

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

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 proposed re-instatement of a larger window opening in the upstairs bathroom. Evidence of a once larger window is visible both internally and externally.

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 re-instatement of a larger window opening in the upstairs bathroom. Evidence of a once larger window is visible both internally and externally.

1. Proposed re-instatement of a larger window opening in the upstairs bathroom. New timber Wyatt window made to fill new opening, using existing sash window for middle section. The replacement windows/timber sections shall pay particular regard to the existing glazing bars. All reparable items, shutters etc shall be carefully removed and restored. All timber shall be independently certified by the Forest Stewardship Council or an equivalent scheme. The development shall be in accordance with Department Advice Series 'Windows A Guide to the repair of Historic Windows' and all works shall be carried out in accordance with Department Conservation Guidelines.

Special Remarks

All works shall be carried out in accordance with Best Conservation Practice and the Department Guidelines for Architectural Heritage Protection.

Ensure existing shutters are maintained for larger window opening.

Offaly County Council

Áras an Chontae
Charleville Road
Tullamore

Tel 05793 46800
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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/25/001**

Planning Authority

NIAH 14943006



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	Natalie Arnett
Name of Building	Lowland House
Townland	Fancroft
Address 2	Roscrea
Address 3	Co. Offaly
Date of Request	21-Jan-25 15-Apr-25
Previous Declaration	08/008, 22/005, 23/002

Status	Owner
Former Name	NA
OS Map Type	
Map Sheet	
National Grid co-ordi	
Date of Inspection	
Date of Declaration	Wednesday 29 January 202

Protection Status	<input checked="" type="checkbox"/>
Record of Protected Structures	62-05
Architectural Conservation Area	NA

Record of Monuments and Places	NA
Archaeological Potential	NA
Preservation Order or Temp PO	NA

NIAH Description of Structure

Detached three-bay two-storey farmhouse, 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 farmhouse 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 farmhouse, 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.

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.

Interior:**Furniture and Fittings:****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.

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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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 re-instatement of a larger window opening in the upstairs bathroom. Evidence of a once larger window is visible both internally and externally.
1. Proposed re-instatement of a larger window opening in the upstairs bathroom. New timber Wyatt window made to fill new opening, using existing sash window for the middle section. The replacement windows/timber sections shall pay particular regard to existing glazing bars. All reparable items, shutters etc shall be carefully removed and restored. All timber shall be independently certified by the Forest Stewardship Council or an equivalent scheme. The development shall be in accordance with Department Advice Series 'Windows A Guide to the repair of Historic Windows' and all works shall be carried out in accordance with Department Conservation Guidelines.

Special Remarks

All works shall be carried out in accordance with Best Conservation Practice and the Department Guidelines for Architectural Heritage Protection.
Ensure existing shutters are maintained for larger window opening.

Any further documentation attached**Inspector**

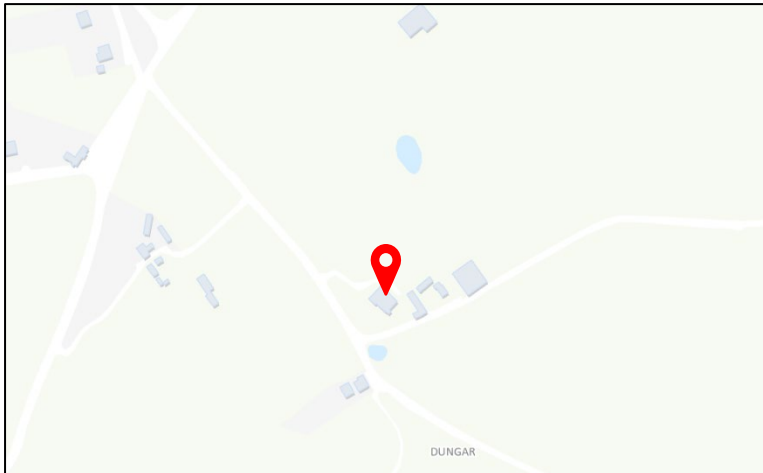
Rachel Mc Kenna

Inspector Date

Wednesday 29 January 2025



1. Location and Historical OS Maps



- Current Map
- Site location marked red



- Historical OS 25 Inch Map (surveyed 1897-1913)
- Site location marked red
- Note the building is in place at this time



- Historical First Edition OS Map (surveyed 1829-1842)
- Site location marked red
- Note the building is also in place at this time.

2. Proposal & Photos

It is proposed to re-instate a larger window opening in the upstairs bathroom. Evidence of a once larger window is visible both internally and externally. Larger cut stone cill still in place, as well as larger timber window head. Cracks in external render show where larger opening once was. Internally the original width of timber frame is visible. Remove stone work surrounding current window to open up to original size. Have timber Wyatt window made to fill new opening, using existing sash window for the middle section. Make good the lime plaster internally and externally



Mock up of new window opening from Application submitted.

Brian McDonald

Brian McDonald

Architectural Technician

Rachel Mc Kenna

Rachel Mc Kenna, MRIAI

Senior Executive Architect

