

Appendix 1:

Full description of the development:

We, GA Development Dublin ICAV acting for and on behalf of its sub-fund GA Development Fund, intend to apply for a 10-year full planning permission for a mixed-use development at the Dublin Institute of Technology / Technological University Dublin (TUD) site, Kevin Street Lower, Dublin 8. The application site includes the Dublin Institute of Technology / Technological University Dublin main buildings and Annex Building located at Kevin Street Lower, Church Lane South and Camden Row; part of the Kevin Street Library site, Kevin Street; warehousing structures fronting 1-8 Church Lane South and Liberty Lane, and no's 30 to 35 (inclusive) New Bride Street (No. 35 is also known as 19A Kevin Street Lower) at the junction of New Bride Street and Kevin Street Lower.

The development consists of the following:

- Demolition of the existing TUD Main buildings and the Annex Building located at Kevin Street Lower, Church Lane South, and Camden Row; Warehousing Structures fronting 1-8 Church Lane South and Liberty Lane, and no's 30-35 (inclusive) New Bride Street (No. 35 also known as 19A Kevin Street Lower), with a total combined gross floor area (GFA) of 27,144 sq.m;
- Construction of a new mixed-use development in 5 no. blocks (Blocks A - E) ranging from 1 to 14 no. storeys in height above lower ground and basement levels (3 no. levels). The development includes 53,110 sq.m of commercial office floorspace in Blocks A, B and C and 21,669 sq.m of residential accommodation in Blocks D and E, providing a total of 299 no. Build to Rent residential units (130 no. studios, 130 no. 1-bed units, and 39 no. 2-bed units) and residential support and amenity facilities. The proposal includes 1 no. creche facility (305 sq.m), 1 no. café / restaurant unit (122 sq.m) and a double height exhibition space extension to the rear of Kevin Street Library (245 sq.m). The total GFA, including lower ground / basement levels, of the proposed development is 85,436 sq.m.

The detailed description of the development is as follows:

- Block A, which fronts onto Kevin Street Lower, comprises c. 34,696 sq.m of office floorspace in a part 5 to part 11 storey building above lower ground / basement levels, 2 no. roof terraces are proposed at 5th and 9th floor level, and a plant area is proposed at roof level;
- Block B, which fronts onto Kevin Street Lower, comprises c. 13,767 sq.m of office floorspace in a part 5 to part 10 storey building above lower ground / basement levels. 1 no. roof terrace is proposed at 8th floor level, and a plant area is proposed at roof level; Block A and Block B will be integrated via a link bridge / office accommodation to the rear / above Kevin Street Library from third to ninth floor levels;
- Block C, accessed from Church Lane South, comprises c. 4,647 sq.m of office floorspace in a part 1 to part 5 storey building, above lower ground level;
- Block D, located to the west of St. Kevin's Park, comprises 181 no. Build to Rent units including 58 no. studios, 107 no. 1 beds, and 16 no. 2 beds, in a part 4 to part 14 storey building, above 3 no. lower ground / basement levels. Balconies are provided on the northern, eastern, southern and western elevations. A 122 sq.m café / restaurant unit, and residential support facilities and amenity spaces are also proposed at ground floor and residential amenity space on the fourth floor of Block D. Balconies are proposed on the eastern and western elevations, and private amenity terraces at ground floor on the eastern elevation. 2 no. external communal roof terraces are proposed at 4th floor (235 sq.m) and 12th floor (250 sq.m) levels;
- Block E, located to the west of Block D, comprises 118 no. Build to Rent residential units including 72 no. studios, 23 no. 1 beds, and 23 no. 2 beds, in a part 1 to part 10 storey building, above 3 no. lower ground / basement levels. Balconies are provided on the northern, eastern, southern and western elevations, and private amenity terraces at ground floor on the western elevation. A 305 sq.m creche with associated outdoor play area is also proposed at ground floor level;
- The ancillary resident amenities and support facilities for the BTR residential units have a total floor area of 1,703 sq.m and consist of a community lounge, WIFI lounge and information point lobby at ground floor level and residential gym, residential storage, billiards room, waste and recycling, cycle storage

and repair at lower ground mezzanine floor level of Blocks D and E. A park lounge residential amenity space is located on the fourth floor of Block D and outdoor communal open space is located adjacent to Blocks D and E at ground level;

- Ancillary facilities for the commercial office use are proposed at lower ground / basement levels including storage space, recreation space, courtyards, an ancillary gym, waste and recycling area, showers, lockers and changing rooms;
- The lower ground / basement levels (3 no. levels) contains 217 no. car parking spaces (100 no. spaces for the commercial offices and 117 no. spaces for the residential units), 39 no. motorcycle spaces (24 no. for the commercial offices and 15 no. for the residential units), 1,250 bicycle spaces (550 no. for commercial offices and 700 no. for the residential units). The lower ground / basement levels also include ancillary residential and commercial facilities, plant rooms, bin storage and block cores. 52 no. bicycle spaces are provided at surface level;
- The development provides a double height exhibition space extension (245 sq.m) to the rear of Kevin Street Library;
- The proposed development will also provide communal and public open space, hard and soft landscaping and improvements to the public realm, including new public streets and a public plaza;
- The proposals include new boundary treatment (a 2.8m high railing) at the north western boundary of St. Kevin's Park (in place of a demolished TUD building which abuts this boundary), and reinstatement of a gated entrance to St Kevin's Park from Church Lane South. The existing western boundary and northern boundary walls of St. Kevin's Park will be retained with proposed strengthening works to the existing northern boundary wall within the application site;
- The associated site development and infrastructural works will include a new priority-controlled access junction on New Bride Street, pedestrian and cyclist entrances from Church Lane South, Kevin Street Lower and Camden Road, foul and surface water drainage, lighting, boundary treatments, 5 no. ESB sub-stations and all associated site development and infrastructural works.

An Environmental Impact Assessment Report (EIAR) will be submitted to the Planning Authority with the planning application and the EIAR will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy at the offices of the Planning Authority.

Appendix 2

Protected Structures & National Monuments on and adjacent to site:

Kevin Street:

The proposed development affects the **Kevin Street Library** which is listed on the NIAH, NIAH ref 50110035. The Library building has a Regional Rating and is dated 1900 – 1905. The building is identified in Architectural, Artistic, Historical and Social categories of special interest.

Description: Attached six-bay double-height public library, built 1903, with four-bay side elevations, gable over middle two bays of street (north) elevation to east and west elevations, having additions to rear. Pitched slate roof, having profiled terracotta ridge tiles, parapet with cut granite coping, and with moulded red sandstone coping to gables. Colonnaded cupola with dome and decorative metal weather-vane. Red brick chimneystack. rooflights to rear roof pitches. Red brick walling, laid in Flemish bond, having red brick plinth course with cut red sandstone coping. Red brick pilasters flanking pairs of bays to street elevation and ends of side elevations, having red sandstone plinths and capitals. Moulded terracotta plaque to street gable with lettering 'Public Library', with swag detail below. Moulded terracotta Dublin City coat of arms to west elevation. Smooth rendered lower walls to east and west elevations and rendered wall to rear. Square-headed timber casement windows with moulded brick reveals and cut granite sill course. Round-headed door opening to west elevation, having moulded brick reveal, coloured glazing to fanlight with inset painted timber segmental pediment and dentillated cornice, with temporary door. Recent painted metal railings and stone-clad piers to entrance.

Appraisal: This purpose-built public library was designed by prolific early twentieth-century Dublin City Architect C.J. McCarthy. The pilasters to the street facade, the cupola and the brick and sandstone details add visual interest to the building. The incorporation of the city coat of arms adds contextual interest. The building stands as an important example of the public library building programme that took place throughout Ireland in the early

twentieth century and forms an appealing architectural landmark in the streetscape.

Camden Row:

No. 20 Camden Row, PS ref 1140, NIAH ref 50110043, dated 1810-1830 with a regional rating and included in the Architectural and Social categories of Special Interest. The building's original use was as a school and it is currently used as an office.

Description: Corner-sited attached former school, comprising two blocks, western pedimented gable-fronted two-storey block of c. 1820 over basement, facing south and having four-bay east and west elevations and three-bay north and south elevations, latter having entrances to end bays, and second six-bay single-storey block of c. 1855 to east over basement. Now in commercial use. Pitched felt roof, with brick chimneystacks towards gable ends, cut stone copings to long elevations, and cast-iron rainwater goods. Roughly squared random coursed limestone walls with cut granite details to pediment, squared limestone quoins and granite plinth course over basement. Recessed horizontal panel over first floor windows and similar vertical panel with red brick surround to south end of west elevation. Cast-iron street sign fixed to west elevation reading 'Mansion House Ward'. Round-headed double-height openings to ground floor of south elevation, having square-headed doorways to lower half of end bays and window to upper part; round-headed window openings to first floor of front elevation and segmental-headed window openings to long walls, all with granite sills and red brick voussoirs and surrounds. Windows to upper ground floor of front elevation are six-over-six pane with paned fanlights in recessed painted brick surrounds; first floor windows to same elevation are eight-over-eight pane with paned fanlights; ground floor to west elevation are double six-over-six pane; and first floor to same elevation are fixed timber casement. One window opening to ground floor of west elevation converted to doorway and further doorway inserted to mid-level, linking to metal fire escape stairs. Later block has camber-arch recesses to front elevation, having six-over-six pane windows to upper part,

with painted brick surrounds and granite sills. Blocked windows to basement. Entrances to front have square-headed doorways with cut stone lintels/window sills and replacement timber doors, approached by flights of five granite steps and platforms, flanked by wrought-iron railings having decorative cast-iron corner posts on granite plinth walls. Square-headed possibly inserted doorway to north end of west elevation with red brick surround and timber battened door. Recessed side porch with square-headed doorway to east of later block. Area to west of main block largely infilled. Situated at junction of New Bride Street and Camden Row.

Appraisal: The scale of this former school makes it an imposing presence at its corner-site location. The building retains its historic appearance. Its detailing is largely restrained, and visual interest is provided by the contrasting limestone and brickwork, along with the attractive variety of window openings. It shares a fabric palette and design similarities with the neighbouring boys' school on the west of New Bride Street. The school building has social significance from its role in the spread of education in Ireland in the early decades of the nineteenth century. The twin entrances are a characteristic feature commonly found in school buildings countrywide. The building was used as a Protestant hospice in the early twentieth century.

No. 22 Camden Row, PS ref 1141, NIAH ref 50110042, dated 1860-1880 with a regional rating and included in the Architectural and Artistic categories of Special Interest.

No. 23 Camden Row, PS ref 1142, NIAH ref 50110041, dated 1860-1880 with a regional rating and included in the Architectural and Artistic categories of Special Interest.

No. 24 Camden Row, PS ref 1143, NIAH ref 50110040, dated 1860-1880 with a regional rating and included in the Architectural and Artistic categories of Special Interest.

The description and appraisal for all three properties is the same as follows:

Description: Terraced two-bay single-storey house over raised basement, built c. 1870 as one of terrace of four (formerly seven). M-profile pitched slate roof, hipped to east end, with rendered shared chimneystack and rendered parapet

with cut granite coping. Roughcast rendered walls, having cut granite plinth course over lined-and-ruled rendered walling to basement. Square-headed window openings with granite sills, raised render reveals, two-over-two pane timber sliding sash window to ground floor and replacement window to basement. Depressed three-centred-arch doorway with nail-head moulded render surround, timber doorcase comprising raised panelled pilasters with nail-head brackets supporting stepped cornice and having plain fanlight and timber panelled door. Shared flight of six granite steps with platform bridging basement, having cast-iron railings and bootscape. Square-headed doorway beneath steps to basement. Basement area bounded by cut granite plinth wall having wrought-iron railings with decorative cast-iron collars, and matching pedestrian gate.

Appraisal: This house retains salient features that are characteristic of its mid-nineteenth-century date. These add visual interest to the facade, the door surround providing an attractive decorative focus. The shared scale and proportions of the houses contribute to the unified residential neighbourhood character of the locality. Camden Row forms part of an early Victorian neighbourhood located just off Camden and Wexford streets. These small genteel houses are a typology unique to Dublin and served as homes for the lower middle classes in the city. This terrace (Nos. 22-25) was built during the latter stage of development of the street in the 1870s.

No. 25 Camden Row, PS ref 1144, NIAH ref 50110039, dated 1860-1880 with a regional rating and included in the Architectural and Artistic categories of Special Interest.

Description: End-of-terrace two-bay single-storey house over raised basement, built c. 1870 as one of terrace of four (formerly seven). M-profile pitched slate roof, hipped to east end, with rendered shared chimneystack and rendered parapet having cut granite coping. Rendered walls, having cut granite plinth course over lined-and-ruled rendered walling to basement. Square-headed window openings with granite sills, raised render reveals, two-over-two pane timber sliding sash window to ground floor and replacement window to basement. Depressed three-centred-arch doorway with nail-head moulded render

surround, timber doorcase comprising raised panelled pilasters with nail-head brackets supporting stepped cornice and having batwing fanlight and replacement timber door. Flight of five granite steps with platform bridging basement, having cast-iron railings. Square-headed doorway beneath steps to basement. Basement area bounded by cut granite plinth wall having wrought-iron railings with decorative cast-iron collars, and matching pedestrian gate.

Appraisal: This house retains salient features that are characteristic of its mid-nineteenth-century date. These add visual interest to the facade, the door surround providing an attractive decorative focus. The shared scale and proportions of the houses contribute to the unified residential neighbourhood character of the locality. Camden Row forms part of an early Victorian neighbourhood located just off Camden and Wexford streets. These small genteel houses are a typology unique to Dublin and served as homes for the lower middle classes in the city. This terrace (Nos. 22-25) was built during the latter stage of development of the street in the 1870s.

No. 17 Camden Row, PS ref 1136, NIAH ref 50110047, dated 1860-1880 with a regional rating and included in the Architectural and Artistic categories of Special Interest.

No. 18 Camden Row, PS ref 1137, NIAH ref 50110046, dated 1860-1880 with a regional rating and included in the Architectural and Artistic categories of Special Interest.

No. 19 Camden Row, PS ref 1138, NIAH ref 50110045, dated 1860-1880 with a regional rating and included in the Architectural and Artistic categories of Special Interest.

The description and appraisal for Nos. 17 and 19 Camden is the same with the description for No. 18 Camden Row just replacing the 'corner-sited end-of-terrace three-bay' with 'Terraced two-bay'.

Description: Corner-sited end-of-terrace three-bay single-storey house over raised basement, built 1838 as one of terrace of three. Western bay added c. 1855. M-profile pitched slate roof, having shared rendered chimneystacks with clay

pots and brick parapet with cut granite coping. Red brick walling, laid in Flemish bond, having cut granite plinth course over lined-and-ruled rendered walling to basement. Carved Portland stone plaque inscribed 'Bell Villa Camden Row AD 1838'. Square-headed window openings having granite sills, raised render reveals and replacement six-over-six pane timber sliding sash windows. Elliptical-headed doorway with rendered reveals, timber doorcase comprising panelled pilasters with foliate console brackets supporting stepped cornice, timber panelled door and teardrop fanlight. Flight of six shared granite steps having platform bridging basement area, with further platform/step to street. Square-headed doorway beneath steps to basement. Basement area bounded by carved granite plinth wall surmounted by wrought-iron railings with alternating anthemion and fleur-de-lis cast-iron finials, having matching gate. Set back from south side of road with basement-level front garden.

Appraisal: This well-preserved house retains the salient features characteristic of its mid-nineteenth-century date and villa-type domestic architecture. Similar door surrounds, fanlights and railings are to be found in other nearby terraces, all contributing to the historic character of this residential neighbourhood. The house appears to have been extended in a similar style to the west shortly after construction. Its elegant ironwork is testament to the quality and skill shown in nineteenth-century mass-produced metalwork. Camden Row forms part of an early Victorian neighbourhood located off Camden and Wexford streets.

St. Kevin's Church (in ruins) & Gate:

To the south east of, and bounding, the subject site, lies St. Kevin's Church (in ruins) and gate Protected Structure ref 1145. This structure is also included in the NIAH ref 50110036, dated 1740-1760 with a regional rating and included in the Archaeological, Architectural, Historical and Social categories of Special Interest. The NIAH notes the original use of the site as a church / chapel, and historical use as a graveyard / cemetery. Its current use is described as a park.

Description: Freestanding T-plan ruined Church of Ireland church, built c. 1750, comprising nave and north transept. Now roofless and ruinous. Graveyard

now in use as public park. Uncoursed rubble calp limestone walls. Squared roughly-dressed pedimented limestone belfry atop entrance (west) elevation, having dressed limestone coping and round-headed opening with dressed limestone voussoirs. Round-headed window openings having squared calp limestone voussoirs, granite sills and some steel panels inset. Triple arrangement of round-headed window openings to east gable. Round-headed doorway to west gable, with tooled calp limestone voussoirs and recent gate, and having round-headed window above. Grave-slabs to floor to interior. Set within churchyard having some upstanding gravestones and monuments. Roughly coursed squared calp limestone boundary wall to south side of graveyard, having Tudor-arch vehicular entrance with dressed granite voussoirs, flanked by shallow piers, crenellation detail over archway with cut granite copings, with double-leaf wrought-iron gate and granite slabs to ground, flanked by camber-arch pedestrian entrance to west with dressed granite voussoirs and wrought-iron gate.

Appraisal: Although now ruinous, this building clearly retains its ecclesiastical form. The dressed calp limestone belfry contrasts pleasingly with the rubble stone walls. Dedicated to St. Kevin, this site has been a social and religious focal point for the city of Dublin since the early medieval period. The site was listed as the property of Holy Trinity Priory in about 1179. Archbishop Dermot O'Hurley was buried in the church, following his execution at Hoggen Green in 1584, having being tortured after his return from Rome in 1583. His grave was a place of veneration for Catholics for several hundred years. In 1609, in view of the throngs of pilgrims coming to his grave, the church was rebuilt and a new entrance made. In 1698, the time of the Penal Laws, the church was given to the Huguenot community as a place of worship and cemetery, but the graveyard continued to be used by Catholics until the early nineteenth century when they were forbidden to do so by the Church of Ireland Archbishop William Magee. The church was rebuilt by 1717 as a Church of Ireland church. Many headstones are lined against the walls of the church as the graveyard now serves as a small public park in the inner city.

St. Kevin's Church & Graveyard is also identified as a National Monument, SMR ref DU018-020078-.

The present remains of St. Kevin's Church occupy the site of an earlier medieval parish church in St. Kevin's park, Camden Row. Listed among the possessions of the Canons of Holy Trinity in 1179 (McNeill 1950, 7). In 1582 it was re-roofed but by 1630 the nave and chancel were ruinous. The present building was constructed c. 1780 (Wheeler and Craig 1948, 22, Bradley & 1987, 115; FMD map (1978) F7). There are medieval paving tiles extant (Eames & Fanning 1988, 63). Situated in St. Kevin's Park, Camden Row, is a church dating back at least as far as the 13th century and was dedicated to Kevin of Glendalough.

The church was first mentioned in historical annals in 1226. From the 13th century it formed part of the Manor of St. Sepulchre, which was directly under the jurisdiction of the Archbishop of Dublin. An archaeological excavation carried out in 1967 uncovered some medieval graves and coins. The present ruined church, built on the foundation of the medieval one, dates to around 1750. The church is the burial place of Archbishop Dermot O'Hurley who was interred here after his execution on 20 June 1584 at Hoggens Green. O'Hurley, ordained Archbishop of Cashel in 1581, was imprisoned and tortured by government authorities upon his return from Rome in 1583. His grave became a place of veneration for Roman Catholics for several hundred years. In 1609, in view of the throngs of pilgrims coming to his grave, the church was rebuilt, and a new entrance was made. In 1698, the time of the Penal Laws, the church was offered to the Huguenot community as a place of worship and cemetery. The graveyard continued to be used by Catholics until the end of the 19th century.

Compiled by: Geraldine Stout Date of upload: 28 August 2012