053 t
Record of Protected Structures	62-05	Archaeological Potential	N/A
Architectural Conservation Area	N/A	Preservation Order or Temp PO	N/A

NIAH Description of Structure

Detached three-bay two-storey house, built c.1820, with entrance porch added c.1880, and canted bay to south-west. Hipped slate roof with terracotta ridge tiles, rendered chimneystacks and cast-iron rainwater goods. Roughcast rendered walls with a limestone eaves course. Square-headed window openings with tooled limestone sills and timber sash windows. Some replacement timber casement window to rear and side elevations. Square-headed door opening to porch with stucco cornice. Ruined two-storey outbuildings to yard to north-east of house. Walled garden to north-east of house. House accessed through wrought-iron double gates supported by rendered piers and flanked by railings on a plinth wall.

Appraisal

The modest form of this house is enhanced by the retention of many original features. Of particular note are the tall six-over-six timber sash windows and lime render which contribute to the significance of the house and its character. The now ruined outbuildings to the enclosed yard once made a positive addition to the property. A large walled garden survives to the north-east of the house.

Composition:

Detached three-bay two-storey house, built c.1820, with entrance porch added c.1880, and canted bay to south-west.

Roof:

Hipped slate roof with terracotta ridge tiles, rendered chimneystacks and cast-iron rainwater goods.

Walls:

Roughcast rendered walls with a limestone eaves course. Of particular note are the tall six-over-six timber sash windows and lime render which contribute to the significance of the house and its character

Openings:

square-headed window openings with tooled limestone sills and timber sash windows. Some replacement timber casement window to rear and side elevations. Square-headed door opening to porch with stucco cornice. Of particular note are the tall six-over-six timber sash windows and lime render which contribute to the significance of the house and its character

Interior:

N/A

Furniture and Fittings:

N/A

Site:

Ruined two-storey outbuildings to yard to north-east of house. Walled garden to north-east of house. House accessed through wrought-iron double gates supported by rendered piers and flanked by railings on a plinth wall. The now ruined outbuildings to the enclosed yard once made a positive addition to the property. A large walled garden survives to the north-east of the house.

Mapping References:

1809: Bog Commissioners -

1829-1841 First Edition 6" OS - Gate lodge, entrance and main house shown with outbuildings walled gardens and wooded areas.

OSI Cassini showing joining of Lowland House to buildings to south, greater build-up of outbuildings to the east included U-shaped block, walled garden also highlighted.

OSI 25" Lowland House still connected to building to south, map shows further development of external outbuildings to the east.

OSI Current showing square block of Lowland House without the connecting element to the south, some remaining outbuildings to the east and new shed, ruined remains of U-shaped outbuildings.

Bing Maps, showing the current arrangement, Lowland House visible, with outbuildings and courtyard to the east, new agricultural shed to the east and walled garden to the north-east

1897-1913 Second Edition 25" OS -

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Special Remarks

Former Planning Permission PL216071

Any further documentation attached

Inspector

Rachel Mc Kenna

Inspector Date

Monday 20 June 2022

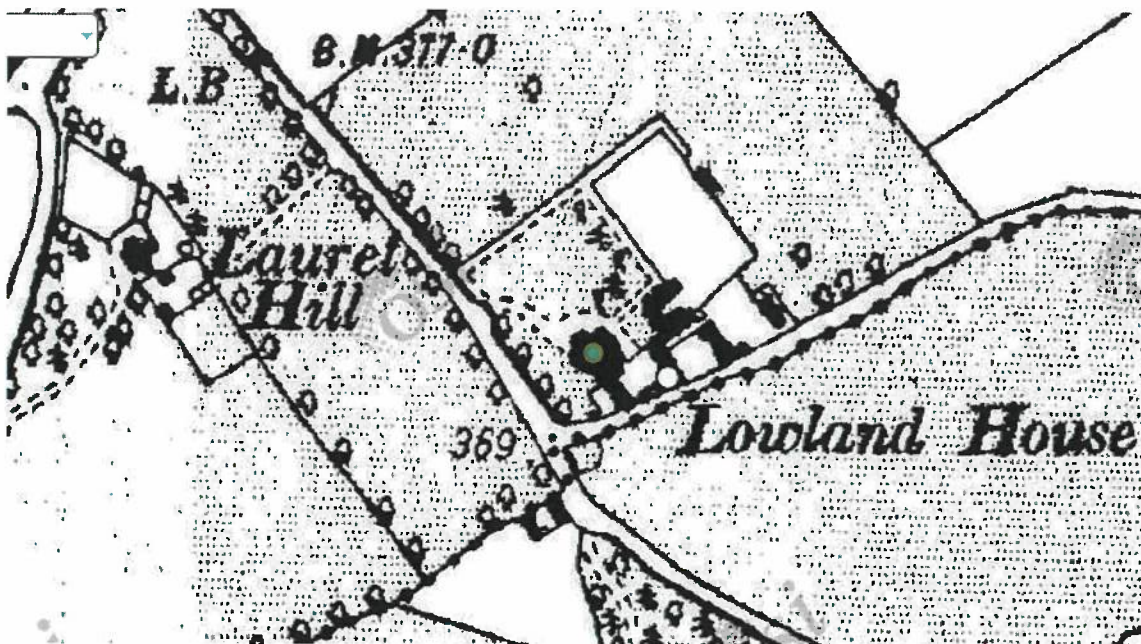
Rachel M'Kenna

S57 Declaration 22005 Lowland House

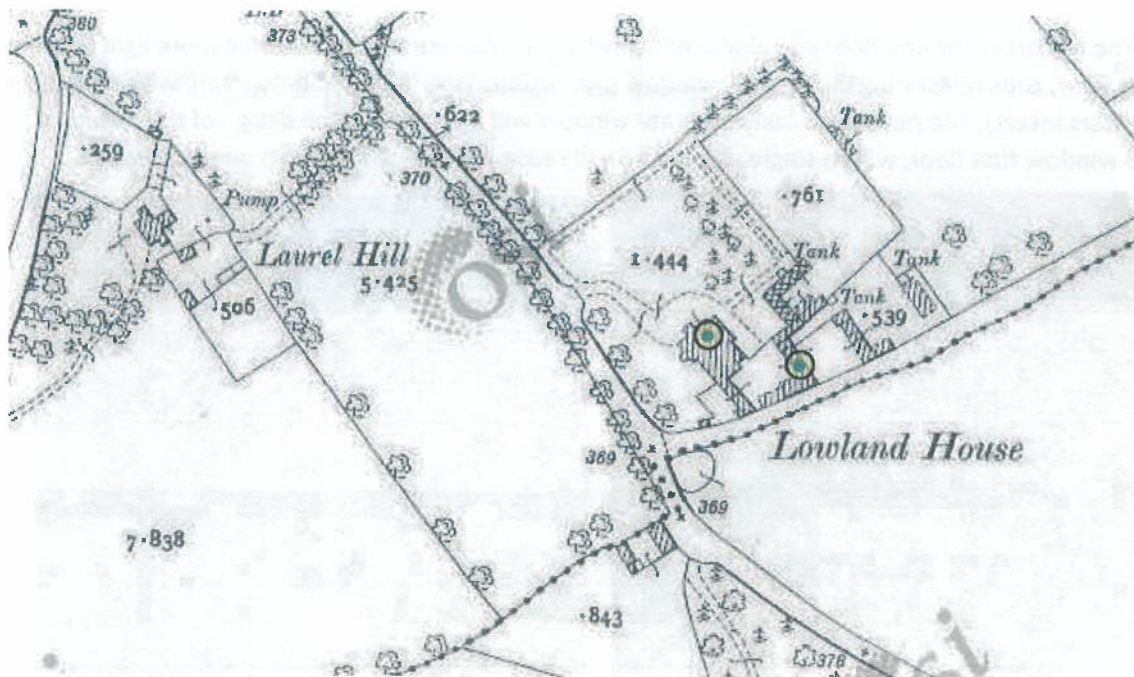
Mapping



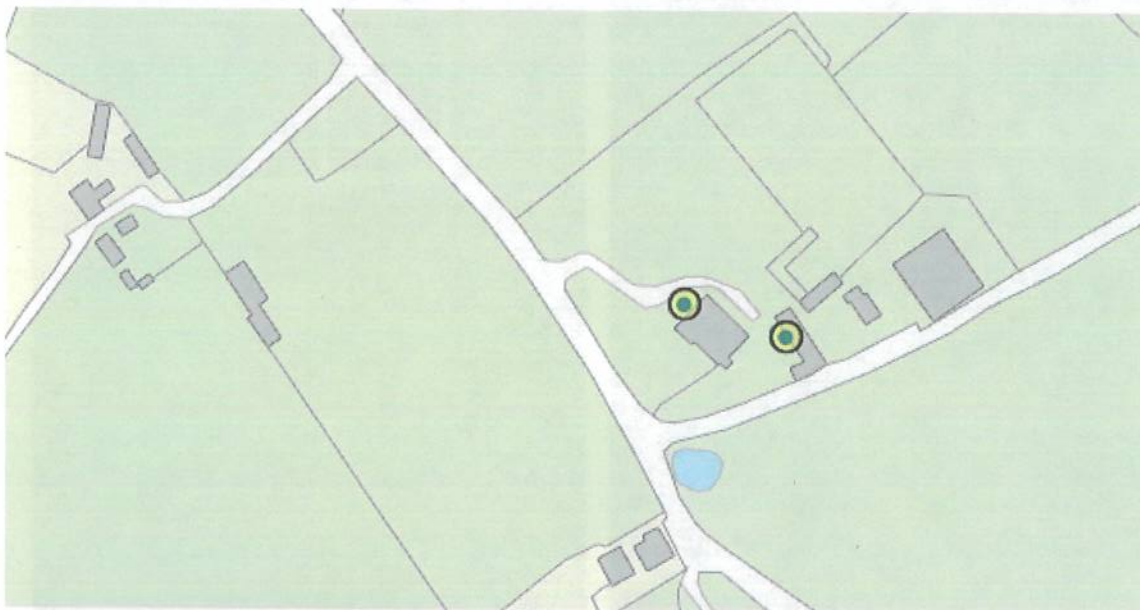
OSI 6" L-shaped Lowland house with building to south, courtyard to east and L-shaped group of outbuildings with and inner courtyard



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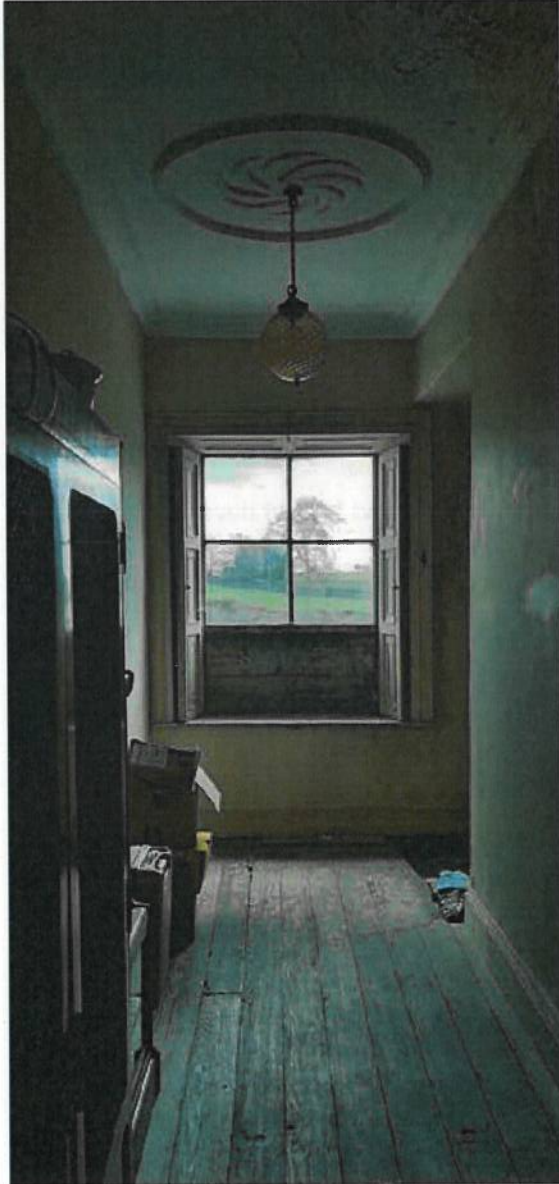


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Two windows to rear elevation form part of S57 Declaration

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2. Reinstating a window and door into the small, pitched roof return, based on existing, roof snags from 2021 underway at time of site visit (Note below left 2016 site photo of rear return).



Some roofless outbuildings to east or rear of Lowland House