Crimmins Architects
The Courtyard, 40 Main Street, Blackrock, County Dublin A94Y1R7
www.architect.crimmins.ie
architect@crimmins.ie

0872643343

Planning Department,
Dún Laoghaire Rathdown County Council, Marine Road,
Dún Laoghaire,
Co. Dublin

19/01/2026

Dear Sir/Madam,

Re: Baker's Hall – Amendment Application Baker's Forge Properties Limited amendments to the permitted Strategic Housing Development Ref. ABP-311411-21 on a site of 0.483 ha at a site 'Baker's Hall', (formally known as Baker's Corner), Rochestown Avenue and Kill Avenue, Dun Laoghaire, Co. Dublin.

Cathal Crimmins of Crimmins Architects, Grade 1 Conservation Architects has been requested by Brock McClure, Planning Consultants on behalf of their clients, Baker's Forge Properties Limited to prepare an Architectural Heritage Impact Assessment (AHIA) on the proposed amendments to the permitted student housing, Strategic Housing Development Ref. ABP-311411-21 on a site of 0.483 ha at a site 'Baker's Hall', (formally known as Baker's Corner), Rochestown Avenue and Kill Avenue, Dun Laoghaire, Co. Dublin.

Cathal Crimmins, Grade 1 Conservation Architect prepared the AHIA of the permitted scheme which concluded that there would be no loss of architectural, archaeological or historic features as a result of the proposed development.

That AHIA concluded that *"the buildings at Baker's Corner are probably 20th and 21st century with little or nothing remaining of the original 19th century public house. The structure to be demolished is neither a protected structure nor in an architectural conservation area. Little of the building is original and the little remaining fabric has been much altered so that it's significance is diminished.*

The most significant thing about the existing Bakers Corner Public house is its function which will be retained within the new development. While of little architectural quality, the existing building forms a strong edge at the crossroads, and this will be strengthened by the new proposal as the important corner location can accommodate a tall unashamedly contemporary structure."

I have examined the proposed amendments, the documents prepared by Brock McClure, Planning consultants and the Architectural Design Statement and drawings prepared by Meitheal Architects.

The existing Baker's public house has been demolished and nothing remains of the existing structure.

The site is not in or near an Architectural Conservation Area and no buildings of historic interest exists on the site. The increase in student accommodation units, the elevational changes, the increase in height and the many minor changes will not have any further impact on the surrounding area than the permitted scheme in terms of Architectural heritage and the important strong edge to the crossroads is retained in the amended scheme.



Cathal Crimmins, BArch M.Arch.Sc FRIAI
RIAI Grade 1 Conservation Architect

CRIMMINS ARCHITECTS