

Record of Protected Structures Public Consultation Submission - Rosslyn Cottage, Clara Property Value & Ease of Disposal Our main concerns are the possibility of a reduction in property value and / or that it will make it more difficult to sell the property in the future. Already the property cannot be insured with regular brokers, due to both proximity of the River Brosna and the house having a flat roof. This means that there are a limited number of people in a position to buy the house, as a regular bank will not give a mortgage on an uninsurable property. If the house is placed on the record of protected structures, this may reduce the buyer pool even further.

Neighbouring Property Repairs We are concerned that the owners of the neighbouring property will use the protected status as an excuse not to execute repairs to the roof and chimneys on their side. As the roof is a continuous structure (there is no dividing wall within the roof space), this could have serious implications for our half of the building e.g. if the damaged chimney on their side was to fall on the roof, or smoke which may escape into the shared roof space if their fire is lit. One of their chimneys is badly damaged and leans over. Additionally, the shared roof space means that pests can gain access to our side of the roof through holes and gaps in their side of the roof, which is in a poor state of repair.

Previous Protected Status We are aware that the house was previously on the record of protected structures but removed following a petition from a Councillor at that time. In the course of a phone call with a council employee in 2020, it was learned that this was to allow for general repairs and maintenance to be easily carried out by the owners of the time (or something to that effect). An email was sent to your office on 02/07/2021 for further information, so that it could be considered for the purposes of this submission. No reply was received by 08/07/2021 so a follow up phone call was made. Following a brief conversation, was transferred but nobody answered - on hold for almost 9 minutes. Without full information, it is our contention that the reasons for it being taken off the record of protected structures still stands i.e. it is still a family home in need of regular repairs and maintenance.

NIAH Description vs Actual Property

1. Semi-detached four-bay single-storey house, built c.1880, with porch to front. Set back from road.
2. Shallow segmental felt roof with rendered chimneystacks with terracotta pots.
3. Rendered walls with timber eaves boards.
4. Replacement uPVC windows with painted sills.
5. Square-headed door opening with replacement uPVC door.
6. Timber battened gates to rear site.
7. Site bounded to front by rendered plinth wall with wrought-iron railings and gates.

1. It should be noted that part of the house is an extension built at a much later date. We believe this to be c. 1940s due to the presence of a chimney in each room, as this was the custom at that time.

2. Just two of

the decorative chimney stacks remain on this property. One has been replaced with a modern type before our purchase of the house. 3. The timber eaves boards were covered with PVC at the time of purchase; this has now been removed. 4. No observations 5. No observations 6. We have no idea to what this refers 7. The plinth wall is still present but the railings had been removed before the property was purchased. The gates (driveway and pedestrian) are in a very poor state of repair; we have consulted someone experienced with restoring steelwork and been advised that they are not salvageable.