

Parnell Square Cultural Quarter

New Dublin City Library Project

at Nos 20-21 & 23 - 28 Parnell Square North
and adjacent public realm

EIAR Application by Dublin City Council and PSQ Developments Ltd
(joint applicants)

Protected Structures Impact Statement

October 2018

prepared by

Shaffrey Architects
RIAI Grade 1 Conservation Architects



Contents

1.	Introduction	p.3
2.	Architectural & Urban Historical Context and Development	p.4
3.	Current Context	p.23
4.	Statutory and Non-Statutory Planning Context	p.33
5.	Statement of Significance	p.36
6.	Conservation Development Strategy	p.39
7.	Description of Proposals	p.42
8.	Architectural and Urban Heritage Impact Statement	p.150

Appendices:

Appendix A	Buildings Inventory
Appendix B	Structural Strategy Document (Arup)
Appendix C	M&E Strategy Document (Arup)

Design Team

Architects	Grafton Architects + Shaffrey Architects
------------	--

Conservation Architects	Shaffrey Architects RIAI Grade 1 Conservation Architects
-------------------------	--

Civil/Structural Engineer	Arup
---------------------------	------

Mechanical & Electrical Engineer	Arup
----------------------------------	------

Landscape Architect	BSLA
---------------------	------

Fire Safety	Michael Slattery & Associates
-------------	-------------------------------

Accessibility	Michael Slattery & Associates
---------------	-------------------------------

Quantity Surveyor	KSN
-------------------	-----

1. Introduction

The existing Dublin central library located in the ILAC shopping centre, Henry Street has limited ability to expand at its current location. The proposed development of a new City Library for Dublin has been an objective of Dublin City Council since the late 1990's / early 2000's. Parnell (Rutland) Square was the first of Dublin's Georgian squares and among the earliest formal spaces to be laid out in the city. It contains terraces of substantial houses built around a central garden with the Rotunda Hospital at its core, and with Charlemont House, the home of Hugh Lane Municipal Gallery providing an impressive centrepiece to the streetscape of Parnell Square North (Palace Row). The houses at Nos 20-21 (former National Ballroom) and No.23 – No.28 (formerly Coláiste Mhuire school) along Parnell Square North, provide a site that offers a unique opportunity to provide a 'contemporary library service' which Dublin City Libraries aspires to, in the centre of the city.

The UNESCO designation of Dublin as City of Literature in 2010 has inspired the envisaged rejuvenation of Parnell Square as a 'cultural quarter', to be anchored by the new City Library. The vision for the Cultural Quarter is one of "transformation through access to ideas, information, and imagination with an objective to achieve a quality cultural offer coupled with equality of access and provision that reflects the locality and the city" (Parnell Square Cultural Quarter Vision Document). Establishing the City Library as centre for Dublin's literary and wider arts culture within a combination of the city's significant Georgian architecture and a 21st century new building, will offer a fusion between the city's literary, architectural and social histories and contemporaneity, giving this library a unique character in the international context.

This project requires the integration of historic buildings with a new large new building, added to the enhanced and extended external public space of the north side of Parnell Square.

Parnell Square is the first of the Georgian residential squares and owes its origins to

a combination of quality speculative development aspirations with altruistic social ambition. It lies at the northern end of Dublin's great civic spine which unifies north and south sides of the city and which extends through O'Connell Street to Christchurch embracing College Green, Dame Street, City Hall and Dublin Castle. This spine has been described as extending to Kilmainham (IMMA and the former Royal Hospital) and St. Stephen's Green and is mechanism for understanding the structure of the City along which is located buildings and places of cultural and civic significance.

Along with the Liffey Quays, this structure is at once historic and contemporary. So, the concept of a cultural quarter at one end of this Civic Spine, focused on the City's Central Library, society's expression of civility, democracy and generosity, is apt.

The project seeks to guide the regeneration of a place which has strong and innate architectural and urban magnificence but which has been somewhat under-appreciated over the years. Taking eight unused Georgian buildings - with their own interesting histories and architectural qualities and with such fine interiors looking southwards over the city - expanding and enhancing the public realm and, re-imagining the underused and radically altered rear curtilage to the former school buildings, this combination of buildings and public spaces will bring new cultural uses into the area and link these with existing to facilitate a potency of culture and heritage for the 21st century city.

Enhancing the public realm immediately in front of the new library – what was called Palace Row, now Parnell Square North - and setting out an intention about the quality of the wider Square and surrounding area. Considering the wider hinterland as a sphere of influence, which includes the current central library location within the ILAC and stretching to include a large and diverse residential area, the new emerging DIT campus at Grangegorman and southwards to O'Connell Street, the Nation's 'Main Street'.

The large site area to the rear of houses No.23-No.28 on Parnell Square North allows the development of a significant new build accommodation to successfully integrate with adaptive reuse of the Georgian houses

to provide an ensemble of spaces appropriate to a contemporary library. The adaption and reuse of historic buildings and places is a core objective of current national and local policy.

Conservation of heritage must be safeguarded both for its impact on the quality of life of urban populations and its role as a soft factor in attracting and enabling a necessary diversity of community and industry, including knowledge-based industries, creative workforces, culture and tourism. Heritage-led regeneration through reuse presents an opportunity to enhance and protect the existing historic buildings which will ensure their continued relevance and function as well as securing and enhancing the integrity of the wider historic urban context.

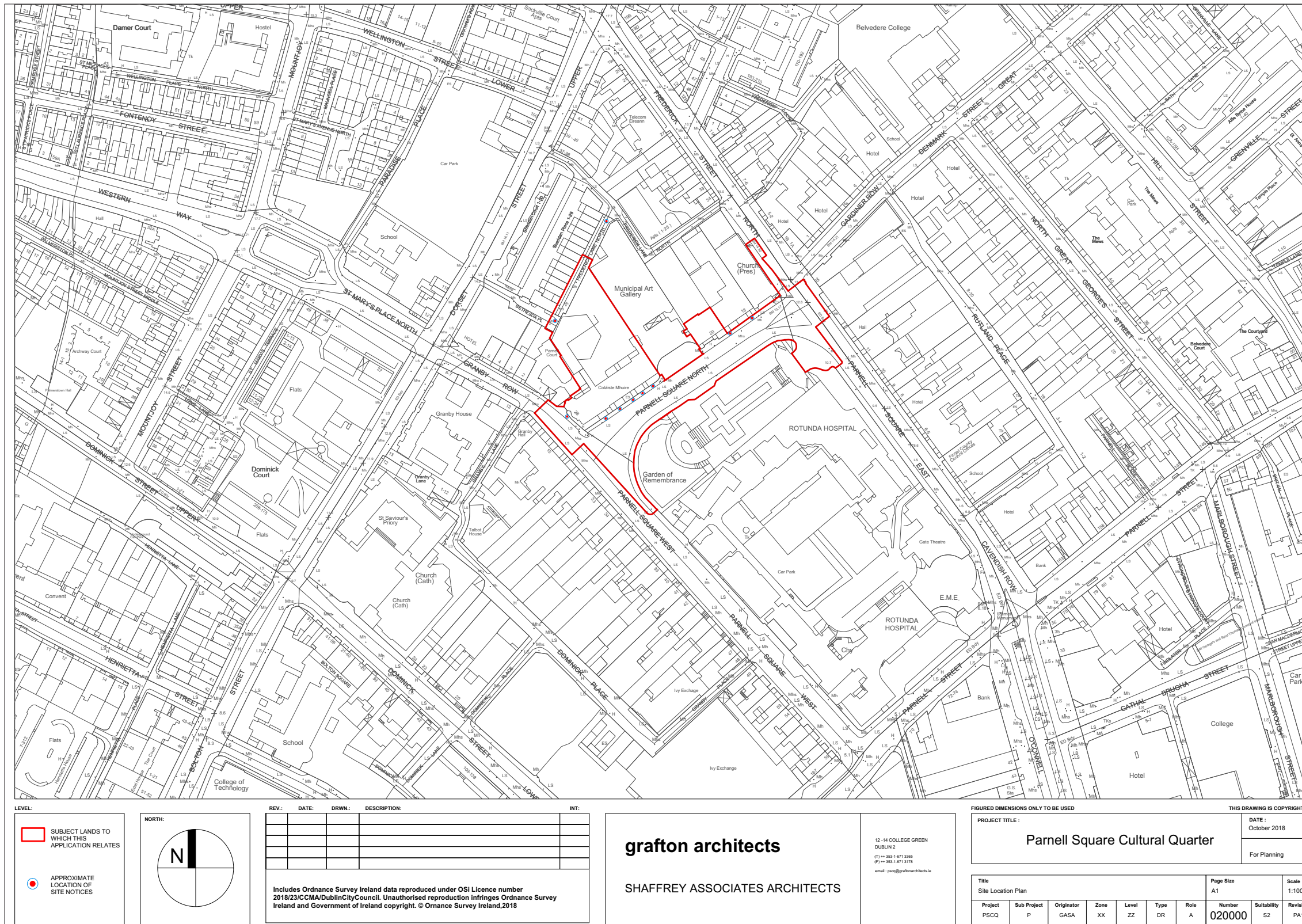
Working with existing buildings to repair and restore them for continued use has become increasingly important. Building conservation, in practice, can range from complete restoration to adaptive reuse. While restoration is a process of returning a building to its original condition, adaptive reuse is the more practical process of conserving part of a building's historical fabric, while updating it for contemporary use. The challenge is to carry out the adaptation works with the care and respect that the historic buildings merit with conservation a central core of the design process. Thus, conservation embraces other tools such as interventions, installations, alterations and additions to form the design and conservation strategy applied for this project.

A multi-disciplinary team led by Grafton Architects + Shaffrey Architects has developed a design response underpinned by this integrated conservation and development strategy.

Shaffrey Architects, RIAI Grade 1 Conservation Architects has prepared this Protected Structure Impact Statement (PSIS) as part of a Section 175 EIA application to An Bord Pleanála for the New Dublin City Library and Parnell Square Cultural Quarter Project. The report is informed by an understanding of the architectural, urban and cultural heritage interest values, the significance of this heritage and historic context. The PSIS report describes and identifies the proposed works and their impacts.

This development proposal comprises the following elements:

- Refurbishment, alteration and adaptation of Nos 20-21 & 23-28 Parnell Square North - eight Georgian buildings, all protected structures, last occupied by Dublin City Arts Office/The National Ballroom (Nos 20-21) and Coláiste Mhuire School (Nos 23-28)
- Demolition of structures to the rear of Nos 23-28 Parnell Square North comprising the former Amharclan/Theatre building to the rear of Nos 26 & 27; boundary wall to Frederick Lane North and, the historic return structure to No 23, which were part of former school complex
- Development of a new part five storey over part basement building to the rear of Nos 23-28 which will be connected to Nos 23-28 to form a single library complex comprising the historic Georgian buildings and the new building
- Public Realm works to Parnell Square North comprising retention and repair of existing historic pavements with increased pavement widths in new stone; new street lighting, street furniture, tree planting and services infrastructure integrated within the ground and furniture elements to facilitate amenity uses associated with the cultural quarter and library
- Alterations to Frederick Lane North and Bethesda Place, both to the north of the proposed library complex, to allow for service and emergency vehicular access to the new library facility
- Relocation of the existing Miami Showband memorial in front of Nos 20-21.



Report Layout

This Report is laid out in eight chapters as follows:

1. Introduction
2. Architectural & Urban Historical Context and Development
3. Current Context
4. Statutory and Non-statutory Planning Context
5. Statement of Significance
6. Conservation Development Strategy
7. Description of Proposals
8. Architectural and Urban Heritage Impact Statement

In addition there are three Appendices to the report. Appendix A contains an inventory of building interiors which was carried out in 2015. Appendix B sets out the Structural Intervention strategies and Appendix C sets out the Mechanical & Electrical Strategies. Both B and C have been prepared by Arup Consulting Engineers and reflect the design solutions and strategies developed following integrated design development with architects and conservation architects and in line with the project brief.

Chapter 8 provides a general impact statement which addresses the proposed design and strategies on the architectural and urban heritage significance of the protected structures and significant urban context. The EIAR chapter on Architectural Heritage provides a more detailed impact assessment of the proposals and has been prepared by a specialist consultant not part of the integrated Design Team.

Fig.1.1 Site Map of proposed development

2. Architectural and Urban Historical Context

2.1 Urban Context: The Development of Parnell Square & Gardens

Parnell, originally named Rutland Square, is the first of Dublin's residential squares of the Georgian period. Developed between 1753 and 1785, it contains houses of substantial scale and variegated character which surrounded a 'pleasure garden' with the Rotunda Hospital forming a major public building and purpose to the central square.

The square is a universal urban form, displaying multiple forms and typologies which derive from the particular cultural, social, formal and economic aspects of the place in which it exists. Dublin's Georgian squares and streets have been described as "*contingent classicism - a term that aptly encapsulates the fact that the efforts to create a grander order always seemed to encounter and to defer to, pre-existing boundaries or conditions. The central area of the city is an intriguing interplay between older patterns of landholding and access, the occasional intervention by the city authorities and of speculative developers, and the 'once-off' interventions of the Wide Street Commissioners. It is in these three-fold interventions that we find the special interpretations of ideas of urban development that give the central city its character. And it is in this context of speculative urban development that we find the great residential squares of the Georgian city and its later suburbs.*"¹

Parnell Square has its origins in a combination of speculative development aspirations of Luke Gardiner and the perhaps more altruistic ambitions of Dr. Bartholomew Mosse, a young visionary doctor responsible for Europe's first, purpose-built 'lying-in' (or maternity) hospital which was intended for Dublin's poorer citizens. The New Gardens, designed by Robert Stevenson, with a large central bowling-green, lantern-lined walks, obelisks, coffee house, and stepped grounds rising to

¹ Kealy, Loughlin in Introduction to The Georgian Squares of Dublin: An Architectural History, 2006, Dublin City Council (Dublin)

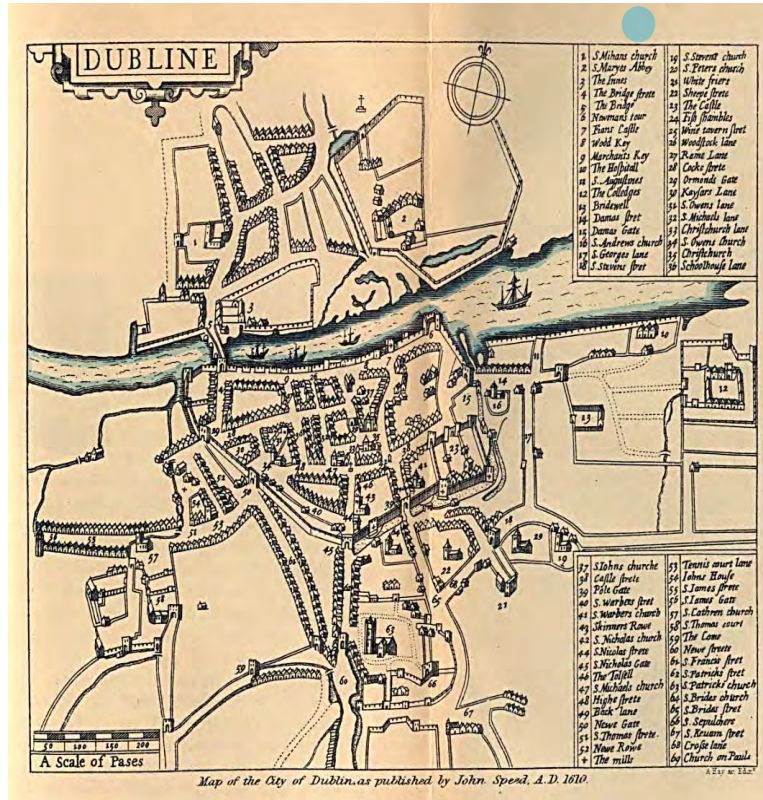


Fig.2.1 John Speed 1610 Map of Dublin. The location of Parnell Square is outside this map in the general area highlighted by blue circle.



Fig.2.2 Brooking 1728 Map of Dublin (north is to the bottom of the image). The location of Parnell Square

Fig.2.4 (right) Bernard Scalé's 1773 revised survey of the John Rocque 1756 exact survey. This shows plots along the west (Granby Row), east (Cavandish Street) and north (Palace Row) are all built out with Charlemont House at the centre of Palace Row. The central gardens retain the square corners and the central green area is named 'Bowling Green'. The 1764 circular Assembly Room, or rotunda, which gave the hospital its name can be see appended to the east of the hospital building, replacing the pair of houses seen on Rocque's earlier map.

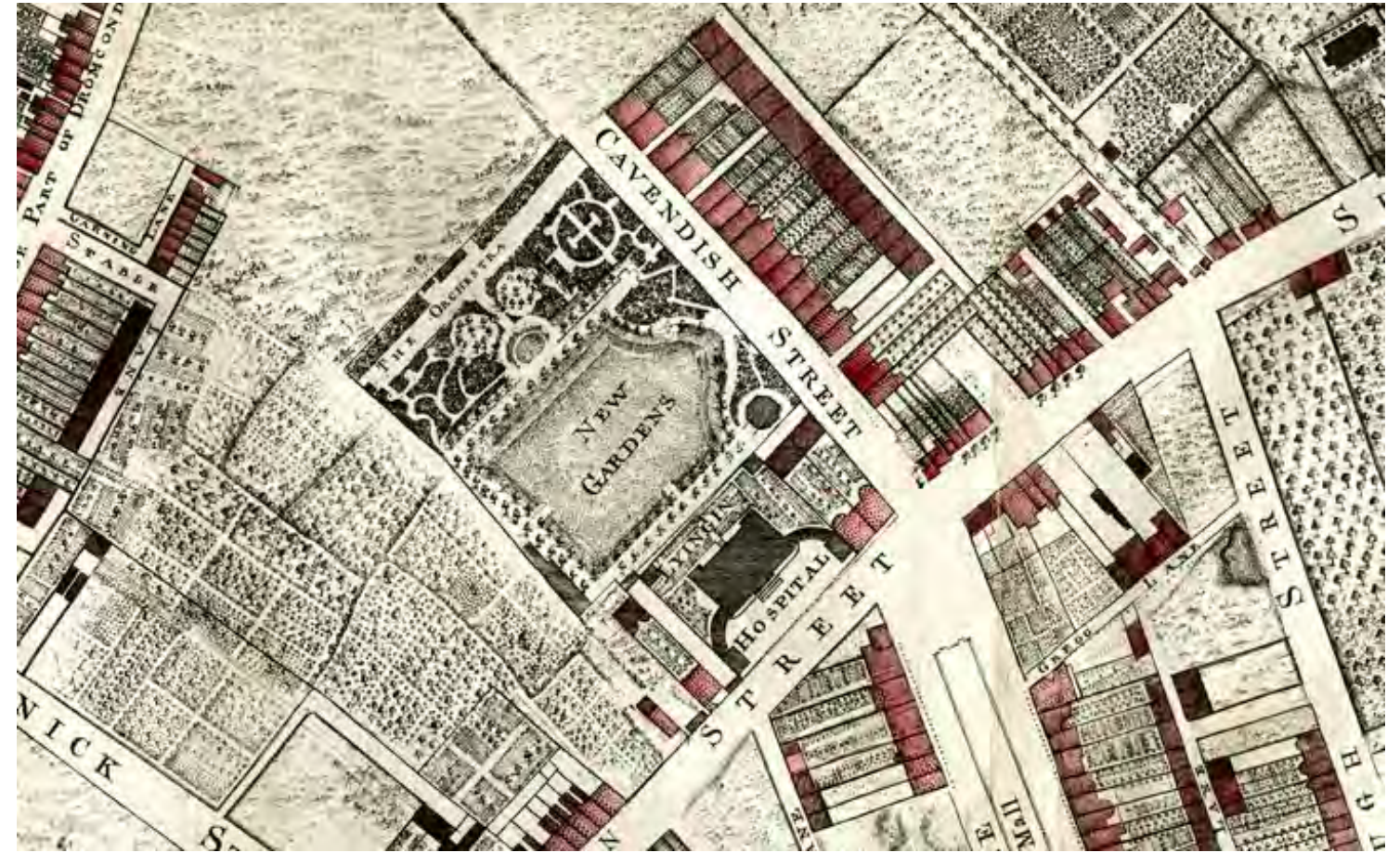


Fig.2.3 Rocque's 1756 survey map of Dublin City which shows the New Gardens laid out with Castle's Hospital to the south with houses either side. The first houses on Cavendish Street (East side) are constructed, however the lands north and west remain as fields. The various elements of the Gardens can be seen in this plan - The Orchestra along the northern end; the bowling green at the centre and the winding network of paths



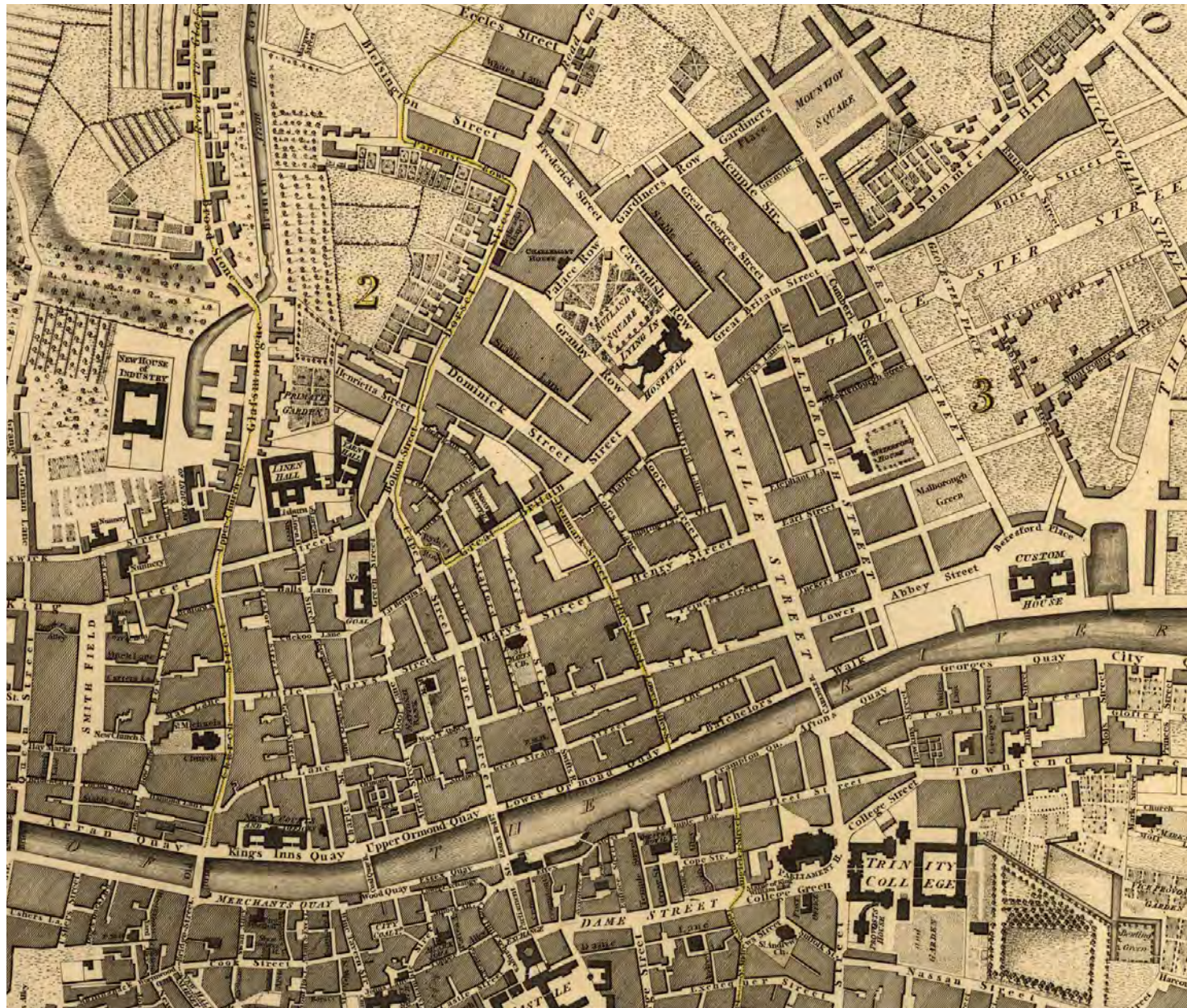


Fig.2.5: William Faden's 1797 Map of Dublin which shows the consolidation and expansion of the Gardiner Estate around Parnell Square. By this time a ballroom, supper room and card room have been added to the Rotunda Assembly Rooms along with the porticoed entrance off Cavendish Row, now the Gate Theatre entrance. Sackville Mall has become a street extended southwards and connecting via the Carlisle Bridge across the River Liffey to the south city and the Parliament and University area.

an orchestra on the higher, north-side, were conceived as pleasure gardens with the entry fees and subscriptions contributing towards the construction and running of the hospital.

In 1748 Mosse leased this 4 acre site which was bounded on three sides by the Gardiner Estate and, following what Christine Casey described as a "triumph of economy over ambition"¹, built the large Palladian hospital off-axis with Sackville Mall (O'Connell Street), due to the anomalies of land ownership. The

New Gardens - pleasure gardens - became popular and led to the development of housing around the Square. The east side was laid out in plots first, starting in 1753, then known as Cavendish Street, later as Cavendish Row. From 1758 Gardiner's sons leased plots on the west side of the square. The plots along the west were narrower and more consistent than the east side. The lands to the north were owned by Dr. Mosse and, while planned from 1755, it was not until the 1760's that they were leased by Mosse's widow and son and development commenced.

1 Casey, Christine, 2005, *The Buildings of Ireland: Dublin* (Yale University Press)



Fig.2.6: James Malton's view of Palace Row, This is the only Malton view of Dublin's Georgian Squares.

The gardens were laid out on the south sloping site behind the new hospital, up a steep bank and beyond to a green which was decorated with obelisks. The pleasure gardens were laid out in a formal manner with a coffee room and an orchestra and were surrounded by a low wall with two rows of elm trees.

The centre section of the garden had a large lawn or green (Bowling Green on Scalé's 1773 map), which was aligned off-centre to adjust for the slope and with a serpentine walk leading to a picturesque garden of winding paths, providing a contrast to the more formal central gardens. Alongside and to the north of this was the 'Orchestra', built by Simon Vierpyl (master mason for the Rotunda) to John Ensor's designs.

The new gardens were characterised by rows of trees and a straight central path for parading. One of these paths led down to an octagonal corree house in the southeast corner and also to a music room. There is a rich association with music, the Gardens being the venue for performance of new music by leading composers and musicians being performed.

The orchestra included a loggia for musicians who entertained the strolling and parading public, who had paid entry to these fashionable gardens. Lighting of the gardens was introduced in 1750.

The New Gardens were renamed 'Rutland Square' in 1784, after the Duke of Rutland, Viceroy from 1784 to October 1787 and when railings replaced the original walled enclosure to the gardens

Possibly also around this time the Wide Streets Commissioners' improvement scheme of the square and its approaches, dating from 1786-90, was carried out, creating the distinctive round corners which exist today.

The hospital expanded in the latter part of the 18th Century, first with the distinctive rotunda Assembly Rooms which gave it its name and then with supper room, card room and ballroom added to the eastern extension along with the porticoed entrance which today accommodates the Gate Theatre.

The pair of Tuscan temples, seen in Malton's view of 1794 (Figure 2.6), at the north-east and north-west corners and which provided rest-houses for the sedan chair operators, were erected in 1789. The Rotunda Hospital was authorised under Act to grant licenses for sedan hire and 'ranks' were located on the north and east sides of the square.

The dedication provided by Malton to accompany the view provides a useful contemporary topographical insight to the character of the Square at this time:

"Charlemont House, the town residence of the Earl of Charlemont, is most cheerfully situated on a rising ground, in the centre of a well-built row of houses called Palace-row, forming the north side of an elegant Square, called Rutland Square. The Square, which is well planned, is at the rear of a fine stone Building, raised for the reception of pregnant women, which, with public music rooms adjoining, make the whole south side of the Square. From the door of Charlemont House is seen the the Lying-in house, or hospital with its Portico and Tower, the purple hue of which, through the green Vista strikes on the light with a most pleasing sensation of the picturesque effect. The Square is on the north side of the River, about a quarter of a mile from the Quay...

Little more than half of Charlemont House is shown in the View, but a complete knowledge of the Form and Architecture may be obtained from what is seen, as the whole is uniform: faced with stone, and is sixty feet in extent, with five windows in the Front is a range. By the House's receding from the front of the row in which it stands, a small Court is formed before it, assisted and adorned by circular stone walls, the height of the basement storey, making Wings to the Building, giving the whole a light airy appearance; it would otherwise, though beautiful, be without."

The dedication goes on to describe the interiors of Charlemont House, however what is of interest here is the very visual and landscape picture which Malton's description communicates. Of further note was the placing of two obelisks, both visible in Malton's print

and matching those in the Rotunda Gardens, outside Charlemont House to visually link the two schemes and emphasise the formality of the architectural intent.



Fig.2.7 Photograph, c. 1885-1914 by Robert French of 'Rotunda Gardens', Parnell Square, with spire of Findlater's Church in background.



Fig.2.8: 1826 Map of Dublin (Society for Diffusion of Knowledge)



Fig.2.10: Letts 1883 Map of Dublin



Fig.2.12: 1909 OS Map



Fig.2.9: 1847 Ordnance Survey Map which provides the ground plan of significant public buildings, including the Rotunda Hospital and Bethesda Hall (north-west of map).



Fig.2.11: 1864 OS Map. At this time, No 17 Palace Row, the wide and eastern most house on this terrace, has made way for Findlater's Church (ground plan drawn).

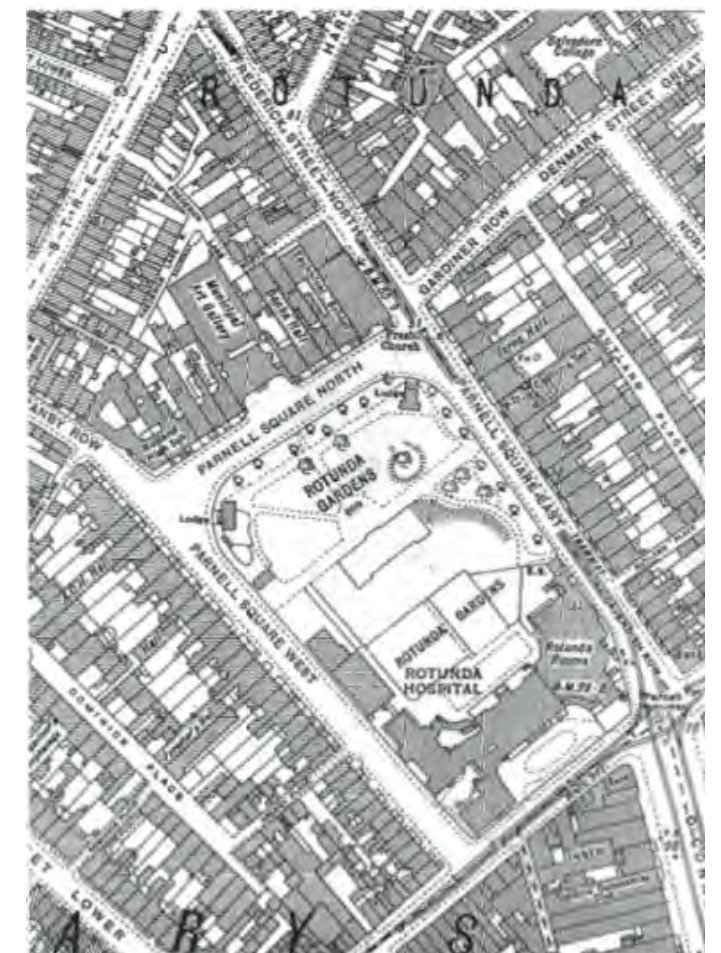


Fig.2.13: 1936 OS Map. The Rotunda Gardens remain, however the beginning of encroachment by hospital extensions can be seen along the west side of the Gardens. Also visible on this map is the new Municipal Art Gallery at Charlemont House.

The Great Exhibition of 1882 saw the construction of a large glasshouse structure designed by George Ashlin, which can be seen on the 1898 Thoms Directory survey map (Figure 2.13). The Gardens survived until the 1940s when the hospital's extensions began to take over the grounds. A photograph from the Lawrence collection (Figure 2.14) provides a view of the north facade of the Rotunda Hospital from within the Square. Other photographs gleaned from newspaper clippings, taken before the Garden of Remembrance was constructed and sourced from the Rosemary Dunne collection in the Irish Architectural Archive are provided at Figures 2.14 to 2.19.

A competition was held in 1946 for a 'Garden of Remembrance' which would commemorate "all those who died for Ireland throughout the ages". The site was provided by annexing the northern section of the Square, which had been renamed Parnell Square following independence - the only one of Dublin's Georgian Squares to be re-named. The competition was one by Daithí Hanly, who would become Dublin City Architect and, due to the lack of funds, the project was not implemented until the 1960's. This annexing of the Square and the imposition of a radically different geometry which did not appear to consider the relationship between Charlemont House and the Square, also severed the gardens from Palace Row, or what had become Parnell Square North. This development also underlined the loss of the Square as civic space, the public park now reduced to the narrow Garden of Remembrance, with its cruciform shape and monumental sculpture of the Children of Lir by Oisín Kelly depicting themes of transformation and revival using Celtic and Christian imagery.

"A leap of the imagination is necessary in order to envisage this handsome C18 square as it once was. The central area is now a jumble of car parks, isolated grassy patches and C20 appendages to the Rotunda Hospital and Assembly Rooms which fill its S[outh] edge facing Parnell Street....Four stone obelisks survive at the NW edge of the forecourt, while further N[orth] near the C20 nurses' home, are a number of large granite bollards with fragments of their wrought iron



Fig.2.14: 1898 Survey map of Dublin which accompanied Thoms Directory. This shows the large - 250 by 100 ft (76.2x30.5m) -glass exhibition building to the north of Castle's hospital and which subsequently made way for the expanding maternity hospital complex.



Fig.2.15: Robert French photograph of Rotunda from within Parnell (Rutland Square gardens) (www.nli.ie)

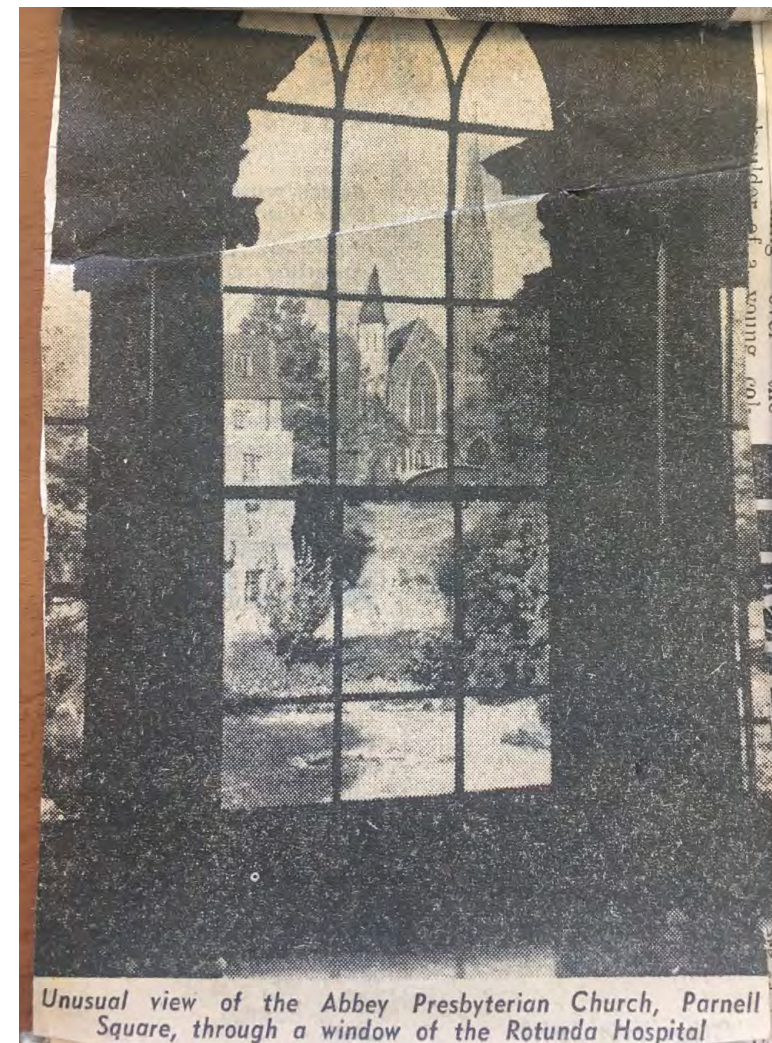


Fig.2.17: Newspaper clipping from Rosemary Dunne collection (Irish Architectural Archive), showing view across the Parnell Square gardens, taken from a room inside the Rotunda hospital and looking towards Findlater Church



Fig.2.18: Photograph from Rosemary Dunne collection (IAA) - view is looking down west side of Parnell Square from approximately in front of No 27/28 Palace Row. Photograph dates to before the Garden of Remembrance

Fig.2.16 (left): Aerial photograph (possibly mid-1940s) shows timber chalet structures to the north of the Nurse's Home on what was to become the Garden of Remembrance, and which housed the Rotunda's Infant Welfare Wing



Fig.2.19: Photograph from Rosemary Dunne collection (IAA) - view towards Findlater Church from within Parnell Square



Fig.2.20: Photograph from Rosemary Dunne collection (IAA) - view across Parnell Square North towards Denmark Street and east side of the Square (likely mid-twentieth century).

2.2 Palace Row: Development Chronology illustrated through overlay of historic Ordnance Survey maps

lamp standards. Two more survive near the NE corner of the hospital grounds. A rough limestone revetment projecting from the slope at the N[orth] end of the complex is perhaps a fragment of the stone orchestra platform.¹⁷ So Christine Casey describes the historic traces and fragments of the central gardens today which can also be depicted in the historic photos illustrated to the right.

The following sequence of maps outline the development of the square. In addition to later OS plans, they include analytical maps prepared by Anthony Duggan in his

1 Casey, Christine, 2005, *The Buildings of Ireland: Dublin* (Yale University Press)

unpublished MUBC thesis on Parnell Square and, by Linda Mulvin as part of an unpublished Report on the Premises of the Previous Colaiste Mhuire 23-28 Panrell Square North, Dublin 1, for the OPW, December 2004.

Collectively they illustrate the development chronology of Palace Row from its origins in the mid 1750's to the current condition. It should be noted that the Duggan maps use the 1756 Rocque map as a base onto which each phase of development of houses around the square is plotted. As such, these do not show changes during these years to the public Gardens or the rear of the house plots. *Palace Row / Parnell Square North*

John Ensor laid out this side of the square by 1755 and construction took place between 1758 and 1766 with Nos 17 & 18 complete by 1773 (the date of Bernard Scalé's update of John Rocque's 1756 exact survey).

The principal changes evident from study of Scalé's map of 1773 (Fig 2.20) and the first edition OS map of 1847 is the construction of rear returns to Nos 20, 21, and 25-28. Returns can be seen at Nos 23 & 24 on the earlier map which appear to be original to the houses.



Fig.2.21 Scalé 1773: Plots along the north side of the Square (Palace Row) are built out with Charlemont House at the centre. Only 23 & 24 have rear returns, which appear original to these houses



Fig 2.22: 1756 - the Hospital is built, New Gardens laid out and the East side - Cavendish St is substantially developed

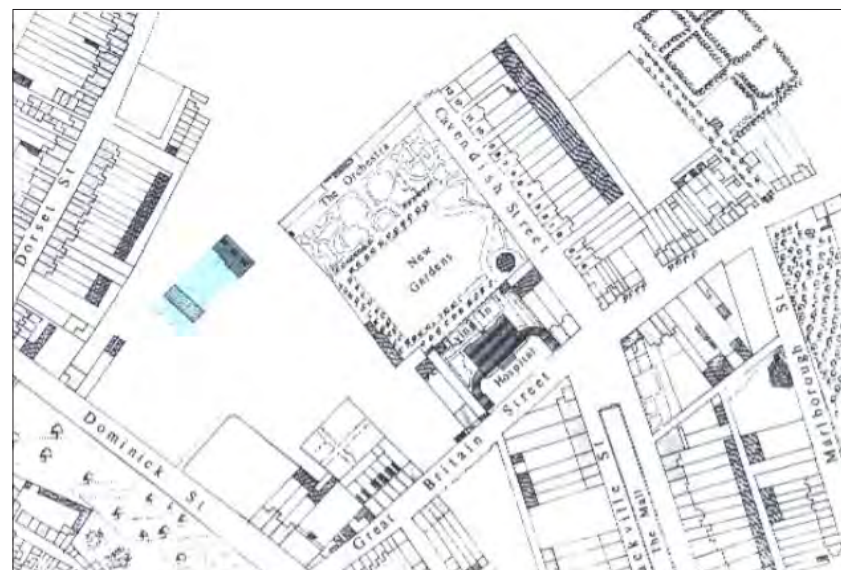


Fig 2.23: 1758 - the first houses on the west side - Granby Row (Duggan)



Fig 2.24: 1764 - further development on west side; Charlemont House and Nos 23-28 Palace Row complete; Nos 14 & 15 on the East side (Duggan)

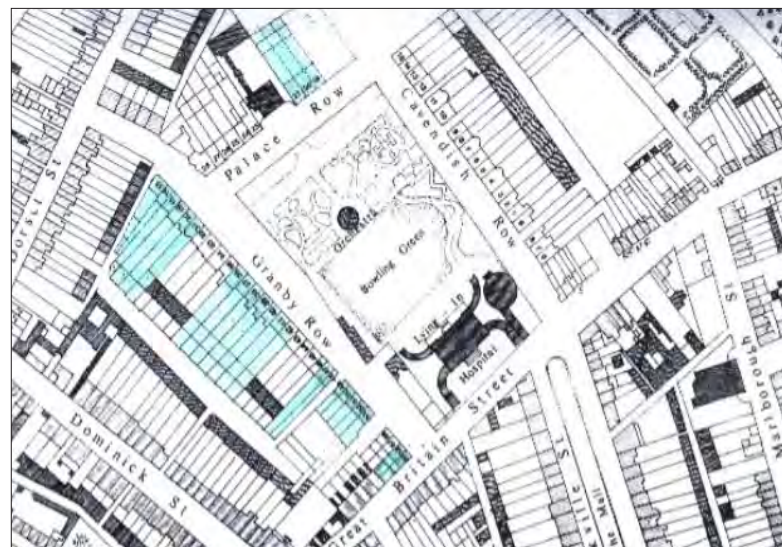


Fig 2.25: 1766 - Nos 19-21 Palace Row constructed and west side completed (Duggan)



Fig 2.26: 1773 - Completion of north side with Nos 17 & 18; No 16 on East side, Cavendish Street. (Duggan)

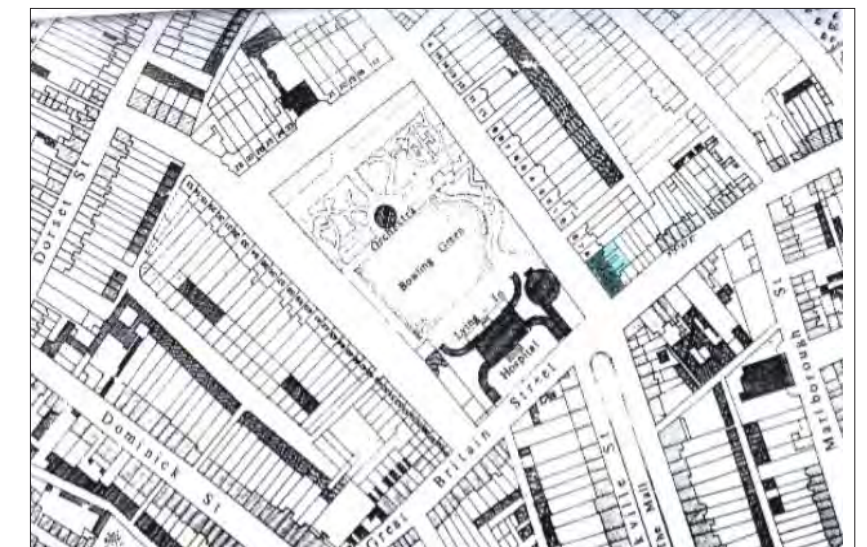


Fig 2.27: 1789 - Completion of East side at junction with Parnell Street (Great Britain Street) which involved replacement of existing houses. (Duggan)

Subsequent editions show minimal change to footprint at the rear of the plots, however by 1907-08, the rear plots have been substantially developed, with the entire plot of No 20 built over as the Banba Hall. This is very clear in the 1920's overlay map.

The 1936 OS survey shows all the rear structures still in place, however these were soon to be removed as part of the major school adaptation works which took place throughout the 1930's and cleared the site to the rear of Nos 23-28 (apart from the return to 23). The 1966 OS Map shows the Amharclan (school theatre) to the rear of Nos 26 & 27 with all other structures to the rear removed, except for the rear return to No 23 which was substantially altered internally to accommodate toilets and wash-rooms. The Rutland High School is noted as occupying Nos 26-28. At this time the National Ballroom occupies No 21 with a large rear extension.

The 1970 Map shows the amalgamation of the halls to rear of Nos 20 & 21 as the National Ballroom with Coláiste Mhuire occupying Nos 23-27 - it would extend in to No 28 shortly after. By 2010, the Halls to the rear of Nos 20 & 21 are removed to facilitated the 2006 expansion of the Hugh lane Gallery.



Fig 2.28: Late 20th Century aerial photographic of Parnell Square North from east. A three storey structure to rear of No 23 is visible and this building can be seen on the 1970's OS Map (source Dublin City Libraries and Archive).



Fig 2.29: 1847 (Mulvin)



Fig 2.30: 1864 (Mulvin)



Fig 2.31: 1891 (Mulvin)



Fig 2.32: 1907-08 (Mulvin)



Fig 2.33: 1920's (Mulvin)

Plans are Not to Scale

KEY



Neighbouring Buildings

Nos 23 - 28 Parnell Square North

1 Granby Row



Fig 2.34: 1936 (Mulvin)

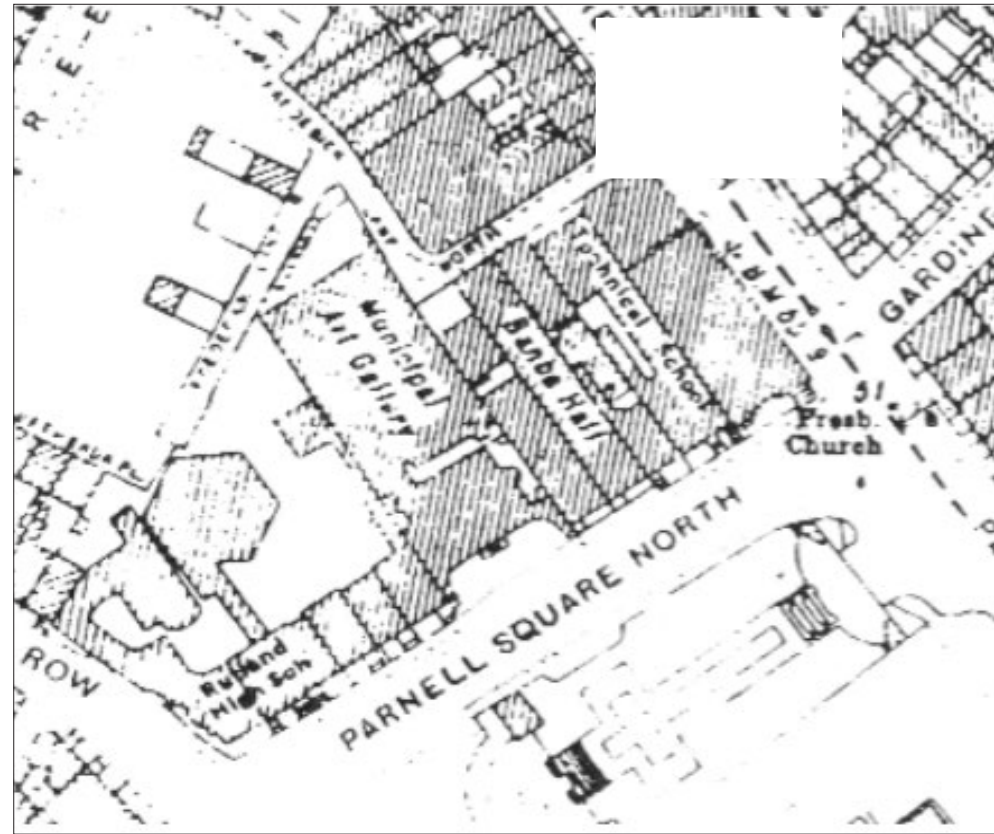


Fig 2.35: 1966 OS Map



Fig 2.36: 1970 OS Map

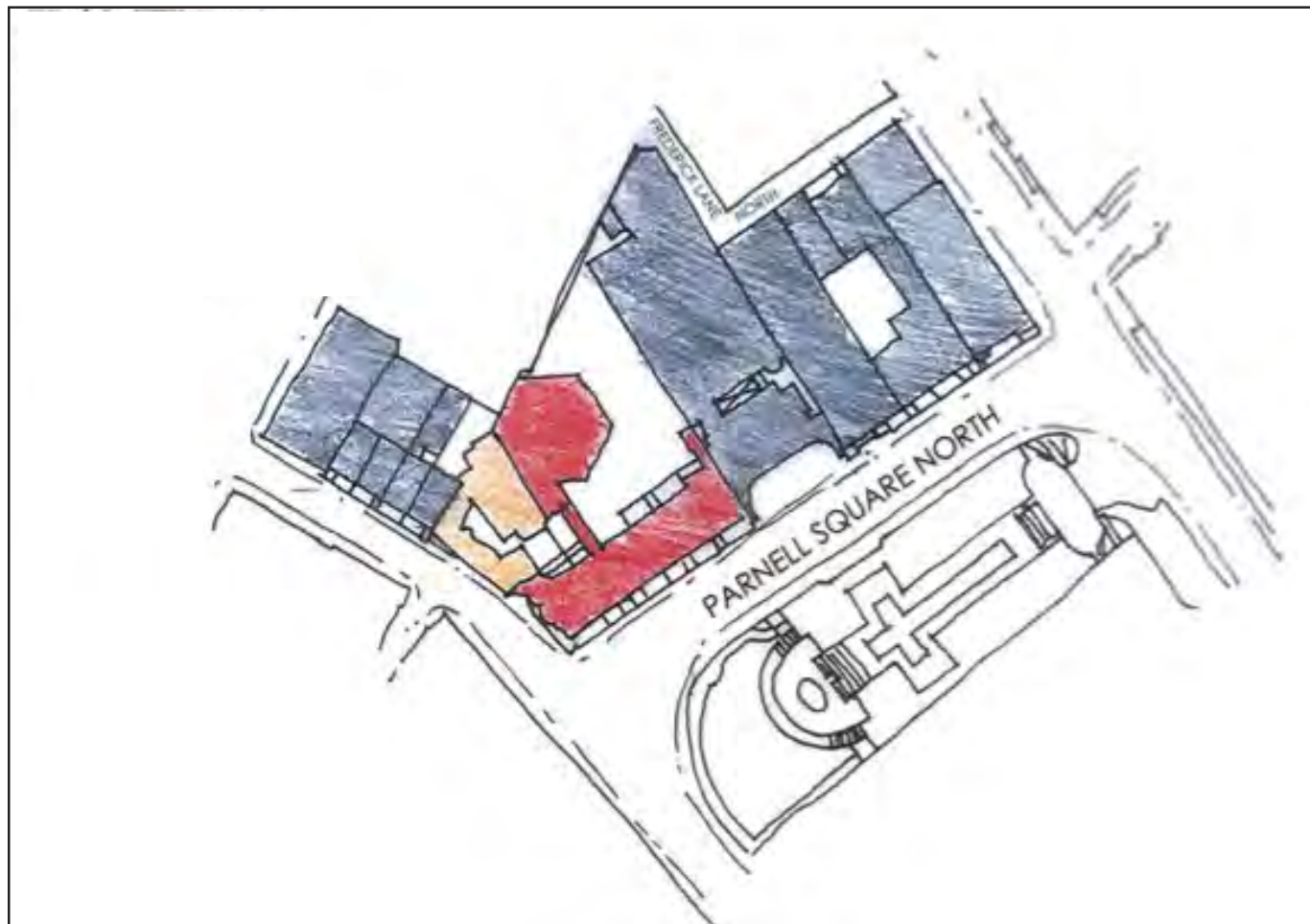


Fig 2.37: 2002 (Mulvin)



Fig 2.38: 2013 OS Map / DCC Survey

2.3 Architectural Historical Context: Palace Row and the Houses

As noted previously, the first building developments were carried out along the East side of the Square, Luke Gardiner exploiting the success of the New Gardens. The first plots were leased in 1753¹ and at fifty-four feet, the first three are of notably generous width. Subsequent plots became more standardised in width, “*the landlord and speculative builders varied the plot sizes in order to establish which was the most suitable for sale*”². The East side of the Square is shown as substantially complete in John Rocque’s 1756 map (Figure 2.3) and called Cavendish Street at this time.

Palace Row, the north side of the square, was planned in 1755 by John Ensor for Batholomew Mosse and the plots leased from 1758 onwards. Plots were leased and sublet to a range of builders - Robert Ball, Henry Darley, John King, George Darley and, notably the double site in the centre was let to Lord Charlemont in 1762 who built his town-house to the design of William Chambers. A part of this unified composition, the two plots either side are of equal size at thirty-three feet. Duggan describes the elevation of the Palace Row houses as being “*the nearest that Dublin has to a Palladian palace elevation*”³. This quality is underlined by its south-facing aspect and elevated position. Indeed, the sloping nature of Parnell Square imbues a very particular character to this urban set-piece.

Granby Row, the west side of the Square, was largely built by 1766. Its alignment can be traced to an existing boundary shown on Rocque’s 1756 map.

2.3.1 The Plan - House Typologies:

Four house typologies have been identified at Parnell Square⁴, defined by plan form and width:

1. The Burlington House type
2. The common house plan
3. The Central Staircase plan
4. Miscellaneous/Atypical house

The first of these, the Burlington House type, are derived from No 31 Old Burlington Street and was the typology adopted in the earlier houses on Henrietta Street, the first of Dublin’s Georgian Streets and also the first of Luke Gardiner’s developments. This house type is distinguished by its width - minimum of thirty-six feet (10.9 metres), and large entrance hall which contains the main staircase with the service stairs to the rear. Variations of this have the main staircase compartment to the rear, providing for an additional front room at first floor/piano nobile level.

The ‘common’ house plan has a single dogleg stairs to the rear and to one side, against a party wall. The plot widths vary from twenty-six feet (7.9 m) to thirty-five feet (c 10.6m). Typically front and back rooms at ground and first floor are interconnected, with the second and third floors sub-divided with brick and timber partitions to create more, smaller, rooms. This is the quintessential Georgian type plan with the main stairs running from ground to second floor and a second stairs which is perpendicular to the main stairs, between second and third floor only. Occasionally the main stairs will extend to basement or, the basement is served by a stairs in the rear return, which may have been a later alteration. This was the plan form of Nos 20, 21, 23, 24, 25, 26, & 27 Palace Row/Parnell Square North. Nos 20, 21, 23 & 27 are all somewhat wider plots than 24, 25 & 26, though all are three bays wide.

The third type has a central staircase located at right angles to the entrance hall. Two examples are found in Parnell Square - No 15 Granby Row and No 46 Parnell Square, both are two bay houses.

The Atypical plan includes No 28 Palace Row/Parnell Square North which is unique in Georgian Dublin. Duggan has identified two atypical houses - No 28 and No 17, the latter demolished in 1862. Of course Charlemont House is itself an atypical house, though perhaps is more appropriately considered a town-house mansion.

2.3.2 The Builders: 20 & 21 and 23-28 Palace Row:

While the principal instigators behind Parnell Square (Rutland Square) are Bartholomew Mosse and Luke Gardiner, the names behind the planning, design and construction reflect key personalities of 18th Century development in Dublin. John Ensor, co-designer of the Rotunda Hospital (inheriting Richard Castle’s practice), laid out the plan for Palace Row and constructed a number of the houses on the east and west sides of the Square; Henry Darley, chief stonemason of the hospital building, also built houses on the east and west sides; Thomas Sherwood and John Reid (plumber and bricklayer respectively) built Nos 20 & 21 in c. 1765; Thomas McDermott, carpenter, constructed Nos 25 & 26. While the builders of Nos 23 & 24 are, as yet, unknown, it is known that a William Deane was in possession of Nos 27 & 28 in 1764.

2.3.3 History of Use and Change - Palace Row:

The following pages set out some of the key phases in the occupation, use and alterations of the buildings to which this planning application applies.

Other changes occurred to the buildings and lands around these houses. No 17 Palace Row was demolished in the mid-19th century to make way for Findlater’s Church. Built between 1862-64, designed by Andrew Heiton of Perth and paid for by Alexander Findlater, the Dublin merchant who gave the name to this “*large and flamboyant Decorated Gothic church... essentially a tall gabled hall with two show facades... the whole in the traditional Dublin combination of granite (here rock-faced) and Portland stone*”¹.

Charlemont House, with the Rotunda, are the most significant buildings on the Square. Described thus by Rev. Thomas Campbell in 1778: “*Lord Charlemont’s cannot be called a great house but nothing could be more elegant...it stands upon a little eminence, exactly fronting Mosse’s hospital and between them are those beautiful gardens where the genteel company walk*”²

- 1 Casey, Christine
- 2 ibid



Fig.2.39: Photograph, c. 1880-1910 of the front of Charlemont House when it was in use as the General Register of Ireland and Census Offices (Irish Architectural Archive)



Fig.2.40: 1862 watercolour drawing of Findlater’s Church by Andrew Heiton, architect (source www.findlater.com)

1 Anthony Duggan, Parnell Square, in The Georgian Squares of Dublin (2005, Dublin City Council)

2 ibid

3 ibid

4 ibid

Begun in 1763 to the designs of William Chambers and constructed by Simon Vierpyl, master mason, John Ivory principal carpenter and Christopher Plummer, master bricklayer. A two storey over basement library wing was added to the rear by James Gandon. Known as the Rockingham Library all but the apsidal room built off the long passageway connecting main house to the two storey library building was removed to make way for the new municipal gallery in the 1930's. The house had been sold in 1876 to the government to become the General Register of Ireland and Census Offices and was then bought by Dublin Corporation in 1927 for use as a public art gallery. The City Architect, Horace O'Rourke designed the 1930's gallery extensions and, while clearly inspired by the Gandon extension, little of the original now remains, though part of it has been integrated into the Bacon Studio exhibition rooms, by David Chipperfield (2000) which includes some of the original Rococo ceiling plasterwork and basement vaults. A new wing was added to the east of the 1930's galleries in 2006 (Gilroy MacMahon) located behind Nos 20 & 21 and replacing the main dancehall of the National Ballroom. It is understood the Michael Scott had some involvement with the 1950's works to No's 20 & 21 including the current granite facing and a retractable roof to the ballroom to the rear, allowing for ventilation of this large dancing space after a night of activity.

Robinson Keefe carried out alterations to Nos 23, 24, 25 & 26 for Colaiste Mhuire in the 1930s and Boyle & Delaney designed the Amharclann building to the rear of Nos 26 & 27 in the 1960's.



Fig.2.41 Photograph, c. 1929 of the rear of Charlemont House following demolition of structures to facilitate construction of the Municipal Gallery (source Irish Architectural Archive).



No 28
Site acquired from Charles Mosse in 1764 by a William Deane. Plot width (Granby Row elevation: 32'3" (9.83m). Converted to school in late 19th century (Rutland High School) and was occupied by Department of Posts and Telegraphs in 1948. Colaiste Mhuire extended into No 28 in 1971 and introduced steel span-breakers within the floors.

Description (extract from NIAH Survey, Dublin City): "No. 28 was built as a pair with its neighbour to the east and forms part of an impressive mid-eighteenth-century square. It was not conceived as a coherent square, however, but was developed in stages. The north side, or Palace Row as it was known, was planned by John Ensor as early as 1755, but was not developed until the 1760s, with Charlemont House (1763) taking centre stage at the middle of the terrace. The grounds here belonged to Bartholomew Mosse and were leased by his widow Jane and son Charles. Wilson's The entire terrace, of which No. 28 is a part, was in the ownership of Coláiste Mhuire, and has been subject to modifications. This building is of particular interest due to its complex brick faceted west façade which it presents to Granby Row, with rounded and canted bow-fronted bays with curved windows, making a somewhat quirky contribution to the Georgian architecture of its locality. Interest is added by the subtle advancement of the planes of the outer buildings of this formal terrace fronting Parnell Square. The retention of timber sash windows throughout contributes significantly to the building's architectural character. The fine doorcase provides the decorative, if somewhat hidden focus, of this large building. The setting, and the corner of Parnell Square and Granby Row are enhanced by the retention of the stone plinth wall and metal railings to the base basement area."



No 27
Site acquired, with No 28, in 1763 by a William Deane and built together with No 28. Plot width: 32'1" (9.8m). Occupied by Rutland Girls School until the 1960's when Colaiste Mhuire extended and developed An Amharclan in 1963 in the rear plot of No 26 & 27. In conjunction with this, major interventions and alterations carried out in no 27, including enlarging the front entrance door, removal of stairs and alterations to the top floor, including a new roof over the art room which occupied the entire third floor as a single room.

Description (extract from NIAH Survey, Dublin City): "The entire terrace of which No. 27 is a part, was in the ownership of a school, Coláiste Mhuire, and has been subject to modifications. However, this building retains its façade composition, and its contribution to the design of the streetscape is important. It was possibly built as a pair with its neighbour to the west. It has lost its original doorcase, the entrance having been widened to facilitate entry to the school's theatre. The retention of timber sash windows enhances the building's architectural character, and the retention of plinth, gate and railings to the basement area enhances the setting and ensures that the building and the setting contribute to the intactness of this side of Parnell Square. Interest is added by the subtle advancement of the planes of the outer buildings of this formal terrace. Laid out in the mid-1750s by John Ensor, and centred on Charlemont House by William Chambers, 1763, Palace Row consists of flanking terraces of six large equal-sized houses, that to the east being altered by the later addition of Findlater's Church."



No 26
Site acquired by Thomas Sherwood from Charles Mosse in 1764. Plot width 31'10" (9.7m). Remained substantially intact until acquired by Colaiste Mhuire in the 1930's following which significant alterations carried out by Robinson Keefe, including a new terrazzo stairs in the location of the original. Later alterations replaced roof with a flat roof. The 1963 Amharclan was constructed to the rear of this house and No 27, clearing all structures to the rear at this time.

Description (extract from NIAH Survey, Dublin City): "No. 26 forms part of the west terrace of Palace Row, an impressive mid-eighteenth-century streetscape of imposing houses centred on Charlemont House, designed by William Chambers in 1763. The entire terrace was formerly Coláiste Mhuire school, and underwent extensive alteration. This building is enhanced by the simple classical-style doorcase, by the retention of timber sash windows which also contribute to its architectural character, and by the ornate balconettes. The retention also of the moulded steps and the platform to the entrance, and the plinth and railings to the basement area, provides an appropriate and intact meeting of house and street edge. all of this ensures that this house makes a fine contribution to the architectural and streetscape character of this side of Parnell Square. Interest is added by the subtle advancement and recession of the façades along the terrace. The terrace was fully replete by the 1870s as shown by contemporary maps. The equal-sized plots are thirty-three feet wide, some ten per cent bigger than the standard Dublin plot"



No 25
Site acquired by Thomas Sherwood from Charles Mosse in 1764 and house completed in 1766. Plot width 29'2" (8.9m) The Gaelic League established its headquarters in No 25 in 1893 where it remained until acquired by the State in 1930 to found Colaiste Mhuire.. Irish Republican Brotherhood met in ground floor room in 1914 and conceived plan which culminated in the Rising of Easter 1916. Remained substantially intact until then when significant alterations carried out by Robinson Keefe including removal of the front doorway. Later alterations replaced roof with a flat roof

Description (extract from NIAH Survey, Dublin City): "Scoil Mhuire occupied No 25 until recently, modifying them to suit educational use. Though having lost its original doorcase, this large house is an integral part of the terrace, and makes an important contribution to the ensemble. the retention of timber sash windows enhances the architectural character of the building, and the ornate balconettes add decorative interest. The retention of the granite plinth and metal railings to the basement area contributes to the setting and the general intactness of this side of Parnell Square. The plaque which reads 'Éirí Amach na Cásca 1916. Here, on the 9th September, 1914, the Supreme Council of the Irish Republican Brotherhood and other leaders decided upon a rising against British rule.' adds historical significance. Variety and interest is further added by the subtle changes in plane along the terrace, and the stepped parapet and stone cross enliven the roofscape. Though listed as a separate address, No. 25 is without a street entrance. Palace Row was laid out by John Ensor in the 1750s".



No 24
Site acquired from Charles Mosse in 1763 and built by John Reid, bricklayer, completed 1766. the inner hall contains an elegant tympanum with acanthus fronds framing a painted roundel after Raphael's Madonna della Sedia. Remained substantially intact until 1930's when acquired by Colaiste Mhuire. While subject to alterations, this house has not been as altered as Nos 25, 26 & 27. Upper floors were occupied by the Brothers as sleeping quarters. All structures to the rear removed between 1930s and 60's.

Description (extract from NIAH Survey, Dublin City): "No. 24 forms part of an impressive mid-eighteenth-century terrace, flanking Charlemont House, designed by William Chambers in 1763, and to the north. Occupied and modified by Coláiste Mhuire, an Irish-speaking school, this building is a fine example of a large townhouse of the period. Although it has lost its original sashes, it retains a high-quality Pain-style doorcase complete with its typical Dublin ten-panel raised-and-fielded door, and its contribution to the streetscape is important. The cross motif on the raised parapet is an interesting detail. The wrought-iron corner piers once carried lanterns. The retention of the basement and entrance steps and plinth, and gate and railings is an intrinsic part of and enhances the setting. Palace Row was laid out in the mid 1750s by John Ensor, and its success was guaranteed by the decision of Lord Charlemont to build his magnificent townhouse on the street. The individual elevations are a uniform thirty-three feet, and are some ten per cent larger than standard Dublin plots of the larger size".



No 23
Site acquired from Charles Mosse in 1763, builder unknown. Plot width 33' (10m). Remained substantially intact until 1930's when acquired by Colaiste Mhuire. While subject to alterations, this house has not been as altered as Nos 25, 26 & 27. Used by the Brothers, entrance door and hallway removed to create a chapel spanning full width of the house. The original stone rusticated base has been replaced with modern render, though the stone window surrounds at the upper floors survive, though overpainted and in poor condition.

Description (extract from NIAH Survey, Dublin City): "This fine townhouse was built as part of a terrace of houses that formed a handsome eighteenth-century square. No. 23 was built as a pair with its neighbour to the west and is distinguished by its cornice and granite rustication. Further interest is added by the subtle advancement of the planes of the outer buildings of the terrace. The entire terrace, of which No. 23 is a part, was in the ownership of Coláiste Mhuire, granting the building a degree of social importance. The house bears an important relationship with William Chambers's Charlemont House (1763), which takes centre stage in the terrace. The eaves cornice and niches of Charlemont House's flanking quadrants are discreetly echoed in the applied arcades of No.23, thus unifying the junction of the terrace with Charlemont House. The square was not conceived as a coherent square, however, but was developed in stages. The north side, or Palace Row as it was known, was planned by John Ensor as early as 1755, but was not developed until the 1760s."



No 22: Charlemont House
Description (extract from NIAH Survey, Dublin City): *Charlemont House is a very fine eighteenth-century townhouse built for the first Earl of Charlemont to designs by Sir William Chambers, for whom he later designed the Casino at Marino in 1773. Located on an elevated site at the centre of what was known as Palace Row, originally built by Thomas Sherwood, it overlooked the New Gardens (now The Garden of Remembrance). The site, which was deep and narrow, is also noteworthy for shallowness of the forecourt for such an aristocratic house. The stone frontage makes this one of the most impressive buildings in this part of North Dublin, the wings being a rare feature also. The quality of the detailing and craftsmanship of the facade is notable. The forecourt, though shallow, nevertheless adds drama to the site. The retention of timber sash windows and of much interior detail and decoration adds considerably to the architectural and artistic quality of the building. The positioning of Charlemont House in such a symmetrical location is a rare example of a coordinated planned development within Georgian Dublin. Sold in 1876 to the government to become the General Register of Ireland and Census Offices, the house was then bought by Dublin Corporation in 1927 for use as a public art gallery. While the extensive remodelling by the City Architect, Horace O'Rourke in 1931-3, and extensions to the rear have obscured some of the original scheme, these interventions have considerable architectural merit in their own right. ... As both an example of Sir William Chambers's work and a great public art gallery, the building is of major importance on many levels and continues to serve the country as one of its great cultural institutions".*

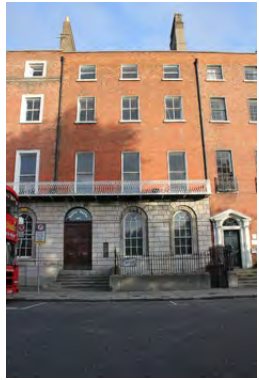


No 21:
Site acquired by Simon Vierpyl in 1760 and passed to John Reid, bricklayer, who built house. Rear return added and appear on 1847 OS Map. Building appear substantially unaltered until 1907. National Ballroom opened in 1946 and sometime between 1966 and 1970. the hall was extended and integrated with the Banba Hall at No 20. Nos 20 & 21 were probably interconnected in this period also, when the stairs to No 21 was removed. As part of the 2006 Hugh Lane Gallery expansion the rear hall was removed and a lift shaft constructed against the west gable wall to facilitate future lift access between basement and second floors of this house.

Description (extract from NIAH Survey, Dublin City): *Located on the North side of Parnell Square, this building was last used as the Irish National Union of Vintners, Grocers and Allied Trades Assistants, and locally remembered as the location of National Ballroom which was constructed in the 1940s and operated till the 1970s in a building behind Nos. 20 and 21. . The building is one of several in a row that have a rusticated granite ground floor, giving them a grand appearance, augmented by the round-headed and recessed ground floor windows [though the granite is modern, replaced in the 1950's when the front steps and basement area was removed and the windows replaced].. The emphatic diminishing windows heighten the impression of facade. ..The interior details also add to the architectural significance of the house."*

The verandah across the front of nos 20 & 21 was probably erected in the 19th century, though it has been substantially altered and rebuilt, probably also in the 1950's.

A memorial to the Miami Showband was erected in front of this house.



No 20:
Site acquired by Thomas Sherwood, plumber, 1765, from Charles Mosse and constructed by Sherwood. As with No 21, rear returns were added. In 1901 the lease of no. 20 was transferred to the Grocers and Vintners Assistants Association and it appears the Banba Hall was built to the rear between 1901 and 1907.The National Union of Vintners Grocers and Allied Trades Assistants appear as the occupant for both 20 and 21 Parnell Square for the first time in 1946. The interconnection between the 18th century townhouses of 20 and 21 would have occurred after this date. The stonework was added in the 1950's when windows were replaced and alterations carried out to front steps and boundary plinth/railings.

Internally the decoration of No 20 is important, particularly the plasterwork and notably the ceiling on the first floor front room. This ceiling is richly decorated with birds, shells and baskets of fruit and is the only example left of the local Dublin roccoco style from the 1760's It has been noted that certain details are very similar to a ceiling in number 26 Merrion Square. The stair in number 20 is an original open string staircase. The doorcases, fireplace surrounds and windows on the first floor were remodelled in the 19th century. The fireplace surrounds on the first floor included late 18th plaques recorded in photographs in the Irish Architectural Archives but stolen in the late 1980's

Description (extract from NIAH Survey, Dublin City): *Located on the north side of Parnell Square and now vacant (2011), this house was last used by the Irish National Union of Vintners, Grocers and Allied Trades Assistants, and locally remembered as the location of the famous National Ballroom..."*

2.4 Architectural Historical Context: Surviving Architectural Drawings

There is a useful collection of survey and proposal drawings relating to Nos 20-21 & 23-28 which explain graphically much of the alterations carried out in the houses, primarily in the twentieth century. A selection of these are reproduced here with captions which provide overview description and identify origins and sources.



- LEGEND OF CONJECTURAL BUILDING PHASES**
- Phase Ia: Primary Townhouse: 18th C
 - Phase Ib: Return /Outhouse: late 18th/early 19th C
 - Phase IIa: 1st floor modifications to windows of Primary Townhouse: early 19th C
 - Phase IIb: 1st floor modifications to doors of Primary Townhouse: mid to late 19th C
 - Phase IIc: Later Return to no. 20: 19th C
 - Phase IIIa: Bomba Hall: 1901/1907
 - Phase IIIb: Interconnections between nos 20 and 21 and remodeling of ground floor front facade nos 20 and 21: post 1946
 - Phase IIIc: Extension of National Ballroom and associated works: 1966/1970
 - Phase IIId: No 20 new stair to townhouse 3rd floor and adjacent partition, No 21 new sanitary facilities at 3rd floor main stair, partition to ground floor rear room: 20th C
 - Phase IIIe: No 21 townhouse rear facade, new wall and window works at 3rd level: 20th C
- Please note Phase III b,c,d,e are not necessarily in chronological order and the various works in IIIc may not have occurred at the same time.



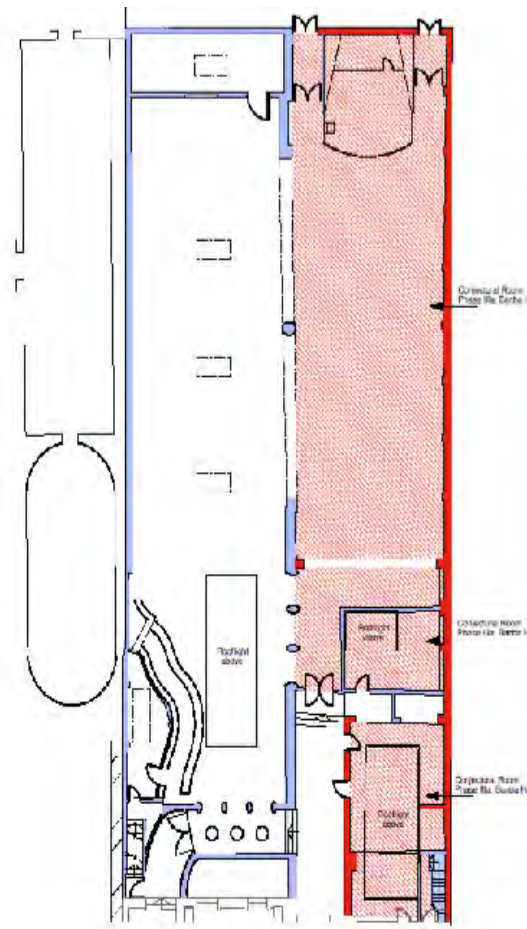
REAR ELEVATION SECTION A.A

- LEGEND OF CONJECTURAL BUILDING PHASES**
- Phase Ia: Primary Townhouse: 18th C
 - Phase Ib: Return /Outhouse: late 18th/early 19th C
 - Phase IIa: 1st floor modifications to windows of Primary Townhouse: early 19th C
 - Phase IIb: 1st floor modifications to doors of Primary Townhouse: mid to late 19th C
 - Phase IIc: Later Return to no. 20: 19th C
 - Phase IIIa: Bomba Hall: 1901/1907
 - Phase IIIb: Interconnections between nos 20 and 21 and remodeling of ground floor front facade nos 20 and 21: post 1946
 - Phase IIIc: Extension of National Ballroom and associated works: 1966/1970
 - Phase IIId: No 20 new stair to townhouse 3rd floor and adjacent partition, No 21 new sanitary facilities at 3rd floor main stair, partition to ground floor rear room: 20th C
 - Phase IIIe: No 21 townhouse rear facade, new wall and window works at 3rd level: 20th C
- Please note Phase III b,c,d,e are not necessarily in chronological order and the various works in IIIc may not have occurred at the same time.

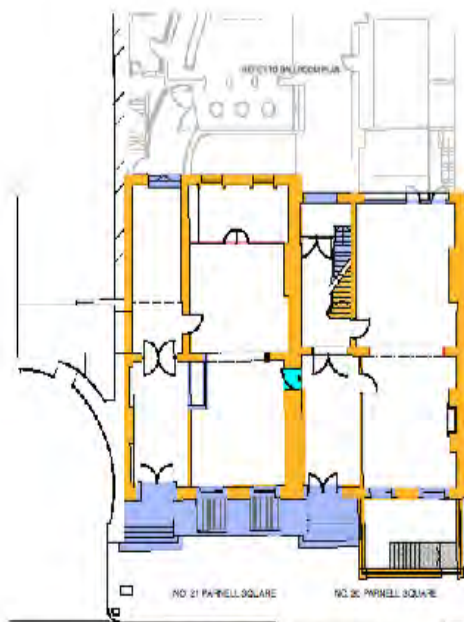
NOS 20 & 21

These drawings were prepared by Paul Arnold Architects as part of an Architectural Historical Report on Charlemont House and Nos 20 & 21 Parnell Square North, for Dublin City Council in March 2002.

These drawings indicate conjectural building phases for the surviving fabric in 2002. Since then, all structures to the rear of the main buildings, including the dance hall to the rear have been removed to facilitate the construction of the 2006 Hugh Lane Gallery extension.

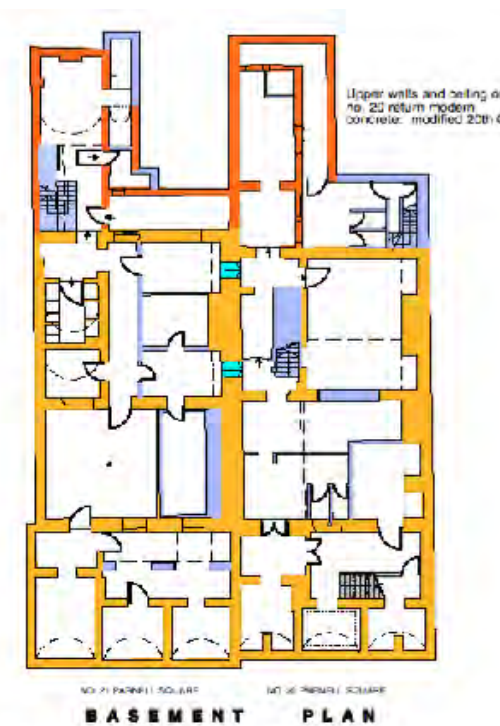


BALLROOM GROUND FLOOR PLAN



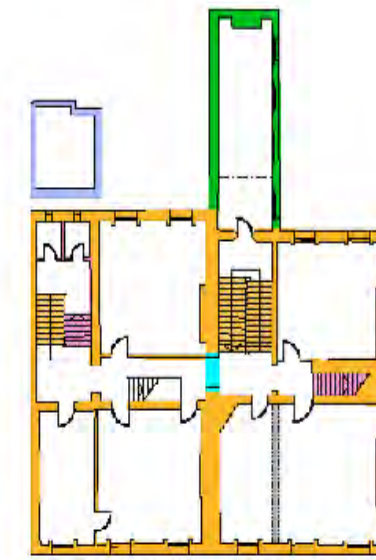
TOWNHOUSES GROUND FLOOR PLAN

- LEGEND OF CONJECTURAL BUILDING PHASES**
- Phase Ia: Primary townhouse: 18th C
 - Phase Ib: Return /Outhouse: late 18th/early 19th C
 - Phase IIa: 1st floor modifications to windows of Primary Townhouse: early 19th C
 - Phase IIb: 1st floor modifications to doors of Primary Townhouse: mid to late 19th C
 - Phase IIc: Later Return to no. 20: 19th C
 - Phase IIIa: Bomba Hall: 1901/1907
 - Phase IIIb: Interconnections between nos 20 and 21 and remodeling of ground floor front facade nos 20 and 21: post 1946
 - Phase IIIc: Extension of National Ballroom and associated works: 1966/1970
 - Phase IIId: No 20 new stair to townhouse 3rd floor and adjacent partition, No 21 new sanitary facilities at 3rd floor main stair, partition to ground floor rear room: 20th C
 - Phase IIIe: No 21 townhouse rear facade, new wall and window works at 3rd level: 20th C
- Please note Phase III b,c,d,e are not necessarily in chronological order and the various works in IIIc may not have occurred at the same time.



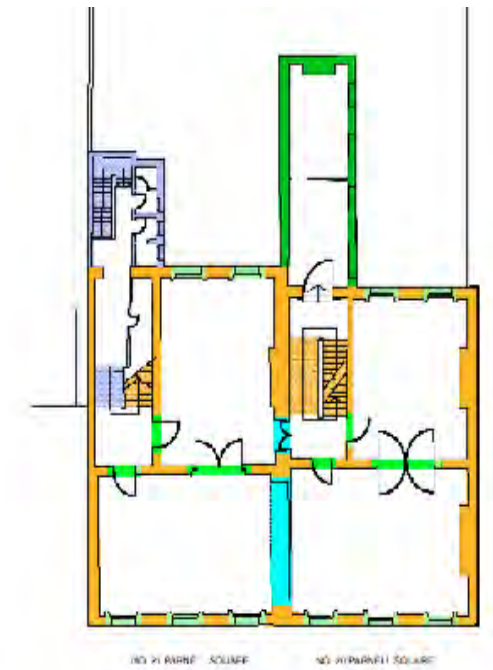
BASEMENT PLAN

- LEGEND OF CONJECTURAL BUILDING PHASES**
- Phase Ia: Primary Townhouse: 18th C
 - Phase Ib: Return /Outhouse: late 18th/early 19th C
 - Phase IIa: 1st floor modifications to windows of Primary Townhouse: early 19th C
 - Phase IIb: 1st floor modifications to doors of Primary Townhouse: mid to late 19th C
 - Phase IIc: Later Return to no. 20: 19th C
 - Phase IIIa: Bomba Hall: 1901/1907
 - Phase IIIb: Interconnections between nos 20 and 21 and remodeling of ground floor front facade nos 20 and 21: post 1946
 - Phase IIIc: Extension of National Ballroom and associated works: 1966/1970
 - Phase IIId: No 20 new stair to townhouse 3rd floor and adjacent partition, No 21 new sanitary facilities at 3rd floor main stair, partition to ground floor rear room: 20th C
 - Phase IIIe: No 21 townhouse rear facade, new wall and window works at 3rd level: 20th C
- Please note Phase III b,c,d,e are not necessarily in chronological order and the various works in IIIc may not have occurred at the same time.



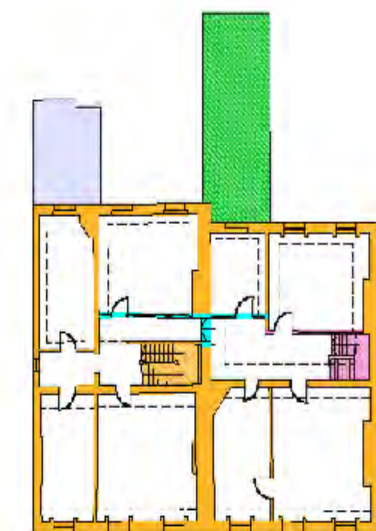
SECOND FLOOR PLAN

- LEGEND OF CONJECTURAL BUILDING PHASES**
- Phase Ia: Primary Townhouse: 18th C
 - Phase Ib: Return /Outhouse: late 18th/early 19th C
 - Phase IIa: 1st floor modifications to windows of Primary townhouse: early 19th C
 - Phase IIb: 1st floor modifications to doors of Primary Townhouse: mid to late 19th C
 - Phase IIc: Later Return to no. 20: 19th C
 - Phase IIIa: Bomba Hall: 1901/1907
 - Phase IIIb: Interconnections between nos 20 and 21 and remodeling of ground floor front facade nos 20 and 21: post 1946
 - Phase IIIc: Extension of National Ballroom and associated works: 1966/1970
 - Phase IIId: No 20 new stair to townhouse 3rd floor and adjacent partition, No 21 new sanitary facilities at 3rd floor main stair, partition to ground floor rear room: 20th C
 - Phase IIIe: No 21 townhouse rear facade, new wall and window works at 3rd level: 20th C
- Please note Phase III b,c,d,e are not necessarily in chronological order and the various works in IIIc may not have occurred at the same time.



FIRST FLOOR PLAN

- LEGEND OF CONJECTURAL BUILDING PHASES**
- Phase Ia: Primary Townhouse: 18th C
 - Phase Ib: Return /Outhouse: late 18th/early 19th C
 - Phase IIa: 1st floor modifications to windows of Primary Townhouse: early 19th C
 - Phase IIb: 1st floor modifications to doors of Primary Townhouse: mid to late 19th C
 - Phase IIc: Later Return to no. 20: 19th C
 - Phase IIIa: Bomba Hall: 1901/1907
 - Phase IIIb: Interconnections between nos 20 and 21 and remodeling of ground floor front facade nos 20 and 21: post 1946
 - Phase IIIc: Extension of National Ballroom and associated works: 1966/1970
 - Phase IIId: No 20 new stair to townhouse 3rd floor and adjacent partition, No 21 new sanitary facilities at 3rd floor main stair, partition to ground floor rear room: 20th C
 - Phase IIIe: No 21 townhouse rear facade, new wall and window works at 3rd level: 20th C
- Please note Phase III b,c,d,e are not necessarily in chronological order and the various works in IIIc may not have occurred at the same time.



THIRD FLOOR PLAN

- LEGEND OF CONJECTURAL BUILDING PHASES**
- Phase Ia: Primary Townhouse: 18th C
 - Phase Ib: Return /Outhouse: late 18th/early 19th C
 - Phase IIa: 1st floor modifications to windows of Primary Townhouse: early 19th C
 - Phase IIb: 1st floor modifications to doors of Primary Townhouse: mid to late 19th C
 - Phase IIc: Later Return to no. 20: 19th C
 - Phase IIIa: Bomba Hall: 1901/1907
 - Phase IIIb: Interconnections between nos 20 and 21 and remodeling of ground floor front facade nos 20 and 21: post 1946
 - Phase IIIc: Extension of National Ballroom and associated works: 1966/1970
 - Phase IIId: No 20 new stair to townhouse 3rd floor and adjacent partition, No 21 new sanitary facilities at 3rd floor main stair, partition to ground floor rear room: 20th C
 - Phase IIIe: No 21 townhouse rear facade, new wall and window works at 3rd level: 20th C
- Please note Phase III b,c,d,e are not necessarily in chronological order and the various works in IIIc may not have occurred at the same time.

The drawings on this and following page are 1930's retracings of a 1924 survey of Nos 23 to 27 (produced in Lynda Mulvin's Architectural Historical Report on Nos 23-28 Parnell Square (Colaiste Mhuire buildings) for the OPW, Dec 2004):

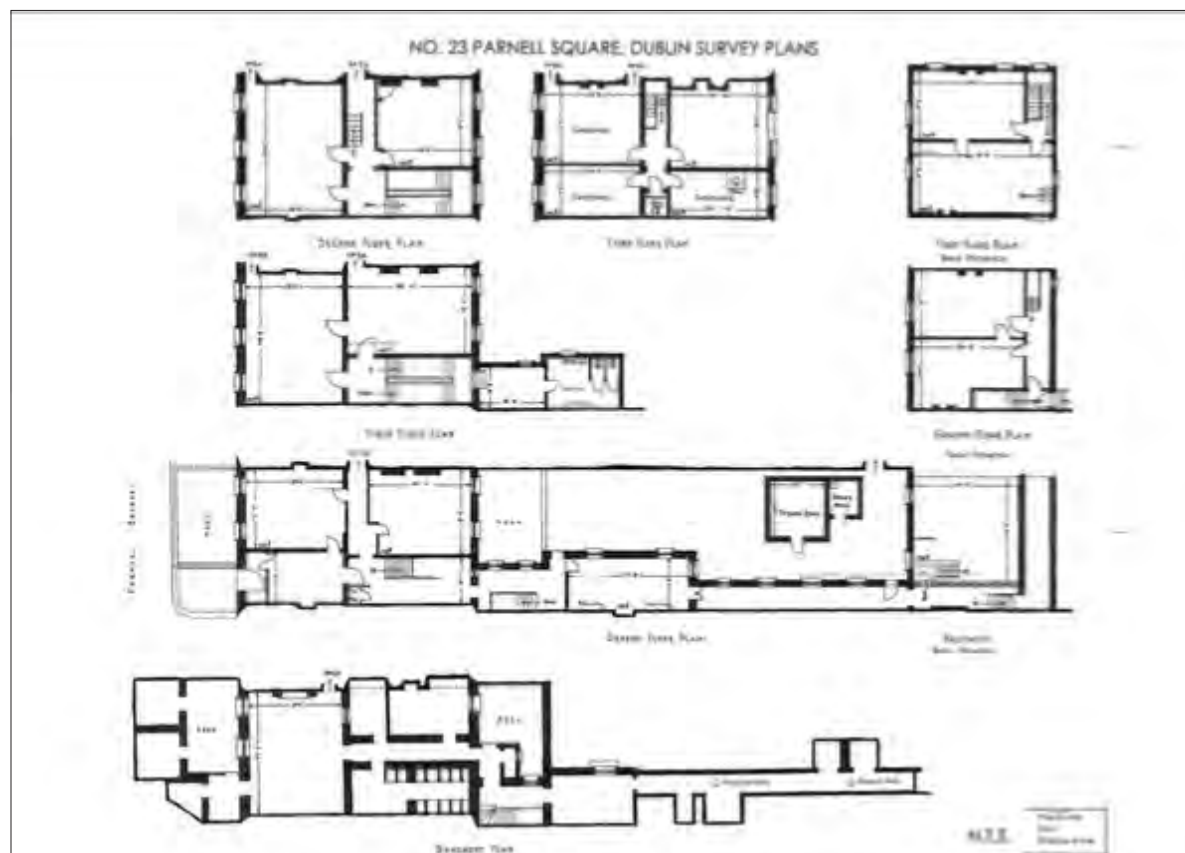


Fig. 2.42: No 43: Plan form substantially intact. Front entrance doors and steps remain, with inner porch. Connection formed in party wall to No 24 with corridor formed in rear ground floor room. Extensive return structure to the rear - 2 storeys over basement with open basement area to rear.

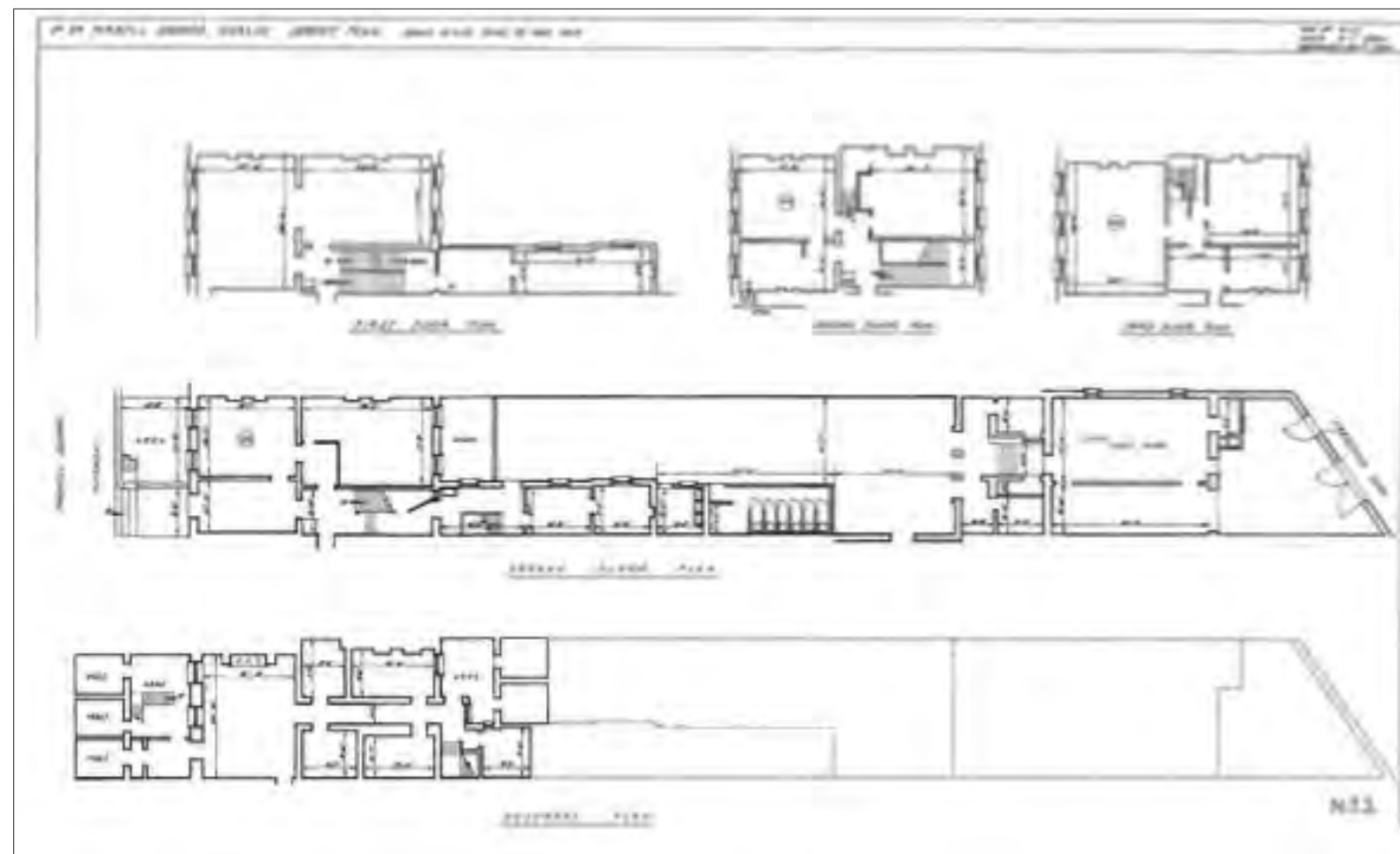


Fig. 2.44: No 24: Plan form substantially intact. Connection in party wall to No 23 in place. Lobby partition in rear ground floor room with off-centre door opening (may have been altered). Extensive return structure to the rear with small open basement area to rear.

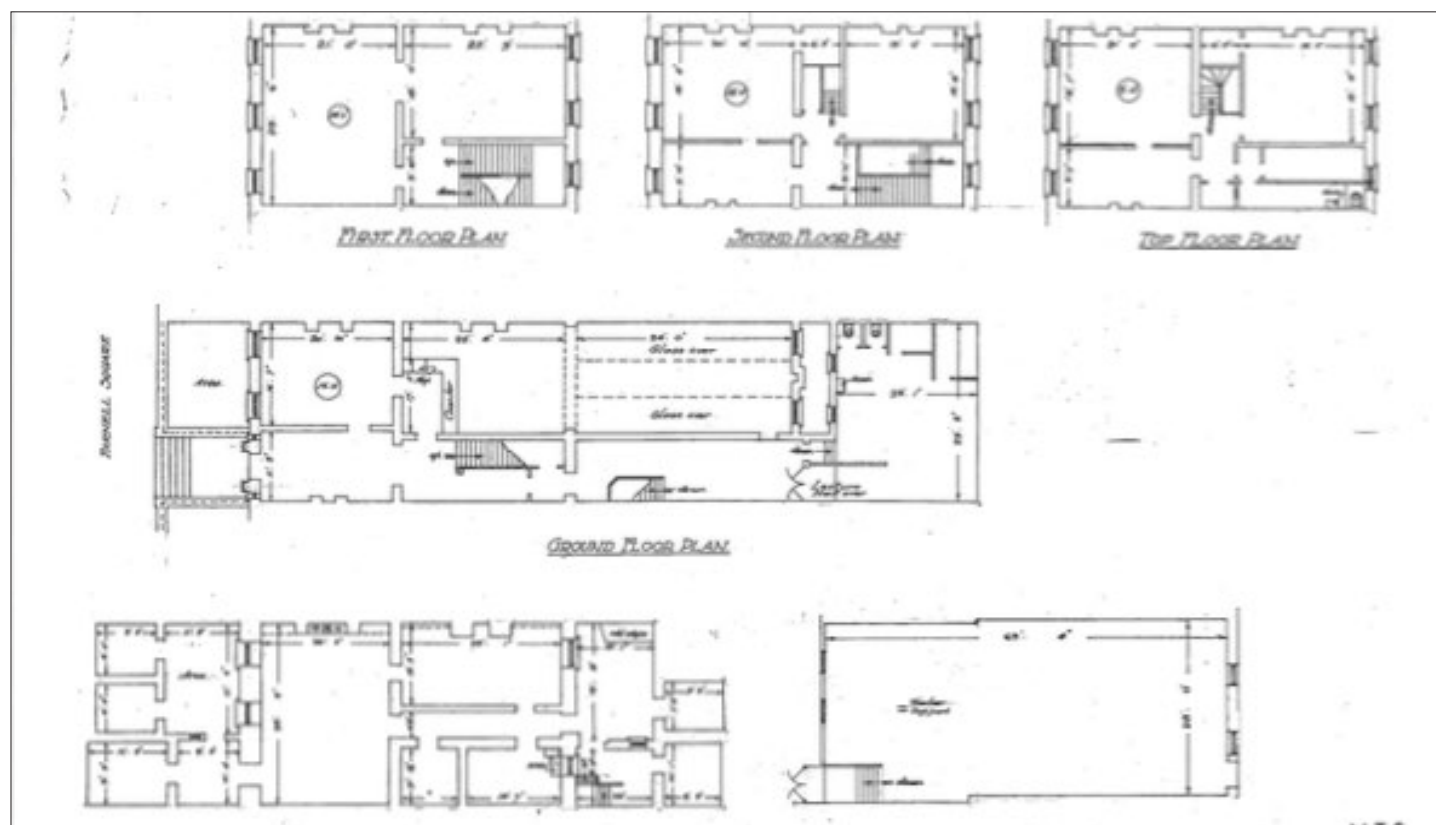


Fig. 2.45: No 25: Plan form substantially intact. Entrance door and steps still in place. Building remains independent and unconnected to either side. Counter in rear ground floor room. Large opening in rear facade at ground level opening into large extension with glass roof over.

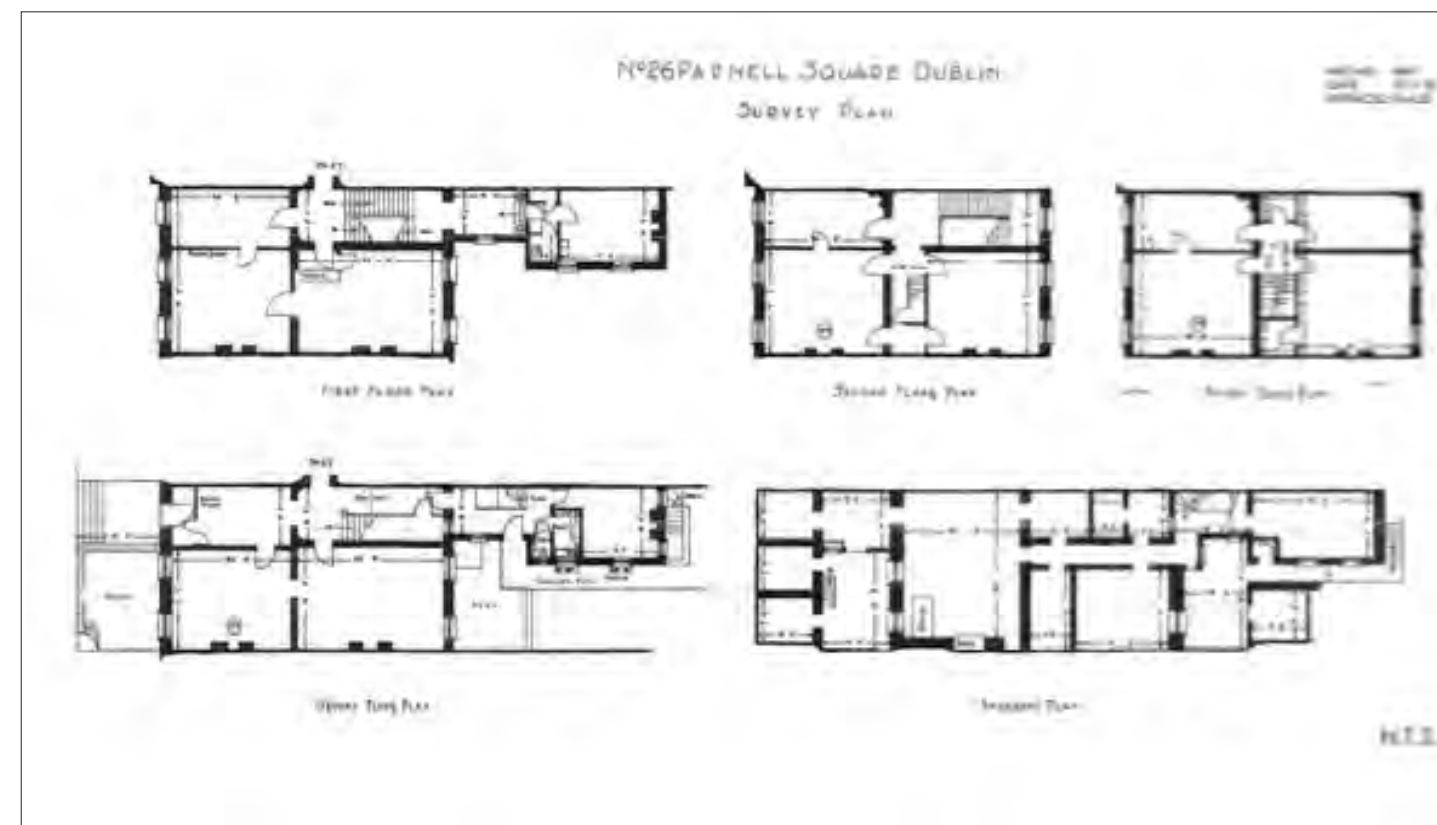


Fig 2.46: No 26: Plan form substantially intact. Interconnection with No 27 at ground and first floor. Note curved walls to first floor landing in stairhall. Small porch inside front door. Two-storey over basement return and open basement area to rear.

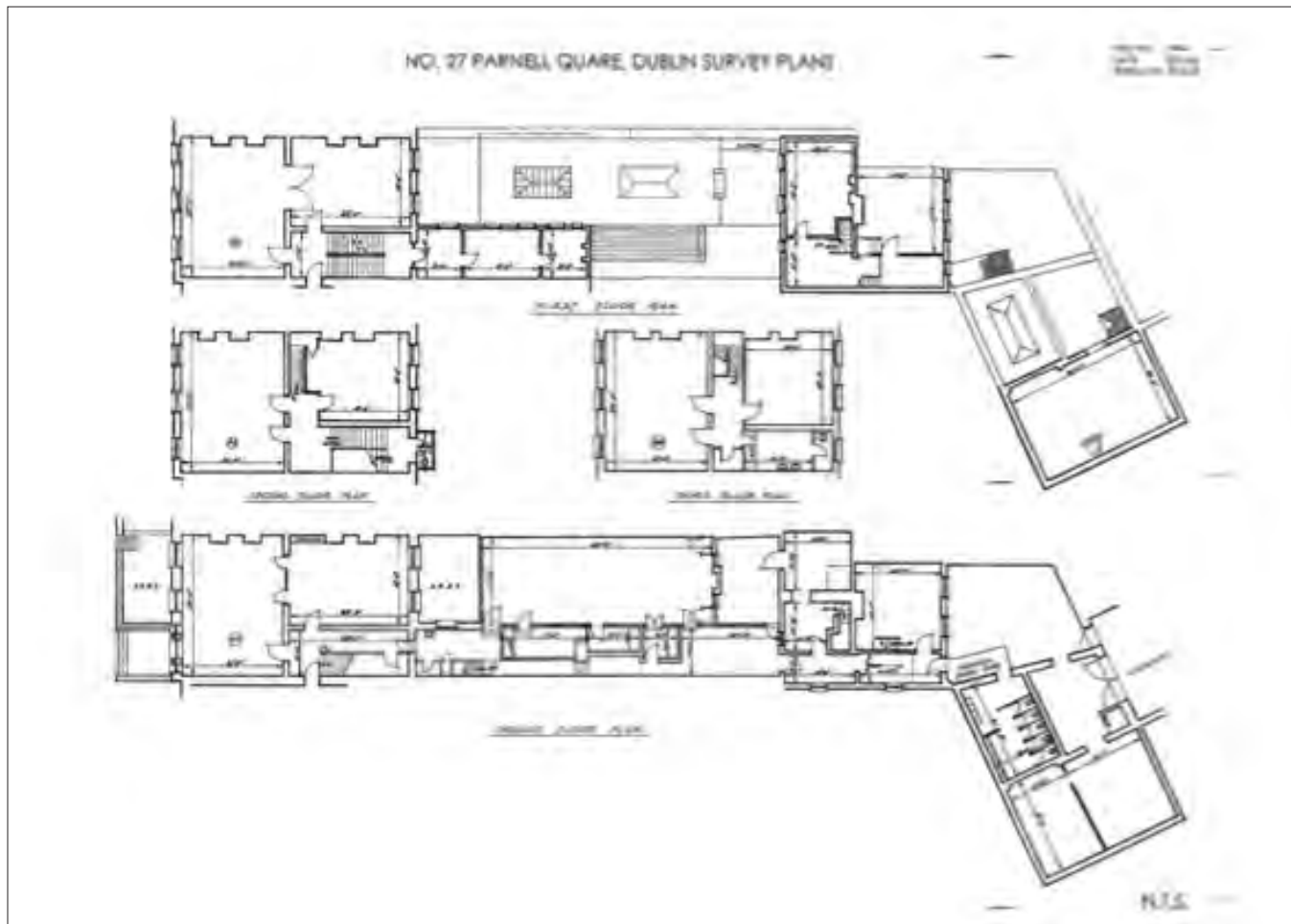


Fig 2.47: No 27: Plan form of main house is substantially intact. Prior to enlargement of entrance door and removal of stairs. To the rear there is extensive development along the plot, primarily as a single storey structure and part two-storey. There is no basement plan with this survey.

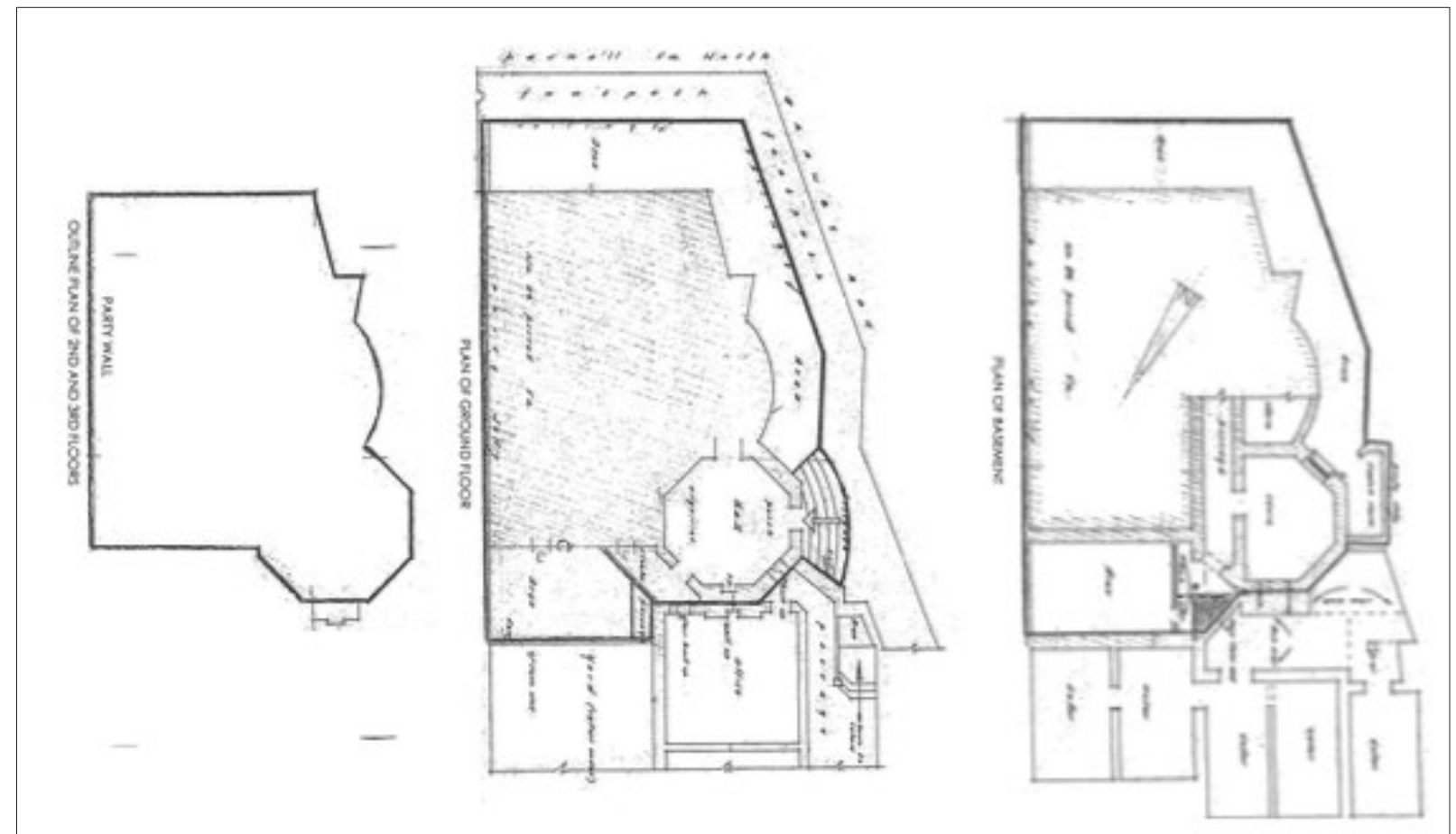
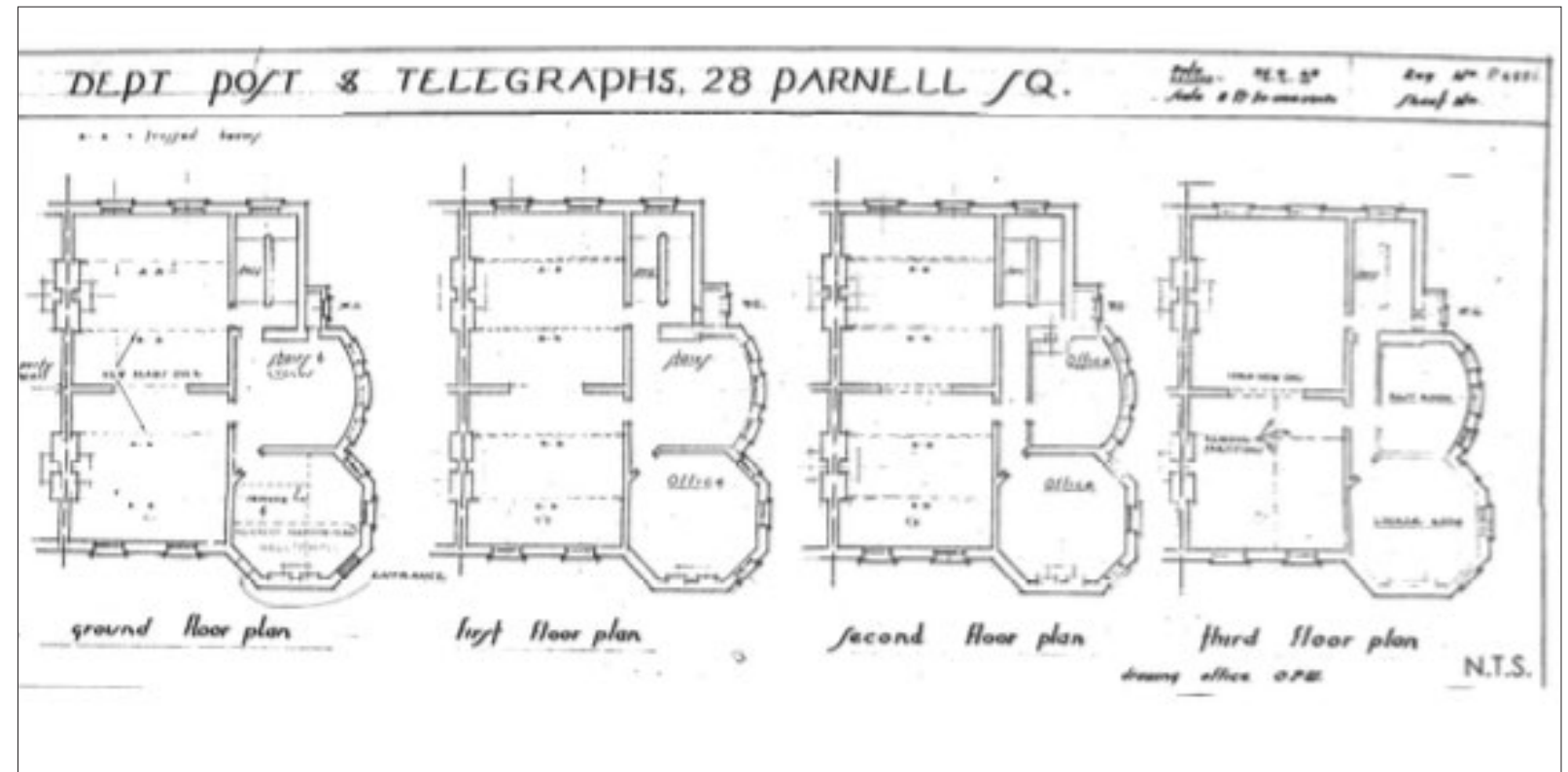


Fig 2.48: No 28: As surveyed in 1948 (top right and bottom right): These survey plans (also from the Mulvin report), date to the Department of Post and Telegraphs presence in No 28, which succeeded the Rutland Girls School and continued until 1971 when Colaiste Mhuire acquired no 28 from the Bord of Works and extended the school into this end house. The top set of survey plans appear to show the line of the existing steel spanbreakers which are visible today below the ceilings. The other notable comment are the structures to the north of No 28 at ground and basement levels which appear on the lower set of survey plans and which suggest that, at this time, the property extended to include these. Access/interconnection between No 28 and the northern structures is not clear on these plans.

The drawings on this and following page are from the Irish Architectural Archive's Patterson, Shortall and Kempster (PKS) collection which contains marked up prints of the Robinson Keefe Architects drawings for alterations to Nos 23 & 24 and 25 & 26 for Colaiste Mhuire. There is a comprehensive collection of detailed Bills of Quantities; Bills of Reductions and Bills of Variations, along with correspondence prior to and during the building contract which extended more or less from the tender issue letters of August 1933 to correspondence relating to the final account in December 1938.

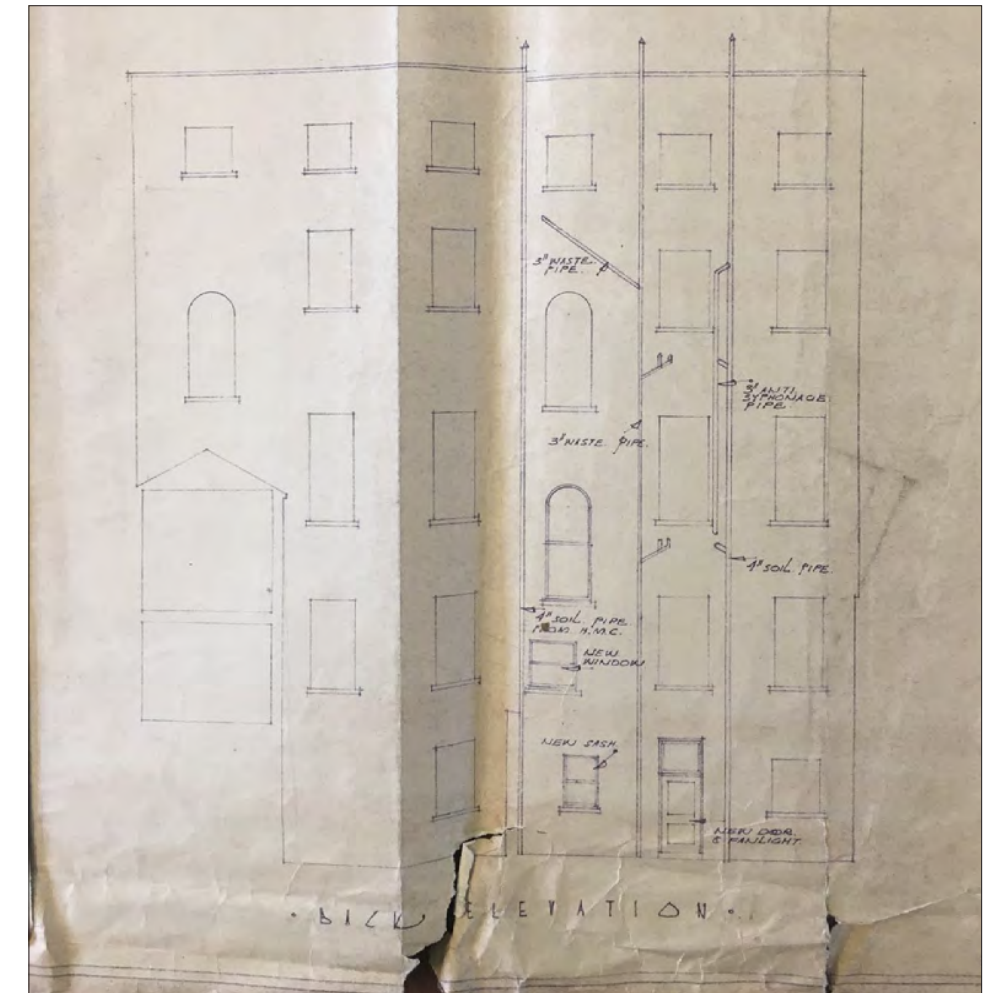
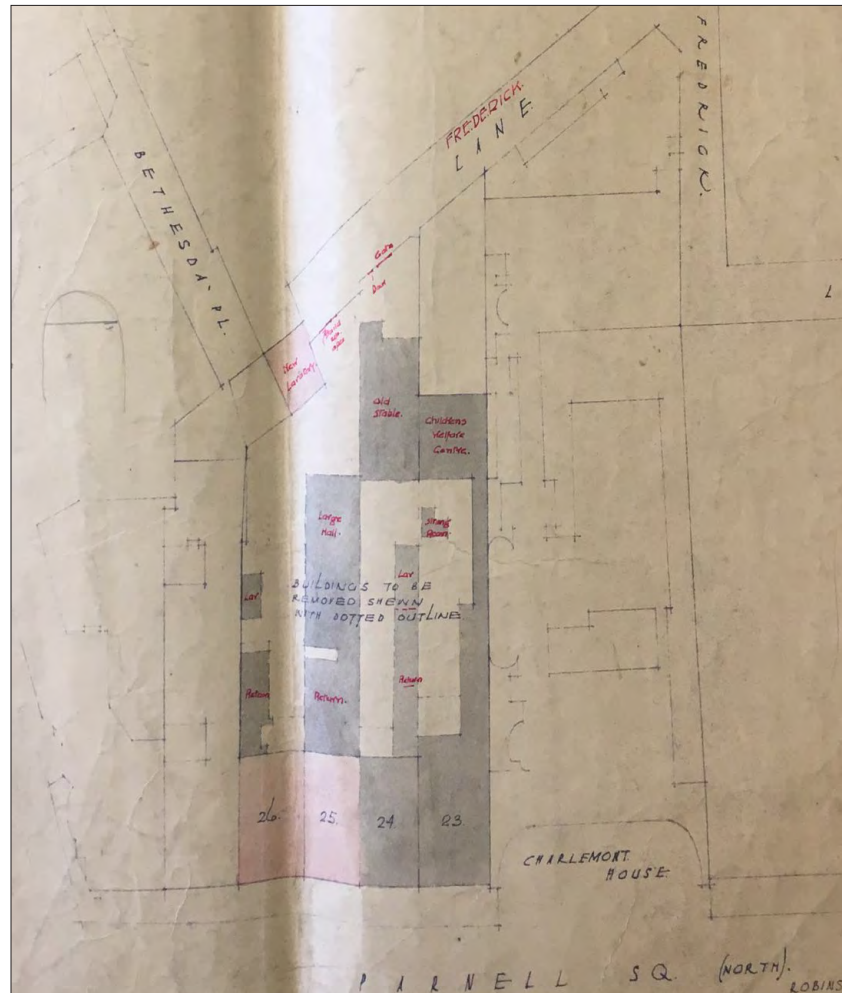
23 & 24:

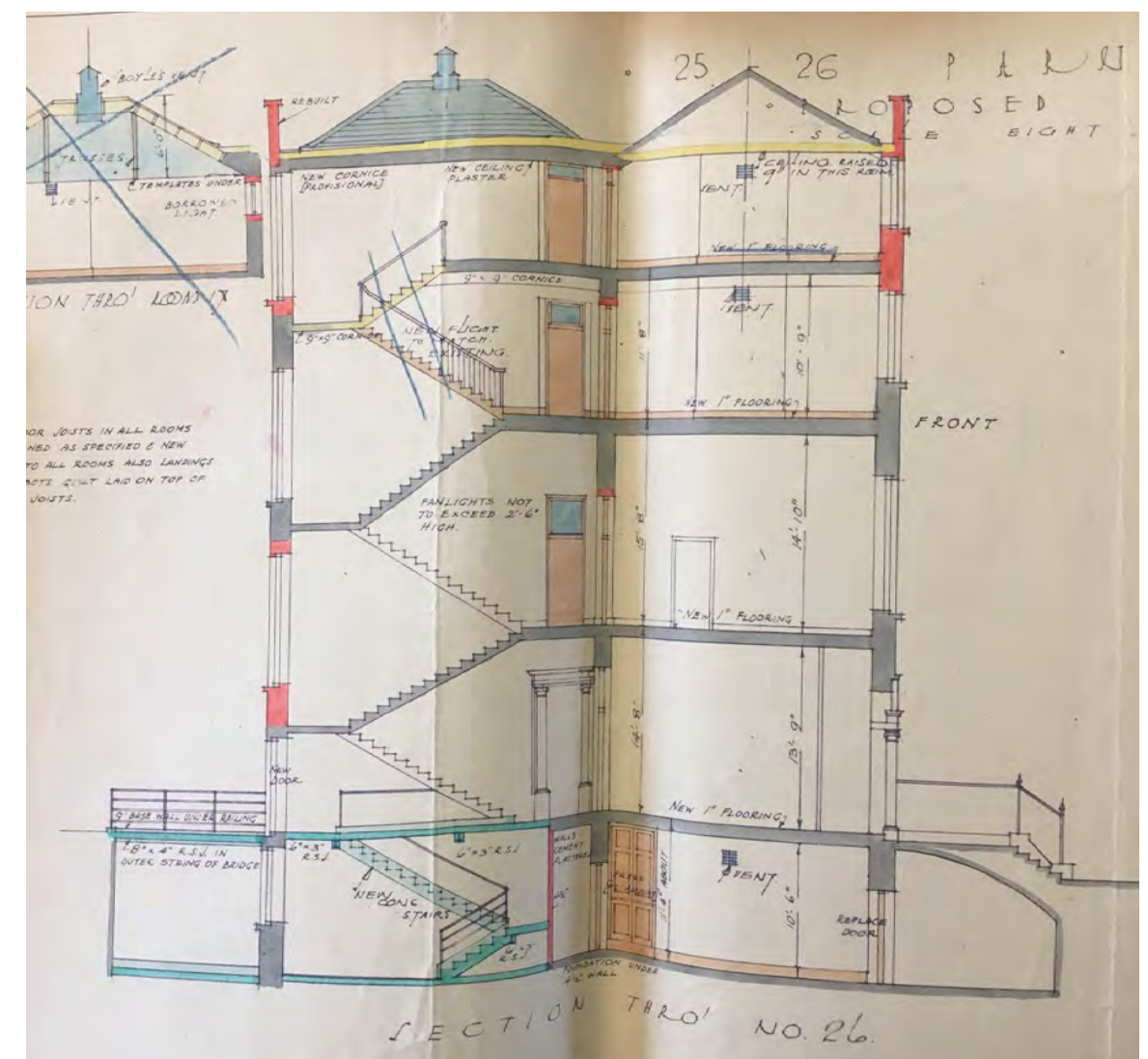
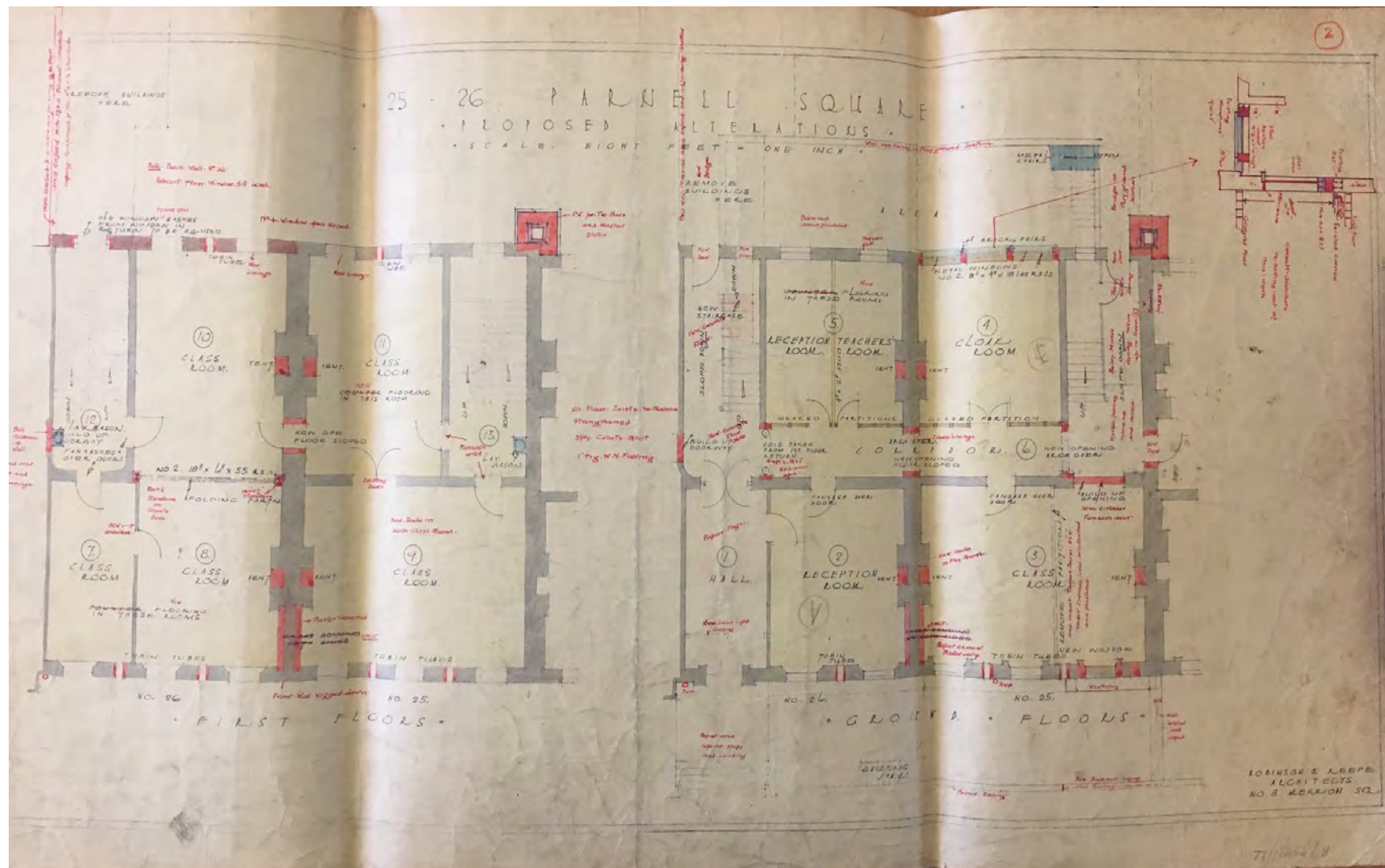
The plans to the right show alterations to basement and ground floor, including removal of entrance steps and door to No 23 and blocking up opening between front and rear rooms at ground floor level. Basement level shows blocking up fireplaces and new floor. Plans of upper floors (not produced here as they are very fragile and faint), show partitioning of second and third floor rooms to make dormitories and insertion of toilets/shower room to rear. It also indicates the rebuilding of the front wall from third floor upwards across both buildings.

The front facade elevation drawing (bottom centre) shows the altered ground floor facade. To the right of this is the rear elevation indicating new windows and downpipes.

Bottom left is a site plan which indicates the extent of the Colaiste Mhuire property at this time. The note across the centre states "buildings to be removed shewn with dotted outline" and these are all the return structures coloured grey.

From a study of the correspondence file, the alteration works appear to have been developed as two packages - 23 & 24 as one, and 24 & 25 the other. The contractors were McNally and Company Ltd and their initial contract was extended to include both packages.



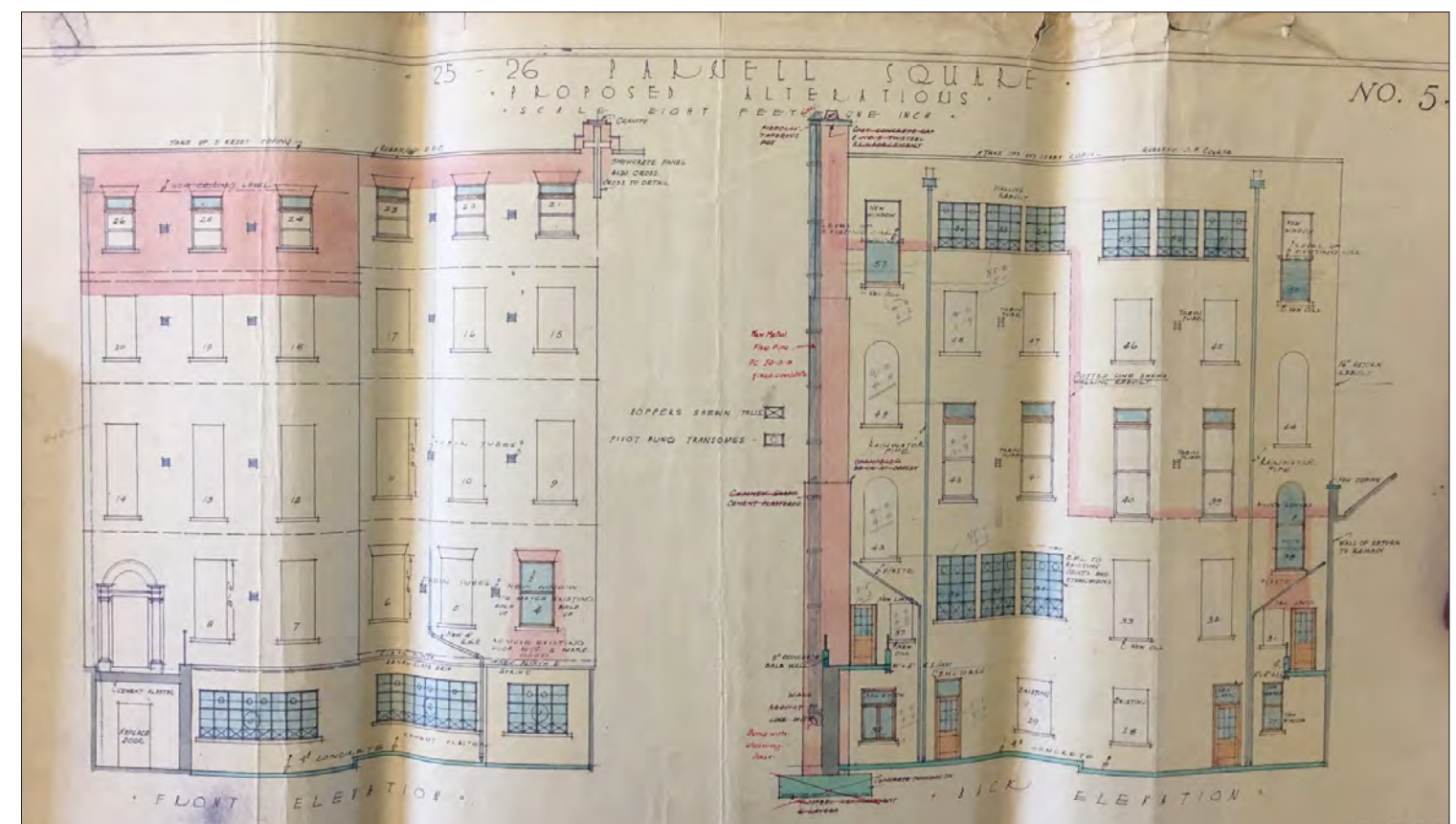


25 & 26:

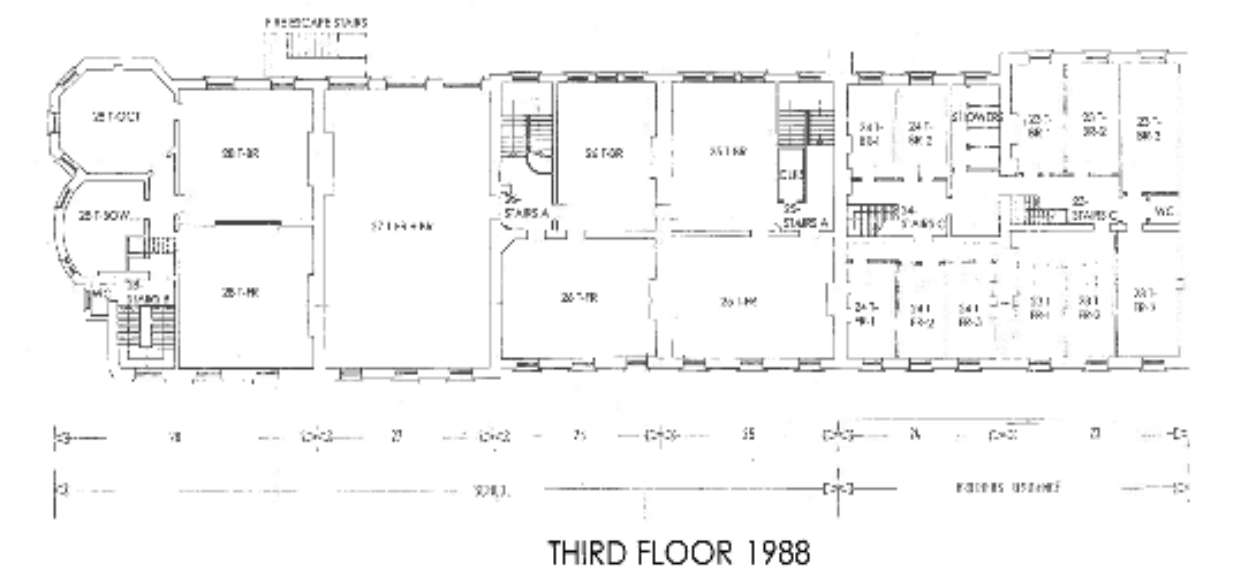
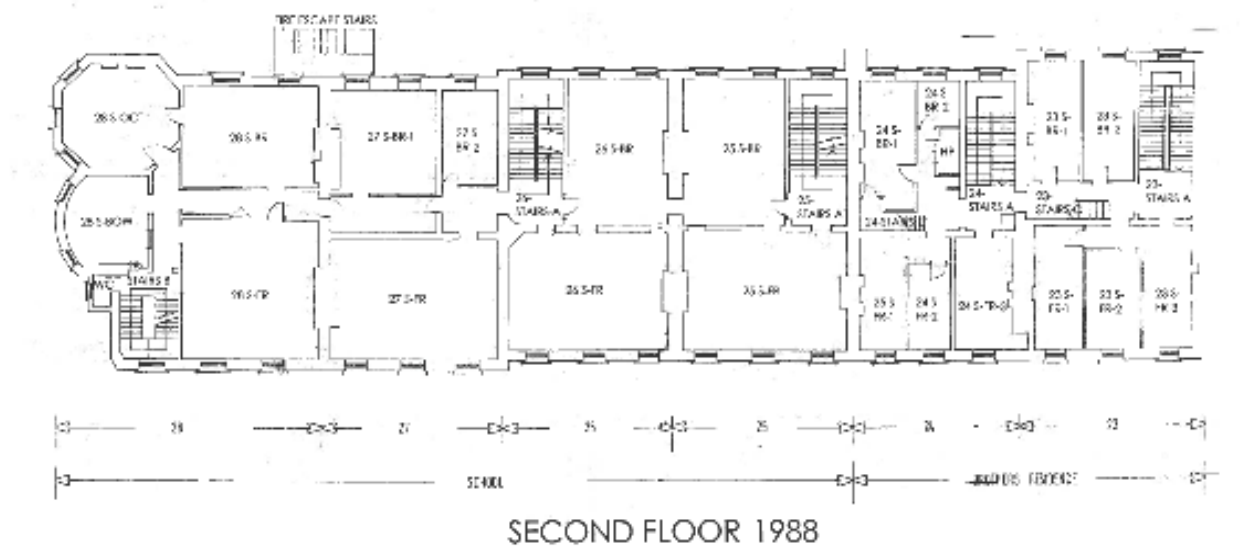
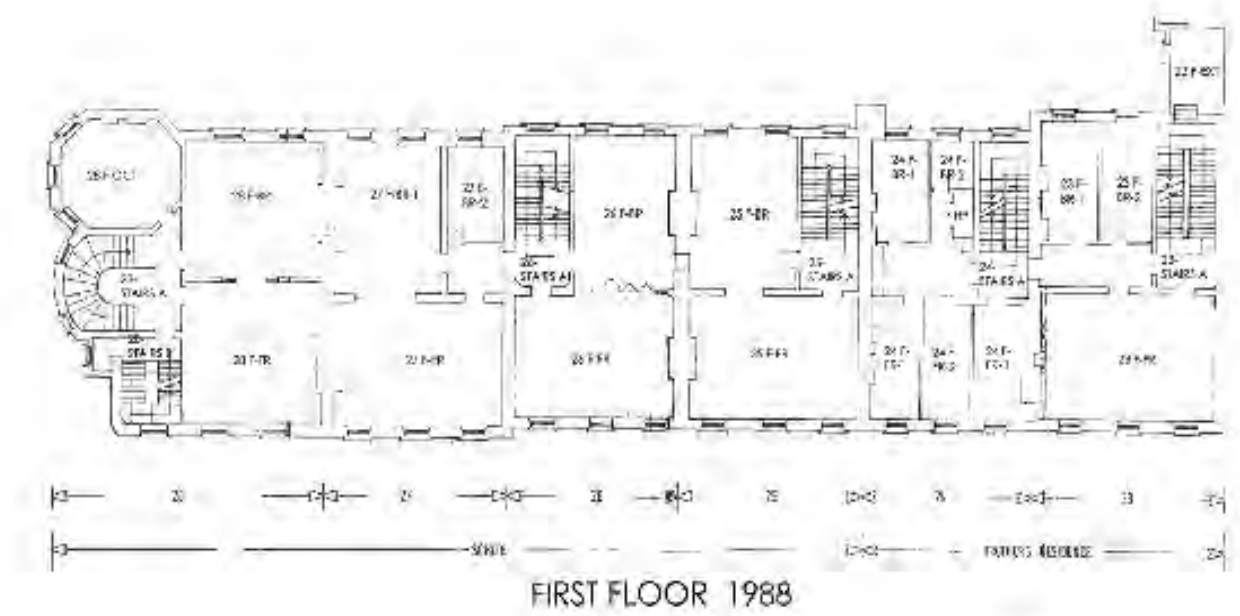
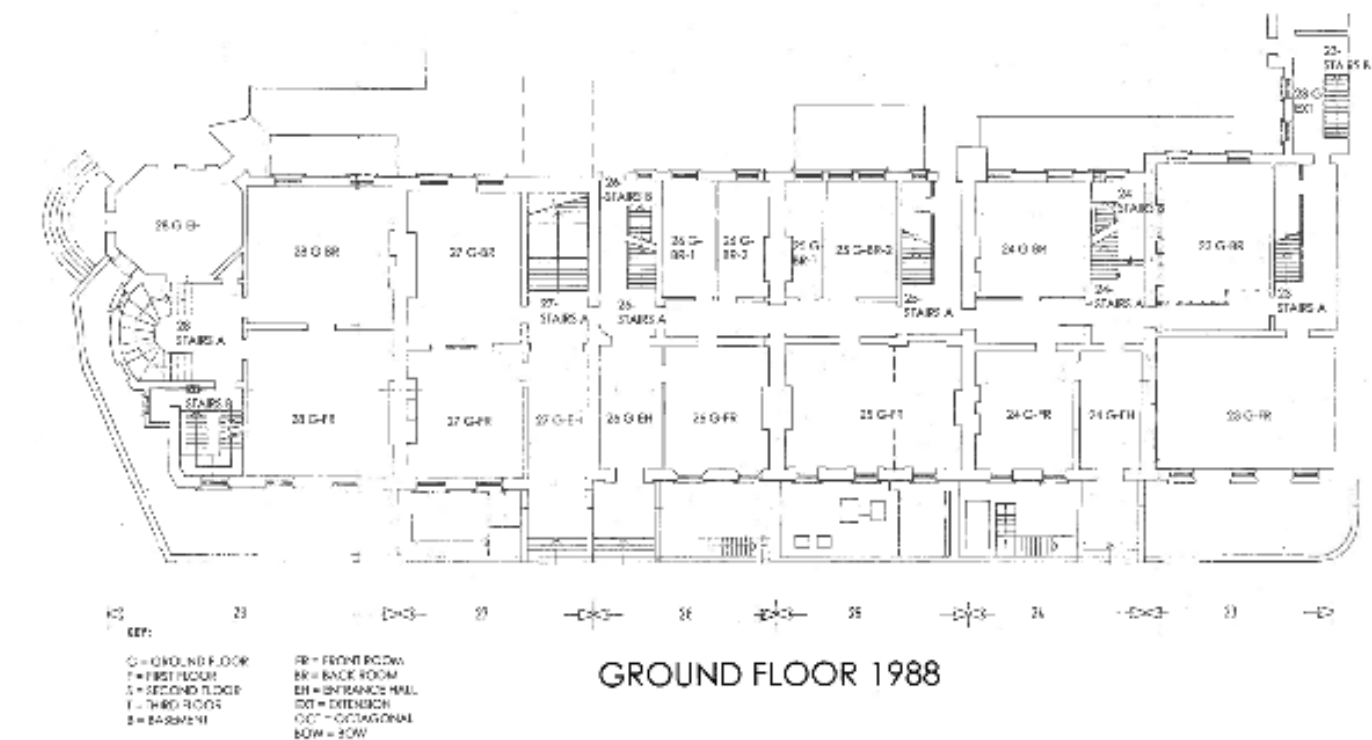
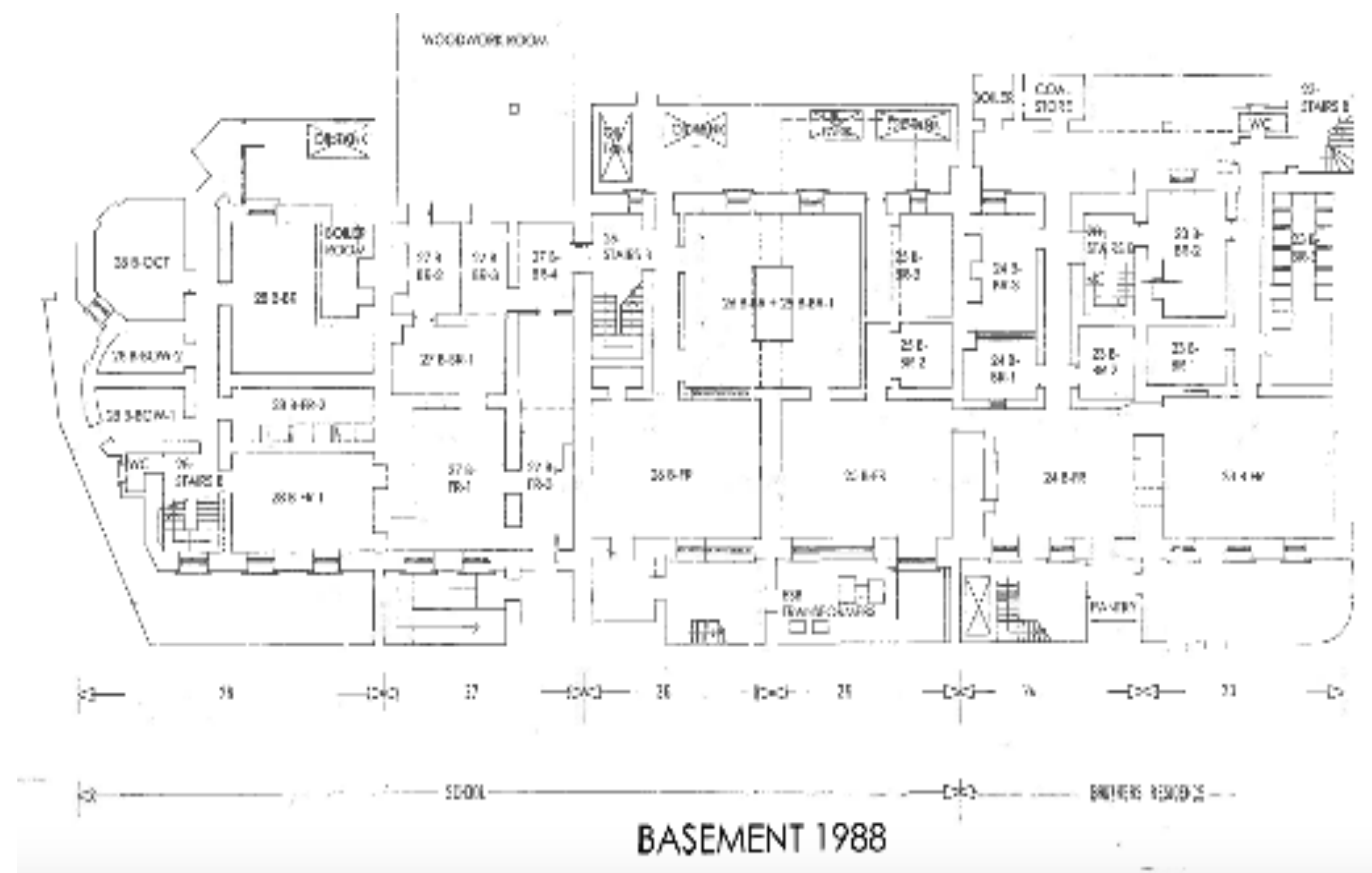
The drawings on this page show proposals relating to Nos 25 & 26. These are more extensive to those for Nos 23 & 24 and include, amongst other interventions: rebuilding of upper sections of front and rear facades; introduction of new windows and enlarging existing; the new boiler flue stack to the rear, which survives today; blocking up of fireplaces and insertion of external wall vents.

These drawings and the accompanying detailed Bills of Quantities, provide a very useful and detailed inventory of the works carried out at this time to adapt the Georgian houses to their new school use. While much structure and plan-form survive from the 18th century construction, there has also been a paring back of finishes. Elements such as the front ironworks were replaced to a large extent, with new staircases and ramps inserted.

Following these works a further programme of construction was carried out in 1963 within No 27 and, partly No 26, which included the construction of the Amharclann building to the rear. This well considered and detailed octagonal brick and concrete hall is of architectural interest, expressive of its time. Research to date has not yet established the architects for this building. Two possible firms have been connected with the Amharclann - Boyle & Delaney Architects who set up practice after winning the competition for the Sugar Company Headquarters on Leeson Street or, possibly Beckett and Harrington, a Dublin-based practice with a significant portfolio of work around the country and responsible for the Player Wills Factory on the South Circular Road (1935).



The drawings on this and following page are 1988 survey plans of Nos 23-28 which are included in the Lynda Mulvin Architectural Historical Report on the Colaiste Mhuire buildings carried out for the OPW, December 2004. They do not show structures to the rear of the main houses. They are useful in that they provide a comprehensive plan record of the Colaiste Mhuire occupation of the Georgian Houses substantially as it was at the time the school moved from Parnell Square in 2002.



3. Current Context

3.1 The Houses

Description of current presentation and condition.

These written descriptions are supplemented by the photographic inventories in the Appendices of this report which provide a photographic record of the building interiors as they currently exist.

Nos 20-21

Both numbers 20 and 21 appear on Rocques' map of 1773. Both buildings were without returns and each had mews. Returns appear on both buildings in the Ordnance Survey Map of 1838 - 47 and appear relatively unchanged until the Ordnance Survey Map of 1907 when the Banba Hall appears. In 1901 the lease of no. 20 was transferred to the Grocers and Vintners Assistants Association and it appears the hall was built between 1901 and 1907.

All rear structures and extensions have been removed, most recently as part of the 2006 extension to the Hugh Lane Gallery.

In 1946 the National Ballroom opened in number 21 and it appeared as a separate structure to the Banba Hall on the 1966 Ordnance Survey Map. Between 1966 and 1970 the National Ballroom was extended and joined with the Banba Hall. The National Union of Vintners Grocers and Allied Trades Assistants appear as the occupant for both 20 and 21 Parnell Square for the first time in 1946. The interconnection between the 18th century townhouses of 20 and 21 would have occurred after this date and probably precedes, or was contemporary with, the extension of the National Ballroom. Since the ballroom extension the stair in number 20 has been the main access to the first floor rooms in both buildings.

Number 20 appears to have been built as a pair with number 19 and is typical of the square. Its facade is built in red brick with Flemish bond, patent window reveals and stone parapet coping. The window sashes are modern and in the 1950's the ground floor was faced in granite and the ground floor

windows, entrance door and steps were remodelled. The verandah at the first floor to both 20 and 21 was added in the 19th century, and appears to have been substantially altered in more recent times, possibly as part of the 1950s works - certainly the structural supports are twentieth century. Malton's print of 1793 reproduced on page 19 shows red brick at the ground floor, a doorway and ground floor windows matching number 19 and entrance steps typical of that time. Lampposts are also shown at each front corner of the railing to the front basement area. The facade of number 21 is also red brick with Flemish bond and stone parapet coping however it has granite window surrounds and a stone string course to the third floor. These additional details are also present on number 23 Parnell Square, the two buildings flanking Charlemont House. Malton's print of 1793 shows a stone facing to the ground floor and entrance stairs and void to the basement which was typical of the time. The facade was re-faced in the 1950's at the same time as number 21 and the entrance steps and front basement area were remodelled.

The facade of number 20 is less ornate than number 21 however its interior is far more decorative, particularly the plasterwork and notably the ceiling on the first floor front room. This ceiling is richly decorated with birds, shells and baskets of fruit and has been stated as being the only example left of the local Dublin rococo style from the 1760's and noted as having certain details which are very similar to a ceiling in number 26 Merrion Square (Smith and Henderson in their assessment of this ceiling in a September 2001 Report for Paul Arnold Architects as part of a Feasibility Study for a Museum of Irish Literature at Parnell Square).

The stair in number 20 is an original open string staircase. The doorcases, fireplace surrounds and windows on the first floor were remodelled in the 19th century. The fireplace surrounds on the first floor included late 18th plaques recorded in photographs in the Irish Architectural Archives but stolen in the late 1980's.

Significant changes to the 18th century building fabric of number 21 was made when the National Ballroom was extended in the late 1960's. The return over basement level was demolished and replaced with a modern smaller return which also contained plant on the second floor. The original stair from the ground to the first floor was demolished, a new ticket office was constructed off the entrance hall and a

new ceiling and first floor slab was built where the original stair was. The original open string staircase remains between the first and second floors.

The plan of the 18th century townhouses at 20 and 21 Parnell Square are typical of that period and, according to Anthony Duggan, are examples of the most common plan form to be found on Parnell Square.

The second and third floors retain their 18th century plan form with separate staircases serving second and third floors. The condition of these upper floors is poor with timber decay caused by historic water ingress. The pitched roofs are clad in asbestos slates.

As part of the 2006 Hugh Lane Gallery extension works, provision was made for a lift to serve basement to second floor only of No 21, with a concrete lift shaft constructed against the west party wall/gable of No 21 and openings formed in this party wall at basement, ground, first and second floors. It is proposed to avail of this lift shaft to provide vertical access to all floors except the third floor.

Nos 23-28

Below is informed by the Architectural Historical Appraisal Report on Nos 23-28 by Lynda Mulvin prepared by the OPW, Dec 2004:

House No 23:

The following are the essential dimensions and features of House No. 23: -

Builder: Unknown (Simon Veirpyl may had involvement)
Width: 33.0ft (10.05 metres)

Façade:

Red brick, Flemish bond four storey over basement house with the second and third floor divided by a granite string course. Modern cementitious render applied over the original granite facing at ground and basement in the mid-twentieth century when a chapel was inserted at ground floor level. East gable also rendered over original brick finish above Charlemont House flanking wall. There is a small four-flue chimney in the east gable end wall and two larger chimney breasts on the west side of the house of eight and six flues respectively. These serve fireplaces in both the front and back rooms of the house.

Roof:

Complex pitched roof arrangement with parapet gutters to front, rear and east side and a central gutter running front to back. Mixture of historic natural slates and artificial slates with clay ridge tiles. Roof has recently undergone essential remedial repairs to halt water ingress.

Ironworks:

Shallow curved and decorative wrought iron balconies to first floor windows. The front area ironworks have been adapted as part of the 1960's alterations to remove front entrance steps and door. Decorative square corner element - base to former lantern - at junction with No 24. The ironwork was set into granite coping. The original railings were replaced with modern copied railings on the east side of the house.

Stone Work:

The granite steps to No. 23 were removed in 1960's. Stone facing to ground and basement survives in poor condition beneath the 1960's cementitious render. Upper level granite string course. Painted Portland Stone surrounds to upper level windows. Granite cills (painted) and copings. Granite plinth to front area railed enclosure.

Windows:

Front windows have all been changed with late 19th/20th century one over one sash windows. To the rear, historic windows survive, except at third floor.

Condition in 1924:

Most of the original rooms were still intact in 1924.

Interior:

The entrance to No. 23 was originally by a flight of granite steps that led to a front door on the east side of the house. In the 1924 drawings there was a small lobby inside the entrance door (not original and since removed) and the entrance hall had a plaster wall finish above the dado rail and timber panelling beneath. This led to a front room lit by two sash windows. The [entrance hall] floor was likely to be stone flags in a diamond pattern as seen in house No. 28. The entrance hall cornice appears to have been altered to match that of the front room when the two spaces

were united to form a chapel in the 1960s as part of the Christian Brothers alterations. A new timber floor finish was laid down at this time also.

The timber casing to the inside of the inner door between entrance hall and stairhall is an elaborate timber casing with fluted pilasters, plain Tuscan Doric capitals and bases with an entablature with Doric frieze and pediment. The door surround to the rear room is also an elaborate door casing with carved overdoor details. Timber dado panelling survives in the stair compartment.

In the 1933 retraced drawings, a partition in the rear room created an access corridor leading to the house next door at No. 24 which had been interconnected with No 23 prior to 1924. The plasterwork in this rear room was a coved ceiling of Corinthian frieze with modillion and dentils frieze. The staircase is original with open string and carved paired rope twist banisters with a narrow and low passage to the rear return. This two-storey return has been substantially altered internally and externally, however appears to be the original footprint and overall form.

The stairs to the basement is located in the rear return, though the present stairs is modern, dating to the Colaiste Mhuire interventions. There is access from the rear extension to the external yard to the rear. The two storey over basement return, which would have originally housed service rooms was adapted by the school as toilets and stores. In 1924 a narrow, glazed link structure (single storey over basement) connected the rear return with a two storey over basement mews premises – both these structures were demolished by the school to create the open school yard.

There is an open basement area to the front and rear, bringing light and ventilation into the front and back basement rooms, which would have accommodated kitchens and associated functions - butler's pantry, vaulted plate knife pantry - aligned across the depth of the house and serving the original dwelling use. To the rear there was a servant's bedroom, typically accommodating a single bed for a manservant or two beds for two maidservants. A large

room to the front with fully renewed finishes, spans the width of the building. The basement plan form is substantially that of the 1924 survey. Vaulted cellars also survive under the front pavement, with their coal hole, though further investigation of their condition is necessary.

There are no external steps from the basement area to the street level.

The main staircase leads to the central landing on the first floor which leads in turn to the front drawing room. The fanlight window on the half landing is decorated with a panelled architrave of flat ionic pilasters together with a panel beneath the window. The staircase compartment was decorated with plaster wall finishes above a timber dado panelling, still intact though damaged by timber decay due to historic water ingress. The staircase cornice is light and plain with stringcourse and small floral motifs. The stairs are simple and elegant with corded balusters and curled brackets of simple design. There are mahogany handrails with the wood laid in sections topped with an inlaid strip. The newel post is finely turned back on itself. These features remain insitu.

The principal first floor (piano nobile) reception rooms extend the full three bay width to the front. The floor joists in the front-facing rooms run from external wall to spine wall. There are elaborate timber overdoors to the first floor rooms.

The entrance doorway to the front reception room has an elaborate door surround with Ionic half-engaged columns and an entablature and pediment reflecting the Doric doorframe downstairs. The cornice is as the stair compartment with bead and reel decoration and a floral motif. Above the triangular pediment of the door frame there is an archway and tympanum decorated with elegant floral plaster swags. It is intact in the 1933 retraced survey drawing, and remains in-situ today. A later partition divided the rear into two. The original fireplace in the main front room of this house has been replaced with a 1950s tiled fireplace. Large Victorian sash windows, with shutters and slender architraves, remain in place. The front and rear rooms, as with most of these houses, would have originally had their walls plastered and hung with English flock paper above a dado rail. The treatment below the rail usually consisted of timber panelling and a skirting board. In this house the wall is now a plaster finish, and

the original dado and panelling have been removed. Timber panelling survives beneath the tall window cases. The window sashes have been changed to one over one. The cornice is a simple Corinthian cornice with modillions and dentils, reflecting the use of similar corning from the entrance hall throughout the house to the piano nobile rooms.

In the 1933 retraced survey drawing there is a door between the front and back rooms. This door is still present in the existing position, however it may have been a larger opening originally, as exists in No 24. The rear room has been subdivided, creating a passageway to No. 24 off which are two rooms to the rear.

The first floor rear room was the withdrawing room, marked by its tall and elegant windows. The wall treatment in this room was originally a plaster finish above the dado rail with a raised and fielded panelling below. The dado rail and panelling are now removed. The floor joists in this room span from party wall to stair case wall. There is a coved ceiling with baskets of fruit, swirling acanthus leaves, flowers and water fowl linked together forming elegant swags set between the borders decorated with a palmette detail.

The window lighting the staircase to the second floor has an elaborate and very fine ionic timber casing with detailed arched surround. The carved detailing matches the cornice. The main staircase extends only to the second floor with a smaller timber dogleg service stairs at right angles serving second and third floors – typical of this three bay Georgian townhouse planform. Second floor rooms retain lugged timber window surrounds. The windows are not original (one over one pane) with timber panelling below. The single front and rear rooms drawn on the 1924 survey have been partitioned during the school occupation, these rooms providing bedrooms for the Christian Brothers.

The third floor rooms have also been partitioned to form bedrooms for the Brothers. The painted timber stairs has simple turned banisters and handrail. The dado rail continues to the top floor. A simple coved ceiling runs throughout the third floor.

House No. 24

The following are the essential dimensions and features of House No. 24: -

Builder: Unknown
Width: 28.1ft (8.56 metres)

Façade:
Red brick, Flemish bond, four storey over basement house. Cement render to basement façade below stone string course at ground level. Five granite steps lead to the Hall door, landing has been concreted over. Victorian, or later, one over one pane sash windows in all windows. Vents inserted into façade by school. Parapet between 24 and 25 altered and raised with a metal cross fixed at this location

Roof:
Double pile complex pitched roofs with central valleys, and parapet gutters front and back. Natural slate (possibly Welsh) with clay ridge tiles. Recent temporary repairs carried out including reslating of rear slope with synthetic tiles and slate vents. Four large chimney stacks, the two adjoining No 23 are rendered, the two between 24 and 25 are brick. Inner slope containing dormer window providing access to roof.

Ironworks:
Iron balconies to first floor windows, later addition. Simple wrought iron front railings on granite plinth with square lantern bases at steps. Cast iron rail to external stairs in basement area a latch handle to gate (Dublin foundry). These steps are present in the 1924 survey. Generally ironworks in poor condition with paint residue on granite plinth stones.

Stone Work:
Granite plinth to front railings, granite steps, granite window sills, which have been overpainted and the granite parapet survive. Condition in 1923:
In the 1923/24 survey the planform appeared substantially intact with many of its original features appeared to be in place.

Interior:

The parapet of house No. 24 is almost 2 ft (600mm) lower than house 23 and this lower height is maintained across the parapets of Nos 25 to 28. The entrance door is flanked by two Tuscan Doric half columns, which have been painted. It has an arched fanlight that rises through a broken pediment. The fanlight is a single pane of plain glass. This style of door surround is also found on House No. 28. The timber front door is mid to late eighteenth century with ten raised rectangular and square panels. The original door casing is intact with plaster arched surrounds.

There are two sets of chimney stacks, front and back. The first set serve house No. 23 and the second divide house No. 24 from house No. 25. These serve fireplaces in the front and back rooms of No. 24.

The entrance is on the east side of the house with a flight of 5 granite steps leading to the front door. The inner doorframe to the hall door is intact with solid casing of four rectangular panels each side. The entrance hall leads to a front room through a door with lugged architrave. There may be some of the original flock wallpaper intact by the window, depicting a Japoniserie scene. There is an early fireplace in this front room with a white crystalline marble chimneypiece decorated with ornate Doric columns and a plain lintel. The ceiling has a plain modillion frieze with decorative rosettes and egg and palmette pattern with no centrepiece.

There is an inner entrance door leading to the staircase hall. The arch surround to the door case is picked out with egg and palmette detail, and the doorposts themselves are decorated with four oblong panels. The fanlight is infilled with tympanum decorated with a late eighteenth century centre rosette and surrounding fronds. The ceiling over the hall has a cornice with dentils and central pendant of elegant foliage. The frieze has ionic dentils with a row of palmette. The dado rail and skirting are present, but the original raised timber panelling below the dado have been removed.

On the other side of the inner hallway, the arched timber casing around the inner entrance door way has four side panels which are in four long rectangles that echo the panelling around the hall door. The overarch is decorated with bead and reel and a form of lotus and palmette detailing. The inner archway spans the width of the hall and contains a single leaf door with fanlight. Above the door on this inner face there is an elegant tympanum with acanthus fronds framing a painted roundel after Raphael's Madonna della Sedia. This is possibly a late eighteenth century to early nineteenth insertion.

The entrance hall floor would originally have had stone flags in a diamond pattern as seen in House No. 28 but has been more recently covered with modern black and red terrazzo flooring in association with its use as the entrance to the preparatory school. The entrance hall nonetheless retains the same cornice as the staircase compartment. On entering the staircase hall a door with lugged architrave leads to the rear room. The staircase compartment has plastered walls and the dado rail remains. There is no longer timber panelling below the dado level.

In the 1933 retraced drawing, there is a small lobby insertion in the rear room which has been replaced by a full width partition forming a corridor leading to the opening between Nos 24 and 25, a 1930's school intervention. The plasterwork in the rear room was a plain coved or Corinthian frieze with modillion and dentils frieze. The open string staircase is original with plain-paired banisters carved impost detail. The simplicity is reflected in the simply carved stair brackets. There are mahogany handrails with the wood laid in sections with an inlaid strip to the top. The newel post is finely turned back on itself. Brass knobs on the banister were added later, probably to prevent mischievous sliding down the banisters when the house came to be used as a primary school passage to the extension.

The 1924 survey shows a long rear return structure extending at ground level to the rear mews building – these were all removed to create the school yard in the 1930s. It appears the original basement stairs was located in the return, however a stairs currently extends from the main stairhall to basement, part of the school modifications.

There are open areas to the front and rear of the basement. Basement rooms have been altered with

former vaulted pantry/wine cellar surviving. Vaulted cellars under the front pavement and coal holes survive, though further investigation required to establish condition.

The main staircase leads to a central landing on the first floor with entry to the front drawing room. The staircase compartment was originally decorated with plaster finished to the wall and a timber dado rail and panelling. The panelling has been removed. The staircase cornice is light and plain with a stringcourse and small floral motif. The front piano nobile room spans the full width of the house with floor joists similarly oriented to no 23 from external wall to spine wall. The entrance doorway has lugged timber architrave. The front room is partitioned into three tall, narrow rooms, former bedrooms for the Christian Brothers. The original fireplace had been replaced. The original wall treatment is a plaster finish with dado rail and timber panelling below, since removed. The windows are large late 19th/early 20th century sash windows, with shutters and slender architraves now in place. Later timber panelling survives beneath the tall window cases. The cornice is a simple Corinthian cornice with modillions and dentils.

The 1933 retraced survey drawing shows a wide opening between the front and rear first floor rooms. This opening is still present with two doors inserted. The rear room is also partitioned to form bedrooms with a corridor linking No 24 and 25. The floor joists in the rear room span from party wall to stair case wall, and there is a plain ceiling with a cornice decorated with modillions, rosettes and dentils. An arched fanlight window similarly lights the stairs on the return, but it is much less fine than the example in No. 23.

As with No 24, the main stairs end at the second floor and a smaller timber dogleg stairs, in the centre of the plan and at right angles to the main stairs, runs between the two top floors. In No 24, the timber balustrade has a simple chinoiserie pattern. The second and third floor rooms have also been sub-divided to form bedrooms as in No 23. Simple cornices survive at second floor level with plain coved ceilings at third. As in No 23 some historic timber window sashes survive in the rear façade with internal shutter boxes and lugged architraves. There is an interesting variation in splayed and straight internal reveals apparent in Nos 23 and 24.

House No. 25

The following are the essential dimensions and features of House No. 25: -

Builder: Thomas McDermott, carpenter
Width: 29'2ft (8.9 metres)

Front Façade:

Red brick, Flemish bond, four storey over basement house. Cement render to basement façade below stone string course at ground level. Victorian, or later, one over one pane sash windows in all ground and upper windows. Entrance door and steps removed as part of school interventions in addition to enlargement of basement windows and vents inserted at all levels. Parapet between 24 and 25 altered and raised with metal cross fixed at this location. A bronze plaque commemorating meeting associated with Easter 1916 has been fitted between ground floor windows. Recently a CCTV camera has been installed above the inserted ground floor window.

Roof:

There is a flat roof across entire building with rooflights to front and back rooms. Roof altered in 1960s by school.

Ironworks:

Wrought iron balconies to first floor windows with modern (1930s possibly) steel guardrails to second floor windows. Wrought iron railings with replacement insertion following removal of steps, set into low granite plinth, which contains paint residue.

Stone Work:

The granite steps into house No. 25 have been removed. The granite parapet coping and granite window survive

Condition in 1923:

Original plan form substantially intact in 1923.

Interior and General Description

The original lease to house No. 25 is dated to 1764-66 in the name of a certain Hanna Warburton. This was the first house owned by the Christian Brothers and was previous to this in the possession of the Gaelic league from 1893 to 1933.

The entrance doorway to house No.25 was removed in the 1930s as part of the Robinson Keefe programme of works for Colaiste Mhuire. It was still in place in the 1924 survey with five steps leading to the hall door. This house shares chimney stacks with No.24 and No. 26. These serve fireplaces in the front and back rooms of both houses. The entrance hall led to a front room off, as seen in the 1924 survey drawings, however the 1930s works removed the partition to create a single room. The fanlight over the inner door was retained with single tracery bars. The historic entrance hall cornice with patterns of dentils and bead and reel was retained.

The front room is lit by two late 19th/early 20th century sash windows with replaced raised timber architraves. There is a cornice decorated with palmette and lotus leaf patterns but, again, no centrepiece to the ceiling. There was originally an inner entrance door leading to the staircase hall in the same manner as the Nos 23 & 24. This is now blocked up with the entrance hall and front room combined as a single room. Access to this front room is from a central corridor formed by the partitioning of the rear room and through an historic opening in the spine wall which has been reduced in size. The front room frieze has ionic dentils with a row of palmette. An historic dado rail and skirting survive. The original wall treatment was of plaster with raised timber panelling below the dado. There are some historic six panelled doors surviving as is the case for the main reception rooms at first floor level.

The staircase compartment had plastered walls and in this case the dado rail remains. There is no longer timber panelling below the dado level.

In the 1924 survey the rear room has a small lobby inside the stairhall door. The plasterwork in this rear room was an elegant Doric frieze with pendent guttae. The 1924 survey indicates that the back external wall had been opened up with a large glass roofed room extending 34 feet in length. A small open area separates the rear wall of this extension from what appears to be the original mews building, by then adapted as a toilet and services block. Below the glass-roofed extension, at basement

level, was the lecture hall for the Gaelic League. These rear structures were all cleared by the school.

The open string main staircase is original and the plain paired banisters have a carved impost detail of the same type as house No. 24. Here too there are simply carved scrolled stair brackets and mahogany inlaid handrails. The newel post is similarly turned back on itself, and the more recent brass studs on the banister are present here also. There is a passage down the side which leads to the basement stairs and to an extension. The 1924 survey shows the stairs to basement in the rear return, which is now gone.

The original basement layout would have been similar to No 23. It has been adapted to serve the school uses though some of the internal layout survives. The open front and back areas (lightwells) also survive as to cellars under the front pavements and associated coalholes. There are now external steps from front area to street level, nor is there a steps shown on the 1924 survey plan. The basement has since been substantially altered.

The first floor main staircase leads to the central landing on the first floor with entry to the front drawing room. The staircase compartment was originally decorated with plaster finished to the wall, dado rail and panelling. The panelling is now removed. The staircase cornice is light and plain with a string course and small floral motif. There is an elbow detail to the dado rail as the stairs turns to the return. An arched fanlight window lights the stairs on the half-landing.

The principal first floor room again spans the full width of the house. The original door casing has been replaced with a tall architrave which has a glass panel inset. The entrance doorway is late eighteenth century with a six-panel detail. The fireplace was replaced. The original dado rail and timber panelling below has been removed. The windows were lowered, possibly late 18th/early 19th century, as was the fashion of the time. The sashes were subsequently replaced with large one over one sashes and later timber panelling also survives beneath the tall window cases. The cornice is a simple Corinthian cornice with modillions and dentils as with house No. 24. A double doorway opens into the rear room. The doors are similar to the other houses with historic six-panel doors. This was in keeping with late eighteenth century alterations.

The room to the rear was originally a drawing room

with tall and elegant windows. The wall treatment was originally a plaster finish above the dado rail with a raised and fielded panelling below. The dado rail and panelling are removed. The cornice is decorated with modillions, rosettes and dentils. The doors to front and back rooms off the staircase have both been altered with a bottom hung opening fanlight above the historic door. The rear windows also appear to have been extended at the top, with fixed fanlights above six over six pane sashes, all possibly part of the school interventions and can be seen on the Robinson Keefe 1930s drawings.

The stairs landing between first and second floors is lit by arched window with timber surround The staircase terminates at second floor and the original second stairs serving second and third (as occurs in Nos 23 & 24 and as drawn on the 1924 survey), has been removed. This was to allow for large classrooms at second and third floors where partitions were removed to provide a single room to the front and a single room to the rear. The top floor in No 25 is accessed from House No 26 only. The original pitched roof has also been removed and replaced with a flat roof with roof lanterns lighting front and back rooms. The windows to the rear second floor room area six over six sashed, the windows to the third floor rooms are steel casement windows inserted in the enlarged openings formed in the 1930s. Fireplaces, cornicing, dado, timber panelling and skirtings have all been removed on the upper floors.

House No. 26

The following are the essential dimensions and features of House No. 26: -

Builder: Thomas McDermott, carpenter
Width: 31'10ft (11.8 metres)

Façade:
Red brick, Flemish bond, four storey over basement house. Cement render to basement façade below stone string course at ground level. Victorian, or later, one over one pane sash windows in all ground and upper windows. The late 19th/early 20th century sash windows follow the pattern in house No.25, however it does appear that the cills to the first floor windows were lowered which is likely on foot of a remodelling in the late 18th or early 19th century. The historic door surround survives, with a

modern fanlight window over the modern door. Third storey of brick façade rebuilt in 1930s when vents were also added. Five steps with unusually large granite elements lead to the Hall door.

Roof:

The roof was originally pitched behind parapet gutters front and back, however this way removed by the school and is now of flat asphalt with raised steel lanterns as in house No. 25. Ironworks: There are three wrought iron balcony guards to the first floor windows probably added when the windows were lowered. There is a railing of wrought iron with little ornamentation around the front basement area. The ironwork is set into granite plinth. A pedestal for a lantern also survives. An iron staircase leads down to the basement area with an iron gate set into the railings.

Stone Work:

The granite steps into house No. 26 are impressively large. There are granite window cills, which have been painted and granite coping stones at the parapet.

Condition in 1924:

Most of the original rooms were still intact in 1924.

Interior and General Description:

The Hall door is flanked by two half columns with a moulded impost. The doorway is arched over and has a fanlight. The fanlight is now plain glass with 'COLAISTE MHUIRE PRO DEO PRO PATRIA' etched into the glass. It appears the original eight panel front door was sawed in half to create a double door for use as the swing-door type entrance to the secondary school. The original door surround is still intact with a stone/plaster-arched surround. This house shares the chimney with house no. 25. These serve fireplaces in front and back rooms of both houses.

The entrance hall leads to a front room off the entrance hall. The inner fanlight was retained with a seven light fan shape of elegant tracery bars. There is an historic timber door case with Corinthian capitals. The entrance hall is terminated by modern glass-paned double doors. The original cornice of the hall has a dentil frieze. Original timber dado panelling

has been removed. Replacement timber architraves to the front room windows. The cornice is a modillion or simple dentil frieze similar to No. 25.

The hall floor, which would have originally been stone flagged is today a terrazzo finish installed by the school. The inner archway has an historic timber casing of a flat un moulded pilaster and a flat uncarved impost. The archway spans the width of the hall. There is an inner entrance door leading to the staircase hall. The staircase was replaced throughout the house and is a terrazzo stairs with metal balustrade which extends from ground to third floor with a concrete stairs inserted at this time serving basement and ground floors the original basement stairs being in the rear return which was removed sometime between 1924 and the 1930s works. These stairs were inserted as part of the Robinson Keefe 1930s works along with significant interventions throughout the house including insertion of fanlights over doors; partitioning of rooms; creation of large openings in spine walls and insertion of folding partitions; insertion of wall vents; blocking up of fireplaces; rebuilding upper sections of rear and front facades.

While the house was substantially altered by the school, earlier finishes survive in door surrounds and cornices at the ground and first floor levels. The plasterwork in the rear ground floor room comprises elegant Doric frieze with pendent guttae as in house No. 25.

Originally there were open areas to the front and rear of the house as shown on the 1924 survey. The rear area has been roofed over to create workshops/storage for the school and what appears to be the basement footprint of the rear return remains. There are three vaulted cellars under the street pavement, and the coalholes are still present. Steps from the front basement areas give access to and from street level. The entire kitchen and basement area almost certainly closely reflected the basement to No. 24, but little of this now remains. The front windows have been enlarged with steel windows as part of the school works

The main rooms on the first floor have simple Corinthian cornice with a floriated frieze in

the front room and, in the back room, a plain Ionic cornice remains and this is decorated with dentils, egg and dart and palmette mouldings. There is a large decorative plaster centrepiece in this room, which is a later Victorian alteration. The opening between these rooms was replaced by a large sliding door.

The upper floors would have been originally identical in configuration to House No. 25, and have been altered in much the same way. The second floor main staircase was lit by an arched window surround. The staircase finishes at this landing with entry to two rooms at the front and single to the rear. In the 1924 survey the room configuration on the second floor was intact. This was later removed as this became a classroom. The front room has replacement sash windows. The fireplace, dado, timber panelling and skirting have been removed throughout at second and third floors.

House No. 27

The following are the essential dimensions and features of House No. 27: -

Builder: Unknown {William Deane proprietor)
Width: 32'1ft (9.75 metres)

Façade: Red brick, Flemish bond, four storey over basement house. Cement render to basement façade below stone string course at ground level. Parapet rebuilt in modern brickwork. All sash windows in front façade are mid/late 20th century inserted by Colaiste Mhuire. The front entrance was widened in the 1960's when the Amharclan was built, with modern double doors, surround and fanlight containing the name 'AMHARLCAN COLAISTE MHUIRE'. Five granite steps leading to the hall door.
Roof: Modern, 1960's north light roof with steel structure replaced the historic pitched roof. Three south facing pitches are clad in synthetic slates. Concrete copings.

Ironworks: Plain wrought iron railings to either side of steps with square lamp pedestals at base of steps. Front railings have been altered, partially replaced. Railings set

into granite coping. The original steps down to the basement area on the west side of the entrance steps has been replaced with a modern concrete ramp.

Stone Work: Historic granite steps and front landing, granite sills, and granite ground level string course all survive..

Condition in 1924 survey: Planform and layout substantially intact in 1924 survey/1933 retrace, however notably the front entrance door had been replaced with a window with a single, full-width, room to the front at ground level.

Interior and General Description
The hall door and surround for the entrance to house No. 27 has been replaced and substantially widened with a large double leaf door, each with 12 panels. The plain fanlight above the door contains the inscription "AMHARLCAN COLAISTE MHUIRE". The entire doorway dates from 1960s construction of the Amharclan (school assembly hall/theatre) which was built to the rear of Nos 27 & 26. This house shares the two large chimney stacks along the party wall with No. 28, each of twelve flues. These served fireplaces in the front and back rooms of both houses, all of which have been removed and blocked up.

Of the six former Colaiste Mhuire houses, No 27 is the most altered from its historic Georgian form.

The entrance originally was on the east side of the house with a flight of five granite steps leading to the front door. The entrance hall led to a front room, the original partition between hall and room was replaced with a thin timber board partition as part of the school interventions. The 1924 survey shows a single, full width room to the front and a window inserted in the location of the historic front door. These alterations were likely carried out when No 27 and 26 were interconnected at ground and first floor level. The original dentil frieze has been removed and a plain cornice survives. A small decorative plaster centrepiece in the front room is possibly a Victorian alteration. Original timber panelling below the dado rail no longer survives.

The hall floor would have been paved with stone flags but a terrazzo finish installed in the 1960s. The staircase has been removed completely from No 26, including the main staircase which would have served ground the second floor and the perpendicular access stairs between second and third floors. The

basement stairs, which was originally located in the rear return has also been removed. This intervention dates to the construction of the Amharclann in 1966. A new steps rises from the original stairhall at ground floor, extending the full width of this space, and leads to a link corridor which connects No 27 to the Amharclann building. A large opening in the rear wall was formed to facilitate this route.

The original interconnecting door between the front and back ground floor rooms has been replaced with a large double door. The ceiling plasterwork in the back room is an elegant dentil palmette frieze.

The most significant structural alteration to house No. 27 was the addition of the octagonal assembly hall known as An Amharclann in 1966. This yellow brick building with concrete structure and detailing was designed by Boyle & Delaney Architects in 1966 (Source: research undertaken by the 20th Century Architecture in Dublin City Research Project (Dublin City Council, ongoing and unpublished)). Three storey in height, and occupied primarily by a single volume space with retractable tiered seating and toilets, changing rooms and storage at the lower ground level, the building is primarily lit by rooflights in the mansard roof and narrow slit windows relieving the overwhelmingly solid facades of the octagon. The theatre equipment installation was considered comparatively sophisticated for a school establishment. In 1972 the first World Championship Irish Dancing competition was held in the Amharclann. Due to safety issues, there has been limited access to this building to carry out more detailed surveys and recording.

The original staircase should have reflected house No. 25 and taken the form of an open string staircase with plain paired banisters having carved impost detail. There was a passage down the side of the staircase that led to the basement stairs and to an extension. The 1924 survey shows a staircase down to the basement in the rear return, probably original to the house. This, similar to No. 26, No. 25, No. 24 and No. 23, seems to have been part of the original building. Beyond there

was a long passage which leads out to a large angled extension which in 1924 contained a secondary stairs a W.C and a second storey which was top lit.

The basement area to the front survives, though substantially compromised by a concrete ramp from the 1960s and linking basement with street level. To the rear the basement area have been closed over and a workshop room was located in what might have been the earlier single storey extension seen on the 1924 survey (Note there is no basement plan in the 1924 survey). The three front vaulted cellars under the street pavement survive, along with coalholes. A large kitchen area would have originally been located beneath the front ground floor room and the fine cross vaulted ceiling with deep pendant vault sections survives here. The two historic window openings lighting this room from the front area also survive, though the sashes have been replaced. Under what would have been the ground floor entrance hall, a simple barrel vaulted ceiling survives.

The historic plan form survives at first floor, however with stairs removed. The interconnecting doors between front and rear rooms have been altered with a timber and glass double doors with deep volutes and timber casing inserted possibly in late 19th and early 20th century (possibly the double doors drawn on the 1924 survey). Modern sash windows in the front windows with plain slender reveals are now in place. The cornice is also plain.

The room to the rear was a drawing room with tall and elegant windows. The original wall treatment of plaster finish above the dado rail with a raised and fielded panelling below dado rail is altered with dado rail and panelling removed. The cornice is a Corinthian cornice with a modillion and rosette frieze. As in no 26 glass fanlights have been inserted above the historic doors off what was originally the stairhall and is now a small internal lobby which interconnects with No 16 at all floor levels, the difference in floor levels addressed by steps. No 27 is also connected with No 28 at first floor level, an opening having been formed in the party wall within the rear room

sometime after the school acquired No 28 from the Dept of Posts and Telegraphs.

The second floor plan is similar to first floor with a small room contained in what would have been the stairhall. In the 1924 survey the room configuration on the second floor was slightly altered with the two front rooms made into one room. The fireplace, dado, timber panelling and skirtings have been removed and front sashes replaced. A corridor has been formed by partitioning the back room and this links into No 28.

The third floor has been completely altered from its 1924 state, and much of this upper floor was rebuilt by Colaiste Mhuire. There is a single room occupying the entirety of the third floor with north light windows set in a saw-tooth roof above. The rear windows are metal, set into the rebuilt section of rear façade.

House No. 28

The following are the essential dimensions and features of House No. 28: -

Builder: William Deane {proprietor}

Width: 32'3" (9.83 metres) onto Palace Row/
Parnell Square North

Façade:

Red brick four storey over basement house with two bay windows to Granby Row. The brick is in Flemish bond. Five granite steps lead to the entrance door. Historic windows survive in Granby Row façade and have been changed by school onto Parnell Square.

Roof:

Double-hipped roofs with octagonal pitched roofs onto Granby Row. Guttering runs from front to back.

Ironworks:

There is a railing of wrought iron with little ornament.

Stone work:

The granite steps, granite window sills and the granite coping stones survive.

Condition in 1948:

This house did not form part of the 1924 survey but the drawings from 1948 confirm that it remained substantially intact with most of its original features in place up to that time.

Interior and General Description

House No. 28 has a unique and picturesque façade onto Granby Row. The house predates by 15 years such other fine Georgian examples from London of this configuration of a bow window adjoining an octagonal entrance hall {11 Bedford Square; 22 Mayfair). The octagonal entrance hall leads to the dramatic stairhall with cantilevered main staircase, limestone (Portland and a dark limestone in diamond pattern with edge band) stone flagged floor, fine historic windows and surrounds and decorative cornicing. The timber stairs is badly damaged following collapse of the hearth at third floor level and is currently propped for stability. This damage was caused by historic water ingress, now halted following temporary repairs a number of years ago. There is also a notable cantilevered granite service stairs to the side, which runs from basement to third floor.

No 28, the end house, is the most intriguing of the group. Its three-bay façade to Parnell Square is effectively a side elevation that screens a two-bay front drawing room and a service stair on the angle. The drawing room communicates with a larger room to the rear and behind the service stair is a large bowed stair hall and an octagonal entrance hall. The resulting Granby Row elevation is a remarkable faceted brick composition, which recalls the picturesque designs of Roger Morris and the London work of Robert Taylor during the 1750's.

The shape of the site results in the overall form of the house. It is essentially a standard common form house of miscellaneous type. The main entrance is from Granby Row onto an octagonal entrance hall from where a door leads to a double height main stair case hall compartment. The hall has an open string staircase that follows the curve on the external bow wall to the first floor. There is a symmetrical arrangement of adjacent doors leading to the ground floor reception rooms. The main rooms have elegant Ionic and Corinthian cornices. The windows and door architraves are eared and are original. Steel spanbreakers, likely inserted by the school, drop below the ceiling level, disrupting the cornicing in both front and rear rooms.

The entrance hall is comprised of a single height octagonal entrance hall with eared architrave to the doors around the octagon. Some of these are blind doors, on the north side. Linda Mulvin suggests that one of these doors has been blocked up and originally gave access to a small stairs leading to the basement, however the intact vaulting in the basement suggests otherwise. The entrance hall is decorated with plain plaster, panelled skirting and solid dado rail. The original fireplace surround in the hall is decorated with bead and reel and with an outer boundary of lotus and egg moulding. There is a centre ceiling rose with a large floral ornament as a centrepiece.

The staircase hall is lit by two bay windows. The symmetrical six panel doors and mahogany staircase detailed with carved stair bracket and thin banisters are original. The original black and white stone flags in the pattern of a diamond are present on the hallway floor. The windows and door architraves are eared and are also original.

The main staircase (inaccessible due to damage) leads to the landing on the first floor from which can be entered the front and rear drawing room, a further octagonal room located directly over the entrance hall at this level and finally the granite service staircase. The main rooms have standard Ionic and Corinthian cornices. There is a particularly fine Doric cornice and frieze including triglyph and guttae over the staircase hall. The first floor plan is repeated on second and third floors but with additional rooms above the main stairs, with bowed west walls containing three sash windows. These second and third floor rooms had deep-eared architraves or window casings and shutters with plain coved ceilings.

On the third floor a small door off the corridor leads to spiral wooden stair that leads to the roof. This is in poor condition and currently not safe to access.

The granite service staircase is lit by six-over-six pane windows (modern sashes replaced by the school), retains cast iron banisters and is characterised as a dogleg stairs with granite steps tightly turning to the basement.

The basement is also notable for having a number of impressive groin-vaulted rooms. The configuration is different to the other houses with the kitchen originally at the foot of the service stairs. A vaulted centre corridor gives access to other vaulted storerooms to the rear, one leading to the front basement area which runs around the west and south sides of the house.

The first floor front room has a modillion frieze and a double door with a carved deep volute timber frame casing. This gave access to the adjoining rear grand room. The double door is arched to the front room yet, unusually, it has a rectangular opening to the rear. The original mahogany panelled doors are present. A similar double door survives between front and rear ground floor rooms.

Steel spanbreakers, which drop below the ceilings and disrupt the cornicing are located in all principal rooms at ground, first and second floors. These were inserted by Colaiste Mhuire after it acquired No 28 in the 1970s. Connections with No 27 were also formed in the party wall at first, second and third floors.



Fig. 3.1: Site - Urban context

The Georgian townhouse rhythm and plot grain of Parnell North contribute to the distinctive character of Parnell Square. Charlemont House, the home of Hugh Lane Municipal Gallery provides an imposing centrepiece to the streetscape. The historic urban pattern and structure of the rear of Parnell North underwent significant change in twentieth century resulting in the loss of plot grain and the rear lane urban structure. pattern

3.2 Preliminary Condition Overview of Houses

Below is a general overview on condition of Nos 20-21 & 23-28, identifying the principal issues of concern.

Few buildings remain in the state in which they were originally built. Ongoing maintenance, alterations and/or modifications can have an adverse impact on well conceived and competently built buildings or structures. All buildings are subject to gradual decay from deterioration of materials used, weathering, or lack of preventative maintenance.

The structural arrangement of the Georgian buildings consists of loading bearing masonry walls, stone masonry at basement level with brick masonry to upper levels with timber joisted floor plates with later localised strengthening carried out in specific locations. Roof structures are slated traditional timber cut-roofs where extant and replacement roofs in No.25 and No.26 are flat roofed and steel frame north roof light structure in No.27. There has been a considerable level of alteration and removal within individual houses and the level of intactness varies from house to house. There is significant original decorative plaster of particular note in No. 20, No.21 and No.28, original joinery elements such as doors, windows and window surround and staircases remain throughout.

The three primary causes of defects are identified as follows:

- Dampness
- Movement
- Biological

These deterioration mechanisms primarily arise out of water ingress arising from defects in the external envelope of the building and where moisture levels remain high in the building. The scale of the decay influences the scale of the conservation and/or restoration work, and it determines how the building may be adapted or its life extended.

Water penetration generally through the external envelope of buildings was observed not to be significant. The programme of repairs carried out by Dublin City Council and the OPW appears to be providing an affective

holding position in the interim. As generally is the case in partial repairs, recurring failures can occur as evidenced by further recent water ingress within No.21 which is now under control. Dampness levels observed within basement areas has generally not caused significant deterioration except for some localised areas.

Significant structural distress visible internally and externally on 28 Parnell Street has been partially addressed with temporary works provided at all floor levels internally. Cracking is observed at ground floor at former entry point to 23 Parnell Street house but no obvious structural defect identified and cracking may be a material deterioration issue. There is significant issue with regard to stability of rear wall of No.20 and No.21 where rear floors have been extensively propped and cracking observed in the masonry.

In general fungal bodies and/or associated damage observed indicate that fungal activity is dormant or in decline, some localised active dry rot decay was observed arising possibly from ongoing water penetration or high saturation levels in masonry. An update and review of the previous timber condition assessments was carried out as part of the 2017 Investigative Works to verify extent of deterioration and decay and measures were taken to monitor and ensure adequate ventilation to the more vulnerable areas of timber.

- Cracking has been observed internally in locations associated with readily identifiable causes common to these building types such as
- Vertical cracks or fractures in the corner junctions between the party and external walls which were rarely bonded, and generally a straight butt joint was formed with no attempt at bonding resulting in ineffective restraint given to a wall between floor levels is commonplace
- Horizontal cracking plaster arising from decay of embedded bonding or coursing timbers which were often used within masonry walls to improve the bond and to spread out loads from higher courses on slow-setting weak mortars.
- Cracking in plaster at door and window openings generally corresponding with decay of embedded timber lintels
- Cracking at flue location arising from thermally induced cracking, sulphate deposit and moisture from condensation contributing to weakening of the masonry.

Issues with regard to stability can arise where walls are not properly tied into floors, and where buildings in a terrace depend on their neighbours for lateral support. The joist bearing ends built into external walls are potential weak point particularly where masonry saturation levels remain high arising from water penetration.

Other areas of concern are where previous defects have not been adequately addressed such as where splice repairs have been carried out without sufficient adequacy or where excessive notching or coring of timber to accommodate services, may have significantly reduced loading capacity .

Water ingress in No. 21 in recent years activated a dry rot outbreak recurrence which was chemically treated to control further spread. Significant damage can be caused to structural timber members by timber rotting fungi and associated damage caused by loss of structural integrity and desiccation can be significant as evidenced in the collapse of the fireplace hearth and damage to decorative ceiling within No. 28. Water ingress prevention is the most effective means to prevent further spread of dry rot and will eventually kill it. An ongoing maintenance and inspection regime is being followed in the interim.

The level of moisture within the houses has been established and on preliminary inspection the level of cracking and/or deformation associated with desiccation of timbers is not considered excessive. The houses can be considered to be in a drying out phase and further damage should not be ruled out as partially decayed timbers, crack and deform as they dry. Decorative ceilings have undergone a preliminary condition assessment as part of the 2017 Investigative Works and will continue to be monitored until a programme of repair works can commence. Comprehensive augmentation of historic lath and plaster ceilings is proposed where they survive. The drying out processes are being facilitated throughout the buildings by removal of modern floor surface covering, providing cross ventilation etc. This is a large complex of buildings and inevitably further water penetration is a continual risk whilst the building is effectively mothballed. The environmental condition within the houses tend to mirror the fluctuating and seasonal conditions of the external environmental conditions conducive to ongoing deterioration. The causes of deterioration are influenced by the internal building environment, which has a varied microclimate depending upon

the building structure and the envelope of the internal building fabric.

The focus in the interim is to maintain the structure in a dry condition, to have adequate structural stability and as far as is possible eliminating water penetration.

Damage to fabric has also been caused by insensitive installations of building services with decorative cornices cut through in placed by pipework.

A combination of temporary lighting, security, fire detection, and ventilation is currently provided to keep the buildings in good order while vacant. The objective is to avoid extremes of cold or excessive humidity (that can result in condensation, mould and timber decay).



Figs 3.2; 3.3; 3.4: above: No 28 damagee caused by water ingress and where fireplace hearth has fallen through damaging staircase below.

Preliminary Priority Issues of Concern:

- Further structural weakening of structure and consequential damage in No.28
- Further structural weakening of structure and consequential dama in No.20 and no.21
- Damage arising out of desiccation of timber particularly decorative ceiling plaster
- Recurrence of timber rotting fungi outbreaks particular dry rot arising from water penetration

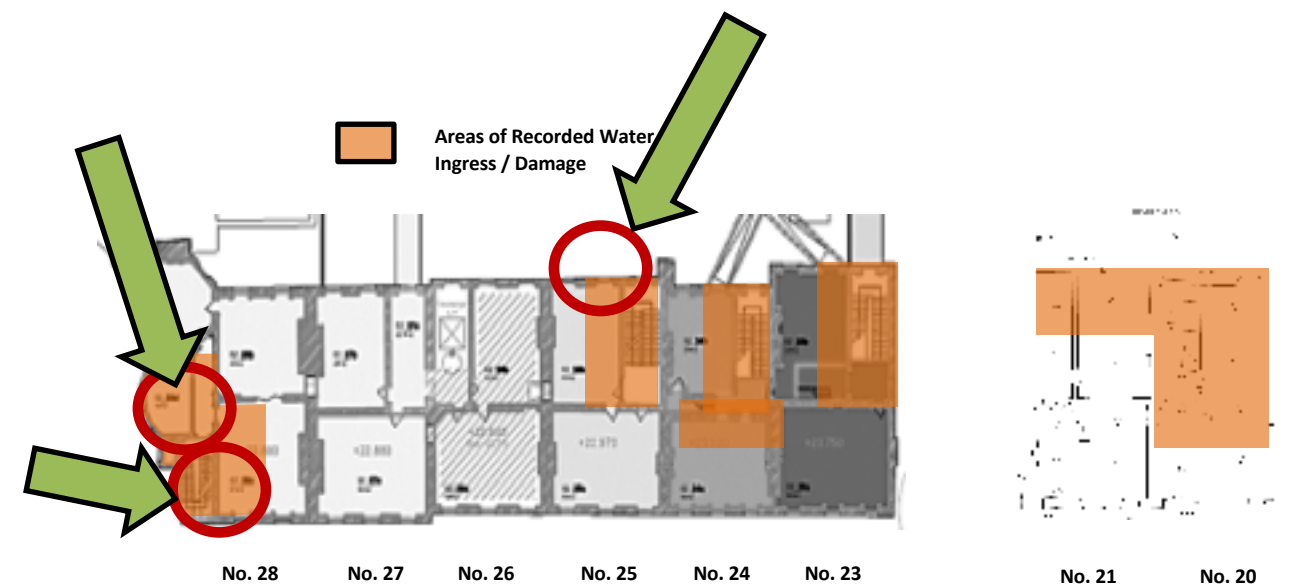
It has been noted previously in this report that the 1960's Amharclann structure to the rear of Nos 26 & 27 has limited access currently for safety reasons.

The 2017 preliminary programme of investigative works, surveys and temporary repairs has informed the proposed repair works and the various proposals for interventions and augmentation of structure and fabric to facilitate the new uses and meet the relevant statutory codes and standards.



Fig 3.5: No 23 third floor showing typical areas of decay - temporary repairs carried out to exposed rafter ends)

No.20	No.21	No.23	No.24	No.25	No.26	No.27	No.28
Main House historic plan form and fabric - substantially intact	Main House historic plan form and fabric - good level of intactness	Good level of intactness Modification of ground floor front room	Limited Interventions to main house	Notable internal Intervention	Notable internal interventions Loss of returns	Significant interventions Loss of returns	Limited Intervention
Loss of returns and rear extensions	Loss of returns	Loss of historic curtilage	Loss of returns	Loss of returns	Loss of historic curtilage	Loss of historic curtilage. Amharclann added to rear of building (and No 26) on site of former rear structures	Loss of historic curtilage
Loss of historic curtilage	Loss of historic curtilage	Plan form substantially intact with some fine joinery - partitions inserted, generally reversible	Plan form substantially intact with some fine joinery - partitioning of rooms	Plan form intactness medium	Plan form intact interior intactness medium	Plan form intact	Plan form intact
Interior decoration and intactness high with important ceiling at first floor - some damage due to services installations	Interior intactness good - some damage due to services installations and previous uses	Rear return survives though substantially altered	interior intactness medium	Loss of entrance door - ground floor front room altered to form single room	loss of roof	interior intactness low	Poor condition with external and internal structural issues; both stairs in v poor condition; partial collapse to main stairs
Rear facade - poor condition and significant alterations	Rear wall poor condition and altered	Loss of entrance door, steps and entrance hall	Localised poor condition	Localised poor condition - stairs with evidence of dry rot (currently dormant)	Alteration to original rear facade	Loss of original stair	interior intactness High
Structural weaknesses rear rooms and upper floors (temporary propping in place) ; evidence of damage due to historic water ingress	Upper floors poor condition - damage due to historic water ingress at roof level	Alteration to original front facade	Front room ground floor fireplace and potentially historic wallpaper	Damage due to services installations	Alterations to basement	Alteration to original rear facade	
Significant alterations to front facade	Loss of ground floor stairs and alterations to entrance hall	Stonework and render on front facade in poor condition; localised crack and brick repairs required	Alterations to basement	Loss of roof	Alterations to basement	Alterations to basement	
Alterations to basement	Alterations to original front facade	Dense cementitious render on rear facade		Alteration to original rear facade			
	Front basement area filled in and railings/plinth removed	Alterations to front railings and steps		Alterations to basement			
	Alterations to basement	Alterations to basement					



23-28 Green arrows and red circles highlight main areas of historic water ingress leading to deterioration of structure and fabric

Summary Assessment of Intactness

4. Statutory and Non-Statutory Planning Context

4.1 General

All development will be assessed on consistency with statutory architectural heritage policies, designations and guidelines. Ireland has ratified European and International conventions in relation to the protection of its built heritage, notably the Granada Convention and The ICOMOS Venice Charter. These, in conjunction with a large body of voluntary conservation charters and associated conventions, declarations, documents etc. are an essential framework for good practice in the protection and enhancement of the historic environment.

The legal framework upon which the protection of Architectural Heritage is based stems from UNESCO's "Convention Concerning the Protection of the World Cultural and Natural Heritage" ratified by Ireland in 1991 and the "Granada Convention" ratified by Ireland in 1997. The Granada Convention in particular formed the basis for our national commitment to the protection of our architectural heritage.

The legislative provisions for protection are contained in Part IV of the Planning and Development Act 2000 (as amended).

The principal means by which the historic urban environment is protected, is set out in the Planning and Development Acts 2000 - 2018 (the Act) and comprises principally the Record of Protected Structures (Section 51) and Architectural Conservation Areas, or ACAs (Section 81).

In accordance with Section 52 of the Act, Statutory Architectural Heritage Protection Guidelines have been issued (most recent issue is 2012), and provide more detailed guidance on the provision of Part IV of the Act for Local Authorities (The Guidelines).

The Act requires each planning authority to compile and maintain a Record of Protected Structures (RPS). The RPS is a mechanism for the statutory protection of the architectural heritage. A protected structure is a structure that a local authority includes in its Record of Protected Structures because of its special

interest arising from eight criteria: architectural; historical; archaeological; artistic; cultural; scientific; social and, technical. The Record of Protected Structures, is contained within the Development Plan for the Local Authority's functional area. Each owner and occupier of a protected structure is legally obliged to ensure that the structure is maintained and protected from endangerment.

The eight houses within the site subject of this EIA application are designated protected structures within the Dublin City Development Plan 2016-2022, as follows:

RPS No	Structure Name / Address	Description
6382	20 Parnell Square North	House
6383	21 Parnell Square North	House
6385	23 Parnell Square North	House
6386	24 Parnell Square North	House
6387	25 Parnell Square North	House
6388	26 Parnell Square North	House
6389	27 Parnell Square North	House
6390	28 Parnell Square North	House

It can be noted that all these buildings are described individually as houses. The RPS does not describe the collective Coláiste Mhuire school complex of Nos 23-28 Parnell Square North (the last established use of these houses) nor Nos 20-21's last use as the National Ballroom.

It can also be noted that the RPS does not make any reference in the description to the Amharclan/Theatre building to the rear of Nos 26 & 27.

4.1.1 Protected Structures and Curtilage:

The planning legislation gives protection to buildings included in the 'Record of Protected Structures', and the wording of the legislation extends the protection to include its 'Curtilage'. While the Act does not provide a definition of curtilage, the statutory Guidelines describe it as "*the parcel of land immediately associated with that structure and which is (or was) in use for the purposes of the structure*". It has elsewhere been described as the area of ground that is directly connected with the functioning or inhabitation of the structure.

The extent of protection is determined by the extent of the curtilage which may or may not have been defined by the Planning Authority. The only circumstance where the protection can extend beyond the curtilage is where the "attendant grounds" provision is used by the planning authority at the time of inclusion of a structure in the Record of Protected Structures. The attendant grounds of a structure are defined in the Guidelines as "*lands outside the curtilage of the structure but which are associated with the structure and are intrinsic to its function, setting and/or appreciation*".

4.1.2 Curtilage of Nos 20-21 & 23-28

The following three considerations have been used to determine the extent of curtilage:

1. a functional connection between the structures;
2. a historical relationship between the main structure and the structure;
3. and the ownership past and present of the structures.

The description of all the relevant protected structures in the Dublin City RPS is "House".

Definition of House: *a building for human habitation, especially one that consists of a ground floor and one or more upper storeys.*

In assessing the curtilage of Nos 20-21 & 23-28 based on this description in the RPS, the approach has been to regard the extent of curtilage of the houses to include any returns original to the house and any original plot boundaries buildings as seen in the 6 inch ordnance map. In this regard, the only surviving structure of this nature is the two storey return to the rear of No 23 which has been substantially altered internally. The later building extensions post 1930s associated with the various non-residential uses (school; ballroom; art gallery) are considered not to be part of the protected structure for this assessment. Notwithstanding this, the Amharclan/Theatre is assessed in its own right as a distinctive building and cultural layer associated with Coláiste Mhuire (ref Chapter 5 Statement of Significance).

4.2 Architectural and Built Heritage Protection under Planning and Development Act 2000 (as amended) Part IV Architectural Heritage

Section 51 – Record of protected Structure

1) For the purpose of protecting structures, or parts of structures, which form part of the architectural heritage and which are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest, every development plan shall include a record of protected structures, and shall include in that record every structure which is, in the opinion of the planning authority, of such interest within its functional area.

Section 52 (1) of the Planning and Development Act 2000 obliges the Minister to issue guidelines to planning authorities concerning development objectives (i.e. protecting structures), and Section 28 of the Act requires planning authorities (including An Bord Pleanála) to have regard to them in the performance of their functions

Published Guidelines: Architectural Heritage Protection Guidelines for Planning Authorities,

Guidance on Part IV of the Planning and Development Act 2000 (DoAHG [DCHG] 2012)

Planning authorities have an obligation to create a record of protected structures. This record forms part of the authority's development plan. Planning authorities preserve the special heritage character of places and townscapes by designating them Architectural Conservation Areas.

Specific, statutory, Objectives and Policies for the protection of structures and preservation of the character of areas are included in the Local Authority Development Plan.

4.3 Statutory Protection under Dublin City Development Plan 2016-2022

The Dublin City Council Development Plan contains objectives and policies to protect and enhance the city's built heritage.

The Dublin City Development Plan 2016–2022 also contains the Record of Protected Structures (RPS).

The policy mechanisms used to conserve and protect areas of special historic and architectural interest include Land-use zonings: Architectural and Civic Design Character Areas (land-use zoning Z8). All new development must have regard to the local context and distinctiveness and the contribution to the local scene of buildings, landmarks, views, open spaces and other features of architectural, historic or topographical interest. The general design principles are set out in separate policies in the Development Plan but it is particularly important within Conservation Areas that design is appropriate to the context and based on an understanding of Dublin's distinctive character areas.

The following Policies & Objectives contained within the Development Plan are of particular relevance to this project -they are set out with reference to the relevance section/chapter of the Development Plan:

Chapter 4: Shape and Structure of The City

This makes reference to the City's Public Realm Strategy which sets out the key actions and projects to deliver a high-quality public realm in and between key public spaces, both in established and emerging clusters. A key element of this is:

“The grand civic spine from Parnell Square to Christchurch, via O’Connell Street, College Green and Dame Street”

Policy SC1 seeks:

“To consolidate and enhance the inner city by linking the critical mass of existing and emerging clusters and communities such as Docklands, Heuston Quarter, Grangegorman, Stoneybatter, Digital Hub, Newmarket, Parnell Square, the Ship Street Area and Smithfield, with each other and to regeneration areas.”

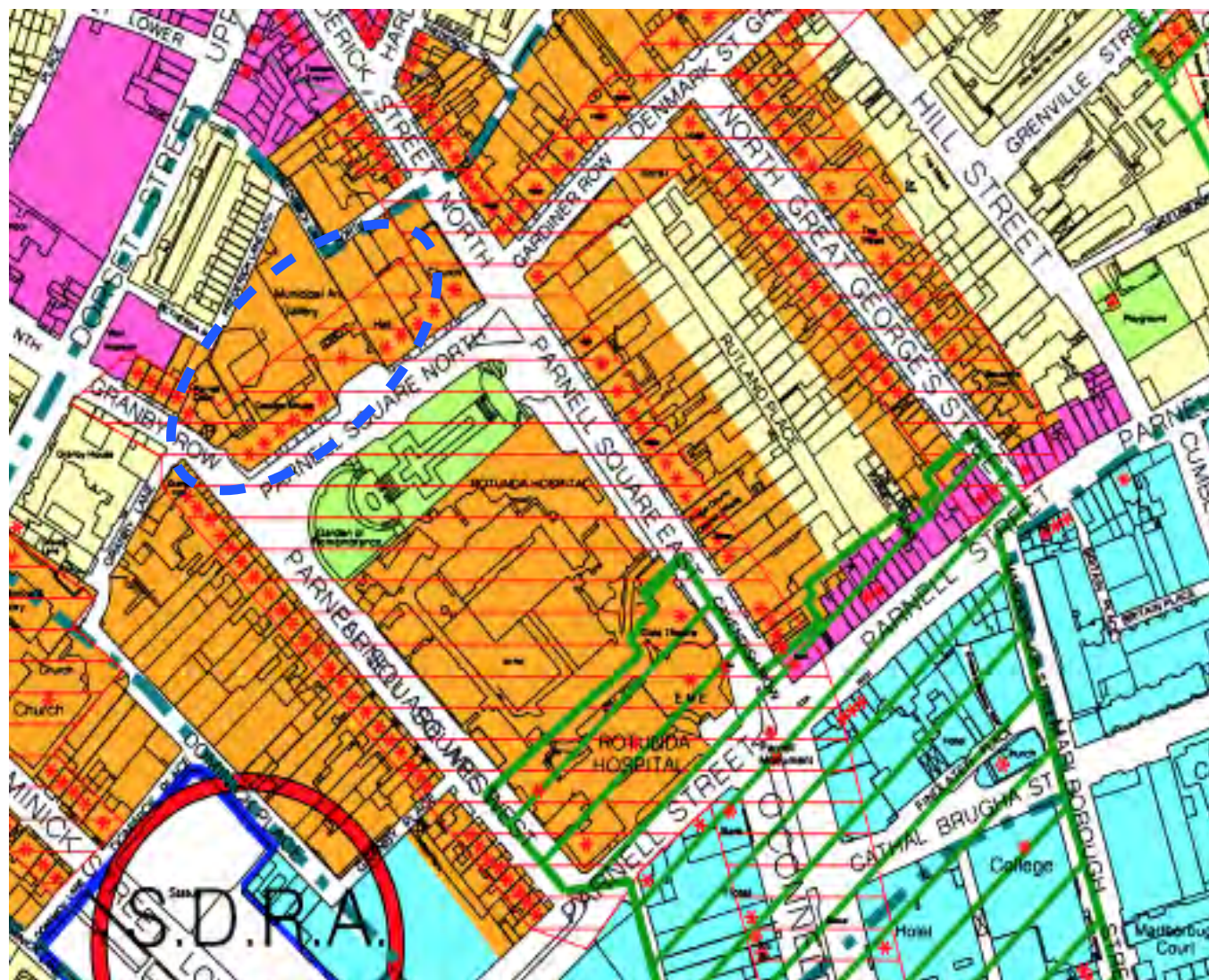


Fig 4.1: Extract zoning map; Dublin City Development Plan 2016-2022 .

Site is outlined in blue and is within Land Use Zoning Z8: To protect the existing architectural civic design character and to allow only for limited expansion consistent with the conservation objective.

Red hatch line indicates conservation area specific objective which includes the public realm area at Parnell Square North and Nos 20-21 & 23-28 and extending only partly to the rear (north) of the Georgian Houses. As such, the conservation area objective applies to part of the site north of the protected structures but not all of the site.

Objective SCO1:

“To implement a programme of environmental improvements along the Grand Civic Spine from **Parnell Square** to Christchurch Place, including College Green and Dame Street, arising from the opportunities provided by the introduction of the College Green bus priority system, the Luas cross-city line and the ‘Dubline’ initiative”.

Chapter 11: Built Heritage and Culture

Perhaps the most significant and specific Objective of the City Development Plan is set out in this section and states:

Objective CHCO32: It is an Objective of Dublin City Council:
“To promote and facilitate the development of a mixed-use cultural facility in Parnell Square anchored by a new City Library, stimulating the regeneration of the north inner city.”

This Objective clearly states the ambition of Dublin City Council to locate the new City Library at this site and that this will underpin the creation of a cultural quarter in Parnell Square. Relevant Heritage Policies within Chapter 11:

CHC1: To seek the preservation of the built heritage of the city that makes a positive contribution to the character, appearance and quality of local streetscapes and the sustainable development of the city.

CHC2: To ensure that the special interest of protected structures is protected. Development will conserve and enhance Protected Structures and their curtilage and will:

- (a) Protect or, where appropriate, restore form, features and fabric which contribute to the special interest
- (b) Incorporate high standards of craftsmanship and relate sensitively to the scale, proportions, design, period and architectural detail of the original building, using traditional materials in most circumstances
- (c) Be highly sensitive to the historic fabric and special interest of the interior, including its plan form, hierarchy of spaces, structure and architectural detail, fixtures and fittings and materials
- (d) Not cause harm to the curtilage of the structure; therefore, the design, form, scale, height, proportions, siting and materials of new development should relate to and complement the special character of the protected structure
- (e) Protect architectural items of interest from damage or theft while buildings are empty or during course of works
- (f) Have regard to ecological considerations for example, protection of species such as bats.

Changes of use of protected structures, which will have no detrimental impact on the special interest and are compatible with their future long-term conservation, will be promoted.

CHC3: To identify and protect exceptional buildings of the late twentieth century; to categorise, prioritise and where appropriate, add to the RPS. Dublin City Council will produce guidelines and offer advice for protection

CHC4: To protect the special interest and character of all Dublin's Conservation Areas (11.1.5.4). Development within or affecting all conservation areas will contribute positively to the character and distinctiveness; and take opportunities to protect and enhance the character and appearance of the area and its setting, wherever possible.

Enhancement opportunities may include:

1. Replacement or improvement of any building, feature or element which detracts from the character of the area or its setting
2. Re-instatement of missing architectural detail or other important features
3. Improvement of open spaces and the wider public realm, and re-instatement of historic routes and characteristic plot patterns
4. Contemporary architecture of exceptional design quality, which is in harmony with the Conservation Area
5. The repair and retention of shop and pubfronts of architectural interest

Development will not:

1. Harm buildings, spaces, original street patterns or other features which contribute positively to the special interest of the conservation area
2. Involve the loss of traditional, historic or important building forms, features, and detailing including
3. roofscapes, shopfronts, doors, windows and other decorative detail
4. Introduce design details and materials, such as uPVC, aluminium and inappropriately designed or dimensioned timber windows and doors
5. Harm the setting of a Conservation Area
6. Constitute a visually obtrusive or dominant form.

Changes of use will be acceptable where, in compliance with the zoning objective, they make a positive contribution to the character, function and appearance of Conservation Areas and their settings.

The Council will consider the contribution of existing uses to the special interest of an area when assessing change of use applications and will promote compatible uses which ensure future long-term viability.

Policy CHC13:

To support and pursue a World Heritage nomination for the Historic City of Dublin, in partnership with the Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs [now DCHG] and other stakeholders.

Policy CHC15:

To preserve, repair and retain in situ, historic elements of significance in the public realm including railings, milestones, city ward stones, street furniture, ironmongery, and any historic kerbing and setts identified in Appendices 7 and 8 of the development plan, and promote high standards for design, materials and workmanship in public realm improvements. Works involving such elements shall be carried out in accordance with the Department of Arts Heritage and the Gaeltacht Advice Series: Paving, the Conservation of Historic Ground Surfaces.

4.4 International Guidance and Charters

Conservation practice and development within historic urban areas is informed and influenced by a number of conventions, charters, declarations, etc., which relate to cultural heritage. Some of these have been ratified by Ireland, others have not. Either way, these provide an international basis for much contemporary practice and theory with regard to urban and architectural conservation. The charters reflect the evolution of approach over time from "...a position of 'do not harm' – thus avoiding damage of cultural heritage assets in infrastructural projects, to, "specific interventions" which typically comprised investment on single cultural heritage assets to develop tourism, to now, where an "integrated approach" seeks to integrate cultural heritage in local economic development, considering both tangible and intangible assets comprehensively with a specific focus on historic city regeneration." (Guido Licciardi, World Bank, 2011).

Of particular relevance to the Parnell Square Cultural Quarter project are the following:

Venice Charter: (1964): International Charter for Conservation and Restoration of Monuments And Sites This remains a fundamental doctrine which continues to inform conservation theory and practice. There has been evolution in approaches since 1964 reflecting developments in science/technology; practice and theory and with regard to the broadening of interpretations of cultural heritage. This evolution is captured in several subsequent charters, as noted below:

Burra Charter : The Australia ICOMOS Charter for Places of Cultural Significance: 1988 and 1999. The Burra Charter provides guidance for the conservation and management of places of cultural heritage significance. It introduced the concept of the

Conservation Plan which establishes the significance of a place and sets out policies aimed at protected that significance. This approach has been particularly useful where there may be several aspect, or layers, of cultural heritage significance pertaining to a place which require assigning degrees of significance, or importance, which enable prioritisation of values.



Washington Charter 1987: The Charter for Conservation of Historic Towns and Urban Areas

Valetta Principles on the Safeguarding and Management of Historic Cities, Towns and Urban Areas (ICOMOS, 2011)



Fig. 4.2 Murcia, Spain: example of contemporary architecture in historic urban setting

Unesco Recommendations on Historic Urban Landscapes (2011):

These voluntary recommendations acknowledge the complex, layered and dynamic nature of historic cities and the diversity of social and physical qualities which contribute to their character. The Recommendations provide a framework in which Historic Urban Landscapes and change within them can be managed. The Recommendations define the Historic Urban Landscape (HUL) as follows:

"The historic urban landscape is the urban area understood as the result of a historic layering of cultural and natural values and attributes, extending beyond the notion of "historic centre" or "ensemble" to include the broader urban context and its geographical setting.

This wider context includes notably the site's topography, geomorphology, hydrology and natural features, its built environment, both historic and contemporary, its infrastructures above and below ground, its open spaces and gardens, its land use patterns and spatial organization, perceptions and visual relationships, as well as all other elements of the urban structure. It also includes social and cultural practices and values, economic processes and the intangible dimensions of heritage as related to diversity and identity."

The Unesco Recommendations are referred to in the Dublin City Development Plan and are therefore of particular relevance to this development.



5. Statement of Significance

This chapter addresses the significance of the buildings. The National Inventory of Architectural Heritage has published its initial survey of Dublin City North which covers the Parnell Square buildings. This survey includes an assessment of the significance of the surveyed structures, providing an importance rating and identifying the areas of special interest which pertain to each structure, using the criteria and guidance set out in the Architectural Heritage Protection Guidelines. As such it is a key element in defining the significance of the buildings. The NIAH survey assessments are set out below under each building following by a summary of the significance and alterations for each building. Further assessment of the hierarchies of significance are provided on the following pages



No.28
NIAH Rating

Regional

Categories of
Special Interest

Architecture
Artistic
Social

Limited internal interventions
Plan form intact
Internal Decoration and plan form of high quality
Significant vaulted basement rooms
Poor condition, including both staircases.



No.27
NIAH Rating

Regional

Categories of
Special Interest

Architecture
Social

Significant internal interventions
Entrance altered
Roof altered
Stairs removed
Upper level partitions removed
Joinery and decorative plasterwork removed upper levels
Loss of curtilage
Front area altered, including ironworks
Modern window sashes throughout
Amharclan building to rear of some architectural and social merit.



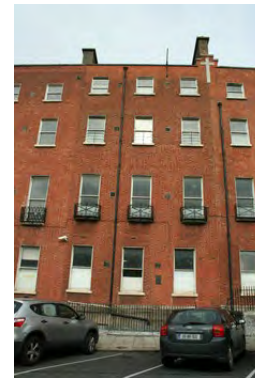
No.26
NIAH Rating

Regional

Categories of
Special Interest

Architecture
Artistic
Social

Significant internal alterations
Modern terrazzo stairs and entrance
hall floor with school crest
Flat roof
Rear facade rebuilt at upper levels
Removal of joinery and decorative plaster upper levels, including stairs from 2nd to 3rd floors
Modern window sashes throughout
Basement altered
Loss of historic rear curtilage



No.25
NIAH Rating

Regional

Categories of
Special Interest

Architecture
Artistic
Social
Historical

Location of historic meeting of IRB, Sept 1914, to plan Easter Rising (Seomra 1916 - though altered from 1914 layout). Front door and steps removed; front railings and basement area altered. New window sashes throughout
Flat roof. Rear facade rebuilt at upper levels. Joinery and decorative plaster removed upper levels, including stairs from 2nd to 3rd floors
Basement altered
Loss of historic rear curtilage



No.24
NIAH Rating

Regional

Categories of
Special Interest

Architecture
Artistic
Social

Relatively intact interior plan form with light partitioning of rooms at all levels. Most window sashes replaced
Possibly historic wallpaper in ground floor front room with fireplace
High quality cornice plasterwork and joinery, ground and first floor
Original main stairs intact
Historic wine cellars survive in basement
Loss of rear curtilage



No.23
NIAH Rating

Regional

Categories of
Special Interest

Architecture
Artistic
Social

Front entrance door and steps removed
Front area railings altered. Front facade stonework replaced.
Ground floor front room and entrance hall amalgamated by school to form chapel. Partitioning within rooms at all levels to create living accommodation.
Most window sashes replaced.
High quality cornice plasterwork and joinery, ground and first floor. Original main stairs intact
Historic wine cellars in basement, otherwise basement altered. Rear return survives but significantly altered.



No.22
NIAH Rating

National

Categories of
Special Interest

Architecture
Artistic
Cultural
Social
Historical
Technical

Charlemont House/ Dublin City Municipal Gallery - The Hugh Lane: does not form part of planning application and no works proposed.



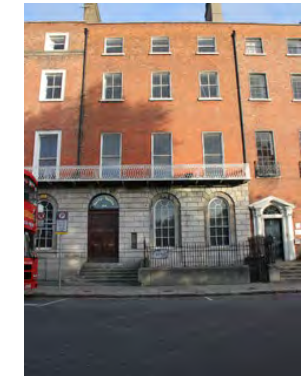
No.21
NIAH Rating

Regional

Categories of
Special Interest

Architecture
Artistic
Cultural
Social

Front steps, ironworks, plinth and area removed and altered; front stonework replaced
19th C wrought iron balcony at first floor level largely replaced in 1950s. Entrance hall altered and main stairs removed from ground to first floor, otherwise plan form reasonably intact.
Fine internal plasterwork and joinery at ground and first floor. Rear facade altered and in poor condition.
Basement alterations
Loss of rear curtilage
Memorial in front pavement to Miami Showband.



No.20
NIAH Rating

Regional

Categories of
Special Interest

Architecture
Artistic

Front steps and railings altered in 1950s when stone added to ground floor facade
Significant Interior plasterwork particularly first floor ceilings.
Plan form reasonably intact throughout
Fine joinery, plasterwork and fireplaces..
Upper floors and rear facade in poor condition.
Basement alterations.
Loss of rear curtilage.

Categories of Special Interest:

Architectural - Artistic - Cultural - Social - Historical

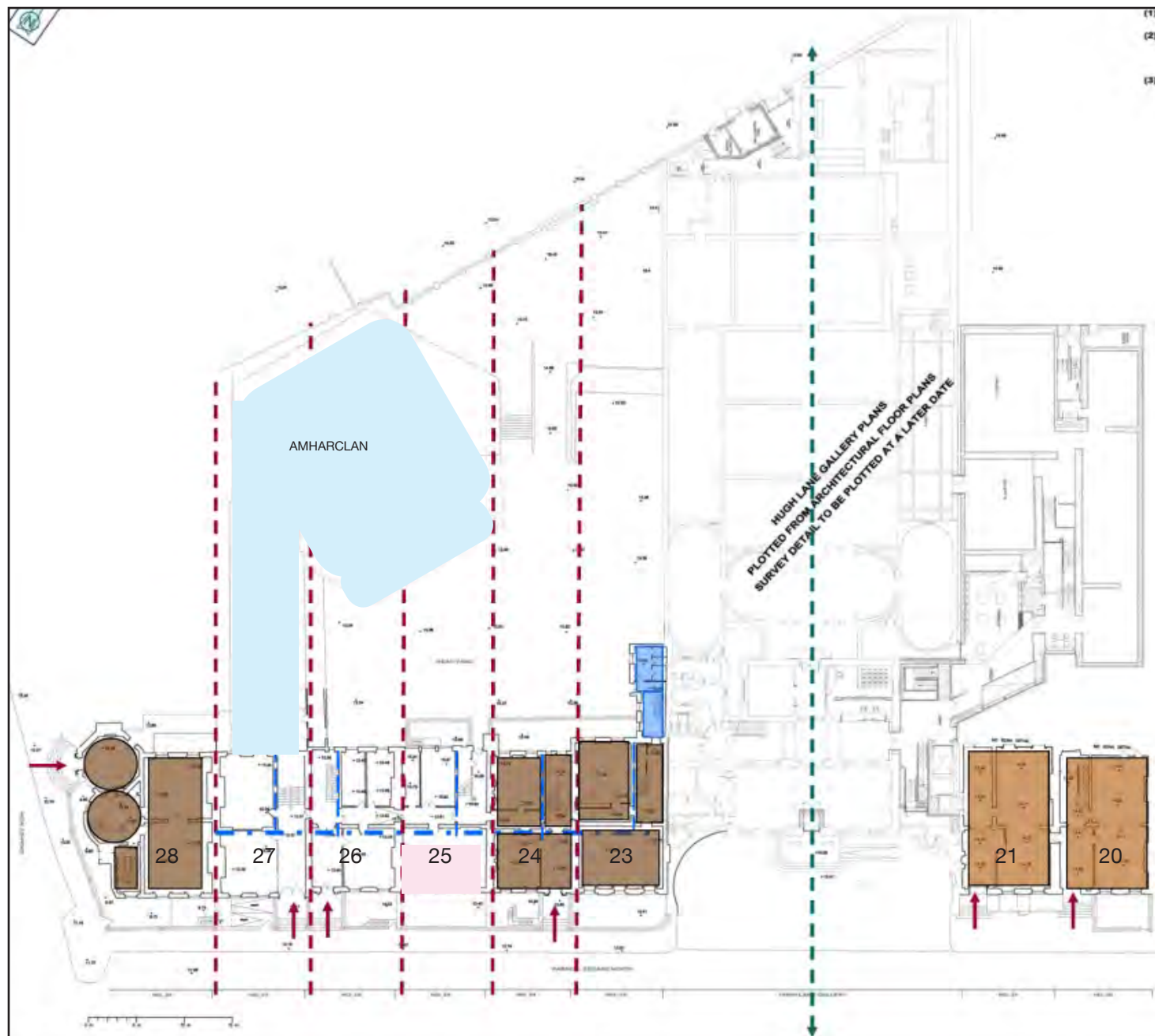


Fig 5.1: Diagram highlighting hierarchies of significance with regard to the subject buildings at 20-21 & 23-28

5.1 Hierarchies of Significance

Figure 5.1 (left) describes diagrammatically the hierarchies of significance between the buildings existing within the proposed new City Library site. Relevant observations are:

- No 28 of particular importance – unique spatial qualities and interior decoration
- No's 23 & 24 retain significant historic joinery, decorative detailing and impressive interiors
- No's 20-21 also retain some significant internal decoration, in particular the Rococo ceiling in No 20
- 1916 Room in No. 25 (shaded pink) ground floor level is of historic importance in terms of association with Easter 1916
- No's 25-27 have been considerably altered by former school use.
- The Amharclan/Assembly Hall to the rear of Nos 26 & 27 is of good construction and design quality and is part of the cultural layer of the school. It was the location for the first World Irish Dancing Championships in 1970. However, it is not included in the RPS description, nor has it been identified in the more recent NIAH survey. Assessment of its significance does not indicate such importance as to require its physical retention. The three-dimensional and large volume nature of the building does not lend itself to partial retention.
- The historic plots of the 18th century houses are marked on the Hierarchy drawing. These have been substantially lost, other than within the plan

layout and party wall divisions of the main houses themselves, the latter penetrated by the openings to facilitate interconnection of the houses in support of the more recent institutional and public/amenity uses (school and ballroom).

5.2 Assessment

The below assesses the buildings collectively against the Special Interest Criteria of the Architectural Heritage Guidelines:

Architectural Interest

The protected structures at Nos 20-21 & 23-28 Parnell Square North form part of Dublin's Georgian architectural and urban infrastructure and, comprising a substantial section of the north side of Dublin's first residential Georgian Square, this side - formerly called Palace Row, can claim to be the most formally aligned and architecturally ambitious. The buildings and associated public realm/streetscape along Palace Row, form an intrinsic element of that part of the historic city which has been added to Ireland's tentative list of World Heritage Sites. It is noted that the Dublin City Development Plan 2016-22 contains an objective to seek World Heritage Site status for the Georgian City. Georgian Dublin is of recognized European significance for its architectural and urban qualities.

The builders and craftsmen involved in the original construction projects were all established and prolific, well-regarded for their skills. Individually, the buildings vary in degree of alterations and interventions which have been carried out since their original construction. While all have been altered externally and internally, collectively they continue to contribute to the significant architectural legacy of the Georgian period. The interventions and additions are of greater cultural heritage interest with regard to the traces of former occupation and uses, rather than their design/architectural merits. Nonetheless, spaces such as the third floor former art-room in No 27, with its northlight roof, the terrazzo stairs inserted in No 26 and a number of large timber and glass screens and partitions do possess spatial and material qualities.

Historical interest

The Georgian city of Dublin is of historic significance and these buildings form an intrinsic part of this urban history. The development of Parnell Square through the principal agents of the philanthropic Benjamin Mosse and development prowess of Luke Gardiner and his heirs along with the combined architectural ambition of both and the association with prominent historic figures from the worlds of property

development, politics, cultural life, is of historic note.

The associations with education - the Rutland Girls School at Nos 27 & 28 and Coláiste Mhuie at Nos 23-28, founded by the State to provide a high standard education through Irish and ultimately to educate many influential public figures - and, cultural life - the Banba Hall and National Ballroom are of historical interest.

The Gaelic League had its headquarters in No 25 from ... to 1933, where an historic meeting of the IRB was held on 9th September 1914 which planned the Easter Rising of 1916.

Archaeological

There have been some findings of potential archaeological value arising from test trenching carried out as part of the EIAR fieldwork surveys. These findings are set out in the EIAR chapter on Archaeology by IAC Consultants.

Artistic

The NIAH ascribes artistic interest value to all the houses except No 27. It is understood that this relates to the interior decoration which might, in the main part, be addressed as part of the architectural interest. Certainly, though, the Rococo ceiling decoration at No 20 is of particular artistic interest and joinery in Nos 23 & 24.

Cultural

Associations with Colaiste Mhuire and the Gaelic League uses and the Banba Hall and National Ballroom uses, can be considered to add cultural special interest.

Scientific

Nothing of known scientific interest has been recorded

Technical

Nothing of known scientific interest has been recorded.

Social

Somewhat allied to its cultural special interest value, the school and dance/music-hall uses associated with these buildings are of special social interest value.



Fig 5.2: Nos 23-28 Parnell Square (28 to the left of the picture).



Fig 5.3: Nos 20-21 Parnell Square (No 21 to the left of picture)

5.3 Summary Statement of Significance

The protected structures at Nos 20-21 & 23-28 Parnell Square North and adjacent public realm form part of the internationally significant Georgian City of Dublin.

The buildings comprise a substantial component of the north side of Dublin's earliest residential Georgian Square and frames the nationally important Charlemont House, part of an originally symmetrical set-piece, unique in Dublin. Despite change and intervention the houses retain much original character and fabric, including notable decorative ceiling plasterwork in No 20.

Of further significance are the historical, cultural and social layers of occupation, from individual residences to accommodating the early, State established Colaiste Mhuire school (23-28) and the National Ballroom (20-21), public uses of influence on the social, cultural and political life of the City and State.

6. Conservation Development Strategy

This section sets out the conservation and development strategy which has guided the design development process and which was established to inform the design and construction stages of the project.

Informing this strategy are the following considerations:

1. The Project Brief and Vision
2. Architectural and Urban Heritage Significance
3. Building and Area Condition
4. Statutory Context, Guidance and best practice

These are further described below:

1. The Project Brief and Vision

The following extract from the Project Brief sets out the overarching aims and ambitions for this project:

“The vision for the Quarter is for transformation of the physical fabric of the Square, and for transformation for the people of Dublin through access to ideas, information, imagination.

The objective is to achieve a quality cultural offer coupled with an equality of access and provision that reflects the locality and the city.

Opportunities to learn, create and participate will be the overarching themes which will unite the Quarter.

The Quarter aspires to reach world class standards of recognition for cultural provision and services, and has ambitious for a centre of excellence complex on the Parnell Square site, a service envelope that will inspire and excite, welcome and include, with a new City library as the hub and anchor building.

To make this work requires structures that encourage and mandate unity. This process of building relationships and collaborative models of service will challenge all parties to engage, united by a sense of common purpose to make life better in Dublin. Public service and public spaces will be

key drivers of all developments. A dynamic tableau of changing creative presences and experiences will animate the spaces which will be supported by agencies, associations or other service providers either on site or remotely.”

Further on the brief states:

“The vision for the Dublin City Library is for it to be an icon of literature and learning for all, which will assist in defining and reflecting Dublin’s place as a life-long-learning city of the 21st century...”

...The atmosphere created will be one of welcome, safety and responsiveness to requirements and aspirations. Difficult although it is to plan for the future, the City Library should be saturated with technological potential and provision should be made for an infrastructure that can support future rapid changes in technology....

...The library site may also house a number of complementary functions that will be part of the wider cultural offer, such as music rehearsal and recording spaces, performance spaces, retail spaces and other community and cultural offers. The City Library will serve, not only as a major destination in itself but will be an anchor, a platform and relationship broker for this range of new cultural places.”

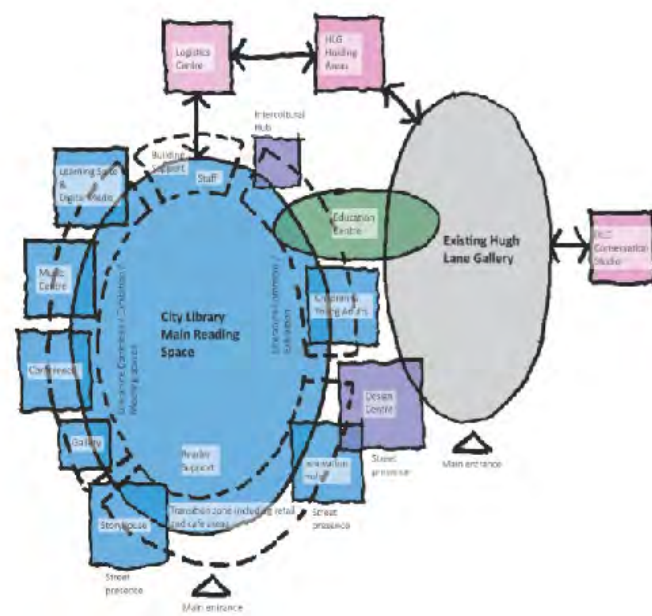


Fig 6.1: Diagram from project brief which shows the spatial relationships between the various functions within the library. The diagram is not to scale

The Brief asks for a library complex/cultural quarter that is inclusive of all, is open and easy to use and, is of exemplary conservation standard. It also seeks to transform the public realm such that it will “change the public perception of Parnell Square from predominantly a place of transit and movement to being a place highly valued for its experience as a space to spend time, recognised as for its qualities as one of the city’s most important formal historic squares. To reinforce the integrity of one of the city’s most significant Georgian squares and unify its experience as a spatial entity”

With regard to project Opportunities, a study carried out by Dublin City Architects for the New Library at the Coláiste Mhuire site, states:

“The Coláiste Mhuire site offers an opportunity to provide the contemporary library service which Dublin City Libraries aspires to. A significant site area allows for the development of new build accommodation for the principal lending areas while the Georgian houses provide an ensemble of spaces with great possibilities for holding special collections, lecture and seminar rooms, workshops or offices...”

...Establishing the City Library as a hub for Dublin’s literary culture within a matrix of the city’s Georgian architecture would offer a fusion between the city’s literary, architectural and social histories, giving a library with a character unique to Dublin...

...The prominence of the site, the fact that the majority of Parnell Square North is in public ownership and ongoing discussions about the future of Parnell Square create the opportunity for making a great public space connecting Library and adjacent cultural uses to the city. The Library, City Gallery and other cultural uses would be a powerful set of attractors with vibrant public space as a glue connecting them, creating a destination to drive the regeneration of the district....”

With regard to the conservation aims, the Project Brief states: “With respect to conservation of architectural heritage, Dublin City Council requires that the city library and cultural quarter project be an exemplar for the conservation and adaptation of the designated historic buildings of Parnell Square to their new cultural uses....”

...The accommodation brief for the Cultural Quarter City Library and Cultural Facilities should be developed as a design which achieves the cultural and service objectives of the project while working with the historic buildings of the site. The new uses must be accommodated within the buildings without compromising their architectural and historic value and their cultural significance as part of the wider historic urban landscape.”

In summary, the project brief sets out objectives with regard to operational and functional requirements, achieving excellence with regard to universal design and exemplary conservation standards.

2. Architectural and Urban Heritage Significance

The significance of the buildings and urban context is set out in the previous Chapter 6. This has been informed by assessments of the building, referring to the existing NIAH survey and the statutory Guidelines; establishing hierarchies of significance across the buildings and site and acknowledging the history of change and intervention which the buildings have undergone, both physical and in terms of uses and the associated cultural and social values.

3. Building and Area Condition

The buildings have been empty for over 16 years. Some were already in poor condition when vacated by their last occupants. Previous interventions and alterations have, in some instances, weakened structural integrity. While localised repairs and maintenance works have been carried out fabric has deteriorated and areas in some of the buildings have required temporary structural support, most noticeably No 28, No 20 and No 21. Limited loadings are permitted on the historic stairs in Nos 23, 24, 25 with the main stairs in No 28 severely damaged/collapsed and the side stone stairs also in very poor condition. There is no access to the Amharclan due to condition. Understanding of the condition of the buildings has been informed by a preliminary investigative works project with further investigative works to be carried out to inform the next stages of detail design.

Notwithstanding the need to carry out comprehensive structure and fabric repairs externally and internally, augmentation and interventions will be required to adapt the buildings to the new uses and associated standards - operational and regulatory.

With regard to the public realm, there are elements and aspects that are desirable to retain and enhance. Other aspects detract from the objectives for enhanced use and recovery of the coherent spatial qualities of the Georgian square. Historic granite paving, kerbs and coal-hole covers make an important contribution to the distinctive character and quality of the public realm. The parking, extensive and open road carriage-way and associated vehicular traffic is challenging to creating a comfortable, attractive pedestrian priority environment which can host a variety of uses in support of the cultural quarter. In general, however, Parnell Square North is relatively free of the usual roadway signage and infrastructure which can create unattractive visual and physical clutter.

4. Statutory Context, Guidance and best practice

The statutory context has a significant influence on the extent and nature of interventions necessary. On the one hand, the new use demands compliance with building regulations which necessitates and directs much of the proposed intervention and alteration, on the other this is balanced against the statutory guidance, policy and objectives set out at national and local level with regard protection of architectural heritage (see Chapter 4). Also informing strategy are the raft of voluntary charters, of particular note being Burra, Washington/Valetta Principles.



Figs 6.2 to 6.5 (left to right above) illustrate conservation; preservation; restoration and intervention processes within the same space, with fabric before works illustrated at 6.2 and after works at 6.5. In this instance, all processes and associated techniques (repairs; interventions, alterations) are aimed at preserving and presenting historic layers of cultural heritage significance. The interventions indicated in 6.4 have been necessary to meet building regulations.

6.1 The Strategy

This project is understood as being primarily one of adaptive reuse. The approach to designing for the new use, taking into account the significance and various aspects of special interest pertaining to the buildings and site, adopt a number of strategies, or tactics:

- Conservation:* Actions aimed at safeguarding the cultural heritage value which includes actions to safeguard fabric.
- Preservation:* Actions taken to maintain an element in its existing condition, minimise the rate of change, and slow down further deterioration and/or prevent damage.
- Restoration:* Actions taken to modify the existing material and structure of an object in order to return it to a known earlier condition
- Intervention:* Interventions range from alteration of existing structure and fabric to plan form and setting. Some may be modest in scale but with potential for significant impact - such as the interventions necessary to adapt the existing staircases to meet regulatory codes and standards. Interventions also include the works proposed to facilitate a fully accessible new public entrance to the library complex.
- Insertion:* The introduction of new permanent elements within an existing context.
- Installation:* A sub-set of insertions, installations can be understood to be more readily reversible than insertions and would include elements such as the fitted furniture which is considered part of the architectural approach to integrate and unify new elements such as building services and ramps
- Addition:* The major addition is the new build structure to the rear (north) of Nos 23-28.

Each of the above is deployed with an overall objective to retain the significant heritage character and values. All design decisions have been led by the balancing of the objective to present the heritage value of special interest with consideration of the capacity for change to meet the requirements, objectives and vision of the project brief.

There is no objective to restore these buildings to their original, 18th century condition. It is considered appropriate that the history of uses and the cultural layers are presented and that the new layer of use - the new library use, is presented as another layer. This involves alterations to what is existing, sometimes removing physical elements as well as adding new elements. There is a further objective to achieve an overall architectural coherence for the new library complex, while also ensuring a visual clarity/distinction between old and new elements.



Helibar Installation



Cracking in No. 28



Figs 6.7: Conservation and restoration works which involve preserving surviving fragments of wallpaper and restoring missing sections with new, matching paper.



Figs 6.8: Intervention & Alteration: Existing facade openings altered to facilitate connection with new



Figs 6.9 : Addition: New extension to historic building



Figs 6.10 : Installation of a new habitable structure inside an existing historic volume



Figs 6.11: Insertions & Installations: Sketch image showing proposed new furniture/fitings (installations) and ramps (insertions) treated as new, reversible, elements within the historic rooms



Figs 6.12 : Addition: The new 'great library hall' addition to the rear (north) of the existing houses at 23-28 Parnell Square - section showing the new and the existing.

7. Description of Proposals

Preliminary Note re Proposals:

The proposals submitted are based on extensive considerations of the works necessary to deliver the requirements of the new City Library functions in line with the design and conservation strategies outlined. Notwithstanding this, due to the scale of this project, the complexity and variety of interventions proposed to support the proposed new uses and, the potential scenario for unforeseen conditions arising following opening up during construction phases, it is requested that any grant of permission might include provision for development and agreement with the local authority (Dublin City Council) Planning and Conservation Officers on such detail design, specification, methodologies in advance of implementation.

Conservation Strategy and Design Approach

The design approach was developed in tandem with the conservation strategy at the outset and this has evolved during the design stages to date. The Conservation Strategy will continue to underpin design development and, ultimately, the implementation/construction stage.

This design approach has considered the following:

- How to transform buildings which were conceived and developed as a series of domestic residences, with high-stepped entrances and cellular plan forms expressive of a socially ordered hierarchy, to the new civic, open, inviting and inclusive vision for the new library, while retaining the very distinctive qualities of Georgian proportioned rooms within a calm restrained architecture
- Acknowledging that in providing the new uses to the standards expected and required, there will be change which will have significant impact on the architectural heritage context. The design approach and strategy has been to ensure that the new architectural interventions are designed

and executed with consideration and ambition for quality, durability, coherence and understanding of the inherited. In this opportunities to recover some of the currently challenged/damaged heritage, are identified and integrated within the proposals.

- Presenting the cultural heritage strata - which include Georgian houses; Gaelic League; school; ballroom; amongst other histories - as interwoven layers in combination (harmony) with the new library and cultural quarter. In doing this, determining when it is appropriate to remove, alter or retain and articulate a particular layer is guided by a conservation plan approach informed by the principles of the Burra Charter and the DCHG Architectural Heritage Guidelines. (ref Chapter 4).
- The project brief objectives for a large open hall continuing the tradition of the many great library spaces within the architectural canon, coupled with an awareness of a pattern found in 18th century Dublin with large public gathering spaces (often a church or mission hall) which are contained behind, or buried within, the prevailing grain of domestic buildings making up the street fabric.
- Ensuring the entrance to the library is clear, easy to use and welcoming. While there is a main entrance at No 27 - an already altered entrance within the most altered building - the intention is to allow for as many of the historic entrance doors to function as feasible and to provide for an entrance and connection to the north via Bethesda Place and Dorset Street. In some instances doors which had been removed by the school are being reinstated, (No 23), in others it is more challenging to meet the standards for universal access and these entrances may operate on an occasional basis (No 28).
- Acknowledging the hierarchies of significance relating to the architectural heritage of the site and responding to these in the planning and functional layout of the library uses and circulation through the buildings and site. Thus the major interventions and alterations are principally located within the more altered buildings.



Fig 7.1 (left) & Fig 7.2 (above): Preliminary Design Approach images - existing houses as library & new grand library hall in new build



- How the Parnell Square Cultural Quarter might, though the public realm works and the architecture, recover the "Pleasure Gardens" of Mosse's New Gardens within Parnell Square. Thus developed the concept for gardens and open spaces at the upper and roof levels, to create a number of publicly accessible spaces animated by cultural activities which culminate in a public roof landscape which looks out across the city, exploiting the changes made by the school which have left flat roofs at Nos 25 & 26.

Figs 7.3 (left): Design Approach submission document

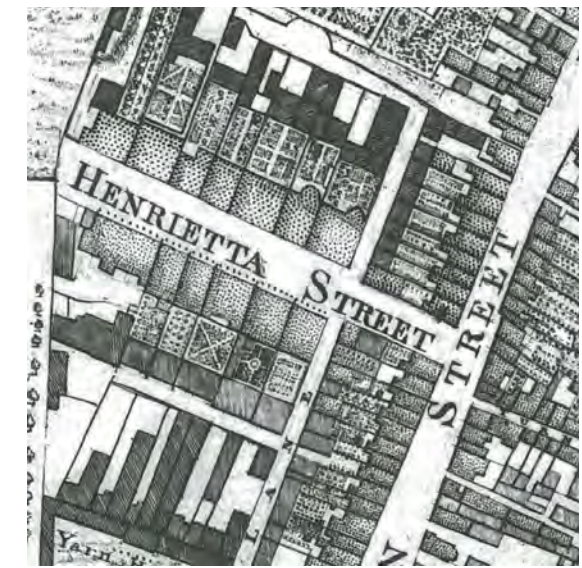
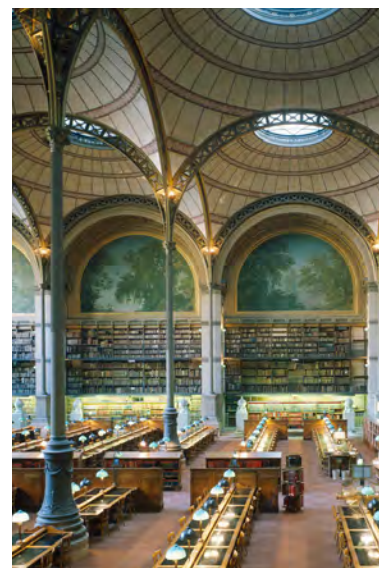


Fig 7.4 (above left): Ste. Genevieve Library Paris, 1851
 Fig 7.5 (above middle): drawing from preliminary design approach document illustrating the raised public gardens and the open space which addresses the houses;
 Fig 7.6 (above right): Rocque 1756 plan showing Henrietta Street which formed raised gardens to the rear of the large main houses - the Georgians constructed landscapes, orchestrating the full potential of each plot.

- extending and enhancing the pedestrian environment along Palace Row, thus enabling the library and other cultural uses to extend and occupy the public realm. Applying a design layer which respects the Georgian character and restraint and seeks to unify Palace Row with Charlemont House as the focal point, with library entrance suitably announced.

Buildings & Urban Setting

The adaptation and reuse of historic buildings and places is a core objective of the Government Policy on Architecture 2009-2015. Within recent years the Department of Culture, Heritage & the Gaeltacht published guidance on adaptive reuse, *Shaping the Future*, which sets out this policy and illustrates case studies in historic urban environments.

The 2007 Leipzig Charter on Sustainable European Cities emphasises that architectural heritage includes not only historic buildings but also public spaces. It states: “Preservation of this heritage must be safeguarded both for its impact on the quality of life of urban populations and its role as a soft factor in attracting knowledge-based industries, qualified and creative workforces, culture and tourism”. In addition, Dublin holds the distinction of UNESCO City of Literature as a formal recognition of its international literary significance.

The proposal to develop a cultural quarter at Parnell Square and adapt key historic buildings for use as part of the city library is, therefore, a positive, policy-driven, project of sustainability, culture and social cohesion. Heritage-led regeneration through reuse presents an opportunity to enhance and protect the existing buildings which in turn will ensure their survival and the wider urban conservation of Parnell Square.



Figs 7.6: View of model from south looking towards the Parnell Square North/Palace Row and the new library complex.



Fig 7.7 Model of proposed development in context - aerial view of roofscape and public realm along Parnell Square North with link to Dorset Street and the districts north of Parnell Square via Bethesda Place



Fig 7.8: Model of proposed development looking towards the southern (front) facades of Nos 20-28 with Charlemont House in the centre and the new build extension behind Nos 23-28.



Fig 7-9: Model of proposed development viewed from west side of Parnell Square showing main entrance to Library via the altered doorway in No 27. Also shows extended pavements along Parnell Sq



Fig 7.10: Sectional perspective through the proposed new library showing, from left, the large new rooflit library volume with its pocket gardens and public entrance from Bathesda Place; the more intimate, yet grand, Georgian proportioned rooms (section through No 25), which overlook Parnell Square with the proposed public terrace at roof level, availing of the already altered roovescape and, the public realm with widened pavements and enhanced pedestrian environment.



Fig 7.11: View from west along Parnell Square North showing proposed public realm works and alterations to entrance of No 27 to form universally accessible new Library main entrance.



Fig 7.12: View from east along Parnell Square North showing public realm with a market and altered entrance to No 21 to provide universally accessible entrance to Nos 20-21.



Fig. 7.13: View showing refurbished room in protected structure (first floor of No 25) with bespoke furniture which integrates acoustic performance and M&E plant. New bespoke fireplace surround and timber linings to windows



Fig 7.15: Concept sketch showing new ramps and opening in party walls; folding doors from Colaiste Mhuire retained

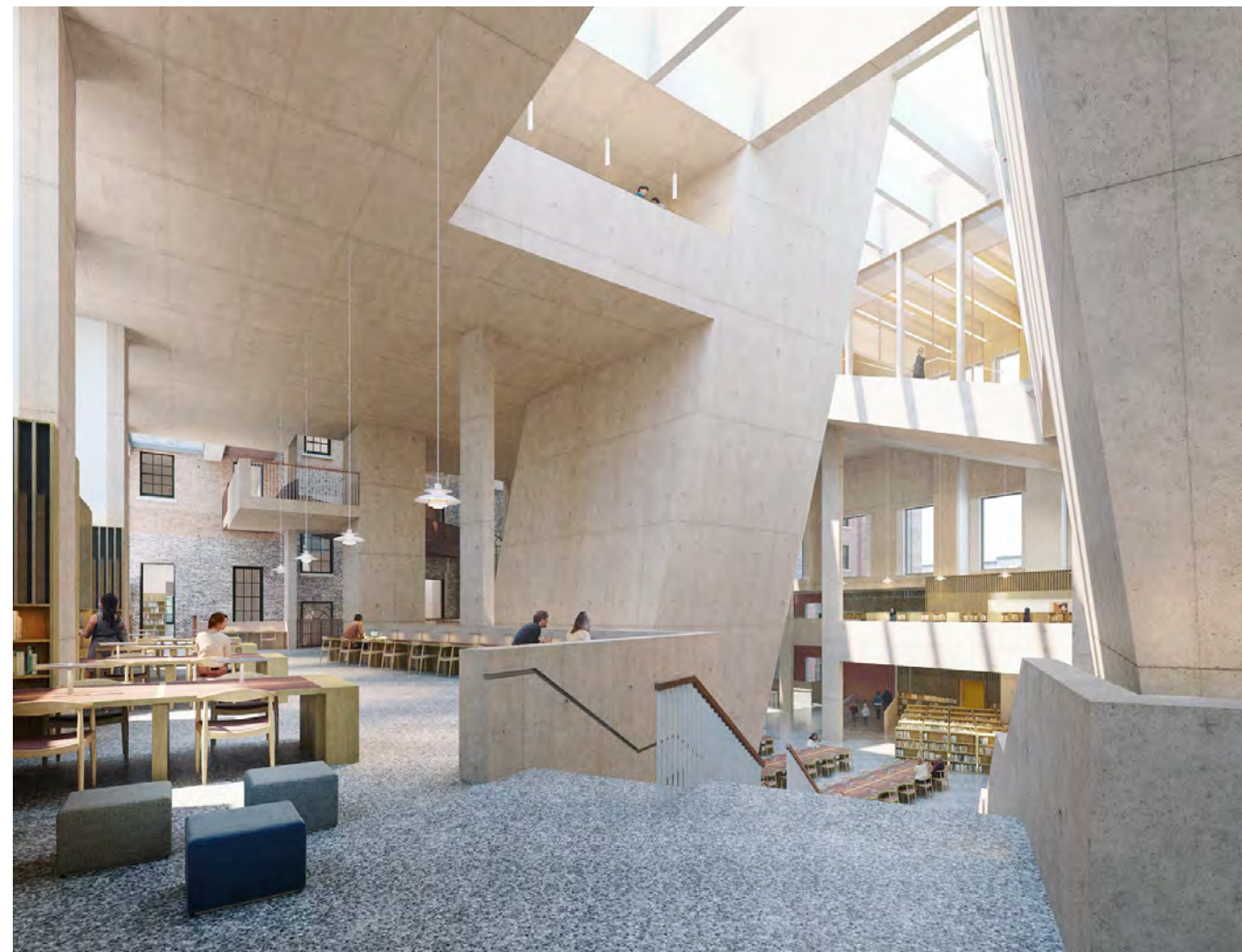


Fig 7.14: View of new library building from first floor/mezzanine level looking towards rear facades of houses



Fig 7.16: View of new build library from first floor/mezzanine level looking east and showing high, rooflit central volume and rear facades of the Georgian houses with bridge links in concrete/steel



Fig 7.17: View from rear rooms in Georgian houses into the large new volume of the rear library building with pocket garden at third floor level visible.



Fig 7.18: View of fourth floor conference centre foyer/exhibition area and looking towards the raked conference facility and down toward the third floor pocket garden

7.1 Removal of Fabric

The drawings on the following pages indicate the current arrangement and layouts of the buildings with fabric which is to be removed highlighted in orange. Fabric to be removed is classified under the following headings:

- Fabric considered to of little, none or negative heritage value
- Fabric which may be of intrinsic value but its removal, or alteration is necessary to facilitate the new library requirements, including compliance with building regulations.

In coming to a decision on the removal of specific elements which contribute to the cultural heritage values of the buildings, an assessment was made of the impacts of this loss on the overall character and special interest of the protected structures. While there will be loss of fabric of intrinsic value, it is considered that the overall character and special interest values of the architectural and cultural heritage will not be adversely impacted. Also consideration are the additional values which the new civic/public uses and the new architectural layers can contribute.

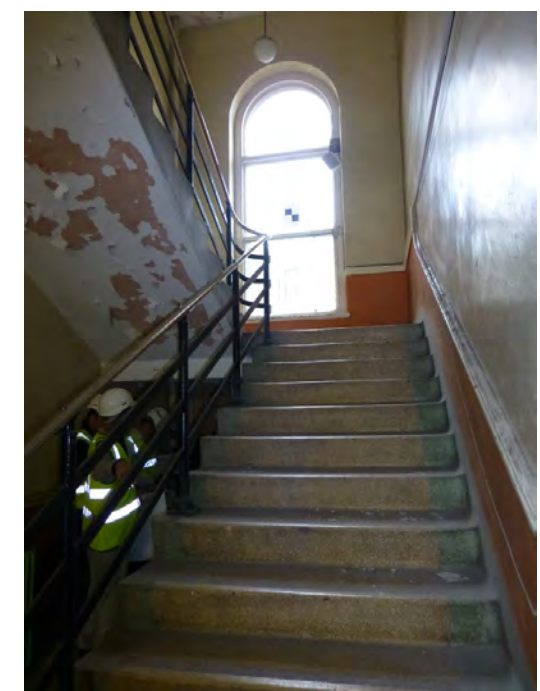
The fabric removal which can be considered more significant comprises the following:

- Removal of 1960's Amharclann building to rear of Nos 26 & 27: This is a finely wrought building from the 1960's. It is currently unsafe to access, however much of it is substantially sound. Its potential for adaptation and integration within the overall complex is challenged by its size, very particular geometry and volume and its multiple-level internal arrangement. Unlike the Georgian houses, which with their repetitive, cellular and orthogonal layouts, are more readily adapted to the new library uses, the Amharclann would require such modifications and interventions which would detract from its existing qualities and would compromise the primary objectives and vision for the City Library complex. In light of this and in weighing the benefits of retaining with Amharclann against the consequential impacts on delivering the objectives and vision of the brief it has

been determined that its removal is an acceptable loss. Further, the cultural layer of the school will be acknowledged and integrated within the architecture through other measures of the design strategy and solutions within the Georgian Houses. Also, neither the RPS or the NIAH survey have identified the Amharclann as being part of the special interest of the protected structure.

- Alterations to front entrances of Nos 21 and 27. This involves removal of the front steps and lowering the door openings to facilitate a Part M/Universal access entrance to the buildings from the street pavement level. Internally in these houses, the entrance hall floors will be lowered, involved intervention and alteration to the basement ceilings, vaulted in No 27. Both entrances have already undergone significant alterations in the 1950s (No 21) and 1960's/70s (No 27). As part of these works the basement area to No 21 will be reinstated
- Removal of rear return to No 23. While this is the only surviving return amongst the eight houses, it has been significantly altered in particular internally, to accommodate washrooms for the former school use.
- Removal of terrazzo stairs in No 26: It is acknowledged that this is a distinctive part of the school layer and, in itself of architectural quality. However, this stairhall is the optimal location for a lift within the houses - elsewhere would involve greater impacts. Locating all lifts in the new building has been explored, however this would result in a greater number of connecting bridges between new and old, and thus obstructing the clarity and legibility of the reading of the rear elevation of the Georgian houses. One of the driving forces for the large open hall new build with connecting bridges has been to set up a design scenario which places this rear facade as a significant back-drop to the large library hall.
- Removal of partitions inserted as part of the school use. Some of these partitions are of distinctive personality and communicate the school occupation layer quite directly. However, their retention is challenged by requirements for properties such as acoustic and fire performance along with the specific accommodation and area needs of the library brief. Where feasible, school partitions and folding doors will be retained and incorporated.

- Forming new openings in the party walls between the buildings. In consultation with disability user groups and the end-users, it was agreed to avoid, where feasible, the use of platform lifts to overcome level differences within the complex with a preference for ramped access. To accommodate ramps which meet building regulations and to also address Fire Safety requirements, it is necessary to form a number of new openings in the party walls, in particular in a number of front (south-facing rooms).
- Forming openings in the rear facade to accommodate interconnection with the new build addition to the rear. Mostly these connections will be made through existing windows which will be lowered and altered to facilitate this interconnection. There are a small number of other locations in the houses already more significantly altered (25, 26 & 27) where new openings will be formed, or existing openings enlarged.
- Removal of stairs from 2nd to 3rd floors in No 24. This is required to facilitate the horizontal circulation between houses at the 2nd and 3rd floor levels.



Figs 7.19, 7.20, 7.21, 7.22 (above and right)

Fig 7.19 (above) - 1960's Amharclann building seen against the rear facades
 Fig 7.20 (right top) bridge link between No 27 and Amharclann - part of the 1960's construction
 Fig 7.21 (right, middle) Rear return to no 23, visible behind the portakabin.
 Fig. 7.22 (right, bottom): Terrazzo stairs in No 26.

- Interventions in No 27: This house has been subject to previous significant alterations as part of the school use. Proposed fabric removal includes floors to accommodate a new feature stairs which to circulation and wayfinding from the main library entrance to the upper levels of the Georgian buildings. The distinctive north light roof will be replaced with a new roof which will retain some north light profile to the front (south) as well as a new structure accommodating the stairs which ultimately serves the proposed new roof terraces at Nos 25 & 26 and the conference foyer/ exhibition space on the top (fifth) floor of the new building.
- Removal of first floor balcony across facades of Nos 20-21. This 19th century addition has been crudely altered in the mid 20th century and detracts from the overall unity of the Parnell Square North elevation.
- Relocation of Miami Showband Memorial from front pavement area of No 21. A new location for this monument is being identified by Dublin City Council in line with the procedures of DCC and in consultation with the representative groups (Justice for the Forgotten) and the artist.
- Throughout the houses localised areas of fabric removal are proposed to accommodate services risers and other services and infrastructure elements associated with the new uses. These are primarily located in areas identified as less architecturally sensitive/significant
- A considerable number of windows and doors are to be removed and, in the main, these are either 20th century and/or are in poor condition. The objective is to retain, repair and upgrade any surviving sound joinery of architectural heritage value. In some instances where removal is required to facilitate a new opening, reuse of sound historic elements elsewhere will be prioritised.

- Alterations to the front basement areas and enclosing railings and plinth walls include removal of modern stairs and ramps and structure, with insertion of new stairs (part of fire escape strategy) with new gates in railings.



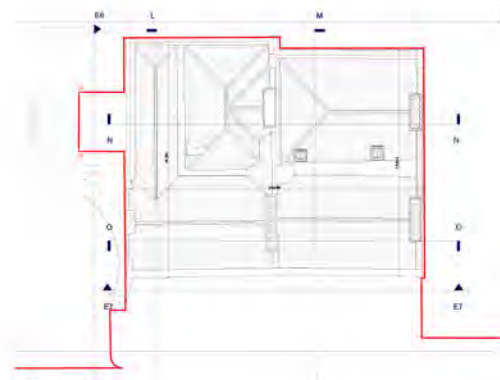
Fig 7.23: Miami Showband Memorial 'Let's Dance', Artist: Redmond Herry. The relocation of this will facilitate the reinstatement of the historic plinth wall and railing arrangement, thus restoring the unity and formality around Charlemont House. Relocation of the monument will follow Dublin City Council's agreed protocols and processes and be carried out in consultation with the relevant parties. Preliminary consultation was held during the planning preparation process.



Fig 7.24: View from hoist/roof of No 28 towards the 1960's octagonal Amharclan building with its partially glazed set-back roof. To the right is the roof of the 1930's Hugh Lane Gallery extension and in the background, the Sheridan Court housing scheme.



First Floor Plan



Roof Plan



Ground Floor Plan



Third Floor Plan



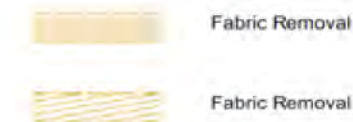
Basement Floor Plan



Second Floor Plan

Nos 20-21 Fabric Removal Drawings:

Note: Drawings are not to scale. The drawings provided in this report are for illustrative purposes only. Refer to formal planning drawings submitted for accurate dimensions and information



Floor plans indicating the fabric proposed to be removed.

Modern/1950's alterations to front ground floor entrance areas at No 20 and particularly 21 to be removed. Also steps to No 21 and entrance door to be altered to facilitate universal access to these buildings



Front (South) Elevation



Rear (north) Elevation



West Gable Elevation

Nos 20-21: Elevations indicating the fabric proposed to be removed

Windows being replaced are twentieth century or where is unsound condition and beyond repair. All early (18th/19th century) window sashes which are capable of repair are to be retained.

It is proposed to remove the metal balcony running across facade at first floor level. This was added in 19th century and substantially altered in the mid-twentieth century with generally poor quality interventions and alterations. Its removal will improve formal unity of the ensemble of 21, 23 and Charlemont House at the centre.

Rear elevation shows section of masonry wall at ground floor level being removed. This is where a large opening was formed to facilitate connection to former Halls and it is now proposed to reorder this opening which allows for essential structural repairs to be carried out.

The cementitious render on the west gable of No 21 is to be removed. Subject to the condition of the underlying brickwork, this will be either repaired, re-pointed (ref brick facade repair strategy section) and presented in line with the 18th century presentation, or re-rendered using a lime render. Trial samples will be prepared in advance.



Cross-section looking north



Cross-section looking south



Cross-section thro' No 21



Cross-section through No 20

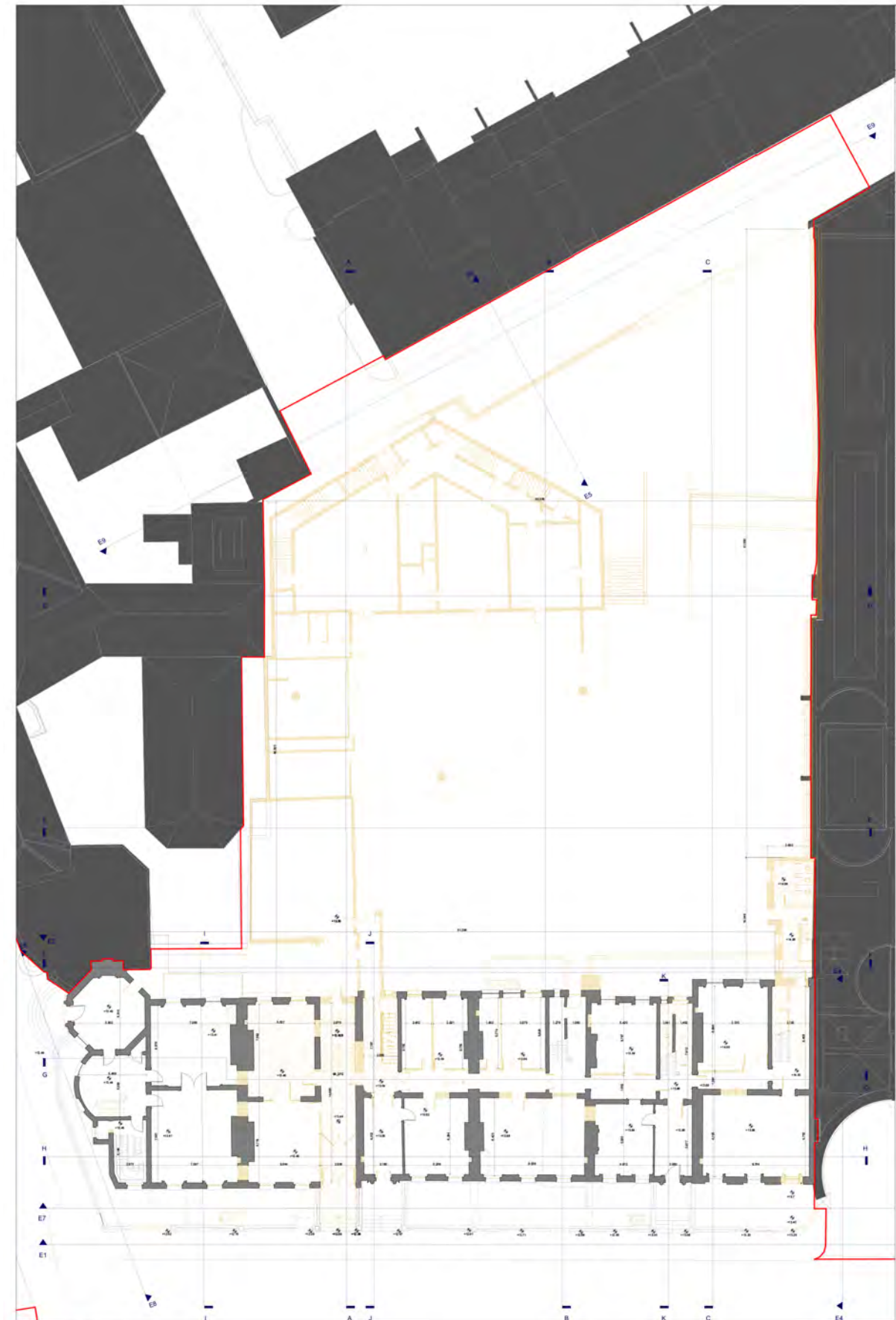


Basement Floor Plan

Removal of Amharclann building

The Amharclann building, though not statutorily protected, is acknowledged to be of architectural merit. Its removal will be preceded by a full recording and survey. Recognised national and international best practice standards and methodologies for such recording, for example DoCoMoMo, or Historic England, standards, will be used, or as agreed in conjunction with the Planning Authority.

Presently the Amharclann building is not safe to access for such surveys to be carried out. It is anticipated that access can be provided in the context of a future enabling works contract for the development.



Ground Floor Plan

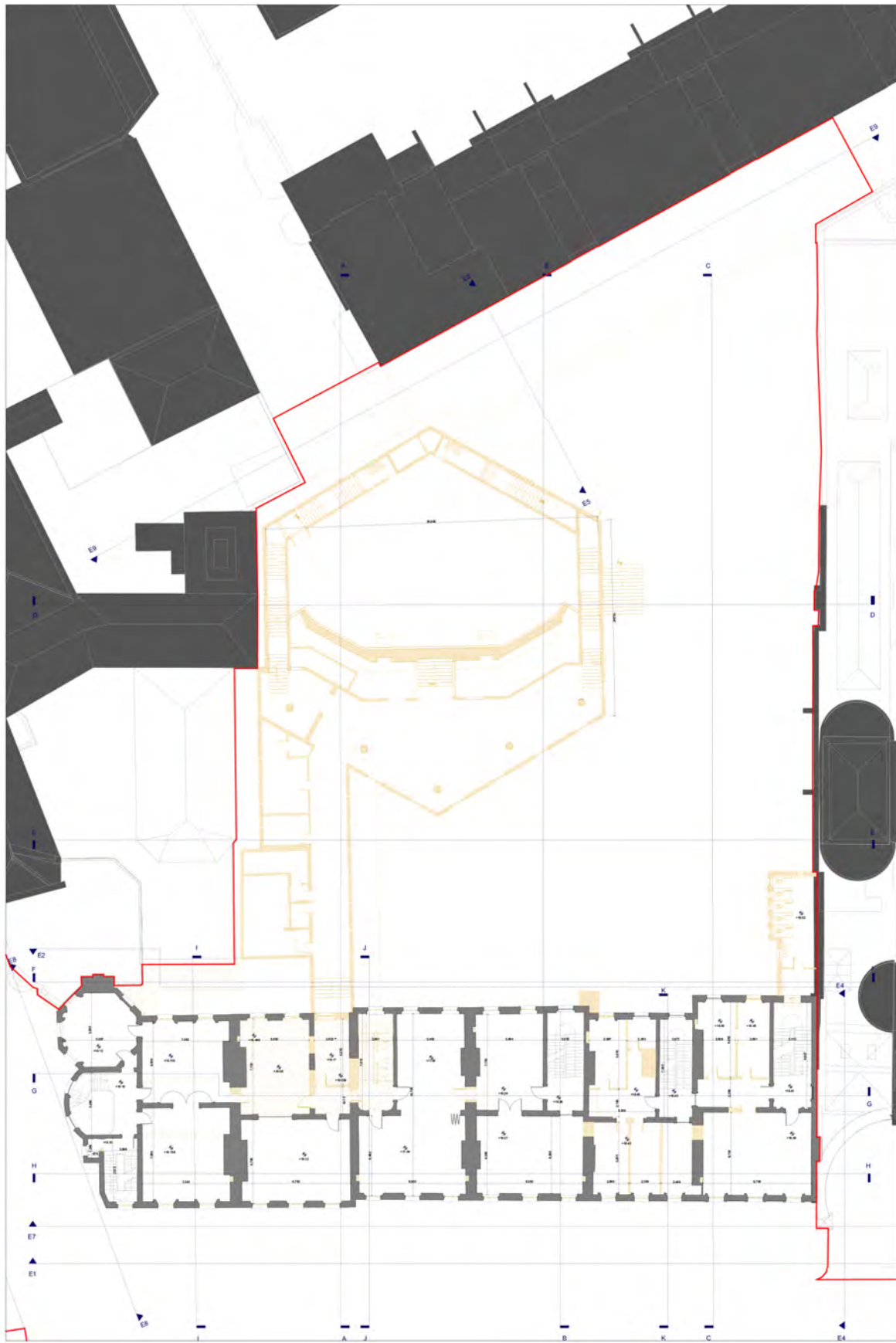
Nos 23-28 Fabric Removal Drawings:

Note: Drawings are not to scale.

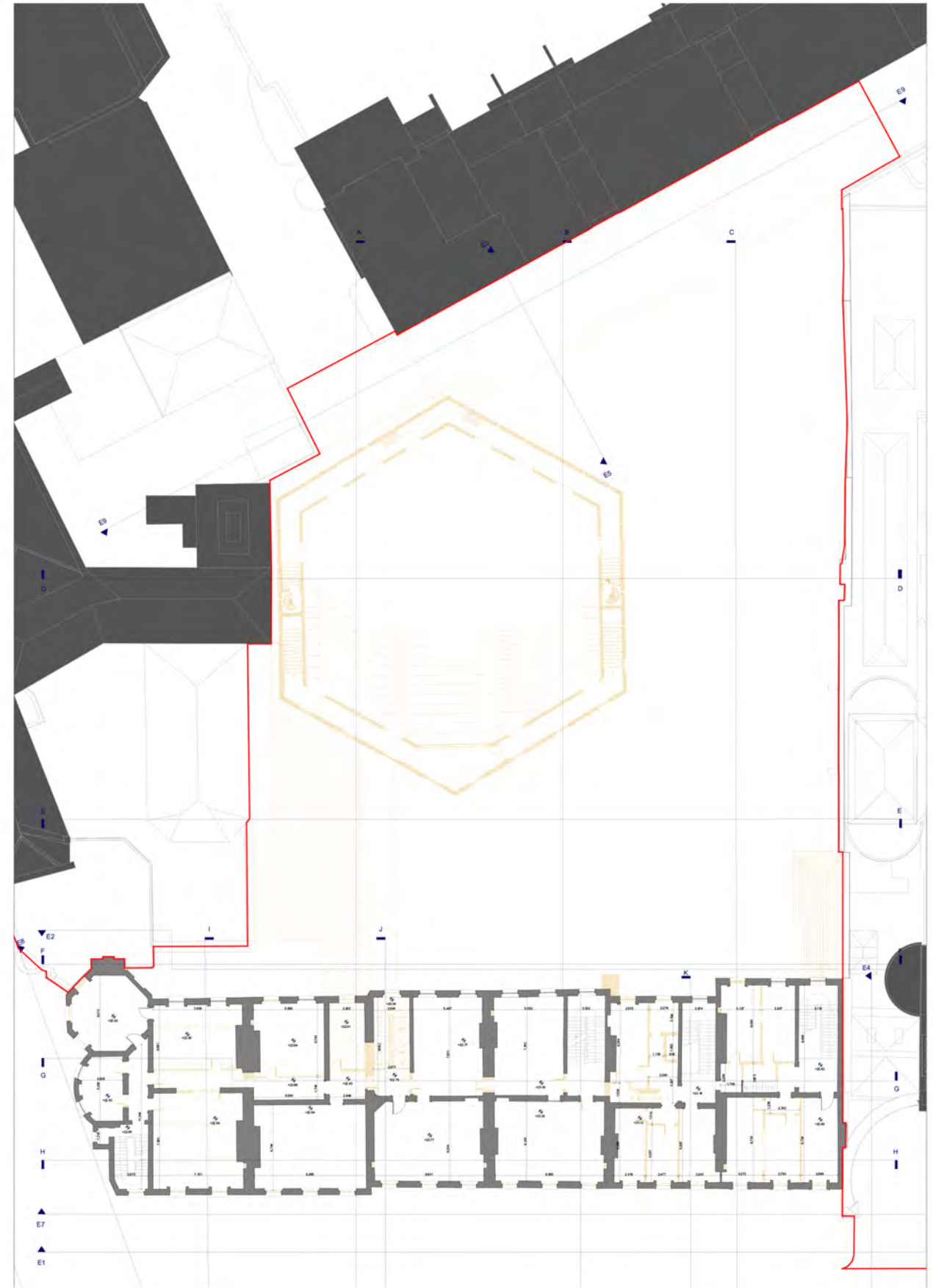
The drawings provided in this report are for illustrative purposes only.

Refer to formal planning drawings submitted for accurate dimensions and information





FIRST FLOOR PLAN



SECOND FLOOR PLAN

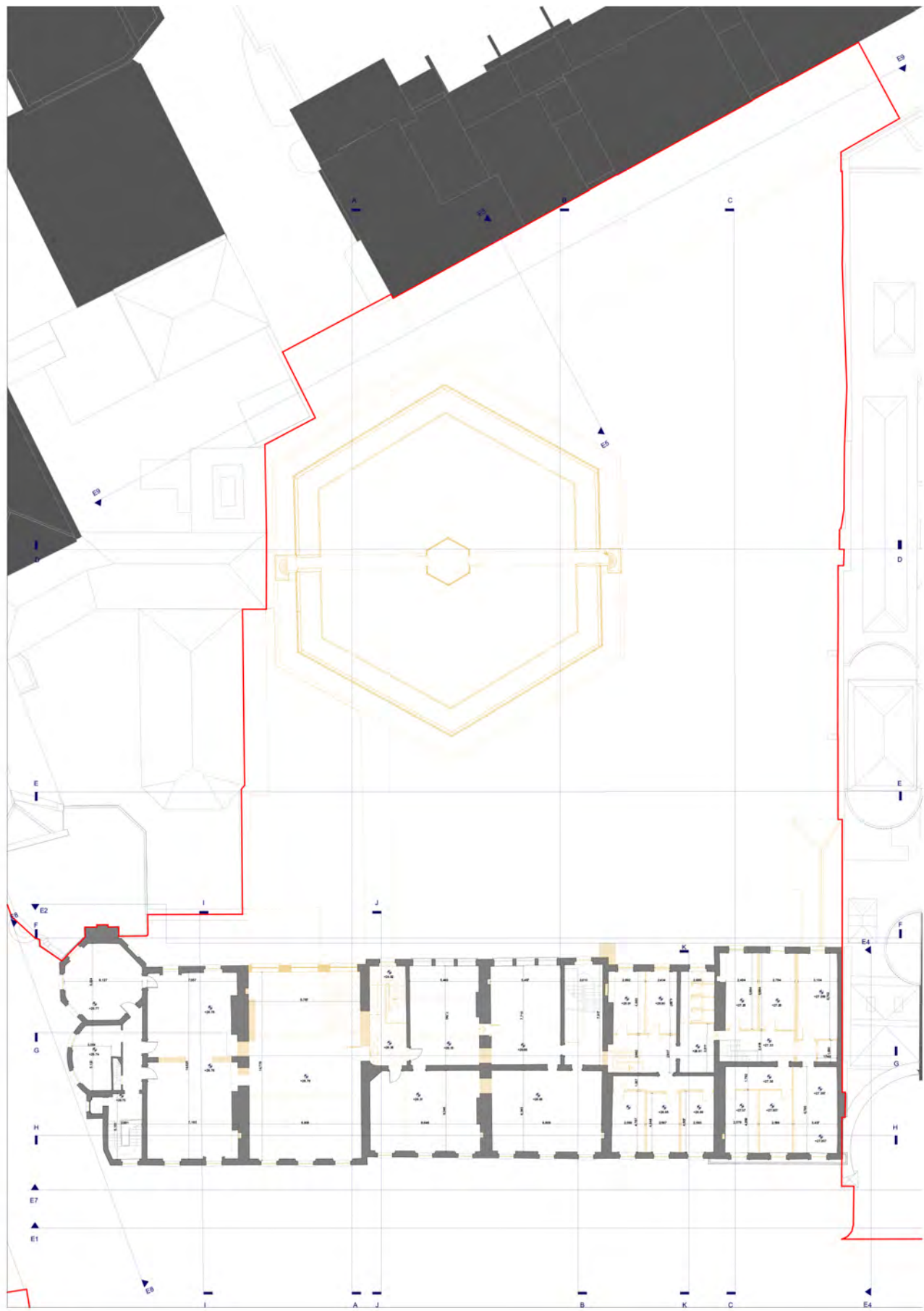
Nos 23-28 Fabric Removal Drawings:

Note: Drawings are not to scale.

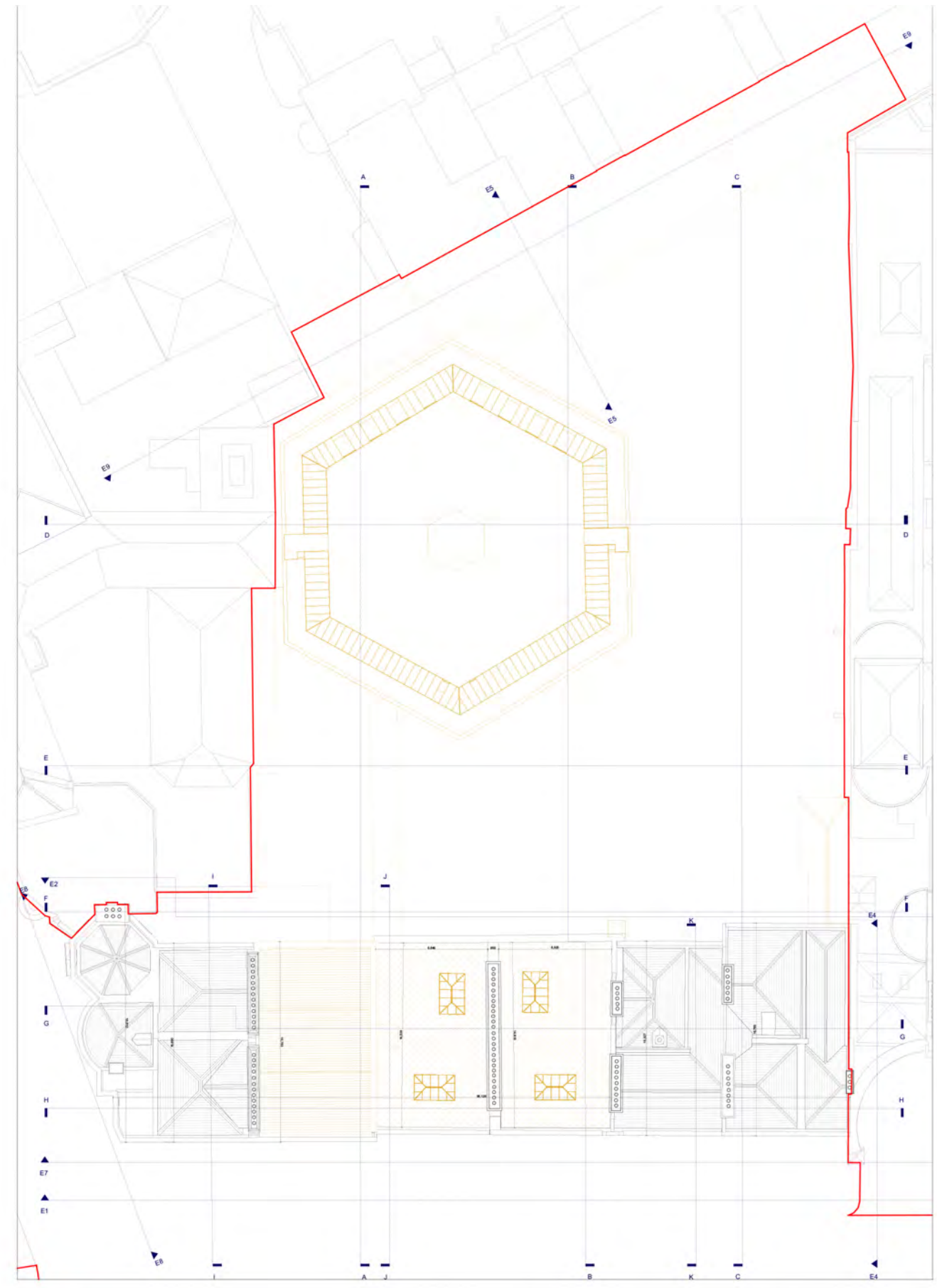
The drawings provided in this report are for illustrative purposes only.

Refer to formal planning drawings submitted for accurate dimensions and information

-  Fabric Removal
-  Fabric Removal



THIRD FLOOR PLAN



ROOF PLAN

Nos 23-28 Fabric Removal Drawings:

Note: Drawings are not to scale.

The drawings provided in this report are for illustrative purposes only.

Refer to formal planning drawings submitted for accurate dimensions and information

-  Fabric Removal
-  Fabric Removal



FRONT (SOUTH) ELEVATION



WEST-EAST SECTION LOOKING NORTH



REAR (SOUTH) ELEVATION



EAST-WEST SECTION LOOKING SOUTH

Nos 23-28 Fabric Removal Drawings:

Note: Drawings are not to scale.

The drawings provided in this report are for illustrative purposes only.

Refer to formal planning drawings submitted for accurate dimensions and information



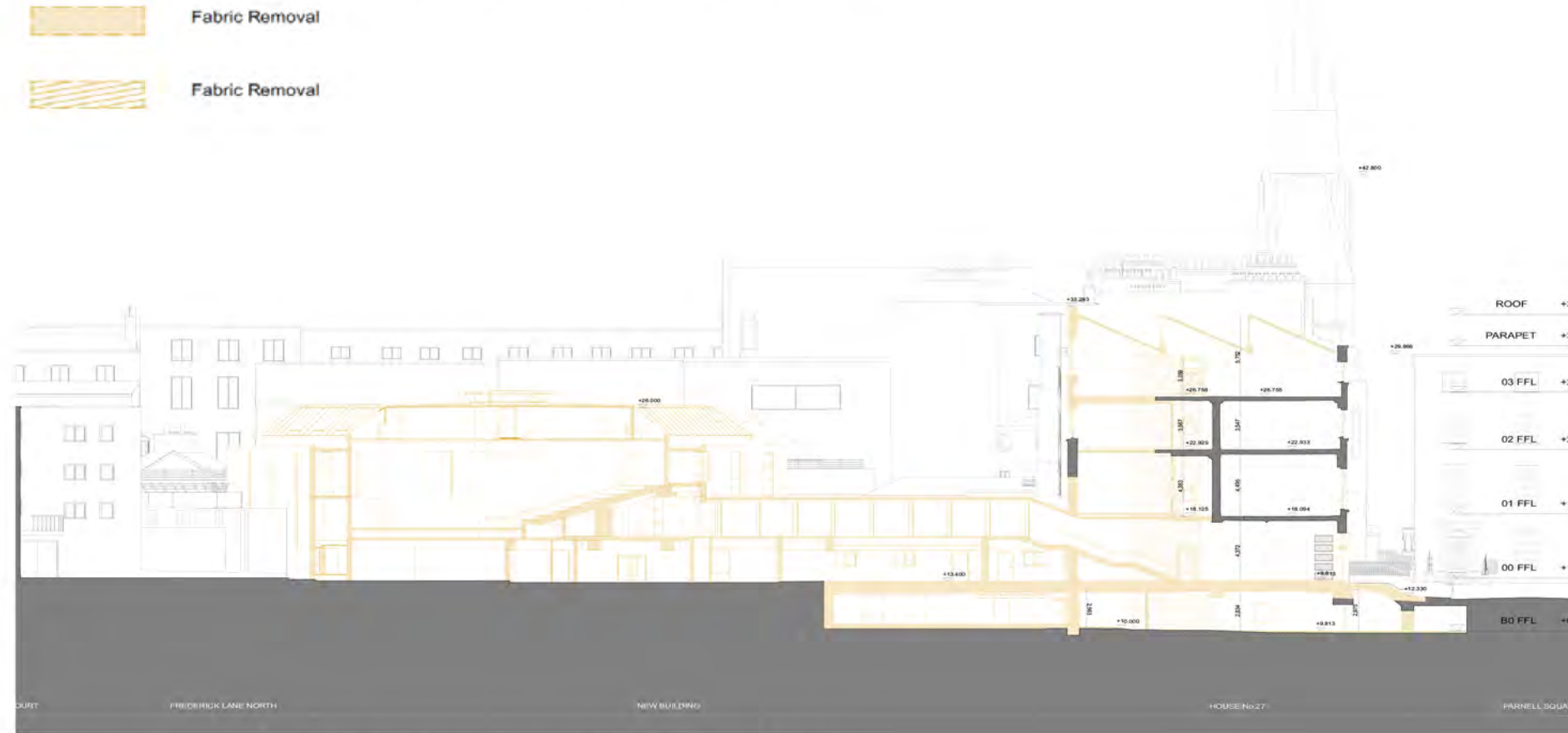
Nos 23-28 Fabric Removal Drawings:

Note: Drawings are not to scale.

The drawings provided in this report are for illustrative purposes only.

Refer to formal planning drawings submitted for accurate dimensions and information

-  Fabric Removal
-  Fabric Removal



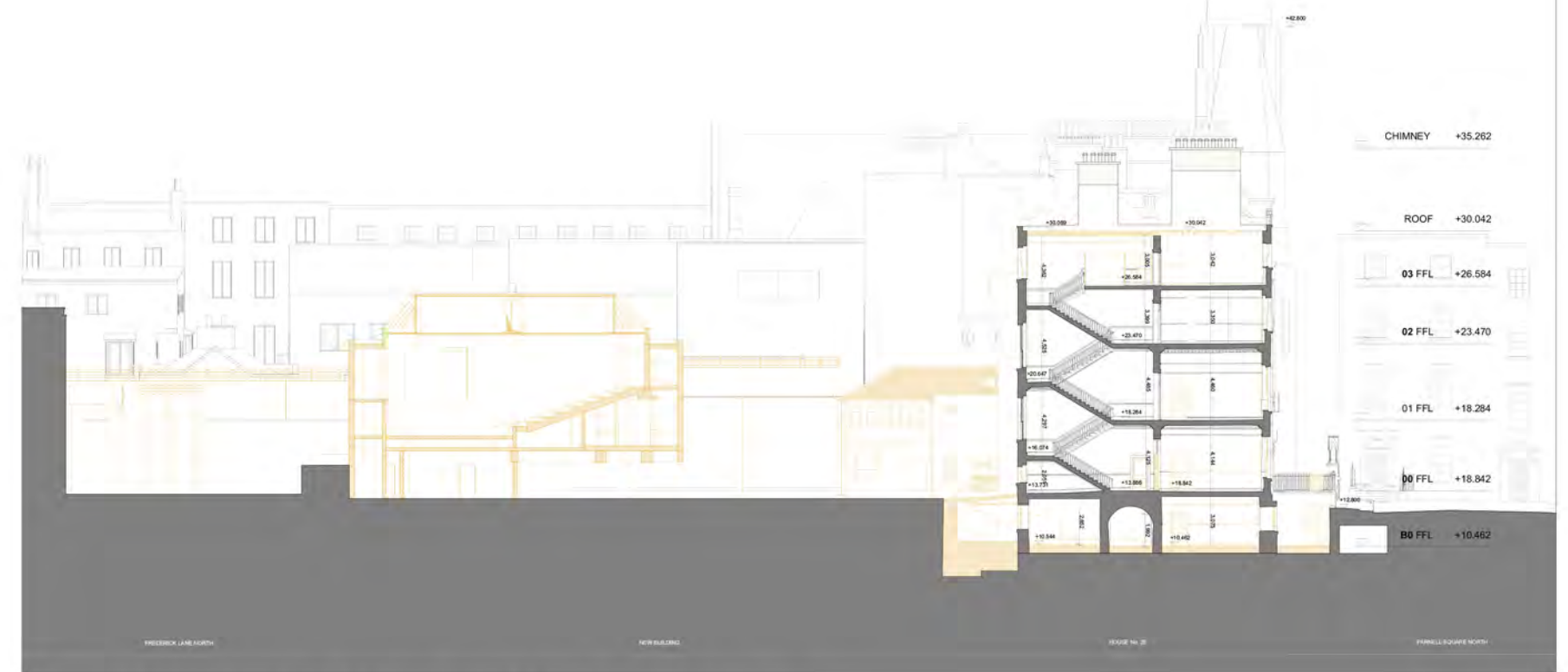
NORTH-SOUTH CROSS SECTION THROUGH AMHARCLANN BUILDING & NO 27



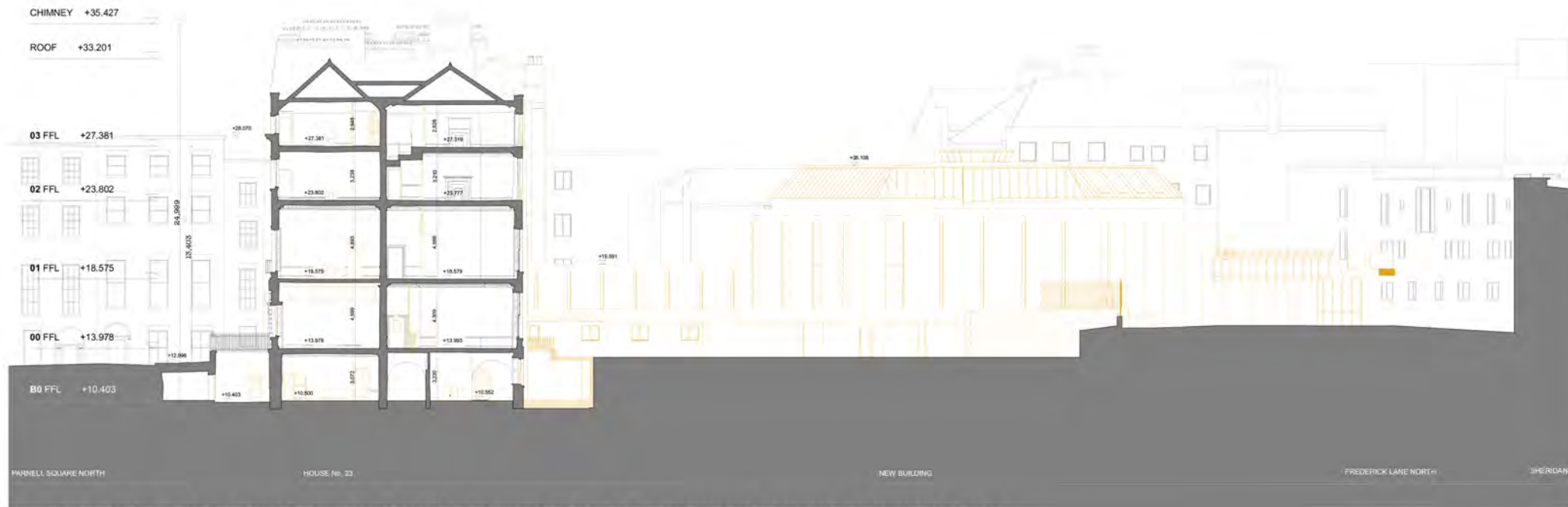
SOUTH-NORTH CROSS SECTION THROUGH NO 27



SOUTH-NORTH CROSS SECTION THROUGH NO 24



NORTH-SOUTH SECTION THROUGH AMHARCLANN BUILDING & NO 25



SOUTH-NORTH SECTION THROUGH NO 23 SHOWING EAST ELEVATION OF AMHARCLANN BUILDING



SOUTH-NORTH SECTION THROUGH NO 28

Nos 23-28 Fabric Removal Drawings:

Note: Drawings are not to scale.

The drawings provided in this report are for illustrative purposes only.

Refer to formal planning drawings submitted for accurate dimensions and information

-  Fabric Removal
-  Fabric Removal

7.2 Proposed new works, interventions and Additions

The following pages provide a description of the proposed works using a combination of planning drawings (included in this report for illustrative purposes only and not to scale), and a range of drawings, sketches, diagrams and outline methodologies which describe proposed strategies for specific works elements. The works elements described comprise:

1. Outline Schedule of Works relating to the existing buildings with general strategies for fire safety and accessibility.
2. Roof Works to existing roofs to be retained
3. Facade repairs
4. Mapping of proposed repairs to decorative ceiling plaster-work
5. Joinery mapping showing elements to be retained and repaired/upgraded and new elements
6. Mapping of proposed services (M&E) installations which can be read in conjunction with Appendix C

In the appendices - Appendix B & Appendix C - planning strategies prepared by Arup Consulting Engineers set out information relating to the structural and building services installations. These strategies, proposals and solutions have been developed with close collaboration between architects, conservation architects, structural engineers, M&E engineers and Fire Safety consultant.

The proposal drawings are presented initially and firstly describe the entire scheme, comprising existing buildings, new-build addition to rear of Nos 23-28 and the public realm works. These are followed by an outline schedule of works and strategies and mapping diagrams for the works elements listed above. The Arup Structural and M&E Services planning documents are included in the Appendices (B & C).



SITE CONTEXT PLAN SHOWING PUBLIC REALM PROPOSAL AND GROUND FLOOR LAYOUT



SOUTH ELEVATION OF PARNELL SQUARE NORTH

Proposal Drawings:

Note: Drawings are not to scale.

The drawings provided in this report are for illustrative purposes only.

Refer to formal planning drawings submitted for accurate dimensions and information.

The red colour used to indicate proposed new fabric only relates to the protected structures.

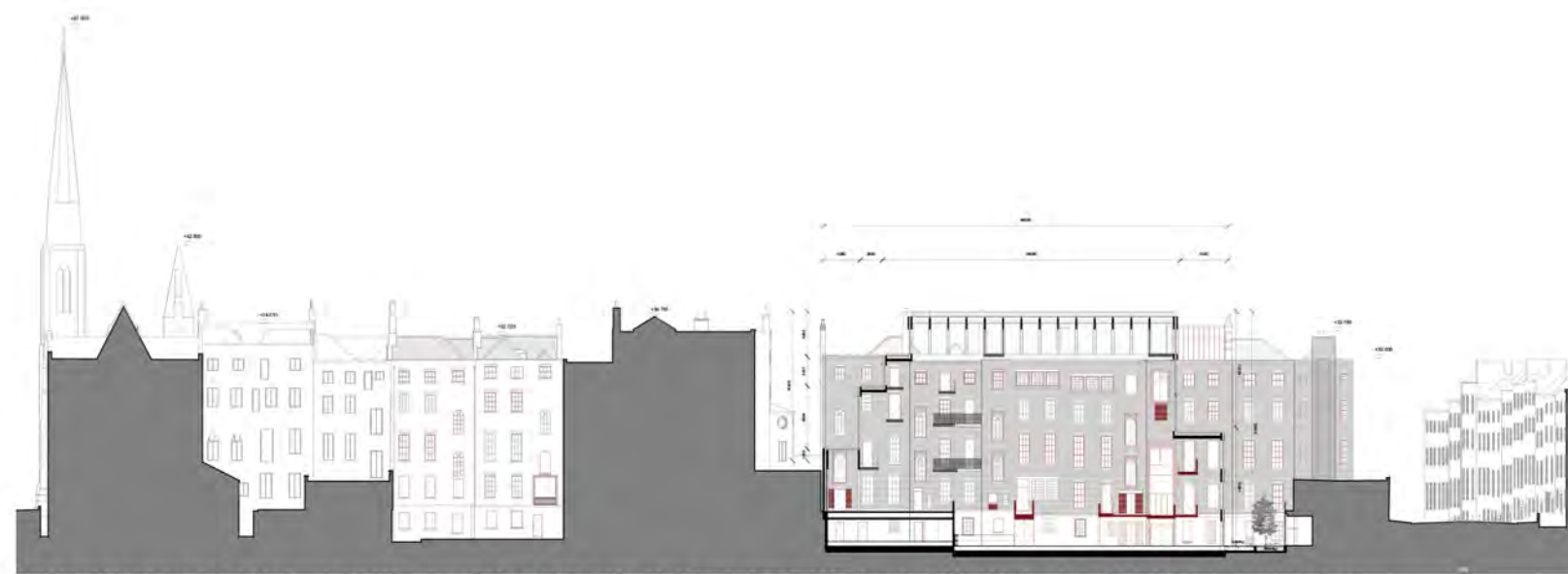
- █ Proposed Fabric
- █ Proposed Fabric elevation
- █ Proposed Infill to existing walls



Public Realm proposal plan (refer to BSLA landscape drawings and landscape planning report submitted with planning documentation):

Main aspects of proposal:

- Historic granite paving, kerbs and coal hole covers to be retained. Repairs to be carried out including replacement of any damaged flags or paving which has been previously replaced with concrete, using a Leinster granite paving unit. Lifting and relaying of pavement may be necessary to alter or lay new services and to address condition in terms of level and even surfaces for access.
- Existing pavements to be extended in width on both sides (alongside buildings and alongside Garden of Remembrance) with new granite paving and kerbs
- Reduced two lane carriageway to be provided with a granite paved surface (smaller unit pavier)
- Raised granite tables to be provided at west and east end of carriageway with a wider central raised table aligning Charlemont House to the Garden of Remembrance entrance. Signalled crossing point adjacent
- Extended pavement at south-west corner with water feature
- New benches and street lighting; new bicycle parking with Dublin Bikes stand relocated. Existing car parking to be removed.
- Provision of underground services - water, power, data - to allow for events, markets, activities to take place within the extended public realm/pedestrian pavement
- Relocation of Miami Showband Memorial to an agreed location - potentially within the public realm proposal.
- New tree planting along edge of Garden of Remembrance



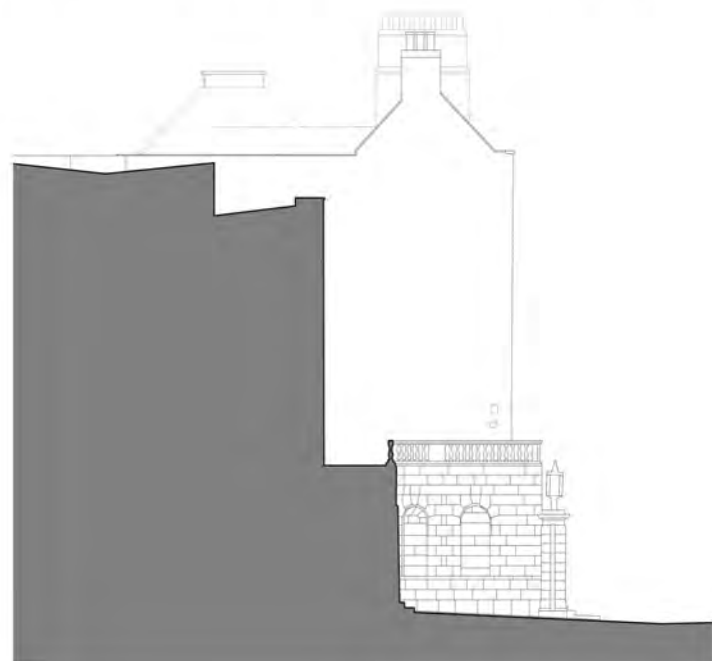
REAR (NORHT) FACADE - CONTEXT, WITH SECTION THROUGH NEW BUILD SHOWING REAR FACADES OF 23-27



FRONT (SOUTH) FACADE NOS 20 & 21



GRANBY ROW (WEST) ELEVATION - NO 28 & NEW BUILD



WEST, GABLE, ELEVATION NO 21 - proposal is to remove cement render and repair underlying historic brick, or re-render in lime. Final decision will be based on condition of brickwork following removal of render.



REAR (NORTH) FACADE NOS 20 & 21

Proposal Drawings:

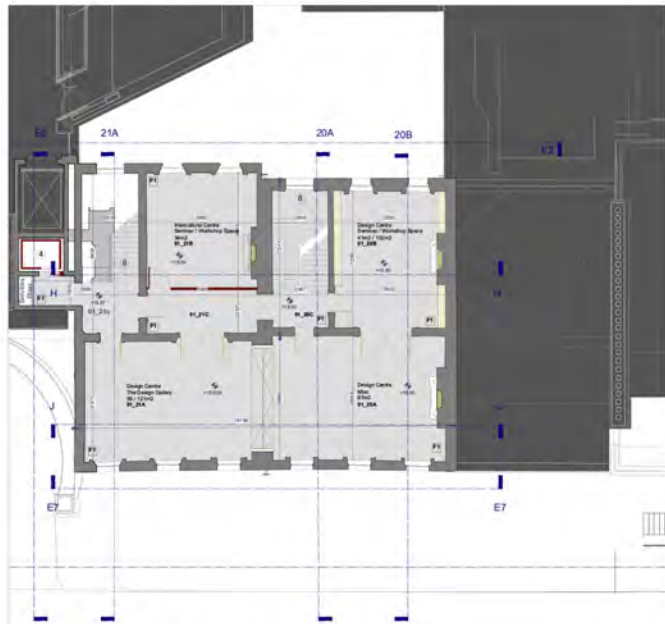
Note: Drawings are not to scale.

The drawings provided in this report are for illustrative purposes only.

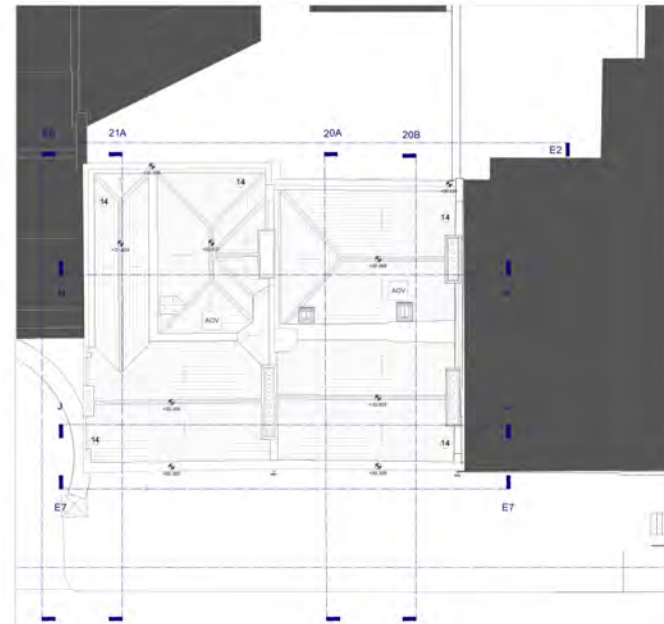
Refer to formal planning drawings submitted for accurate dimensions and information.

The red colour used to indicate proposed new fabric only relates to the protected structures.

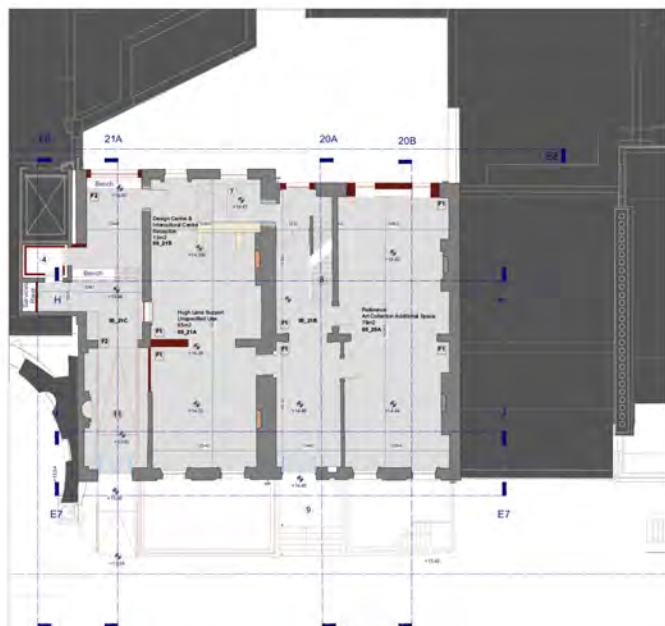
- Proposed Fabric
- Proposed Fabric elevation
- Proposed infill to existing walls



FIRST FLOOR PLAN



ROOF PLAN



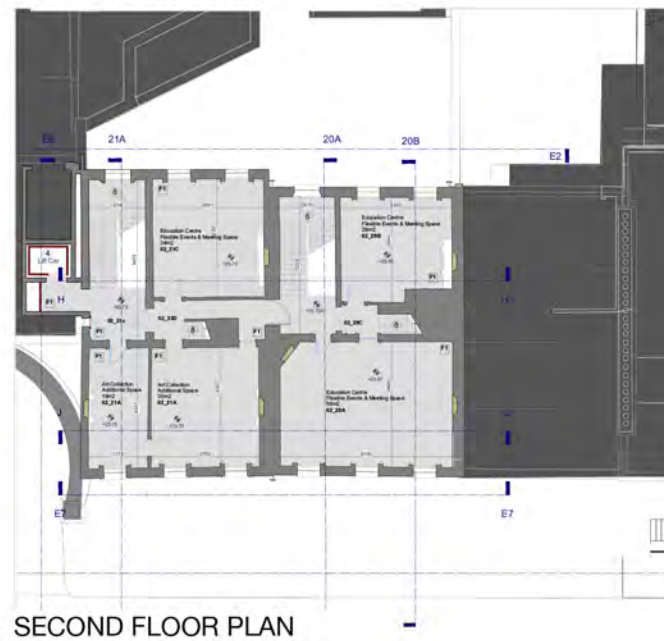
GROUND FLOOR PLAN



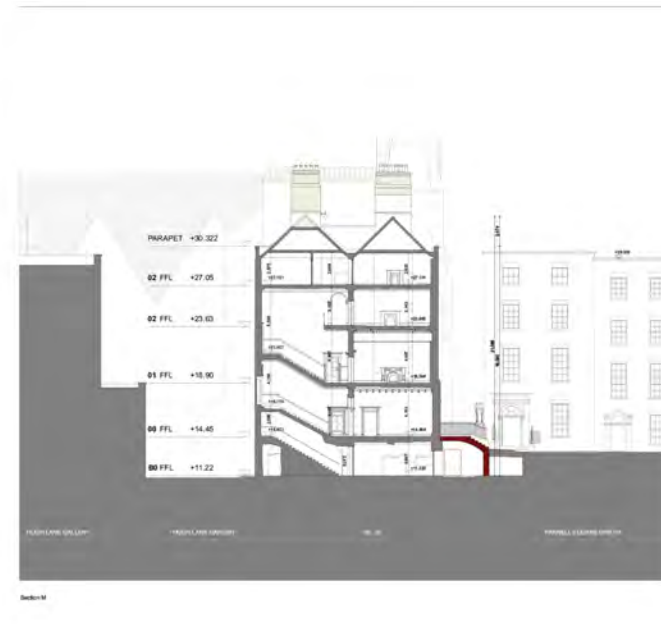
THIRD FLOOR PLAN



BASEMENT FLOOR PLAN



SECOND FLOOR PLAN



NORTH-SOUTH CROSS SECTION THROUGH NO 20



SOUTH-NORTH SECTION THROUGH NO 21



WEST-EAST SECTION THRO' 21 & 20 LOOKING NORTH



EAST-WEST SECTION THROUGH NOS 20 & 21 LOOKING SOUTH

Proposal Drawings:

Note: Drawings are not to scale.

The drawings provided in this report are for illustrative purposes only.

Refer to formal planning drawings submitted for accurate dimensions and information.

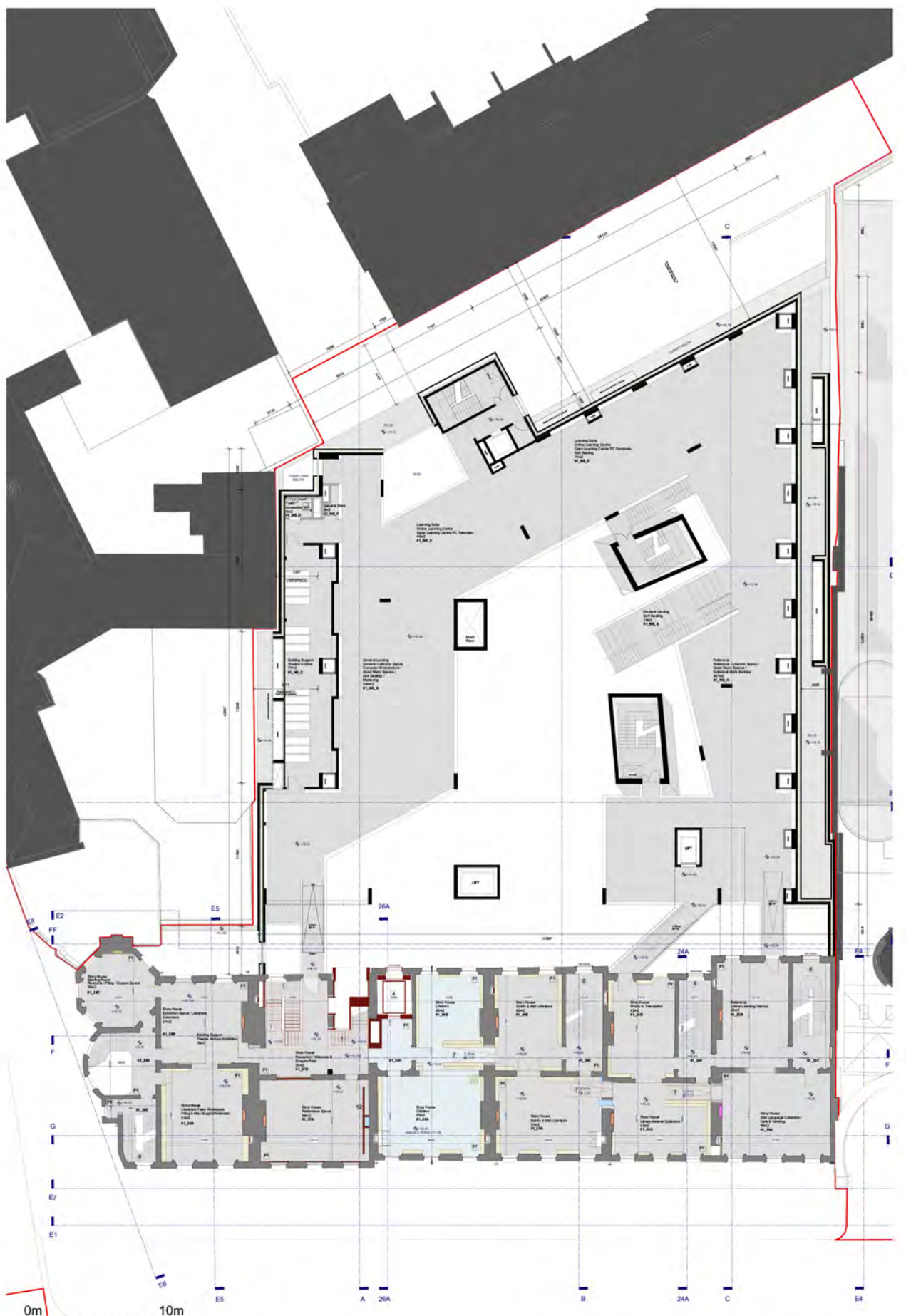
The red colour used to indicate proposed new fabric only relates to the protected structures.

- Proposed Fabric
- Proposed Fabric elevation
- Proposed Infill to existing walls

Nos 20-21



GROUND FLOOR PLAN



FIRST FLOOR PLAN

- Proposed Fabric
- Proposed Fabric elevation
- Proposed Infill to existing walls

Nos 23-28

Proposal Drawings:
 Note: Drawings are not to scale.
 The drawings provided in this report are for illustrative purposes only.
 Refer to formal planning drawings submitted for accurate dimensions and information.
 The red colour used to indicate proposed new fabric only relates to the protected structures.



SECOND FLOOR PLAN

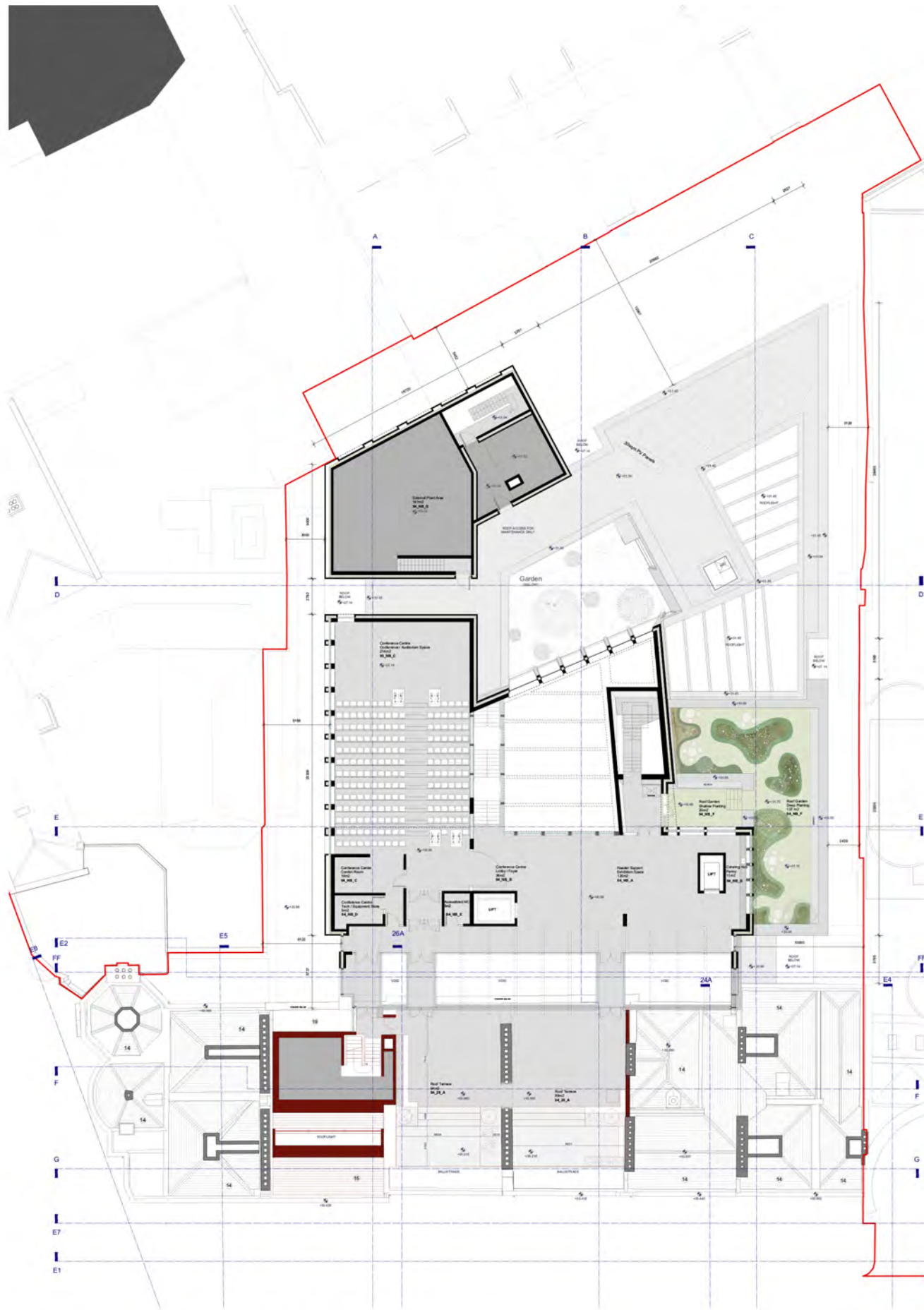
Nos 23-28

Proposal Drawings:
 Note: Drawings are not to scale.
 The drawings provided in this report are for illustrative purposes only.
 Refer to formal planning drawings submitted for accurate dimensions and information.
 The red colour used to indicate proposed new fabric only relates to the protected structures.



THIRD FLOOR PLAN

- Proposed Fabric
- Proposed Fabric elevation
- Proposed Infill to existing walls



FOURTH FLOOR PLAN NEW BUILD / ROOF PLAN EXISTING HOUSES

Nos 23-28




Proposal Drawings:

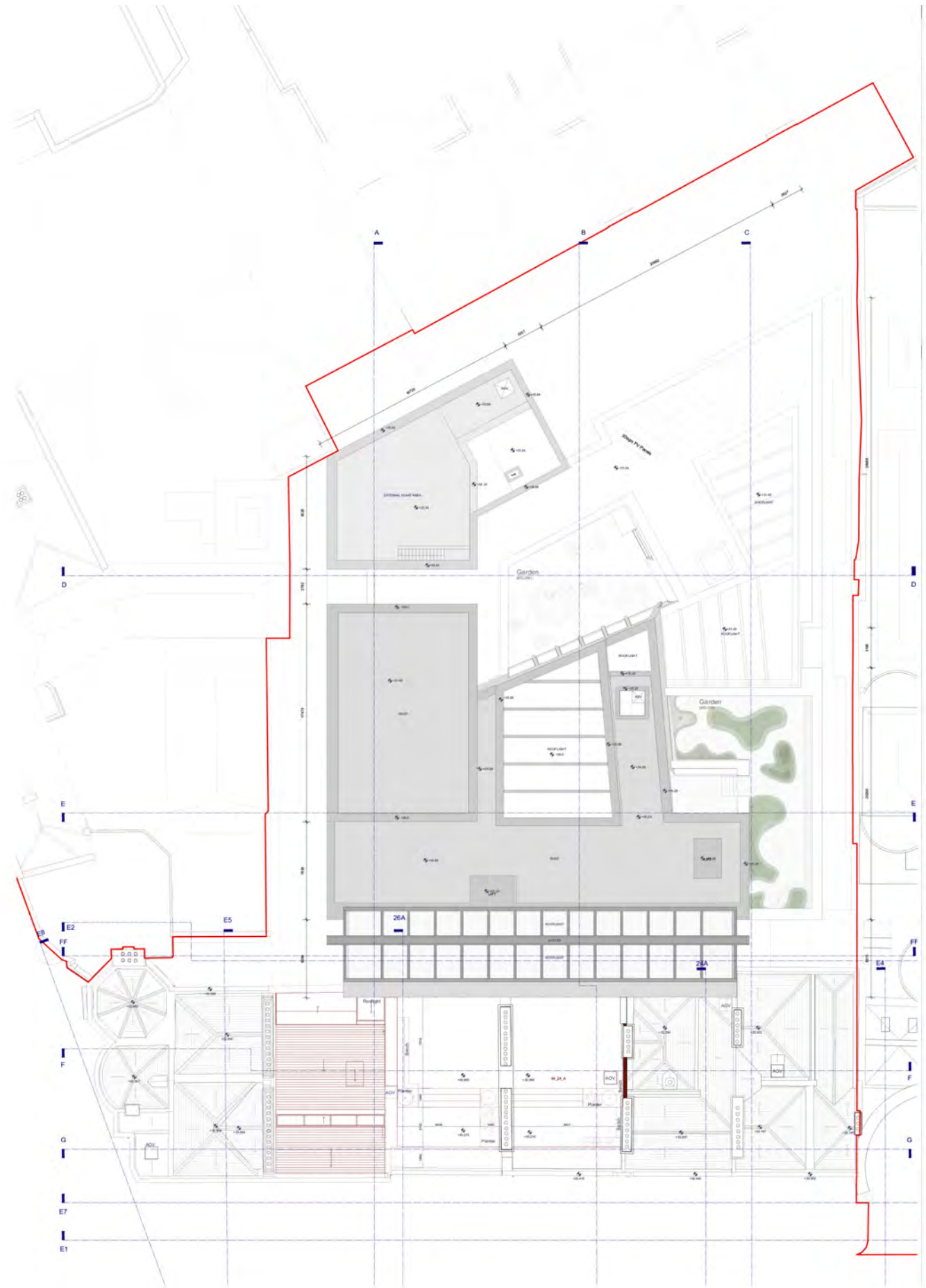
Note: Drawings are not to scale.

The drawings provided in this report are for illustrative purposes only.

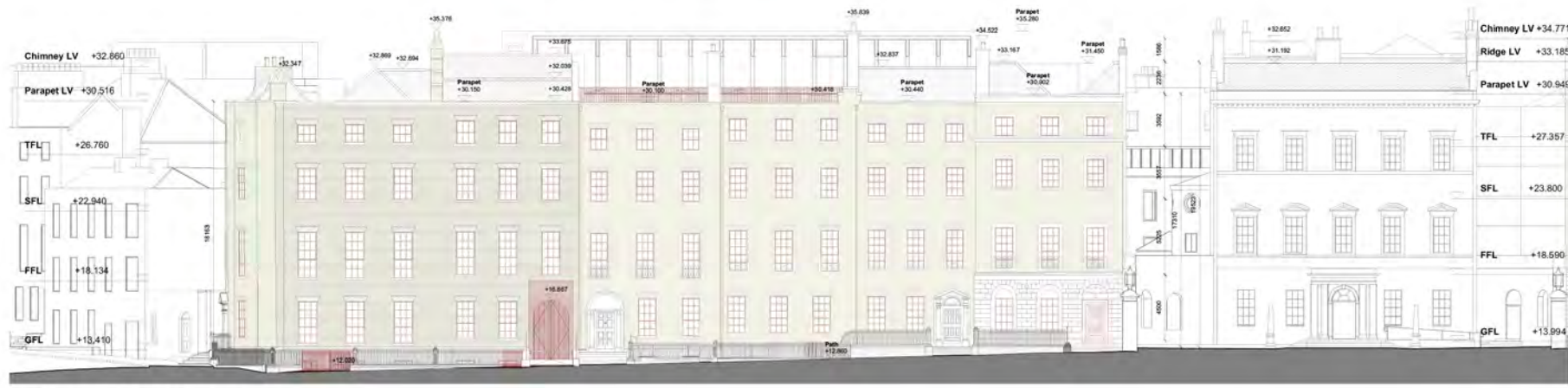
Refer to formal planning drawings submitted for accurate dimensions and information.

The red colour used to indicate proposed new fabric only relates to the protected structures.

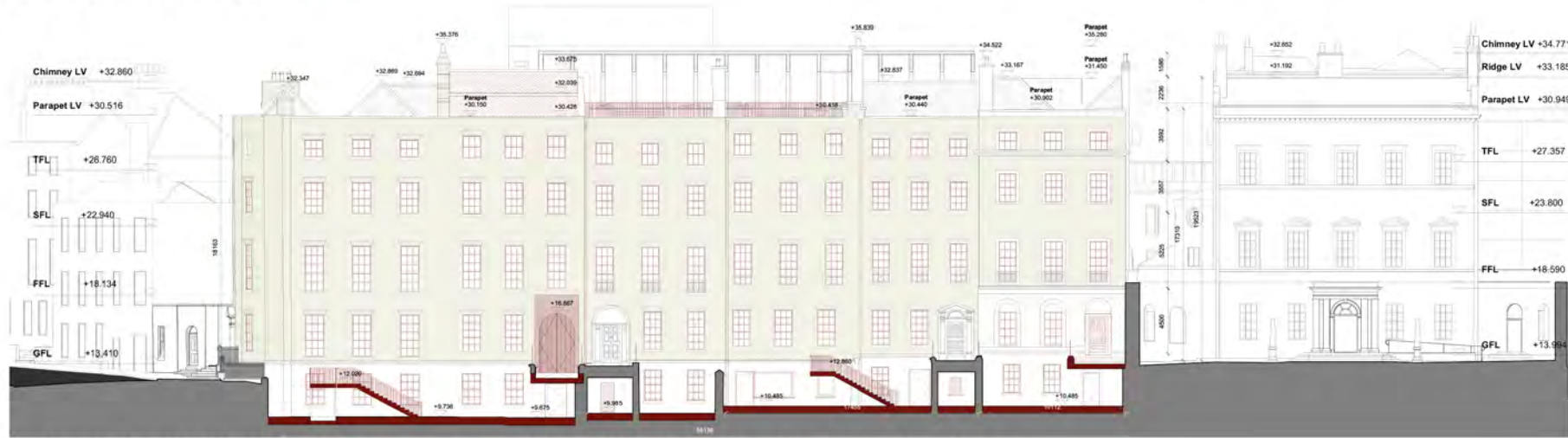
-  Proposed Fabric
-  Proposed Fabric elevation
-  Proposed infill to existing walls



ROOF PLAN



FRONT (SOUTH) ELEVATION



SECTION THROUGH BASEMENT AREAS - SHOWING SOUTH ELEVATION, INCL. BASEMENT



EAST-WEST SECTION THROUGH NEW BUILD SHOWING REAR (NORTH) FACADE OF EXISTING HOUSES AND CONNECTING BRIDGE LINKS

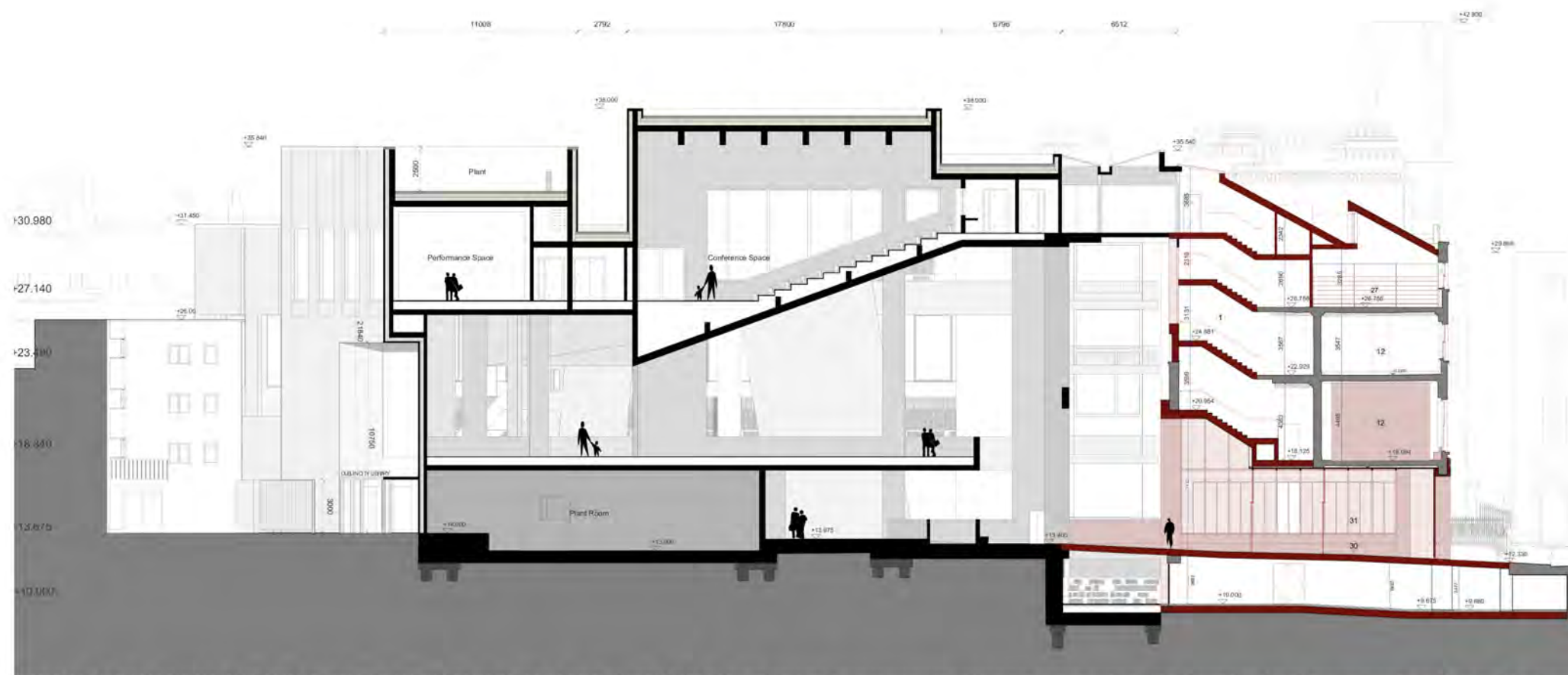


REAR (NORTH) ELEVATION ONTO NORTH FREDERICK LANE AND BETHESDA PLACE

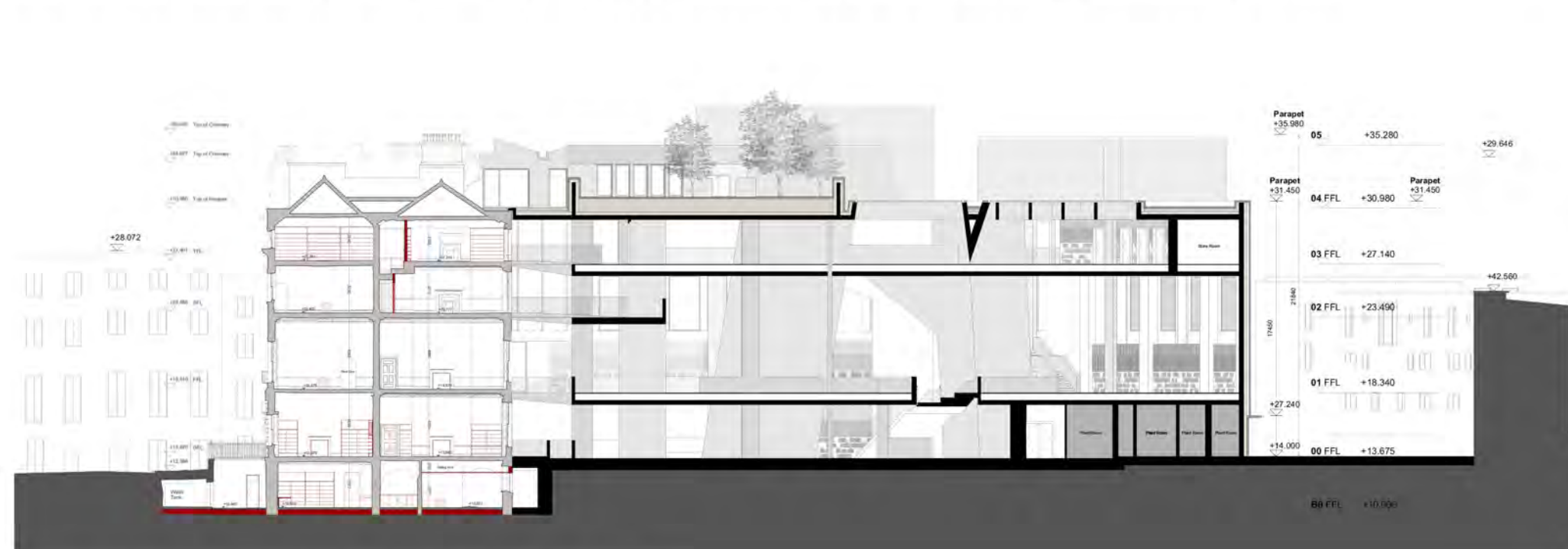
Proposal Drawings:
 Note: Drawings are not to scale. The drawings provided in this report are for illustrative purposes only. Refer to formal planning drawings submitted for accurate dimensions and information. The red colour used to indicate proposed new fabric only relates to the protected structures.

- Proposed Fabric
- Proposed Fabric elevation
- Proposed Infill to existing walls

Nos 23-28



NORTH-SOUTH SECTION THROUGH NEW BUILDING AND HOUSE NO 27. This shows the proposed entrance ramp extending from the front pavement on Palace Row through No 27 to the new building at the rear of 27. Also shown is the proposed new stairs within No 27 and their proposed reordering of the roof.



SOUTH-NORTH SECTION THROUGH HOUSE 24 AND NEW BUILD

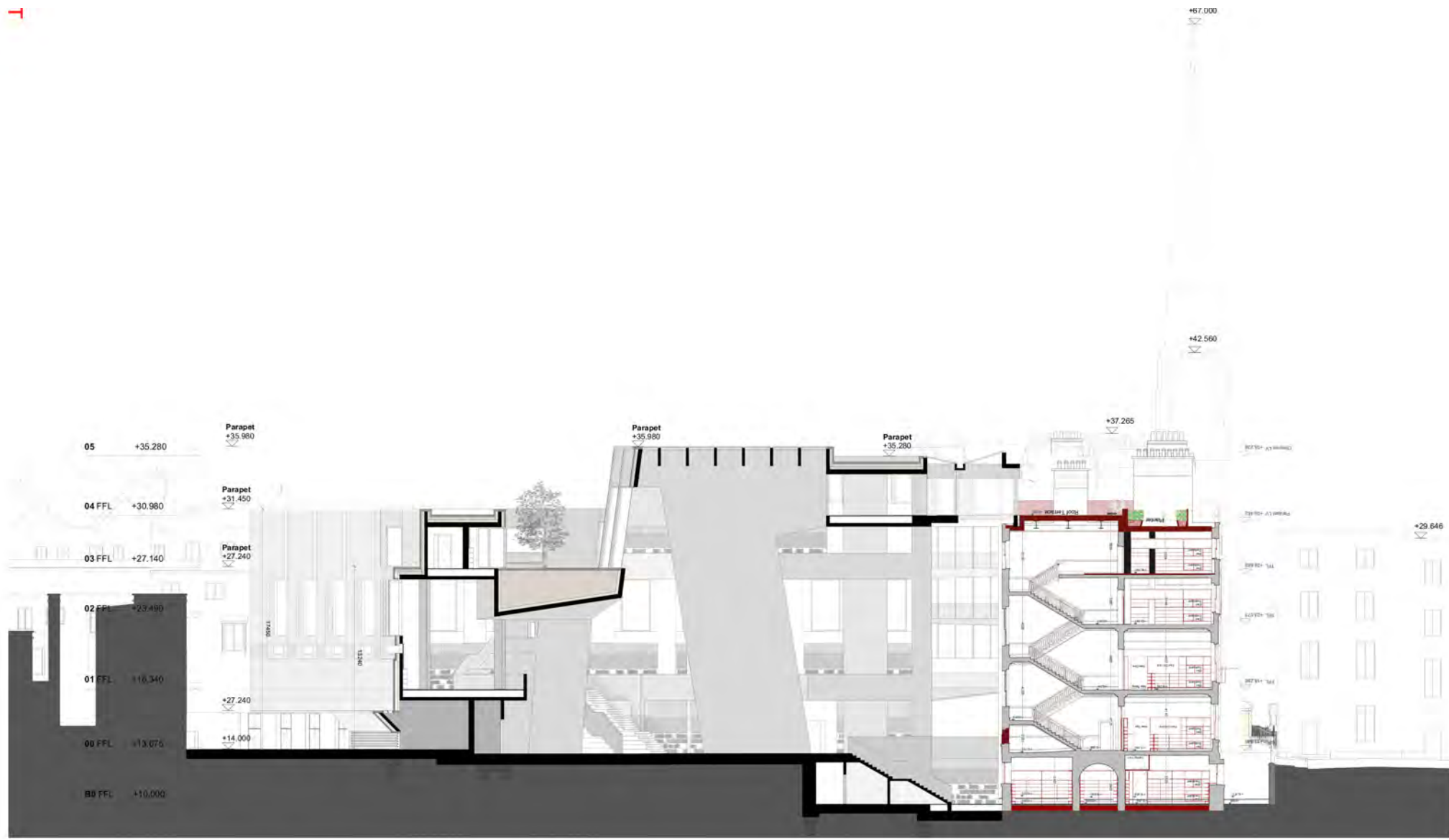
Proposal Drawings:

Note: Drawings are not to scale. The drawings provided in this report are for illustrative purposes only.

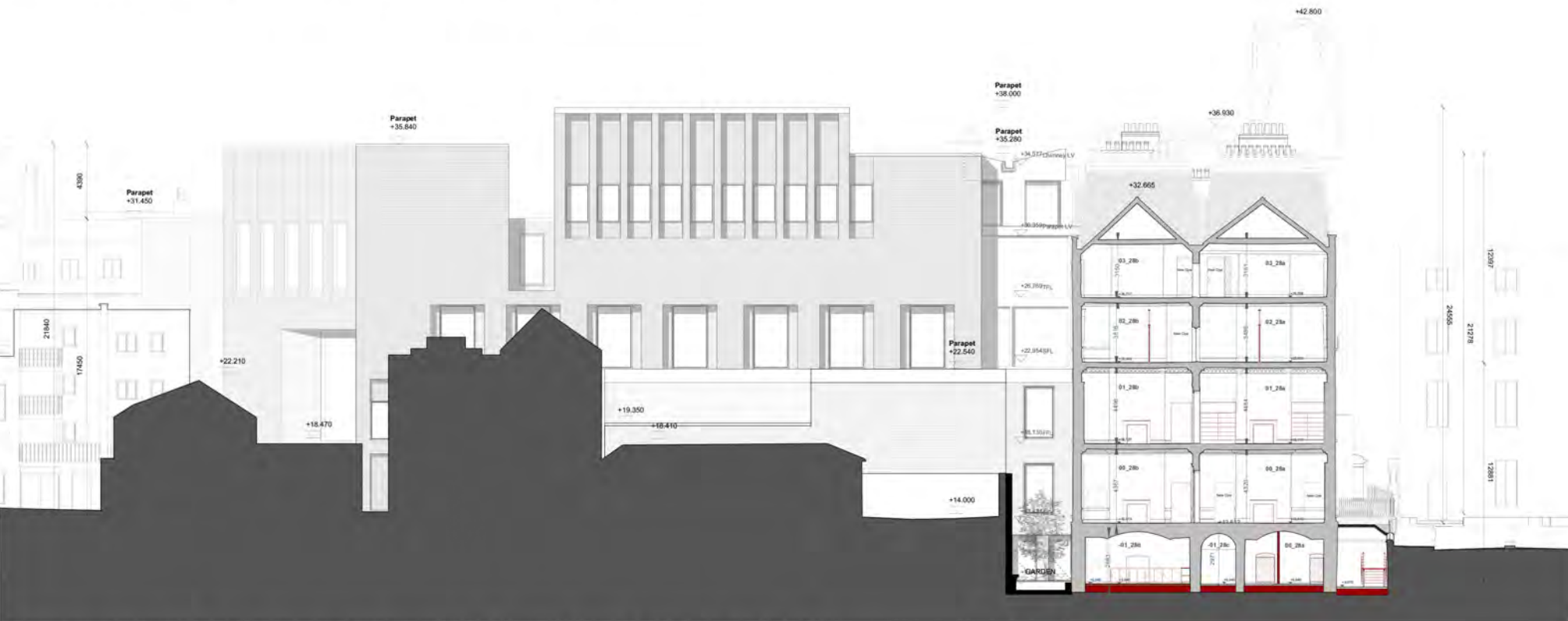
Refer to formal planning drawings submitted for accurate dimensions and information. The red colour used to indicate proposed new fabric only relates to the protected structures.

- Proposed Fabric
- Proposed Fabric elevation
- Proposed Infill to existing walls

Nos 23-28



NORTH-SOUTH SECTION THROUGH NEW BUILDING AND HOUSE NO 25



WEST ELEVATION OF NEW BUILDING WITH CROSS SECTION THROUGH HOUSE NO 28

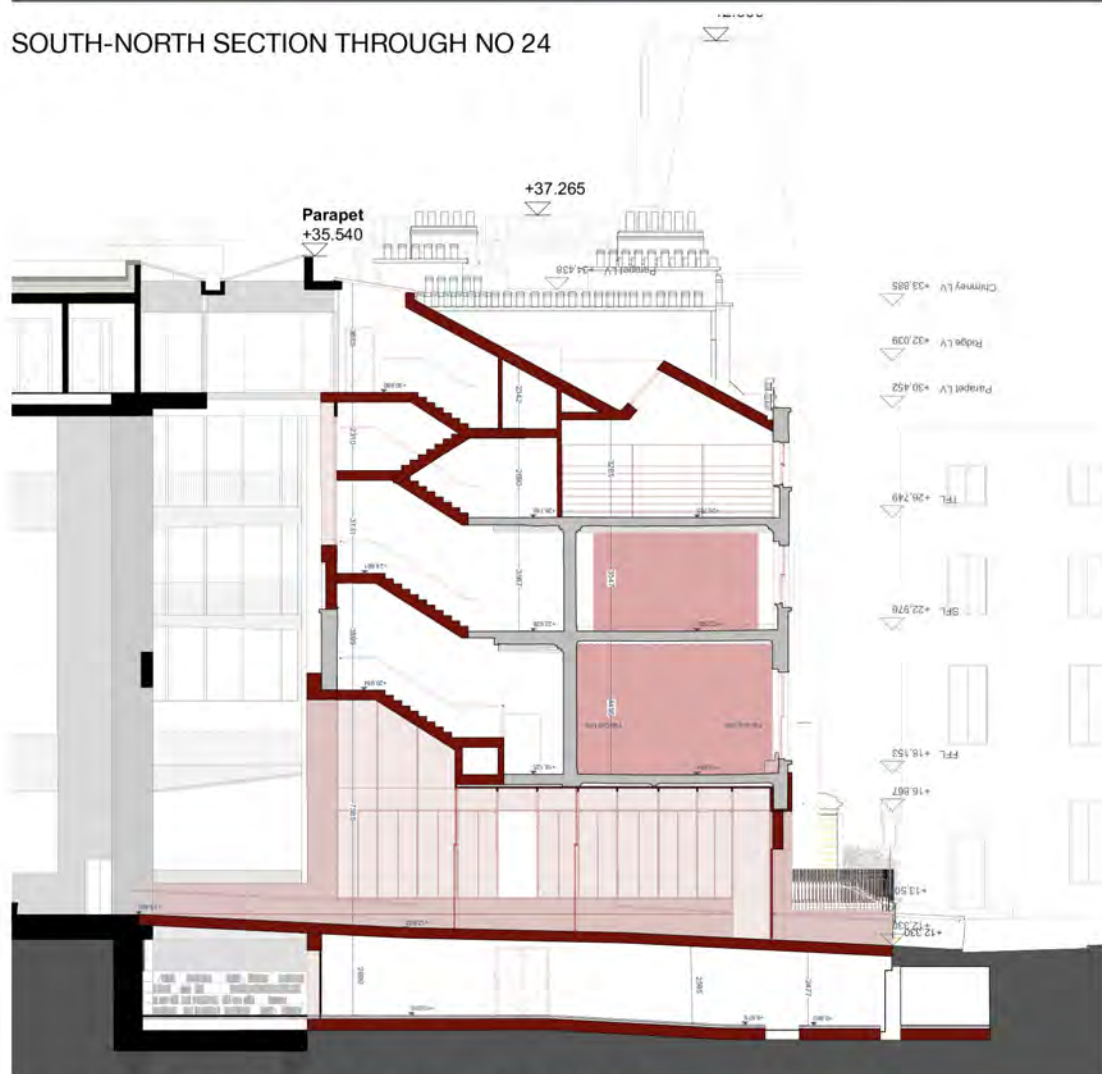
Proposal Drawings:
 Note: Drawings are not to scale. The drawings provided in this report are for illustrative purposes only. Refer to formal planning drawings submitted for accurate dimensions and information. The red colour used to indicate proposed new fabric only relates to the protected structures.

- Proposed Fabric
- Proposed Fabric elevation
- Proposed Infill to existing walls

Nos 23-28

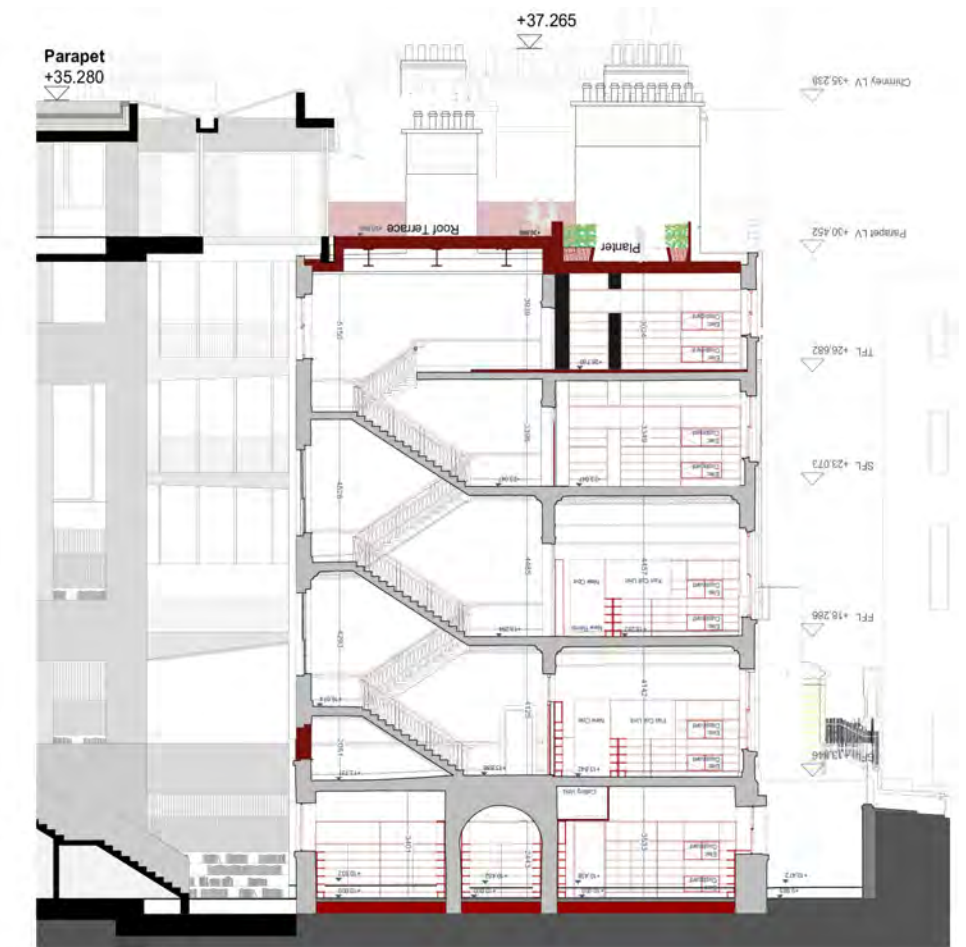


SOUTH-NORTH SECTION THROUGH NO 24



NORTH-SOUTH SECTION THROUGH HOUSE NO 27

The four cross-sections on this page are through House Nos 23 (top left); 25 (top right); 27 (bottom left) and 28 (bottom right).



NORTH-SOUTH SECTION THROUGH HOUSE NO 25

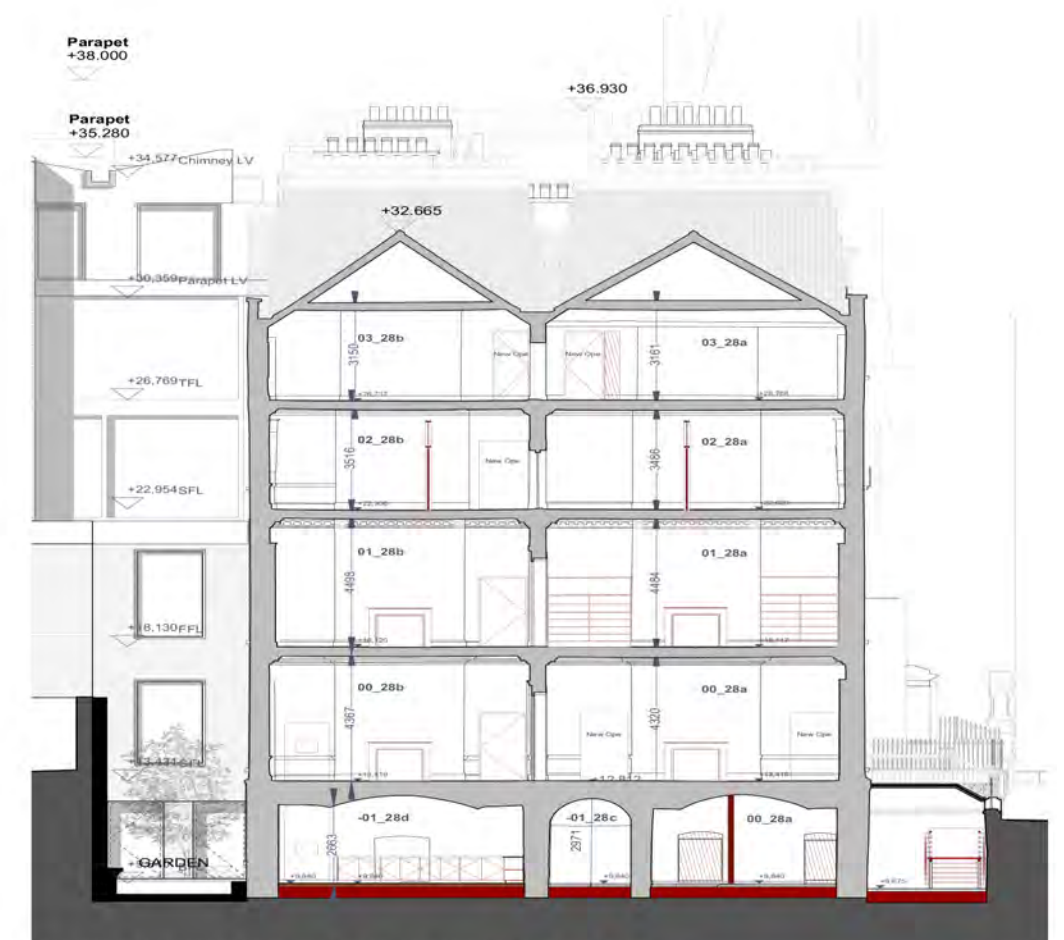
Proposal Drawings:

Note: Drawings are not to scale. The drawings provided in this report are for illustrative purposes only.

Refer to formal planning drawings submitted for accurate dimensions and information. The red colour used to indicate proposed new fabric only relates to the protected structures.

- Proposed Fabric
- Proposed Fabric elevation
- Proposed infill to existing walls

Nos 23-28



NORTH-SOUTH SECTION THROUGH HOUSE NO 28



GRANBY ROW No. 28 No. 27 No. 26 No. 25 No. 24 No. 23 HUGH LANE GALLERY

EAST-WEST SECTION THROUGH NOS 23 (LHS) TO 28 (RHS) LOOKING SOUTH

Proposal Drawings:

Note: Drawings are not to scale.
 The drawings provided in this report are for illustrative purposes only.
 Refer to formal planning drawings submitted for accurate dimensions and information.
 The red colour used to indicate proposed new fabric only relates to the protected structures.

- Proposed Fabric
- Proposed Fabric elevation
- Proposed Infill to existing walls



WEST-EAST SECTION THROUGH NOS 28 (LHS) TO 23 (RHS), LOOKING NORTH

Proposal Drawings:

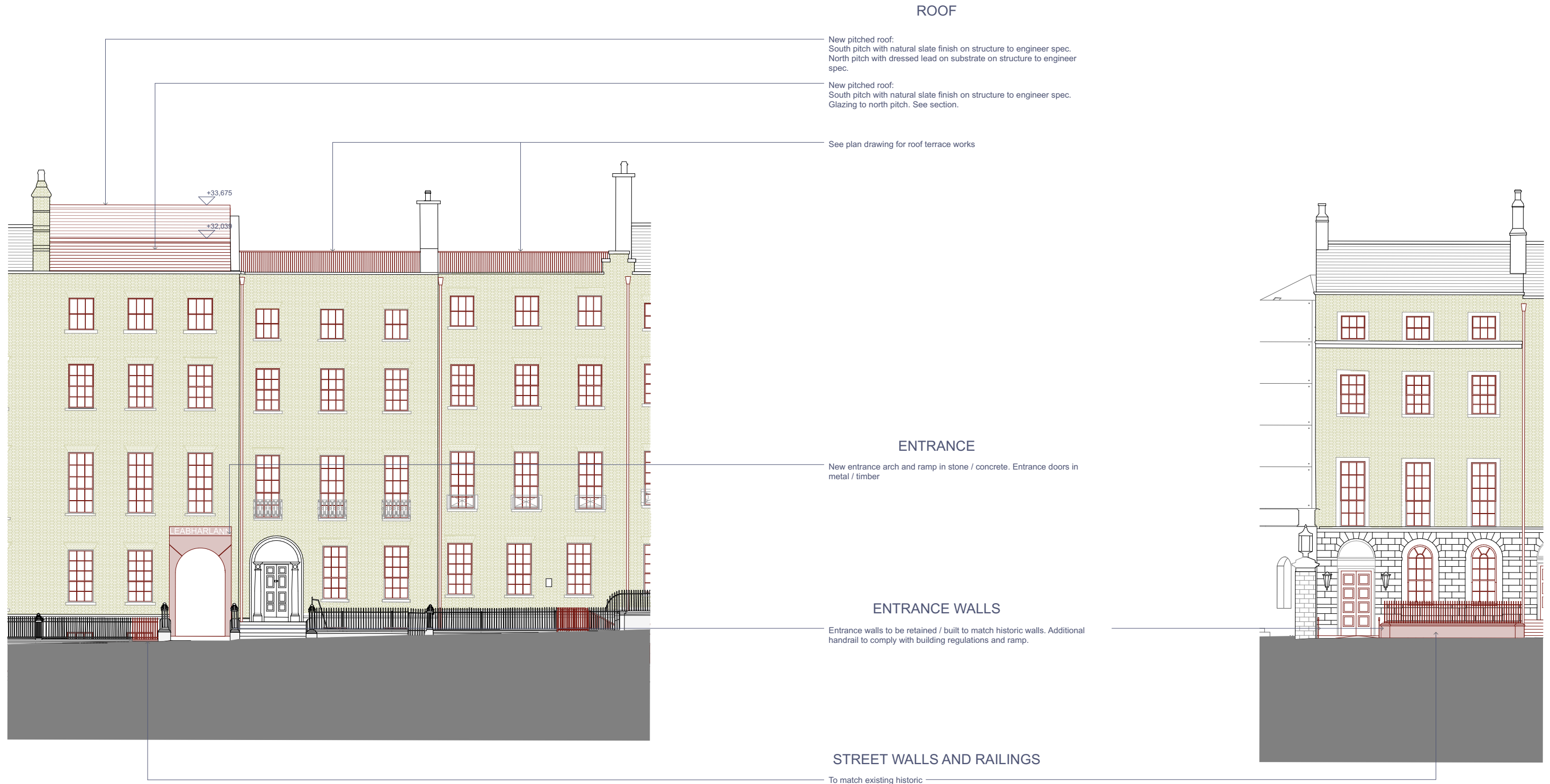
Note: Drawings are not to scale.

The drawings provided in this report are for illustrative purposes only. Refer to formal planning drawings submitted for accurate dimensions and information.

The red colour used to indicate proposed new fabric only relates to the protected structures.

- Proposed Fabric
- Proposed Fabric elevation
- Proposed Infill to existing walls

7.4 Drawings Describing Proposed Entrance; New Stairs and Roof Terrace Interventions



The entrance to No 27, above, involves the lowering of the existing door opening - which was widened and altered by Colaiste Mhuire in the mid 1960's when the Amharclann was built - removal of the granite steps and, forming a new stone surround which will also contain the library name/sign. This sign will be in the form of individual metal lettering or, inscribed into the stone surround.

A new ramp/sloped entrance extending from the footpath into No 27 will provide universal access entry to the new library. This also involves reordering of the ground floor along this ramp including loss of the basement vaulting under this area.

The above drawings describe the key interventions proposed for the entrances at Nos 27 (left) and 21 (right).

The entrance to No 21, above, involves lowering the existing door opening to pavement level and removal of existing stone entrance steps thus creating a larger (higher) door opening. The ground will be sloped to allow for universal access entry to Nos 20 & 21 via this door opening. The other significant external interventions involve the removal of the first floor balcony across Nos 20 & 21 which is not original and was significantly altered in the mid/late-twentieth century and, the reinstatement of the front plinth and railings to the basement area of No 21.

ROOF

New pitched roof:
South pitch with natural slate finish on structure to engineer spec.
North pitch with dressed lead on substrate on structure to engineer spec.

Plant room and access stairs located under roof pitch

Glazed roof section to connect pitched roof from ridge to new build bridge at rear

New pitched roof:
South pitch with natural slate finish on structure to engineer spec.
Glazing to north pitch. See section.

See plan drawing for roof terrace works

ENTRANCE INTERIOR

CEILING:

New metal /timber cladding on timber substrate to entrance ceiling Ribs to traverse ceiling in same materials at intervals

FLOOR:

Stone / concrete floor surface to entrance through No.27

DOOR:

2No. metal framed automatic glazed sliding doors with fixed glazed overhead sections

WALLS:

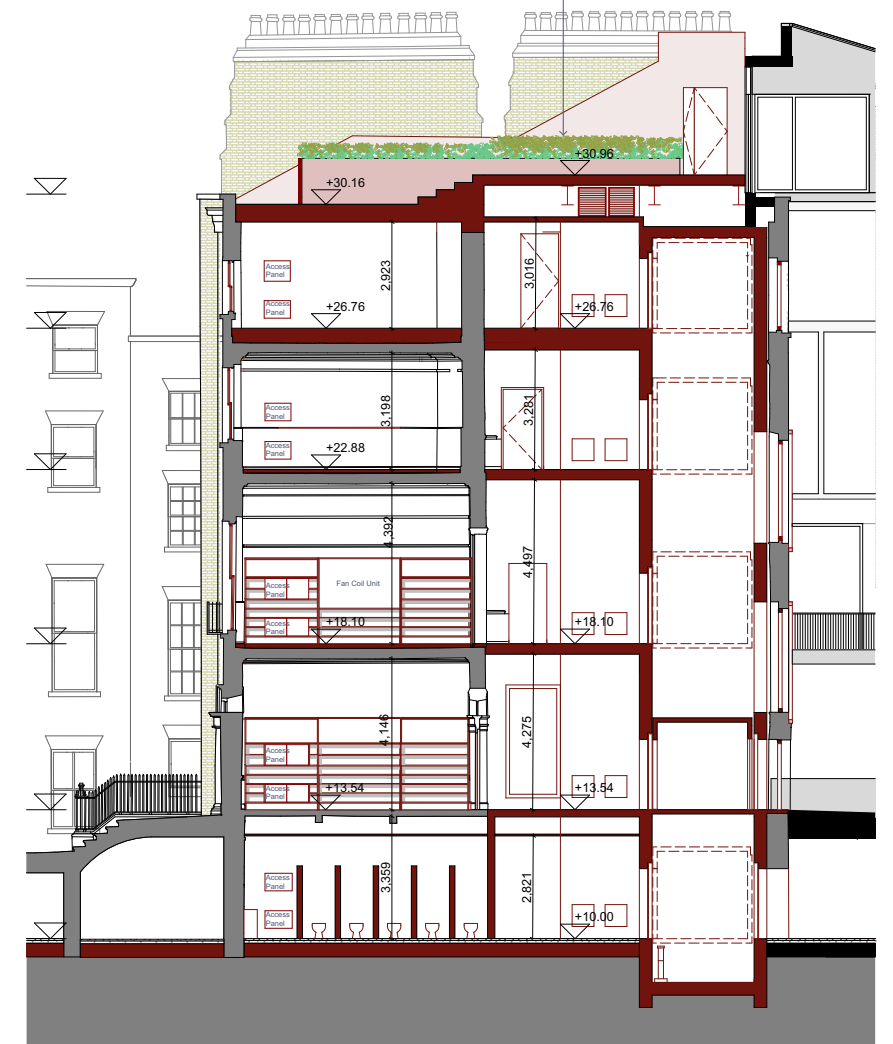
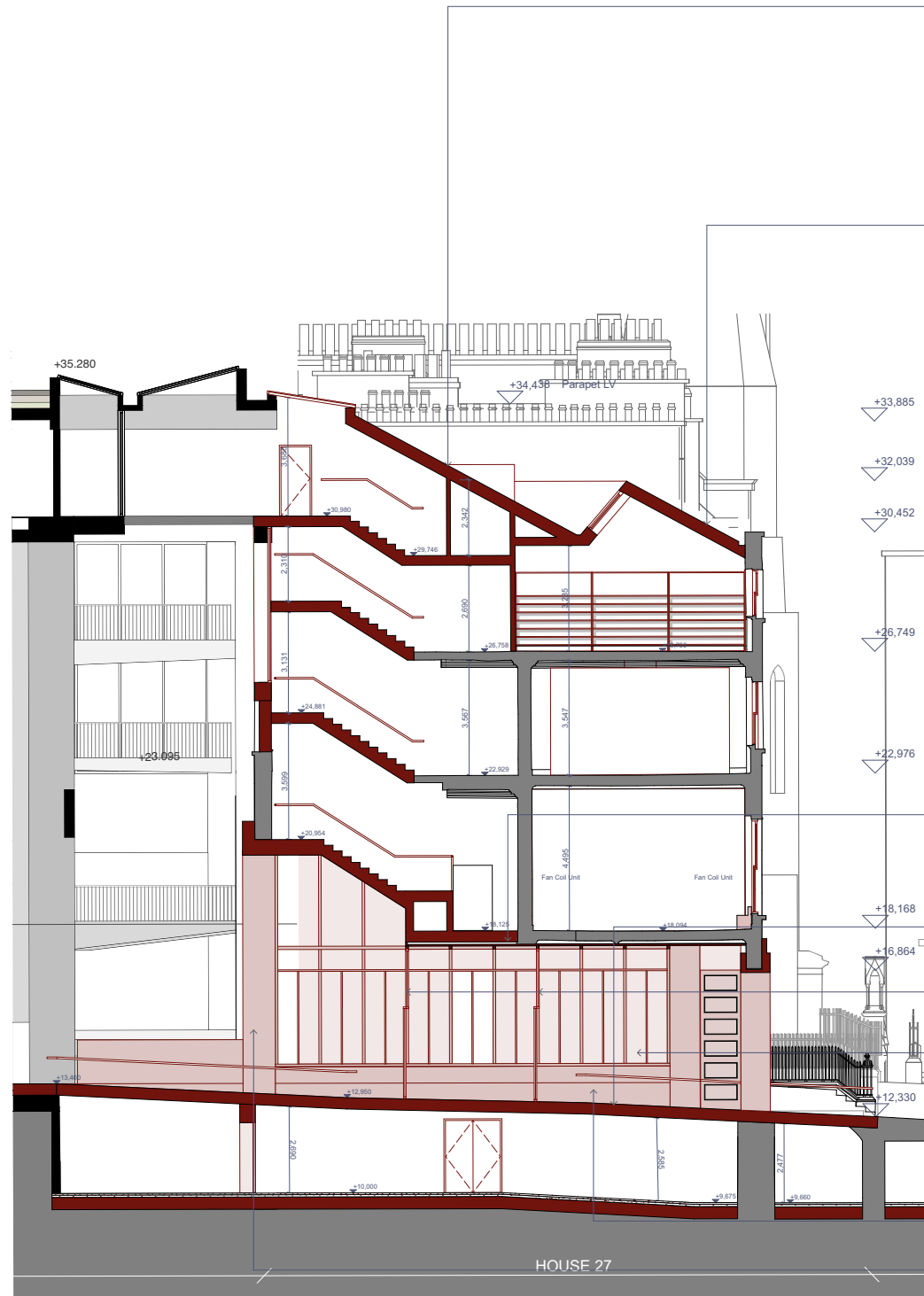
New metal / timber cladding on timber substrate to line to entrance walls above plinth level. Lining to consist of vertical ribs at intervals on a flat surface.

See plan for locations of windows within wall and for an indication of depths of lining etc.

See front elevation for details of entrance wall

Plinth in stone / concrete. 100mm radius cut in section. See Plans for more drawn details. Metal handrail to be fixed to plinth wall

Architectural concrete frame in new ope of rear facade



The above sections describe the proposed interventions at Nos 27 (left) and 26 (right).

LEFT: The new entrance to No 27 will involve alterations to front doorcase and entrance steps. It will also require alterations to the ground floor, lowering this which involves loss of vaulted ceiling in basement below entrance hall floor. A new timber and metal partition and wall lining is proposed to separate the entrance hall the the adjacent new cafe/foyer space within No 27. A new staircase is proposed, located within the rear room at basement, ground and first floor level - requiring substantial removal of the existing floors here. The stairs will continue from first to third floor within the historic stairwell space - the original stairs having been removed by Colaiste Mhuire in the latter half of the 20th Century. The already altered roof to No 27 will be replaced with a new roof which will retain the north light quality into the top rooms, a naturally slated pitch and parapet condition to the front and, to the rear, a pitch roof which will contain the upper flight of the new stairs - connecting to the roof terrace at No 26 & 25, as well as the top floor of the new building to the rear - and containing a plant room for the mechanical ventilation system (this plant room is not visible in this section).

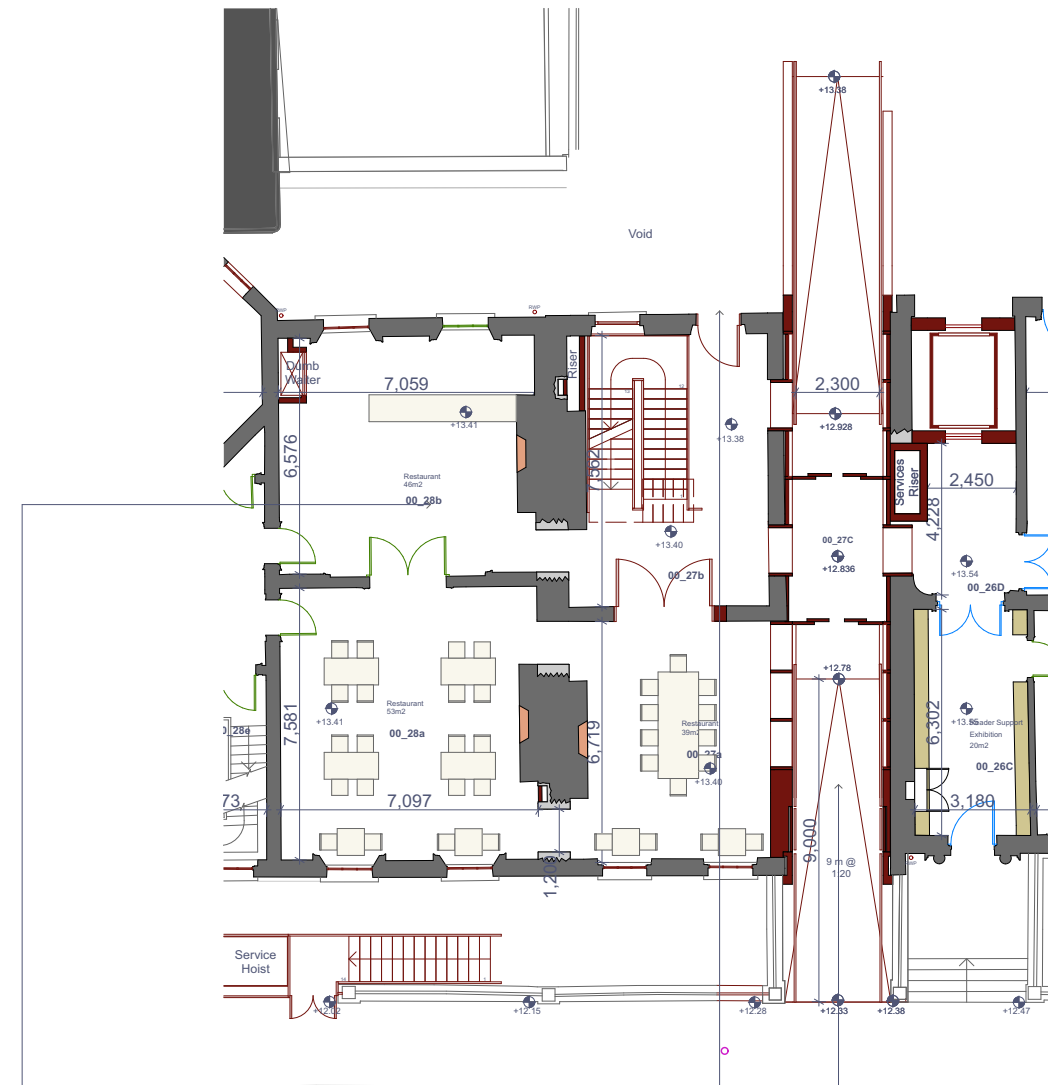
RIGHT: The section to the right, is through House No 26, showing the proposed new lift located in the original stairwell position and requiring the removal of the 1930's terrazzo staircase inserted by Colaiste Mhuire. The existing flat roof will be replaced, however retaining a flat roof which will provide a new public roof terrace. A metal guardrail - set back from the parapet line to reduce visibility - will limit public access area. New planting will be provided in planters on the roof.



Above shows part of the rear elevation of Nos 23-28, specifically part of Nos 26 & 27, where a large new opening is to be formed in No 27 at basement, ground and first floor level. This part of the rear facade has already been altered to facilitate the link bridge between No 27 and the 1966 Amharclann building. It is proposed to frame this enlarged opening in stone or architectural concrete (in line with the new structural elements of the proposed new rear library building). Existing window openings in this facade will be enlarged to form door openings where the new bridges connect the new building and existing houses and to facilitate access to the new lift in No 26. The upper section of No 27 - which was rebuilt in the mid 1960's will be reconstructed and extended in height to accommodate the connections between roof terraces and the upper, conference level of the new building. This higher section to the rear of No 27 will also enclose a plant room serving the houses.



BASEMENT PLAN Nos 26 & 27



See Elevations and Sections for details

ENTRANCE SPACE

See Elevations and Sections for details

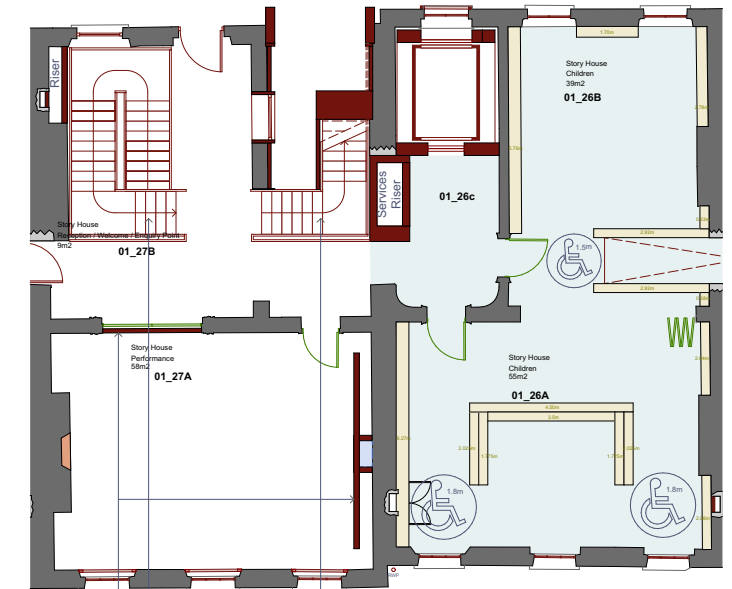
ACOUSTICS

Acoustic walls and screens.
Acoustic baffles built into fixed furniture

STAIRS

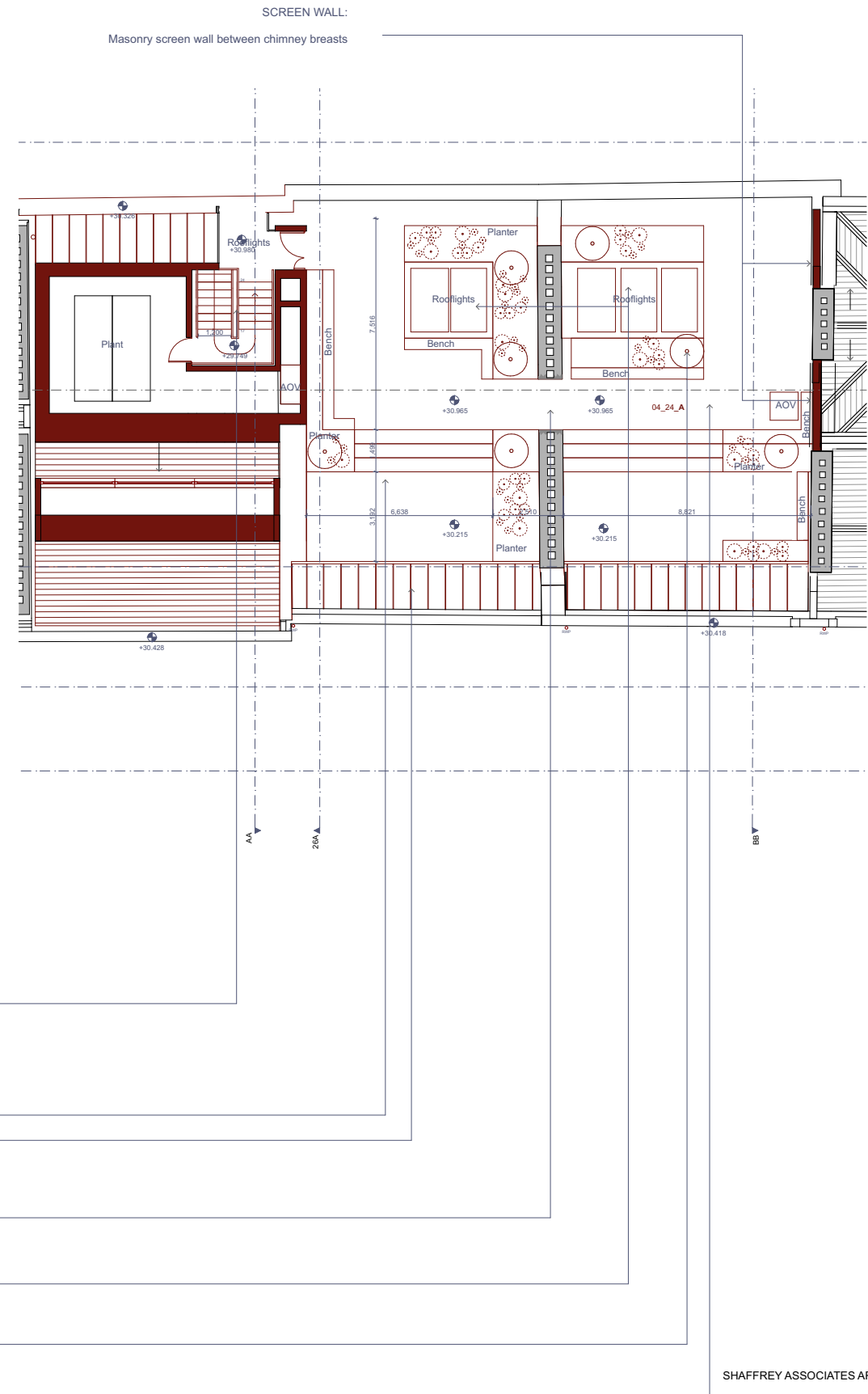
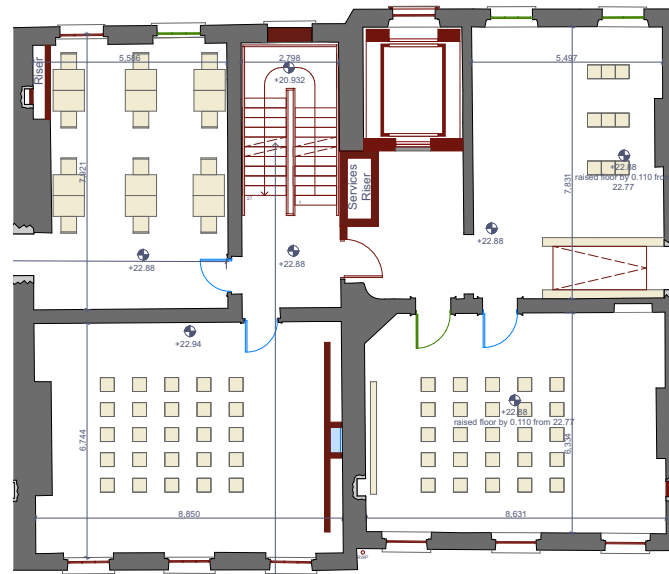
New steel and concrete stairs

GROUND FLOOR PLAN No 26 (part), 27 28 (part)



FIRST FLOOR PLAN Nos 26 & 27

The above floor plans of Nos 26, 27 & 28 (part only of ground floor) illustrate some of the more significant proposed interventions and alterations. They also show the proposed new stairs within no 27 which extends from basement level to roof level (refer to upper floor plans on following page). Also shown is the proposed lift to be installed in the existing stairwell in No 26 and which will serve all floor levels of the Georgian houses. The plans above also show the proposed new toilets at basement level; new opening in party wall between No 27 & 28 for circulation within the proposed library cafe/restaurant; new entrance ramp and partition at ground floor in No 27; new external steps from street to basement area in No 27 with hoist beside this in No 28 and, acoustic lining and treatment of the first floor front room in No 27 which will be used for a spoken word performance space associated with the 'Storyhouse' facilities of the new library and linked to the UNESCO City of Literature presence. These plans also show the location of new and enlarged openings in the rear facade to facilitate connections with the new build library.



REAR FACADE

See Elevations and Sections for details

STAIRS

New steel and concrete stairs

ROOF TERRACE

GROUND:

Hard landscaped finish

Non accessible section of ground beyond railings to be dressed in lead

OPE:

New ope ope in existing chimney

ROOFLIGHT:

New Roof lights with toughened glass

PLANTERS AND BENCHES:

To be formed in stone / concrete

RAILINGS:

1100mm high metal railings to south side of terrace

SHAFFREY ASSOCIATES ARCHITECTS

SECOND FLOOR PLAN Nos 26 & 27

THIRD FLOOR PLAN No 26 & 27

ROOF PLAN Nos 25, 26 & 27

The above floor plans of Nos 26 & 27 and including roof plan of No 25 illustrate some of the more significant proposed interventions and alterations. The new stairs in No 27 and new lift in No 26 are indicated, along with toilets on the third floor in No 27. The roof plan shows the proposed new roof terraces at Nos 25 & 26 which will require forming an opening in the existing chimney stack along the party wall between these two houses. The new stairs in No 27 continues to roof level and provides access to the roof terrace in addition to a link bridge to the upper level of the new building to the rear and to a new plant room within the new roof of No 27. These plans also show the location of new and enlarged openings in the rear facade to facilitate connections with the new build library.



INTERNAL PLINTH

Plinth in stone / concrete. 100mm radius cut in section. See Plans for more drawn details. Metal handrail to be fixed to plinth wall

INTERNAL BENCH

2No. Benches made in stone / concrete with solid wood lining to seat surface

SECTION THROUGH No 21 LOOKING WEST

The above cross section through No 21 illustrates the proposed new entrance ramp which will provide universal access to Nos 20 & 21 via a new ramped floor extending from the front pavement into the middle of the house where there will be a new lift installed within the existing lift shaft which was constructed as part of the 2006 works to the Hugh Lane Gallery. This lift provides universal access between basement, ground, first and second floors of Nos 20 & 21 but does not extend to the top, third level. This top floor will be accessible via the existing stairs which will be repaired.

7.5 Outline Schedule of Proposed Works - Existing Buildings

NEW DUBLIN CENTRAL LIBRARY - PARNELL SQUARE CULTURAL QUARTER: OUTLINE SCOPE OF WORKS FOR EXISTING BUILDINGS/PROTECTED STRUCTURES

EXTERNAL WORKS										
		No 20	No 21	No 23	No 24	No 25	No 26	No 27	No 28	
ROOFS										
REFER TO ROOF MAPPING SCHEDULE	Chimneys	<p>Allow for dismantling and rebuilding chimneys using lime mortars with brick (imperial) replacement where reuse of historic is not feasible. Allow for taking chimneys down to eaves level.</p> <p>Localised repairs required to chimney bases throughout (12-15 courses) This will require taking out brick and replacing with matching size, colour and texture (or as close as feasible).</p> <p>Where chimneys are rendered, render to be removed – anticipate that there will be brick replacement required under render (due to damage) and localised brick repair</p> <p>All chimney tops to be flanchued</p> <p>Assume requirement to replace 50 No chimney pots with matching (salvage or new)</p> <p>Propose stainless steel lining of 30 No flues</p>	As per 20	As per 20	As per 20	As per 20 Chimney between 26 and 25 is to be re-rendered – lime render (nearly full length of party wall)	As per 20 Chimney between 26 and 25 is to be re-rendered – lime render (nearly full length of party wall)	As per 20	As per 20	
	REFER TO ROOF MAPPING SCHEDULE	Roof	<p>Strip existing roof and renew with natural slate with lead/copper gutters and lead/copper flashings. Intact sound natural slate will be reused. Insulate roof at ceiling level and provide through ventilation to roof void. Lift, clean and reinstate parapet coping stones throughout. Repair/renew cast iron rain water goods. Replace existing velux rooflights with new conservation type rooflights. Provide Automatic opening vents over stairs.</p>	As per 20	<p>Careful stripping of roofs and salvage of all sound natural (Welsh) natural slate; replacement of timber battens and re-slating using sound salvage slate with new natural Welsh slate (matching sizes) for replacements..</p> <p>Reinstatement of clay ridge tiles.</p> <p>Provision of Tyvek type breather</p>	As per 23	<p>Replace existing flat roof with new, stepped, flat roof, with stone paved finish or suitable for public access.</p> <p>Metal guardrail set back from front parapet.</p> <p>Planters,</p>	<p>Replace existing flat roof with new, stepped, flat roof, with stone paved finish or suitable for public access.</p> <p>Metal guardrail set back from front parapet.</p> <p>Planters, seating and external lighting as</p>	<p>Replace existing north light/saw tooth roof structure. New roof to partially retain profile of existing north light roof, with new slate finish (small size slate with natural slate to southern most/visible slope and Tegral type</p>	<p>As per 20 Propose full roof renewal comprising removal of asbestos slates; all timberwork and leadwork with complete replacement with traditional timber roof and natural (Welsh) slating</p>

				necessary, ensuring adequate falls. Allow for new valley and gutter boards throughout (ref typical roof details) With splice repairs to decayed rafter ends and doubling up of remainder of rafters, Replace decayed sections of wall plate – splice repairs and straps.						
	Rooflights	Allow for 'conservation style' rooflights 1m x 1.5 as per drgs;	As per 20	As per 20	As per 20					As per 20
	AOV's	Allow for AOV's AT 1M X 1M SQ (free air) above all stairs. AOVs will be glazed rooflights. These are required for fire strategy								
	Roof access	Through proprietary fold down attic stairs and through rooflight hatch	As per 20	As per 20	As per 20					Repair existing timber stairs to roof and form access hatch in roof (dormer type)
	Fall Arrest system	This is a health & safety at work requirement. Post system for fall restraint to be provided which will not be readily discernible at street level								
	Roof Void Crawl way	Yes	Yes	Yes	Yes					Yes
Rainwater Disposal										
	Front	General note – Allow for repair/renewal with cast iron rainwater goods								
	Rear	Allow for repair/renewal with cast iron rainwater goods								
	West	As per front façade								

		No 20	No 21	No 23	No 24	No 25	No 26	No 27	No 28	
EXTERNAL WALLS – REFER TO FAÇADE REPAIRS SCHEDULE										
Front (South Facade)	Brick areas	Renew existing brick façade pointing (wiggling as per attached spec); Replace decayed brick with salvage or new brick to best match historic in size, colour and texture Lift and reset existing parapet cappings, repoint with lime mortars. Any damaged/broken parapet stones to be replaced in matching, Leinster, granite.	As 20	As 20	As 20	As 20	As 20	As 20	As 20	Allow for rebuilding up to 50% of perimeter of parapets in brick matching main façade (thickness range 1 brick to 1½ brick); new granite coping will be required (Leinster granite to match existing).
		Window heads to window in Nos 21 and 23 are stone (Portland Stone in 21 and Granite in 23) – all are cracked, need to be removed to be repaired requiring needling of masonry above. No 23 a number of lintels have been replaced and will be replaced with new lintels Allow for rebuilding of window reveals where metal balconies are fixed to facades.								

	<p>Window heads are generally not expected to require rebuilding except potentially in No 28 and rear of 20 & 21</p> <p>Stitching of internal party wall to external walls using helifix at each level</p> <p>Internal wall stitching – anticipate this to be localised – where cracks occur over door heads, etc.</p> <p>External stitching to No 28 as per façade repairs schedule</p> <p>Stitching of vertical crack in gable of 23</p> <p>Stitching of corner of gable and external wall in 21</p>									
Stone string course		Clean stone string course Provide Lead weather flashing Allow for splicing in of indents to approx. 50% of length	Clean stone string course Provide Lead weather flashing String course at high level is Portland stone and will require removal of cement render over coat with repair with stone mortar repair							
Render and stone areas ground level	Stone facing added in 1950s. Localised repairs.	Granite ashlar finish at ground level is modern. While it may be desirable to reinstate the historic arrangement (based on evidence at No 23 and Hugh Lane gallery), the unified ground floor facades of 20 & 21 would require alterations also to No 20. Therefore, proposed to retain and localised repairs to existing stonework.	Remove existing cement render and repair underlying facing stone. Note: original rusticated stone substrate was identified under render during investigative works but is in very poor condition. Propose full repair and reinstatement to match original rusticated presentation, based on surviving stone dimensions, profiles and using a compatible matching stone to original for any repairs/replacement. Informed by presentation seen on Malton print and informed by adjacent Hugh Lane Gallery, flanking walls.	-	-	-	-	-		
Stone Facing Ground Level	Allow for cleaning – ref outline spec further on in this schedule of works	As 20								
Render areas basement level	Remove from all facades and enclosing walls of basement area. Allow for some making good masonry behind and, either present masonry without decorative finish/render coat or as per two options below 1. apply 3 coat lime (NHL 3.5) render, lined. Allow for vapour permeable silica paint finish	Presently basement area is covered over. Proposal to open up. Where render survives on enclosing walls, procedure as per No 20	As 20	As 20	As 20	As 20	As 20	As 20		

		2. apply vapour permeable silica paint finish, or breathable lime-based paint finish direct to masonry								
	Cills	Clean off paint from stone cills as per stone cleaning outline spec below and carry out stone repairs. Where cills structurally damaged or allowing moisture ingress, weathering replace with new cills to match existing/historic – geological type, colour, texture, dimensions & profiles. A number of damaged and broken cills were evident from hoist survey Nov 2015								
		Allow for replacement of stone cills with matching where metal balcony fixings have corroded and damaged stone. Where feasible, spliced indents/graft repairs to be carried out.								
West Façade (No 28)	Brickwork/Render									Ref Façade repair schedule. Allow for rebuilding upper levels (from top window head upwards approx., 15No courses). Brick repair and renewal as per front façade repairs to No. 20
Rear (North) Facade	Brickwork/Render	Existing areas of cementitious render finish to be removed. Depending on the condition of the underlying brickwork, it may be feasible and desirable to repair and present the brick. Alternatively, the condition of brick may be so damaged by the cement render, that it is not feasible to repair it is proposed to re-render using lime plasters. Therefore there are three options proposed for rear façade renewal: <ol style="list-style-type: none"> 1. Brick repairs and re-render with lime render and apply 3-coat vapour permeable silica paint/lime-based paint finish 2. Brick repairs and apply 3-coat vapour permeable silica paint/lime-based finish directly to brick masonry. 3. Repair existing brick finish, retaining the diverse mix of bricks which display the layered history of the buildings, rake out joint, repoint with lime mortars and ruled finish, or where joint condition is very poor a wiggged finish may be preferable Most window heads require to rebuilt; allow for c30% brick replacement, raking out joints and repointing – ruled finish.	As per 20	As 20	As 20	As 20	As 20	As 20	As 20	As west façade (brickwork to front façade No 20)

	Window surrounds:	Allow for repairs to all brick reveals and feathered lime mortar reveals.								
Gables to Nos 21 & 23	Brickwork/Render		Remove existing render – allow for brick repairs. Two options proposed: 1. Re-render using lime-based render 2. Carry out brick repairs and repointing (wiggling) to present as per historic condition	As per 21						

		No 20	No 21	No 23	No 24	No 25	No 26	No 27	No 28	
Windows	General Note	<p>Many of the existing windows are not original and date primarily from late 19th or 20th century, in particular on the front, south, facades. It is proposed to replace these sashes on the south façade with new windows which will reinstate the historic/original fenestration pattern as evidenced in the Malton print. This approach allows for recovery of the unity of the Palace Row elevation, in particular as the historic fenestration survives at Nos 18, 19 and Charlemont House. To the rear and in the west façade of No 28, there are a mixture of historic and 20th century windows. Where window opes are being enlarged to allow for the interconnection with the new, rear, library building, the existing sash windows will be removed. All other historic windows will be retained and repaired. The existing 20th century steel windows inserted by the school will also be retained and repaired. Timber window repairs to allow for replacement of timber sills/bottom sash rails; re-puttying; re-hanging; new ironmongery; stripping off all paintwork and repainting. All windows to be fitted with perimeter brush seal system using timber stop beads. All traditional sash windows (repaired and new) to be made fully operational as up and down sash windows, with conservation type restrictors provided in addition to conservation hinges to allow for cleaning.</p> <p>Rear (north façade) – remove windows where new bridge connections being made to new extension; retain and repair historic windows where they survive, including any historic glass; retain and repair steel windows inserted by school in 1930s; replace modern timber sashes with new, matching historic fenestration arrangements.</p> <p>Fit timber/metal framed glazed fire screens over historic/repaired/replaced windows as indicated on drawings. Note these screens will be placed on exterior face to avoid alteration to interior surrounds.</p> <p>Structural repairs: Allow for replacement of decayed or structural damaged lintels with new precast lintels; Allow for taking down decorative architraves; splice repairs to same and reinstating.</p> <p>External windows to Nos 20, 21, 23 and 28 to be made automatic opening with proprietary actuators fitted to sash windows and linked to BMS system. While the ventilation strategy for the remaining houses does not require the windows to be openable, permission is sought to allow for future installation of proprietary actuators fitted to sash windows and linked to the BMS system. These will only be installed where the ventilation strategy as set out in Appendix C requires to be amended.</p>								
	Glazing	<p>Allow for secondary glazing system (bespoke timber or slim type proprietary aluminium system) to first floor windows (3No) to No 27: To accommodate secondary glazing this will involve resetting position of architrave, where they survive, and introducing additional timber member to achieve sufficient depth between sash and shutter box to fix secondary glazing panel.</p> <p>Allow for 'slimlite', or matching, narrow dimension double glazed units in all new external sash windows throughout (note this system is designed for historic sash windows)</p> <p>Apply UV film ref Sun-X MT90 Clear Ultraviolet Filter to south-facing windows at first floor levels in all houses (for conservation of the book collections)</p>								
Windows	Front (south)	<p>New windows basement (six over six timber)</p> <p>Repair existing gf windows:</p> <p>New timber sash windows (traditional style; fine glazing bar profile)</p> <p>New 9 over 6 first floor windows</p> <p>New 6 over six second floor</p> <p>New 3 over 3 third floor</p> <p>Note new large inset window opening at ground floor will be a special item</p>	As No 20, except basement level (No windows)	New timber sash windows in basement, ground, first, second and third floors	As 23	As 23 for gf, ff, sf & tf New timber/metal frame window in large opening at basement.	As 23	As 23	As 23	
	Rear (north)	<p>Repair existing historic, or where modern replacements, provide new traditional sash type window – six over six at all floor levels</p> <p>GF – reformed window openings at ground floor to have contemporary timber/metal framed sashes with similar detail for basement windows</p>	As No 20	<p>Surviving sound historic windows to be retained and repaired, unless removed for bridge access to new build; new traditional sash windows to match historic fenestration; all sash windows to be openable; New metal/timber framed glazed fire screens over windows onto stairs.</p>	As 23	As 23; also existing metal windows at upper levels to be retained and repaired	As 25	As 23	As 23 – note all windows are external, so no fire screens required.	
	Gable (west) No 28								<p>Repair existing historic windows where they survive and replace modern with new matching– allow for replacement of timber sill/frame and bottom rail of all windows; re-hanging; re-puttying;</p>	

	Cills		Clean off paintwork from all sills; allow for repairs to front sills ff level (and to No. 28 west façade) where iron balcony fixings has caused damage (up to 19 No cills); Allow for replacement of concrete cills to rear windows (25, 26 & 27) in granite.							
	REVEALS	Front / Side	Replace all existing patent reveals with lime plaster reveals (feathered) or, where evidence exists that the historic reveals were brick (as indicated on Malton print), brick reveals to be presented.	Repair/reinstate all reveals to match existing profiles. Clean paint off stone surrounds – depending on condition of underlying stonework it may be necessary to apply protective finish.	As 21	As 20	As 20	As 20	As 20	As 20
		Rear	As front	As front No 20	Painted reveal (ref facades repair schedule)	As 23	As 23	As 23	As front 20	As front 20
Doors & Doorcases	Main Entrance Doors	Ref outline spec for cleaning and repairing principal door surrounds; New timber doors	New timber door within enlarged door opening. Proposed extension of door opening to pavement level to allow for universal access entrance with associated removal of entrance steps.	New front door to match historic original	As 20; repair existing door	No front door	AS 20; As 24	New main entrance door – contemporary insertion in timber/metal. Existing opening to be extended to ground level with associated removal of front entrance steps. New stone/architectural concrete surround to incorporate name sign for library with metal/stone lettering and integrated lighting (source to be concealed)	As per 24	
	Other external doors	New door at basement level to front area; New rear door to rear basement area	New door to front basement area	New door and ope to front basement; area	New door to front basement area	As 23	As 23	As 23	As 23	

		No 20	No 21	No 23	No 24	No 25	No 26	No 27	No 28	
Front railings, plinths, entrance steps & basement area zone (ref marked up drawings and public realm on GF and Basement plans)	Plinth and railings Ironworks: General note for all existing railings and plinths to be retained: Railings to be removed, cleaned of surface application and repaired/ altered as required for new gates; painted with zinc rich primer 2 coat paint finish Reset railings in lead. Plinth: Clean and point stone plinth alter stone plinth for new gates as required Repair decayed stone	Repair existing ironworks, including existing external steps from street to basement area (ref outline spec below); remove concrete plinth and replace with stone to match No. 19 adjacent	Remove existing stone steps. Reinstate granite plinth and railings to reinstated basement area – material, details, profiles to match adjacent historic.	Existing to be altered to facilitate reinstatement of front steps and entrance door – to match historic design; dimensions; profiles; materials. Repair existing ironworks and granite plinth	Repair existing ironworks and granite plinth; New gate in railings; new external access steps (fire)	Repair existing ironworks and granite plinth; New gate in railings; new external access steps (fire)	Repair existing ironworks and granite plinth;	Remove existing stone steps and repair flanking stone plinth and railings to either side where steps removed – exposed face to be repaired using stone, plaster, or masonry graft to articulate outline of removed steps. Repair retained granite plinth and railings as per general note.	Repair existing ironworks and granite plinth; New gate in railings; new external access steps (fire) and new hoist lift serving street level and basement area – this is to facilitate servicing of library café/restaurant use in ground and basement floors of No 28.	
	Existing steps (repairs to all existing stone)	repair existing stone steps	Remove existing steps	New steps	Repair existing steps	No steps	Repair existing steps	Remove existing steps	Repair existing steps	
	Existing/New stairs from basement areas to pavement	Repair existing stairs from basement to ground			Remove existing and provide new metal and stone stairs providing emergency exit from basement.	As per 24	Remove existing	Remove existing ramp	Remove existing and provide new metal and stone steps and platform lift	
	New universal ramps (excluding principal public realm plinth)		Ground level adjusted to provide ramped access/entry through enlarged door opening; new Leinster granite paving to ground					Ground level adjusted to provide ramped access/entry through enlarged door opening; new Leinster granite paving to ground		
BALCONIES	General Note re repairs to ironwork balconies to be retained: Works generally consist of cleaning down, removing loose flaking paint work, treatment of corrosion with appropriate rust converter, filling of water traps, augmentation and/or repair of junction. Trial cleaning will be carried out to determine the most appropriate cleaning	Front balcony is not original, research indicates late 19 th /early 20 th addition. Significantly and crudely altered in 1950s with steel base and fixings. To be removed and brickwork made good.	Repairs to FF 3 No balconies: As per general note; fixing appears to be to window sills – allow for new fixings and repairs to windows	Repairs to FF 3 No balconies: As per general note; fixing appears to be to window sills – allow for new fixings and repairs to windows	Repairs to FF 3 No balconies: As per general note; fixing appears to be to window sills – allow for new fixings and repairs to windows. Remove balconies to second floor	Repairs to FF 3 No balconies: As per general note; fixing appears to be to window sills – allow for new fixings and repairs to windows		Remove existing balconies from second floor windows to front and west facades (7 No total) and make good. Remove steel window bars to ground and basement windows and make good		

	regime. Ironwork will be painted to selected colour. Missing embellishments (casting)will be reinstated to match existing detail. Allow for new fixings to brickwork and brickwork repair					windows (3no) & make good sills & reveals				
MEMORIAL		Miami Showband memorial to be relocated. This process is being carried out by Dublin City Council Commemorative Panel in line with protocols and in conjunction with related parties. Preliminary consultation has been held with the relevant parties in advance of submitting this EIAR application.								
FABRIC REMOVAL / DEMOLITIONS		REF MARKED UP FABRIC REMOVAL / DEMOLITION DRAWINGS; Note also services strip out required. Heating system primarily involves surface run pipework with openings formed in walls/ceilings, etc., including damage to decorative cornices, joinery, etc. Allow for consequential repairs/making good following careful removal of these services. Also repairs to ceilings following removal of light fittings (especially No's 20 & 21). Note school partitions and suspended ceilings (No's 23 & 24) to be removed throughout 23-28. Existing steel span-breakers in No 28 to be removed and replaced with new steels within floor voids								
CELLARS – UNDER PAVEMENTS		Allow for opening up and clearing out of debris and obsolete plant, tanks, etc. Apply restoration plaster to walls and vault for waterproofing. Cellars to be used for plant, stores, watertanks. Allow for localised repairs to brickwork and stonework. Allow for new concrete floor and repairs to existing stone setts/paving; Structural augmentation to require concrete/steel beams. New metal/timber gates and doors to cellars	As 20	As 20	As 20	As 20	As 20	As 20		
SIGNAGE		NATIONAL BALLROOM sign has been dismantled and currently in storage. It is not proposed to reinstate within the fabric of new Library								Library name sign to be incorporated within the new stone/architectural concrete surround to the enlarged entrance at No 27. Wayfinding signage will be required at entrances and gates in front railings.

INTERNAL WORKS									
		No 20	No 21	No 23	No 24	No 25	No 26	No 27	No 28
<p>INTERNAL WORKS - FLOORS ARE ADDRESSED HOUSE BY HOUSE</p> <p>OTHER ELEMENTS BASED ON HOUSE BY HOUSE AND FLOOR BY FLOOR</p> <p>NOTE WORKS ASSOCIATED WITH OPENING UP SELECTED CHIMNEY BREASTS TO INSTALL VENTILATION DUCTS AND MAKING GOOD WITH CLAY BRICK (STOCK BRICK) BEDDED IN LIME MORTAR. ALLOW FOR LIME PLASTER REPAIRS AS PER WALL SPEC ELSEWHERE AND ALLOW FOR LOCALISED RESTORATION OF DECORATIVE CORNICES AND FRIEZE WHERE CHIMNEY BREAST OPENED UP. EXISTING FIREPLACES TO BE TAKEN OUT AND REINSTATED FOLLOWING INSERTION OF VENTILATION DUCT. Where blocked up fireplaces are being reopened for ventilation strategy, new fireplace surround and hearth to be provided with integrated grille/louvre detail and fire damper within fireplace opening.</p>									
FLOORS	General Note	<p>All floors above basement are timber floors (note main entrance floor at No 27 allow for stone finish at ground level); Typical floor repair detail based as set out in the Arup Structural Strategies set out in Appendix B. These details are based on floor strengthening by combination of doubling up joists (small span rooms or where loading levels low, subject to structural engineer confirmation); (spliced repairs to decayed joist ends) or steel spanbreakers inserted within the floor void (generally 2No per room to avoid central fireplaces – sized to be contained within floor void). It is anticipated, to meet the relevant statutory loadings associated with the new library use, that the steel spanbreaker strategy will be the primary solution implemented.</p> <p>All works to floors will be carried out from above by lifting existing boards – to retain, where surviving, historic ceiling plaster below (allow for temporary propping during works). In addition to strengthening, floor void will accommodate fire protections/sound insulation batts (allow for additional resilient strips for sound insulation); services wiring and pipework (combination of notching and drilling within Part A Structure limitations). Ventilation strategy for rear rooms in No's 23-26 will bring air into floor at rear external wall and serve room via linear floor grille running along rear wall (on marked up plans). Complexity of floor works will involve significant coordination between trades and skilled labour input.</p>							
	BASEMENT FLOORS	<p>All existing basement floors to be removed and reformed (areas of existing stone flags and brick paving in vaulted stores (No's 23, 28) – historic paving material to be lifted, retained and reused where sound); Note marked up drawings for new floor levels (some floor levels reduced). Allow for c. 800 mm build up for new floors to include for hardcore; tanking (cavity drain type) concrete slab; insulation layer with underfloor heating pipes in screed and floor finish (polished concrete/stone/terrazzo in circulation areas; tiles in wet areas; timber/polished conc/stone/terrazzo in café/restaurant areas; timber with carpet/rug overlay in library areas.</p>							
	FLOORS – RAISED FLOOR ELEMENTS: Raised timber floors on existing floor structure to accommodate level variations and allow for ramped provision of universal access through the houses. Avoidance of platform lift solutions for level difference in houses is a requirement of the brief arising from consultation with disability groups. Planning drawings indicated where it is proposed to raise existing floor levels.	c. 300 mm raised floor proposed at third floor to enable level access between 20 & 21	First floor front room to be raised by 70mm, altering existing timber floor structure to align with No 20 GF entrance hall floor altered to allow for universal access entry to houses. Requires lowering of existing floor level with ramped and part-stepped arrangement full depth of house. New stone/ terrazzo / polished concrete floor finish			Existing third floor level raised to facilitate level/universal access connection with Nos 24 and 26.	Existing first, second and third floor levels raised to facilitate level/universal access connection with Nos 25 & 27	GF entrance hall floor altered to allow for universal access entry to houses. Requires lowering of existing floor level with ramped arrangement full depth of house New stone/ terrazzo / polished concrete floor finish	
	FLOOR FINISHES	<p>Allow for existing historic floor boards to be reused where sound throughout and replacement boarding in douglas fir boards (All existing floor finishes are timber boards except basements and third floor of No 27). It is anticipated that there will be significant percentage of existing boards which will not be reusable. Strategy is to reuse sound historic boards in the primary rooms, i.e. at ground and first floors and in house Nos 20, 21, 23, 24 & 28, as a priority. Floor finishes to be timber with either self-finish or carpet/rug overlay in library rooms (except wet areas to be tiled) and stair circulation areas – timbers. All ground floor and first floors to be timber finish (oil finish); except stone entrance floors at No's 21, 27 and 28). Repair existing Portland stone flagged floor in entrance and stair hall No. 28 (ground floor)</p>							
THIRD FLOOR									

	CEILINGS	New ceilings throughout – fireline board – note most rooms have coved sections (all plain plaster)	As 20	AS 20	As 20	Ceiling to follow profile of new roofs – allow for curved architectural grade ply or plaster finish		New lath and plaster ceilings throughout to follow existing profiles	
	WALLS - FINISHES	Allow for new lime plaster wall finish (1:3 with hair reinforcement) throughout with paint finish							
	WALLS – OPENINGS	Ref Marked up plans which show approx size and location of proposed new openings in external and internal walls. Allow for new timber linings in openings; Allow for filling in existing window openings in walls onto central circulation hall in No’s 20 & 21 and removal and make good wall (fire rated); above door fanlights to internal doors in No’s 23 & 24. Allow for repairs to circular window in west wall of No 21 (formerly external, now blocked on external side by 2006 Hugh Lane extension)							
	STAIRCASES REF STAIRCASE AUGMENTATION STRATEGY set out in Appendix B	Repair and augment timber stairs from second to third floor.	Repair, strengthen and augment existing stairs from second floor to third floor	Repair, strengthen and augment existing stairs from second floor to third floor	It is proposed to remove this stairs to facilitate circulation / connection between houses	Repair, strengthen and augment existing timber stairs as per main stairs No 20. Add step at top of stairs to facilitate new raised floor level.	No stairs – remove existing and install new passenger lift (evacuation standard) with large services risers.	New stairs – as first floor	Existing stone cantilevered stairs – structural augmentation required; repairs to metal handrail; new steel handrail fixed to outer wall.
	INTERNAL DOORS REF JOINERY MAPPING SCHEDULE Where historic doors survive in sound condition these will be retained and repaired	Upgrade 2 No existing 6 panel doors for Fire; 2No new Fire doors to match; Repair 1 No internal door between rooms	Allow for repairs to 1 No 6 panel mahogany door. All other doors will be new. Take for matching existing and fire rate onto all fire escape routes.	Allow for repair and fire upgrade to 3 No doors. All new doors elsewhere	New doors throughout	All new doors	All new doors	All new doors	3 No 5 panel doors to be retained, repaired and upgraded for fire. All new doors elsewhere – match existing 5 panel doors.
	INTERNAL JOINERY REF JOINERY MAPPING SCHEDULE Where historic joinery survives in sound condition this will be retained and repaired	New skirtings to match existing; Repair existing window surrounds & shutters (all windows)	Allow for new to match existing where missing or damaged and make good existing door and window surrounds (all lugged)	New joinery throughout, skirtings, architraves and under-window panels	As No 23	As No 23	As no 23	As no 23	Repair window surround joinery to main front and back rooms (4 windows); New joinery elsewhere
	NEW RAMPS	N/A	N/A	N/A	New ramp - timber ramp with integrated furniture/seat as guardrail	New ramp from 25 to 24 front rooms – timber ramp with integrated furniture/seat as guardrail	N/A	N/A	N/A
	FIREPLACES REF FIREPLACE MAPPING SCHEDULE	Repair existing fireplaces – 3No rooms. New grates	Clean back timberwork and repair and repaint; New grates	All new fireplace surrounds – simple timber and infill grate	As No 23 (1No fireplace remains)	No fireplaces	No fireplaces	No fireplaces	Allow for new fireplace in octagon room (to replace existing); No other fireplaces

		No 20	No 21	No 23	No 24	No 25	No 26	No 27	No 28	
SECOND FLOOR										
	CEILINGS	Retain & augment lath & plaster ceilings; (ss wire and washer fixed to ceiling joists): allow for augmentation based on a 300 x 300 grid. Allow for filling of cracks in ceilings and cornices (tourpret filler) Clean (removal of heavy paint build by specialist) back paint to ceiling rose; Apply reversible paint finish throughout	Retain & augment lath & plaster ceilings; (ss wire and washer fixed to ceiling joists): allow for augmentation based on a 300 x 300 grid. Apply reversible paint (finish throughout Allow for filling of cracks in ceilings and cornices (tourpret filler)	As per No 21	As per No 21	As per No 21	As per No 21	As per No 21	As per No 21	
	CORNICES REF CEILING MAPPING SCHEDULE	Clean back loose paintwork; apply gentle chemical application (as per trial samples); repair damaged sections of cornice to match historic profiles, cleaning back for length of repeat pattern on either side of repair to ensure repair matches original profile.	As 20	As 20	As 20	As 20	As 20	As 20	As 20	
	WALLS	Retain sound lime plaster where sound and repair damaged areas with new lime plaster wall finish (1:3 with hair reinforcement) throughout, with reversible paint system finish to all walls. Limited cleaning of paintwork from areas of retained plaster is to be carried out to provide sound and even finish to take new paint finishes.								
	WALLS - OPENINGS	Ref Marked up plans which show size and locations of proposed new openings in external and internal walls. New timber linings to be provided in openings – detailed to articulate contemporary opening and new library layer.								
	STAIRCASES REF STAIRCASE AUGMENTATION STRATEGY	See third floor and first floor	See third floor and first floor	See third and first floor	Stairs to third floor to be removed. See first floor for main stairs works	Repair, strengthen and augment existing timber stairs as per main stairs No 20.	No stairs – remove existing and install new passenger lift (evacuation standard) with large services risers.	New stairs – as first floor	Existing stone cantilevered stairs – structural augmentation required; repairs to metal handrail; new steel handrail fixed to outer wall.	
	INTERNAL DOORS REF JOINERY MAPPING SCHEDULE	Repair existing 5 panel doors – make good glazed panel insert and upgrade for fire. New fire door to match historic	Repair existing 6 panel doors (2No to be upgraded for fire, including 1No with inserted glass viewing panel to be removed and made good). 1 no new fire door to match historic	New timber doors throughout	As 23	As 23	Where feasible historic doors salvaged from Nos 23 & 24 to be reused here and upgraded for fire. New timber doors elsewhere.	As 23	3 No existing 6 panel doors for repair and fire upgrade. All new elsewhere to match.	

INTERNAL JOINERY REF JOINERY MAPPING SCHEDULE Where historic joinery survives in sound condition this will be retained and repaired	Repair existing joinery which is substantially intact. Match existing profiles where replacement sections required	As 20	Window surrounds – mostly intact but some replacement / repair needed. Otherwise all new joinery. Repairs to dado panelling in staircase and decorative joinery/plasterwork in stairhall	As 23	All new joinery – plain and contemporary design to express new library layer	As 25	As 25	Existing joinery is generally in poor condition – repair sound and replace damaged/missing with new to match historic.	
NEW RAMPS	N/A	N/A	N/A	New timber ramp with integrated furniture/seat as guardrail		New ramp from 26 to 25 front rooms – timber ramp with integrated furniture/seat as guardrail		N/A	
FIREPLACES REF FIREPLACE MAPPING SCHEDULE	Repair 2No existing	2 No in fair condition	New fireplaces – 3No;	As per 23	No fireplaces	No fireplaces	No fireplaces	As per 3 rd floor No 28	

	No 20	No 21	No 23	No 24	No 25	No 26	No 27	No 28	
FIRST FLOOR									
CEILINGS REF CEILING MAPPING SCHEDULE	Retain & augment lath & plaster ceilings; (ss wire and washer fixed to ceiling joists): allow for 40% augmentation based on a 300 x 300 grid. Allow for filling of cracks in ceilings and cornices (tourpret filler) Apply reversible paint finish throughout; Repair damaged sections of cornice to match historic profiles, cleaning back for length of repeat pattern on either side of repair to ensure repair matches original profile Two options for general cleaning of decorative plasterwork: 1. Preliminary clean to remove loose material 2. Full cleaning back paint layers (removal of heavy paint build by specialist) to original decorative ceilings and cornices	As 20	Retain & augment lath & plaster ceilings; (ss wire and washer fixed to ceiling joists): allow for 40% augmentation based on a 300 x 300 grid. Repair damaged sections of cornice to match historic profiles, cleaning back for length of repeat pattern on either side of repair to ensure repair matches original profile Allow for filling of cracks in ceilings and cornices (tourpret filler) Apply reversible paint finish throughout	As 23	As 23	As 23	As 23	As No 20	

	WALLS – FINISHES	Retain sound lime plaster where sound and repair damaged areas with new lime plaster wall finish (1:3 with hair reinforcement) throughout, with reversible paint system finish to all walls. Limited cleaning of paintwork from areas of retained plaster is to be carried out to provide sound and even finish to take new paint finishes. Localised repairs decorative plasterwork in stairhall arches to No's 20, 21, 23 & 24. Allow for making good areas damaged by services routes.							
	WALLS - OPENINGS	Ref Marked up plans which show approx size and location of proposed new openings in external and internal walls. New timber linings to be provided in openings – detailed to articulate contemporary opening and new library layer.							
	INTERNAL DOORS REF JOINERY MAPPING SCHEDULE	All fine mahogany doors – retain, repairs and upgrade for fire Remove inner/modern set of folding doors between front and rear rooms, retaining historic doors	All fine mahogany doors – retain, repair and upgrade for fire. Allow for some alteration where floor level of front room raised	Existing 6 panel mahogany door for fire upgrade. All new doors elsewhere	All new doors	All intact mahogany 6 panel/double doors – retain, repair and upgrade for fire	New doors throughout	Historic 8 panel mahogany door – retain, repair and upgrade for fire. All new doors elsewhere	Existing mahogany 6 panel doors (all need repair with replacement panels and upgrade for fire). New doors elsewhere
	STAIRCASES REF STAIRCASE AUGMENTATION STRATEGY	Repair existing timber stairs – strengthen (ref Schedule) with steel/timber within undercarriage void (involves removing and reinstating lath and plaster soffits); Allow for strengthening existing balusters and raising same with light metal bar. Provide new secondary metal/timber handrail fixed to wall.	Repair, strengthen and augment existing stairs from first to second floor as main stairs No 20	Repair, strengthen and augment existing stairs from first to second floor as main stairs No 20	Repair, strengthen and augment existing stairs from first to second floor as main stairs No 20	Repair, strengthen and augment existing stairs from first to second floor as main stairs No 20	No stairs – remove existing and install new passenger lift (evacuation standard) with large services risers.	New feature stairs (stone/concrete steps with steel /architectural bronze handrail) in new void in floor between ground and basement	Front cantilevered stone stairs as second & third floors. Main stairs – repair Portland stone stairs and iron balustrade, will require augmentation
	INTERNAL JOINERY REF JOINERY MAPPING SCHEDULE	Generally good condition – allow for replacement shutters to 2No front windows	Generally intact; allow for alteration where floor raised and repair where services removed	Allow for some replacement to match existing where damaged, otherwise repair existing	Generally poor condition – will require substantial new joinery, to match historic	Generally limited. Retain/repair existing historic with new elsewhere	As 25	Existing is poor condition and quality propose full replacement of plain joinery	Existing in poor condition – retain/repair sound historic and provide replacement to match
	NEW RAMPS	N/A	N/A	N/A	New timber ramp with integrated furniture/seat as guardrail	New timber ramp with integrated furniture/seat as guardrail	New timber ramp with integrated furniture/seat as guardrail	N/A	N/A
	FIREPLACES REF FIREPLACE MAPPING SCHEDULE	Generally sound – allow for some localized stone repairs and cleaning (some areas of missing stone from front fireplace)	Generally sound – allow for some localized stone repairs and cleaning	Allow for new fireplaces in front and rear rooms.	Remove existing tiled fireplaces and provide 2No new fireplaces	No fireplaces	No fireplaces – take for 2No new fireplaces to main rooms	Allow for 1 No in front room	Allow for 2 No new in front and rear main rooms; Allow for replacement to existing tiled in octagon room

		No 20	No 21	No 23	No 24	No 25	No 26	No 27	No 28	
GROUND FLOOR	CEILINGS REF CEILING MAPPING SCHEDULE	Retain & augment lath & plaster ceilings; (ss wire and washer fixed to ceiling joists): allow for 40% augmentation based on a 300 x 300 grid. Allow for filling of cracks in ceilings and cornices (tourpret filler) Apply reversible paint finish throughout; Repair damaged sections of cornice to match historic profiles, cleaning back for length of repeat pattern on either side of repair to ensure repair matches original profile Two options for general cleaning of decorative plasterwork: 3. Preliminary clean to remove loose material 4. Full cleaning back paint layers (removal of heavy paint build by specialist) to original decorative ceilings and cornices	As 20	As 20	As 20	Retain & augment lath & plaster ceilings; (ss wire and washer fixed to ceiling joists): allow for 40% augmentation based on a 300 x 300 grid. Allow for filling of cracks in ceilings and cornices (tourpret filler) Apply reversible paint finish throughout; Repair damaged sections of cornice to match historic profiles, cleaning back for length of repeat pattern on either side of repair to ensure repair matches original profile Two options for general cleaning of decorative plasterwork: 5. Preliminary clean to remove loose material 6. Full cleaning back paint layers (removal of heavy paint build by specialist) to original decorative ceilings and cornices	As per 25	As per 25	As per No 20	
	WALLS - FINISHES	Retain sound lime plaster where sound and repair damaged areas with new lime plaster wall finish (1:3 with hair reinforcement) throughout, with reversible paint system finish to all walls. Limited cleaning of paintwork from areas of retained plaster is to be carried out to provide sound and even finish to take new paint finishes. (Note 23 & 24 are quite damaged from water ingress). Allow for some decorative plasterwork repair in stairhall arches to No's 20, 21, 23 & 24. Allow for making good areas damaged by services routes. Front room No 23 existing wallpaper to be examined further and, where deemed of historic significance to be retained, conserved and protected. Alternative may be to apply new, reversible, overpaper onto existing wallpaper, and paint								
	WALLS – OPENINGS	Ref Marked up plans which show approx size and location of proposed new openings in external and internal walls. New timber linings to be provided in openings – detailed to articulate contemporary opening and new library layer. Reinststate wall to internal door glass fanlights above doors – or maintain high door opening for access								
	STAIRCASES REF STAIRCASE AUGMENTATION STRATEGY	As FIRST FLOOR	Stairs has been removed	As FIRST FLOOR	As FIRST FLOOR	AS FIRST FLOOR	No Stairs – remove existing and install new passenger lift (evacuation standard) with large services risers.	New feature stairs (stone/concrete steps with steel /architectural bronze handrail) in new void in floor between ground and basement	As First Floor	
	INTERNAL DOORS REF JOINERY MAPPING SCHEDULE	Retain/Repair 6 panel mahogany in good condition – upgrade for fire; remove	Retain/repair existing with new required elsewhere (remove modern	New doors throughout - to match first floor	Retain/Repair existing doors and upgrade (fire). Otherwise	Retain/ repair and upgrade for fire existing doors	Retain/repair existing mahogany 6 panel upgrade for fire New required elsewhere	Retain/repair existing mahogany 8 panel need repair and fire upgrade.	Retain/repair existing 7 panel plus complex folding doors (all mahogany).	

		No 20	No 21	No 23	No 24	No 25	No 26	No 27	No 28		
BASEMENT FLOOR	CEILINGS	Remove all plaster finishes and replaster using lime (NHL) plaster. Allow for silica paint finishes									
	WALLS	Allow for removal of all wall plaster and reapplying lime (NHL with animal hair) plaster throughout. Allow for silica paint finish and tiled finishes in wet areas/kitchens and stores.									
	INTERNAL DOORS	Take for all new doors at basement level									
	STAIRCASES	Provide new stairs from ground to basement	Stairs has been removed previously	Remove existing stairs	Provide new stairs from ground to basement	Remove existing stairs	No stairs -- remove existing and install new passenger lift (evacuation standard) with large services risers.	New stairs as described at ground level No 27	As per third floor No 28.		
	INTERNAL JOINERY-	Repair existing where sound and provide new matching elsewhere	Allow for new joinery throughout								
	NEW RAMPS	N/A									
	INTERNAL DOORS	Allow for new doors throughout									
LIFTS		Propose to install new 8 person lift in existing shaft in No 21 to serve basement to second floor levels	N/A	N/A	N/A	N/A	New passenger lift (evacuation) to be installed in stairwell following removal of existing modern terrazzo stairs. Lift to serve basement to third floor (all floors)		Install platform lift in external basement area. To be used to service library restaurant/café in No 28		
Ironmongery	While desirable to retain historic door ironmongery where functioning, additional/new ironmongery may be required to meet universal access standards in addition to Part M. Also, all fire doors will require appropriate ironmongery to ensure compliance with Part B. Hold open fixings to be fitted to doors linked to fire alarm system.										

SHAFFREY ARCHITECTS

grafon architects / Shaffrey Architects

JUNE 2018

Works to Brick Facades

Facade Renewal Works 20-21 & 23-28 Parnell Square

The original front facades of No.5 to no.8 Hume street are hand-made brick built in Flemish bond pattern bedded in lime mortar. The upper second and third level of No. 5, No. 6 and No.7 and upper parapet of No. 8 have been refaced with a machine brick. Window heads in are also reconstructed using machine brick. The brickwork is pointed with a white coloured mortar using a strap pointing style, a later pointing renewal likely coeval with the facade refacing work at upper level. A colour wash was applied to provide a homogenous appearance

Window reveals are lined with cement patent reveal and painted. Cills in granite have been over painted A granite string course separates the upper brickwork from rendered stone masonry at basement level .

The granite parapet coping has been covered over with a metal cover flashing as part of recent roof renewal works.

The façade contains areas of sound pointing of a condition that would not normally be considered for renewal however the loss of brick facing is observed throughout with no clear discernible pattern indicating that brick is acting in sacrificial manner to the pointing. The impervious nature of cement based pointing mortar traps moisture leaving brick vulnerable to frost and the resulting breakdown of the masonry. Soiling is also observed particularly at downpipes location.

A more appropriate pointing would be a lime based pointing which is more vapour permeable and will act in sacrificial manner to the brick. The visual inconsistency arising from the hand made and machine brick requires a pointing technique that will provide a homogenous visual appearance. Traditionally a tuck pointing technique is used to improve the visual appearance of brickwork to achieve a desirable aesthetic appearance.

Arising from the visual examination and desire to achieve a homogenous appearance it is concluded that full re-pointing of the façade is to be undertaken.

To date earlier pointing technique has not been identified

Methodology

All methods and applications will be subject to on site trials and tests to determine their appropriateness and effectiveness.

Brickwork Joint Preparation

It is envisaged that preparation of joint will be executed in two operations.

Operation 1 – Removal of pointing

Operation 2 – Raking out of bedding joint

Works to Door Surrounds & External doors

General:

Stonework

Removal of painted surface application using methodology based on sample test removal. Paint removal in accordance with best conservation practice. Where previous repairs uncovered which are detrimental to condition of stone these will be renewed with either plastic mortar repair or stone indent. Damaged areas of stone surface will be repaired. Cleaned surface will be assessed for visual uniformity. Where stone is inconsistent in appearance a vapour permeable translucent wash (Lasur) will be applied to the stone to blend in repair.

Fanlights:

Cleaning and removal of surface paint applications.

Repair of damaged comes using best practice conservation

Technique. Paint renewal with stone colour to match door surround

Door:

Care out repair to panelled timber door . Repair to door using best practice Conservation technique with spliced indent repair techniques. Paint renewal to door to selected colour

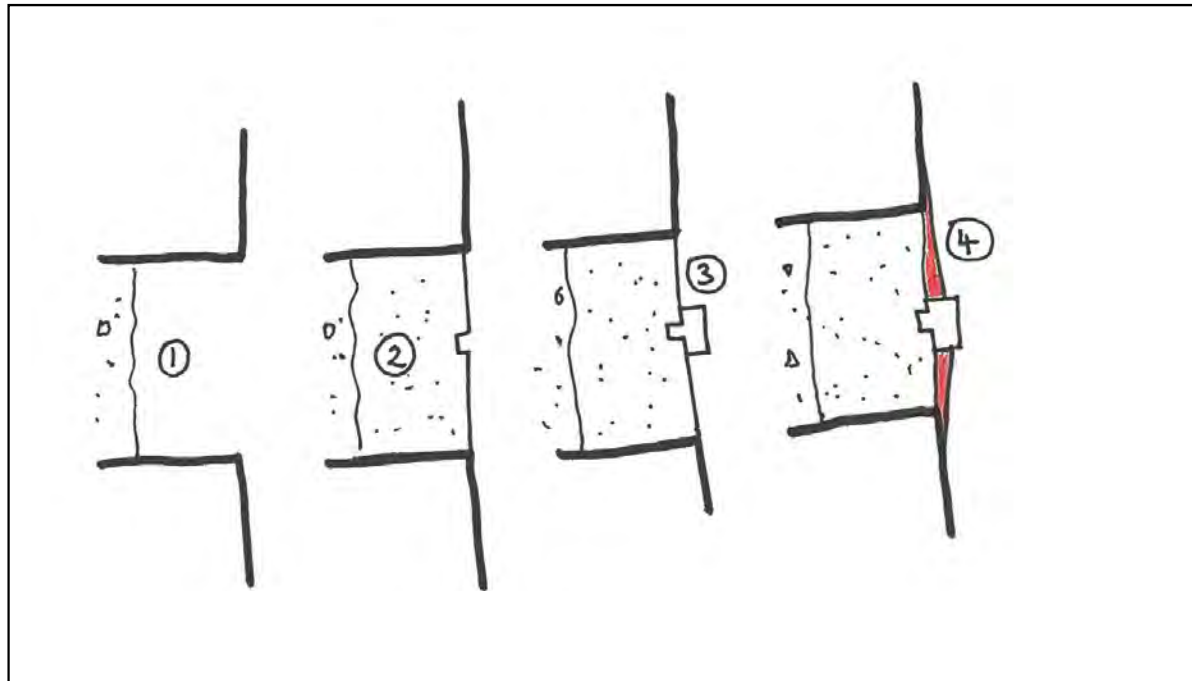
Cleaning Testing Regime

Sample testing will be required to determine appropriate method of removal and to determine parameters acceptable to carry out cleaning.

Criteria for tests and assessment:

- Façade appearance after cleaning

Cleaning process is to be pre-tested on materials and deposits representative of the whole in unobtrusive location feasible. Written records for each trial area, covering cleaning methods and conditions, to enable repetition of results elsewhere.



1. Joint raked out
2. Joint pointed with white stopping mortar
3. White ribbon inserted and formed
- 4 Wigg (coloured mortar) applied to joint face to overlap with brick

Tests removal shall determine appropriate method and tools for removal of pointing to prevent damage to brick. Test will demonstrate proficiency with joint raking tools and ability to not cause significant damage to brick units with either hand or power tools. A certain amount of chipping of brick edge will occur but adhering to agreed methodology will minimise loss Generally pointing removal will be using of masons fl at headed quirks or similarly appropriate tools. Where pointing is of a hard dense nature a power tool shall be used to cut a centre groove to allow removal of remainder using careful action and with prior sample approved by Architect.

The bed joint will be raked out using quirks to depth of 25mm to provide a square face. Loose dirt and debris shall be removed using a stiff bristle brush or blowing the joints clean with low-pressure compressed air (40-60 psi). Thoroughly flush out joint with clean, Clearwater.

Brickwork cleaning

Cleaning of brickwork has two objectives

1. Removal of soiling
2. Removal of graffiti

1. Removal of soiling

A light clean will be given to the overall brick work to remove soiling. In area of heavy soiling such as downpipe location a proprietary chemical cleaner will be used (low concentrate hydrofluoric acid)

2. Removal of graffiti

A proprietary chemical cleaning agent for removal of aerosol spray paints will be applied in accordance with manufacturers specification.

Pointing Renewal

The brickwork will be rinsed down in advance of pointing, so that by the time of mortar application, it is damp rather than wet. Pointing will be carried out in suitable weather conditions. Appropriate protection will be in put in place as necessary to ensure suitable condition areas maintained to ensure sufficient time is allowed for pointing curing process to take place.

Quality Control Sample :

A control sample be approved by the Conservation Architect which will act as an exemplar for

**Wigged Tuck Pointing:
(using bastard tuck pointing technique)**

The pointing technique is carried out in a number of steps. Pointing mortar are lime based:

- Step 1.
Insert white stopping mortar and fill flush with joint
- Step 2
Groove stopping mortar
- Step 3
Insert and form white ribbon in stopping mortar while stopping mortar is still green to form compound joint;
- Step 4
Applied colour wiggging mortar to brick joint face

IRONWORKS REPAIRS TO FRONT RAILINGS AND PLINTHS

Works will consist of cleaning down, removing loose flaking paint work, treatment of corrosion with appropriate rust converter, filling of water traps , augmentation and/or repair of junction. Trial cleaning will be carried out to determine the most appropriate cleaning regime. Ironwork will be painted to selected colour. Missing embellishments (castings) will be reinstated to match existing detail. New gates will be provided at location of new step or where original altered and steps to be retained/reinstated.

REPAIRS TO GRANITE PLINTHS

Works will consist of cleaning down, removing loose flaking paint work, treatment of corrosion with appropriate rust converter, filling of water traps , augmentation and/or repair of junction. Trial cleaning will be carried out to determine the most appropriate cleaning regime. Ironwork will be painted. to selected colour. Missing embellishments (casting) will be reinstated to match existing detail. A new gate will be provided at location of original steps.

Entrance Paving

Paving will be cleaned down to remove heavy soiling. Cementitious pointing removed. Pointing will be renewed with hydraulic lime-based mortars. It may be necessary to left and replace granite paving to allow for services and level interface with adjacent new paving finishes. Historic paving, kerbs and coal hole covers to be retained.

BASEMENT AREAS MASONRY CONSOLIDATION AND REPAIR **General**

The enclosing masonry walls to the light well areas are in various degrees of deterioration particularly the outer wall to the pavement cellars. The vaulted cellar are current structurally sound with no significant distress observed. Masonry has begun unravelling in the outer wall face is loose and undermining stability of railing above. Opening in the outer cellar wall have been structurally undermined by loss and deterioration of timber lintels.

It is proposed to consolidate and reconstruct all loose masonry and reform missing section of masonry to match existing. Modern infill materials will be removed.
New concrete lintel will be provided to opening in-lieu of missing timber lintels.

Masonry work will be carried out using a combination of stone and brick using hydraulic lime mortar to match existing construction.

SHAFFREY ARCHITECTS

Grafton Architects / Shaffrey Architects
JUNE 2018

7.4 Fire Safety Design Strategy

Modern buildings are designed from the outset to allow occupants to leave quickly, easily and safely in the event of a fire, adapting an historic building can be more difficult. The primary factors considered are the protection of persons in the building and the building fabric and contents.

A range of fire safety engineering design solutions have been developed by Specialist Fire Engineering consultants based on risk assessment of the building and development of a strategic approach to fire safety measures has been adopted to minimise impact on the buildings, important fabric and elements of the protected structures to lead to a more sympathetic solution. These solutions have been developed in collaboration with the architects/ conservation architects and design team. Compensating measures will be proposed where appropriate and allowed to enhance fire safety.

Generally in Ireland buildings are designed to Technical Guidance Document B (Irish building regulations). An alternative to this is that the building is designed to BS 9999 (British Standards). The recommendations in BS 9999 differ from TGD-B, but generally allow greater flexibility in design, particularly in compartmentation and stair capacity.

The fire safety design is based on utilising the existing stairs for vertical escape and providing suitable life safety systems throughout to increase travel distance and omit lobbying to stairs. Smoke control provision in existing stairs will be via automatic opening vents at roof level achieved utilising rooflights.

The design includes an atrium which requires fire and smoke safety performance standards to be met by the rear façade of Nos 23-28, including the window openings. This requires enclosure of openings at second and third floors with smoke retarding construction (e.g. toughened glazing) as it is not possible to provide a smoke reservoir of equivalent volume above the top floor window head. Windows where openable onto the atrium will require to be on actuators. Actuators will be incorporated into the sash boxes. Windows

onto the stairs – which will provide vertical fire escape routes – will require fire rated screens. These will be fitted to the external face of the rear façade, thus avoiding interventions to the historic window surrounds, sashes and frames which are to be retained and repaired. Fire doors on automatic hold open systems connected to the fire safety system will maintain the fire protection standards and will be provided to the openings between the new building and the protected structures. In a small number of locations it is proposed to provide integrated fire curtains, including the large opening at basement level between the new building and the basements to Nos 25 and 26 and at the connections between the new building and No 27.

It is also necessary to improve the fire safety standard of the building incorporating improvement of the fire resistance of the building fabric; improvements to the fire protection of escape routes including upgrading of doors, lighting, services installation, signage, fire detection and alarm and other proprietary life safety systems. The upgrading of floors will use proprietary fire barrier systems that allow for the retention of historic ceilings. The installation of the necessary services associated with these life safety systems will be integrated within the vertical and horizontal services routes indicated on the drawings and in the Arup MEP workbook reports included in Appendix C.

In summary, the fire safety design strategy uses both active and passive fire prevention measures. The active systems such as fire detection and system will have physical visual manifestations, detectors, alarm, signage and lighting etc. with distribution such cabling/pipes concealed within the building fabric or floor voids. The fire safety installation will be integrated into the building in accordance with the general service installation strategy. The passive fire protection is an integral component of the components of structural fire protection and fire safety in the building through use of fire-resistant walls, floors, and doors etc. Where elements have insufficient fire resistance, proprietary upgrading system will be used, such as fire barriers concealed within floor voids, upgrade treatment system to doors etc. In most instances upgrading of building fabric, will be implemented in an unobtrusive non-noticeable manner, where this is not readily achievable, secondary elements such as independent fire rated glazed screens will be used. Interventions will in accordance with overall approach taken with alteration and intervention in the existing buildings.

7.5 Accessibility Strategy

A significant objective for the new library is to provide for universal design standards and to facilitate maximum accessibility to all people irrespective of ability, age, ethnicity, etc. Consultation has informed design approaches, priorities and solutions.

Everybody is different and there is no ‘average’ person. As a result universal accessibility will benefit all because people with long term or temporary disabilities, people of small or tall stature, older people, parents with buggies, delivery persons and so forth will have greater access to the built and external environments.

Accessibility of the built environment in Ireland for people with disabilities is controlled by Part M of the Building Regulations entitled “Access for People with Disabilities”. The underlying philosophy of Part M is to ensure that as far as is reasonable and practicable, buildings should be usable by people with disabilities.

In developing detail design solutions regard, has been had to the heritage value of the buildings together with the requirements of Part M of the Building Regulations and the Disability Act 2005 DoAHG Advice Guide on Improving Accessibility to Historic Buildings and Places. I

The accessibility strategy is based on a best practice approach, drawing on up-to-date international best practice; guidelines and standards; guidance by the National Disability Authority where practicable; and extends beyond disability access matters to incorporate a universal design approach.

Principal design interventions to improve accessibility within the protected structures:

1. Modify entrances at Nos 21 and 27 to provide principal accessible entrance for all. Alter existing ground floors to facilitate ramped entrances and access within Nos 21 and 27, including localised removal of basement vaulting in No 27
2. Provide new evacuation lift within the existing stairwell in No 26, requiring the removal of the existing 20th century terrazzo stairs and insertion of steel structure.
3. Forming new openings within party walls between houses and providing Part M compliant ramps to allow for universal access between the houses
4. Localised raising of existing floor levels to assist in the overcoming of level differences between houses

5. New and enlarged openings in the rear facade to facilitate bridge links to connect the existing houses with the new rear library building.
6. Provision of new toilet, nursing and changing facilities within the protected structures.
7. Subject to future detail design and specification, finishes and wayfinding to meet universal design standards

In addition the design of the public realm has been developed in consideration of universal design and wayfinding principles.

7.6 Proposed Strategies/Outline Methodologies/Schedules/Mapping Diagrams

PSCQ

Roof Mapping - Proposed Works

Slate Roofing

Slate Roof Outline Spec:

Stripping Roof

Removing Roof Coverings
Location : All external roof slopes

Removing Natural Slate Roof Covering
Extent: Entire roof covering inclusive of ridge and hip tiles, flashings, battens and counterbattens, underlay and sarking. Denail retained roof timbers.
Retain sound slate for reuse

Disposal: Clean sound slates, dress and redrill as necessary. Sort and stack for reuse slates, ridge and hip tiles. Remove remainder of roof covering from site.

Removing Existing Lead Sheet Covering
Quantity : Lead covering and flashing associated with roof
Disposal: Remove from site for recycling.

Removing Synthectic ACM Slate Roof Coverings
Disposal: To licensed waste facility

Natural Slate Roofing

- Natural Slate Roofing (H62)
Manufacturer: New welsh slate
Reuse : Reuse all sound salvaged natural slate
Origin: Welsh.
Method Of Laying And Size:
Uniform length and width. Size 500x300mm.
- Ventilator Slates For Natural Slate Roofing 2)
Product Reference: In line
Type : Lead vent slate
Positions: Eaves, in lowest course clear of insulation.
- Ridge To Natural Slate Roofing
type: Butted clay angle ridge tiles.
Colour : Blue/ Black.
Fixing: NHL5 Mortar bedded and mechanically fixed.
- Softwood Hip And Ridge Fixing Battens For Natural Slate Roofin
Size: As recommended by ridge/ hip tile manufacturer for roof pitch.
Preservative Treatment: Contractor's choice; submit product details.
Fixing : Zinc plated steel batten strap at each rafter/ truss fixed with 40 mm (minimum) long galvanized steel clout nails.
- Breathable Underlay For Natural Slating
Product Reference: Breathable roofing membrane Agrément certified
Type: Spun bonded high density polyethylene (HDPE). Low Water Vapour Resistance (<0.25MNs/g).
Underlay At Eaves : Strip of type 5U polyester reinforced bitumen membrane at eaves dressed into gutter.
- Fire Protection At Separating Wall Junctions For Natural Slate Roofing
Position: Gap between top of separating wall and underside of roof covering.
- Softwood Battens For Natural Slating
Size : As existing nominal 50 x 25 mm.
Grading: Factory pre-graded with site check of knots, wane, fissures

and cracks.
Preservative Treatment: Contractor's choice; submit product details.
Fasteners: Satinless steel nails, sized to penetrate 40 mm (minimum) into rafters.

Copper maybe substituted for lead where available falls do permit use of lead

Lead Sheet Flashings And Weatherings

Underlay For Lead Sheet Features
Type: Needle punched nonwoven polyester geotextile.
Weight: 220 g/m².

Lead Sheet Chimney Flashings To Slate Roofs
Lead Sheet: Rolled.
Front Apron Lead Thickness: 1.75-2.00 mm (code 4).
Front Apron Cover To Roof: 150 mm (minimum).
Soakers: 1.25-1.50 mm (code 3) lead sheet.
Step Flashings Lead Thickness: 1.75-2.00 mm (code 4).
Back Gutter Lead Thickness: 2.00-2.50 mm (code 5).
Back Gutter Cover Flashing: 1.75-2.00 mm (code 4).

Patination Oil To Lead Sheet Features And Flashings
Application: Thin coating of patination oil applied to exposed surfaces of newly laid leadwork at completion of each days work.

Lead Sheet Tapered Gutter Lining To Slate Roof
Type: Tapered gutter.
Lead Sheet: Rolled.
Thickness: 3.00-3.50 mm (code 7).
Cross Joint: Drip without splashlap at 2000 mm (maximum) centres, height 65 mm (minimum).
Fasteners: Copper clout nails to timber, brass screws and washers to masonry.
Main Fixing : As current Lead Sheet Association recommendations.
Leadwelding: Insitu leadwelding is permitted subject to completion of a 'hot work permit' form and compliance with its requirements.

Lead Sheet Valley Gutter Lining To Slate Roof
Lead Sheet: Rolled.
Thickness: 2.00-2.50 mm (code 5).
Laying: Over and beyond tilting fillets.
Sheet Length: 1500 mm (maximum).
Lapped Cross Joint: As current Lead Sheet Association recommendations.
Valley Junction : Bossed saddle, lead sheet thickness as valley gutter. Back edge welts as valley gutters. Laps onto valleys as cross joint laps. Front edge bossed over ridge board/ batten.
Fasteners: Copper clout nails to timber, brass screws and washers to masonry.

Lead Sheet Gutter Lining With Proprietary Expansion Joints To Slate Roof
Lead Sheet: Rolled.
Thickness: 2.0-2.5 mm (code 5).
Neoprene Expansion Cross Joint: Neoprene (polychloroprene) expansion joint with lead wings, and integral lead cover
Cross Joint Spacing: 1500 mm (maximum).
Fastener: Copper clout nails to timber, brass screws and washers to masonry.
Main Fixings To Lead: As current Lead Sheet Association recommendations.

Leadwelding: Insitu leadwelding is permitted subject to completion of a 'hot work permit' form and compliance with its requirements.

Lead Sheet Soakers And Step Flashings To Slate Roof
Lead Sheet: Rolled.
Soakers: 1.50 to 1.75 mm (code 3) lead sheet.
Step Flashing: 1.75-2.00 mm (code 4).
Step Flashing Length: 1500 mm (maximum).

Rainwater Outlet To Lead Sheet Gutter To Slate Roof
Lead Sheet: As guttering.
Outlet: Catchpit 150 mm (minimum) deep and length not less than gutter width discharging through chute outlet 225 mm (minimum) wide x 75 mm (minimum) high to thickness of wall.
Grating To Outlet: 12 mm pitch galvanized steel wire mesh grating 225 mm long x 50 mm high overall above gutter sole outlet with width to suit gutter.

Lead Slate To Slate Roof For Soil Vent Pipe
Lead Sheet: Rolled.
Lead Thickness: 2.00-2.50 mm (code 5).
Type : 400 x 400 mm (minimum) plain slate with spigot 150 mm (minimum) high for DN100 pipe and at angle to suit roof pitch.
• H71b Lead Sheet Side Abutment Flashing With Secret Gutter To Slate Roof (Party Wall locations) (H71B)
Lead Sheet: Rolled.
Step Flashing Thickness: 1.75-2.00 mm (code 4).
Flashing Length: 1500 mm (maximum).
Secret Gutter Lead Thickness: 1.75-2.00 mm (code 4).
Gutter End To End Joints : 220 mm.

Lead Cover Flashing To Gutter Abutments
Lead Sheet: As roof coverings.
Thickness: 2.00-2.50 mm (code 5).
Length: 1500 mm (maximum).
End To End Joints: 100 mm (minimum) lap.
Overlap To Upstand : 75 mm (minimum).
Fixing: Lead wedges into bed joint, clips to bottom edge at laps and 450 mm (maximum) centres.

Slate Roof Renewal

Guided Type Restraint System:

System to be CE marked and hold EC Declarations of Conformity. Anchorage device: End anchors to be made from stainless steel and use M16 fixing bolts. System support brackets made from 316 marine grade stainless steel. Intermediate brackets use a single M12 fixing point, and spaced approximately 6 metres apart. The transfastener passes freely over the intermediate supports, keeping the user attached at all times.

Structural anchors: Type recommended by the system manufacturer to suit the structure/fabric into which they will be fixed. The equipment as installed must have no irregularities/ projections capable of inflicting personal injury. Finished surfaces and edges of all accessible parts must be regular and smooth Fixed in accordance with BS EN 795 Fixings must be capable of adequate three dimensional adjustment to accommodate building structure/fabric irregularities. Site drill into structure/fabric only in approved locations. Distance between all fixing devices and edges of supporting material to be not less than recommended by manufacturer.



Slate Tiles Roofs - This Uni 8™ fall protection post and wire restraint product is best suited to modern building projects, refurbishments and can also be used for industrial safety applications.

GGL / GGU smoke ventilation

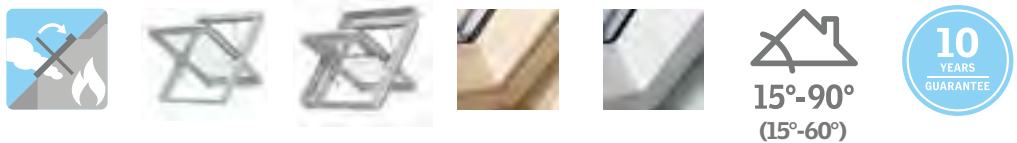


Get more daylight
Get more comfort
Use less energy

Complete smoke-ventilation system in compliance with European EN norms

- Appears as standard VELUX roof windows in the roof (without wind deflector)
- Available with double or triple glazing
- Comfort ventilation possible at the touch of a button. Rain sensor available.
- Complete control system for single or groups of windows

Smoke-ventilation roof window



Window type:	Product code:	Explanation:	EN certified:
GGL	---- 306640	Wood with triple glazing	EN 12101-2
GGL	---- 307340	Wood with double glazing	EN 12101-2
GGU	---- 006640	Polyurethane with triple glazing	EN 12101-2
GGU	---- 007340	Polyurethane with double glazing	EN 12101-2
GGL including wind deflector	---- SD00402	Wood with triple glazing	EN 12101-2
GGL including wind deflector	---- SD00403	Wood with double glazing	EN 12101-2
GGU including wind deflector	---- SD00402	Polyurethane with triple glazing	EN 12101-2
GGU including wind deflector	---- SD00403	Polyurethane with double glazing	EN 12101-2

Control systems for smoke ventilation						
Control system	Control unit	Control unit	Break-glass point	Comfort switch	Smoke detector	Rain sensor
KFX 210	KFC 210	KFC 220	KFK 100	KFK 200	KFA 100	KLA 200
<p>Complete control system for up to 4 GGL/GGU smoke-ventilation roof window or 1 CSP flat-roof smoke ventilation window.</p> <p>Includes: KFC 210 KFK 100 KFA 100</p>	<ul style="list-style-type: none"> • 10 amp. • Controls up to 4 GGL/GGU smoke-ventilation roof windows or 1 CSP flat-roof smoke ventilation window. • Dimensions: W x H x D 398 x 393 x 127 mm 	<ul style="list-style-type: none"> • 2 x 10 amp. • Controls up to 8 GGL/GGU smoke ventilation windows or 2 CSP flat-roof smoke ventilation windows. • Dimensions: W x H x D 398 x 393 x 127 mm 	<ul style="list-style-type: none"> • Break-glass point for activating smoke ventilation function. 	<ul style="list-style-type: none"> • Wall switch enabling natural ventilation for daily comfort. 	<ul style="list-style-type: none"> • Smoke detector for early fire detection. 	<ul style="list-style-type: none"> • Closes window in comfort ventilation mode in case of rain. • Delivered with 75 cm cable without connector.

Classification in accordance with the parameters of European EN 12101-2

Specifications	VELUX smoke ventilation window
Reliability (Re)	Re 1000+10000
Snow load (SL)	SL 1000
Low Temperature (T)	T (-15)
Wind load (WL)	WL 3000
Heat Exposure (B)	B 300

Size grid

MK04	MK06	MK08	SK06	SK08	UK04	UK08
78 x 98	78 x 118	78 x 140	114 x 118	114 x 140	134 x 98	134 x 140

Geometrical opening area A_v in m²

0.63	0.76	0.91	1.17	1.38	1.14	1.65
------	------	------	------	------	------	------

Aerodynamic area A_s in m² with wind deflector

0.33	0.43	0.55	0.55	0.70	0.51	0.73
------	------	------	------	------	------	------

Aerodynamic area A_s in m² without wind deflector

0.19	0.29	0.43	0.28	0.44	0.16	0.38
------	------	------	------	------	------	------

For more information, visit www.velux.nn
We reserve the right to change technical specifications

Original

Fast & easy to install

Perfect fit

Weather proof

Warranty

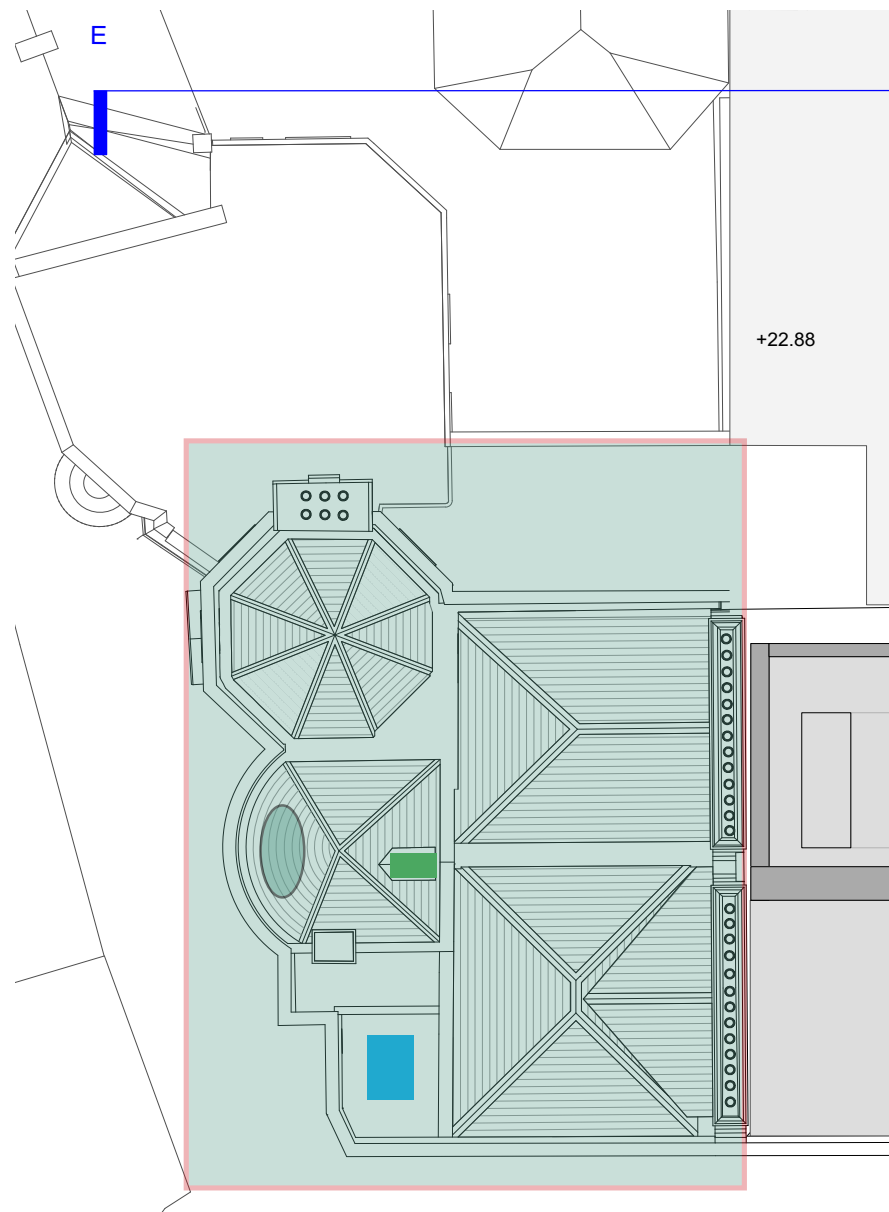
Certification



Contact:
VELUX Denmark A/S
Breltevej 16
2970 Hørsholm
Support: 2323 4545

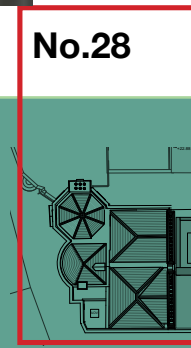
AOV

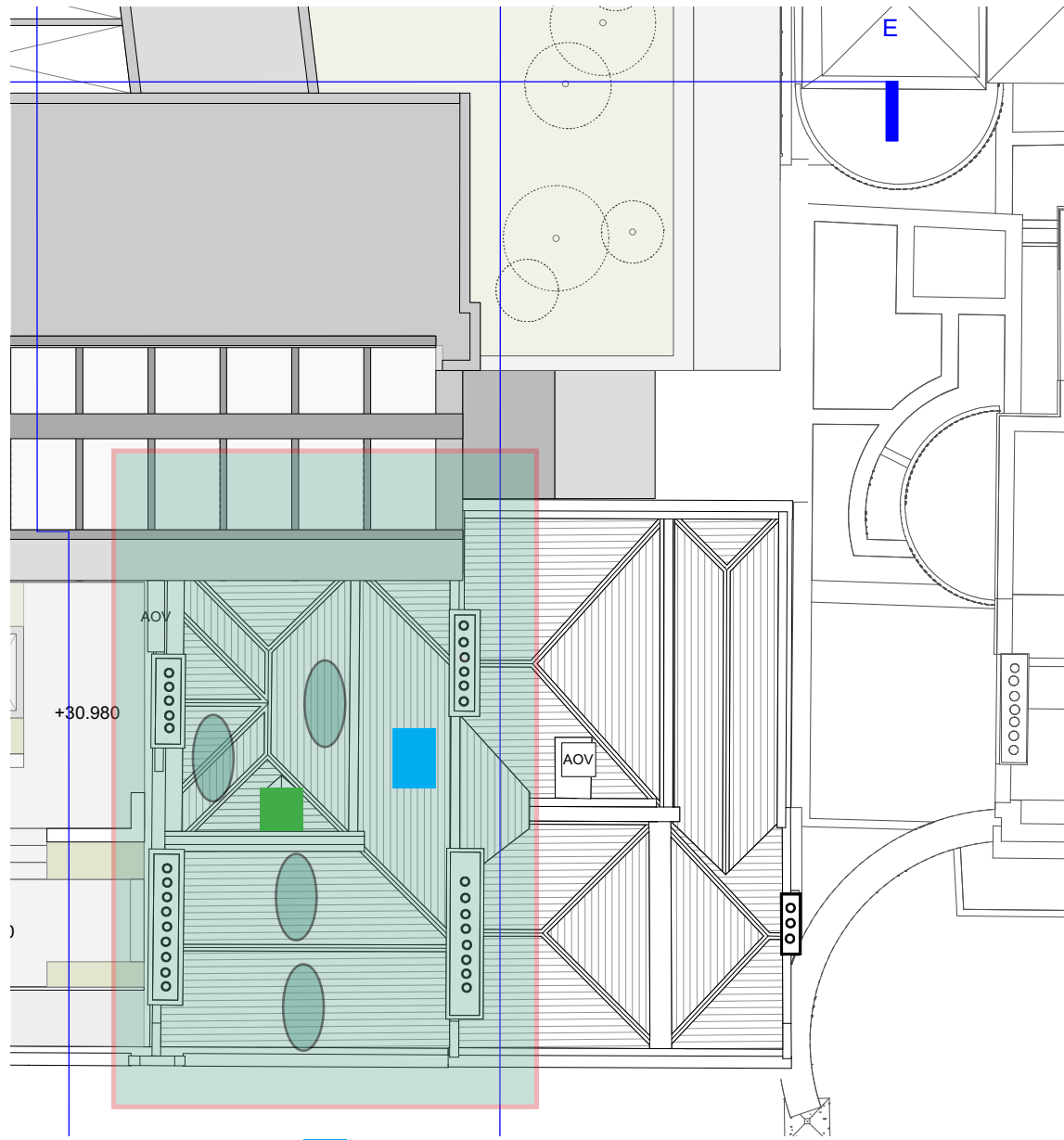
Rooflight AOV



- AOV
- Dormer
- Rooflight
- Existing Natural Slate

No.28



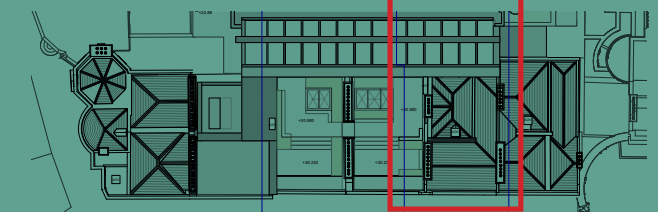


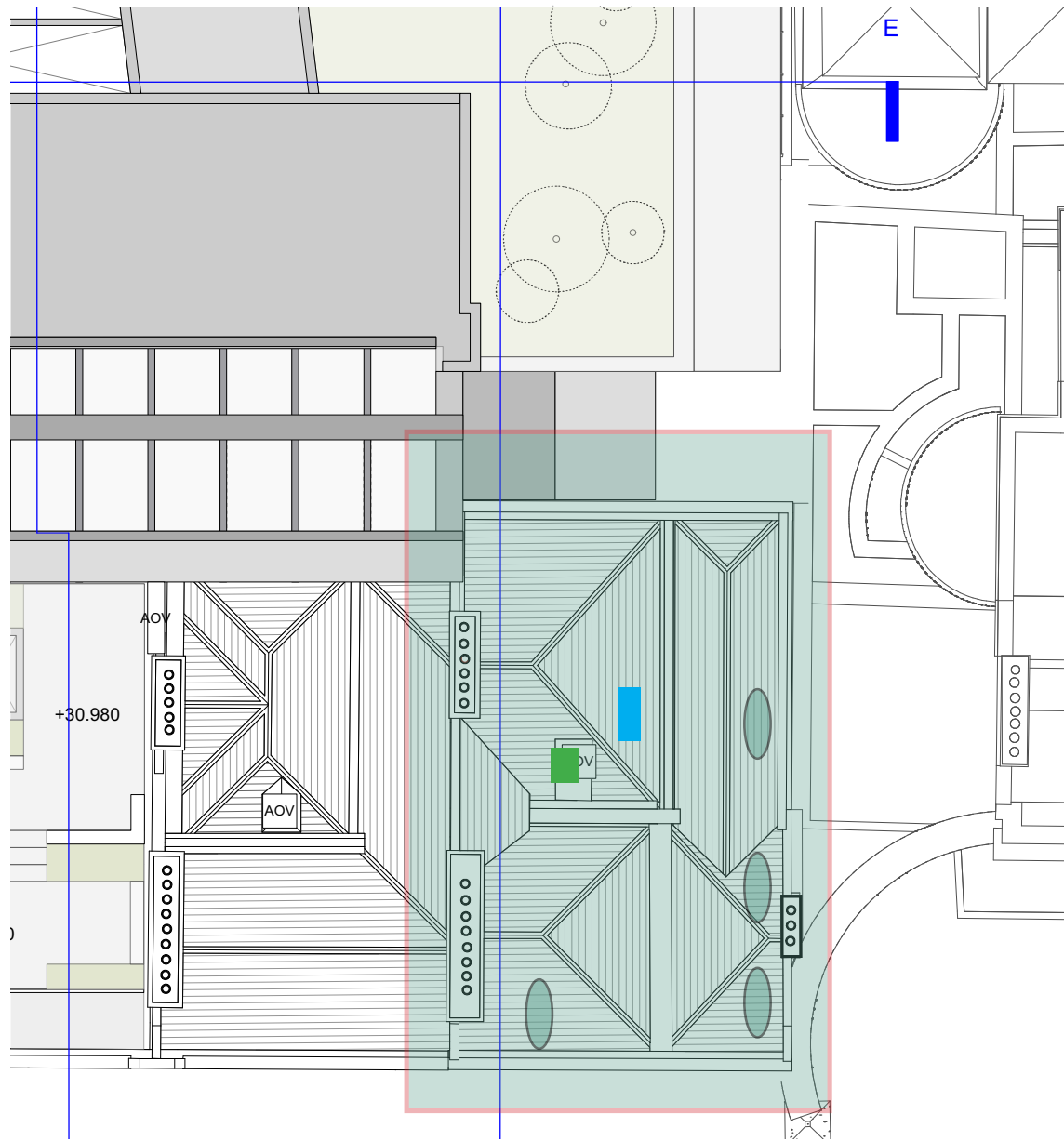
- AOV
- Dormer
- Rooflight
- Existing Natural Slate

No.24



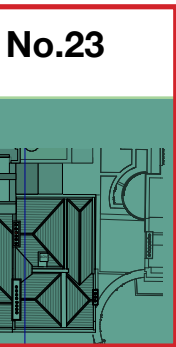
No.24

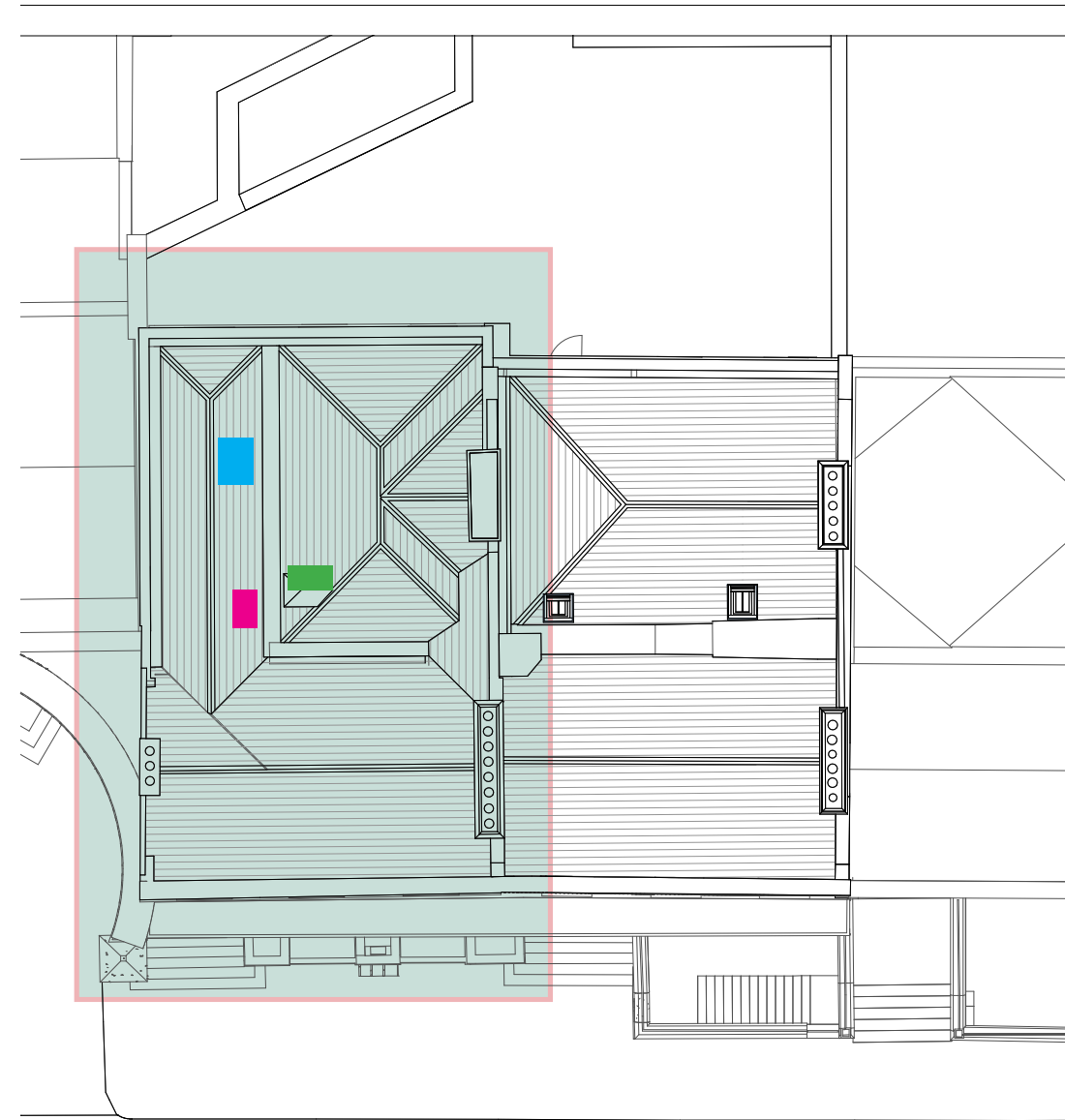




- AOV
- Dormer
- Rooflight
- Existing Natural Slate

No.23



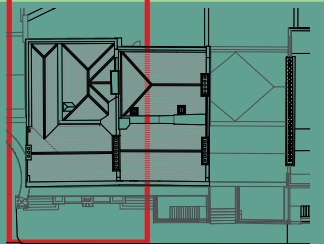


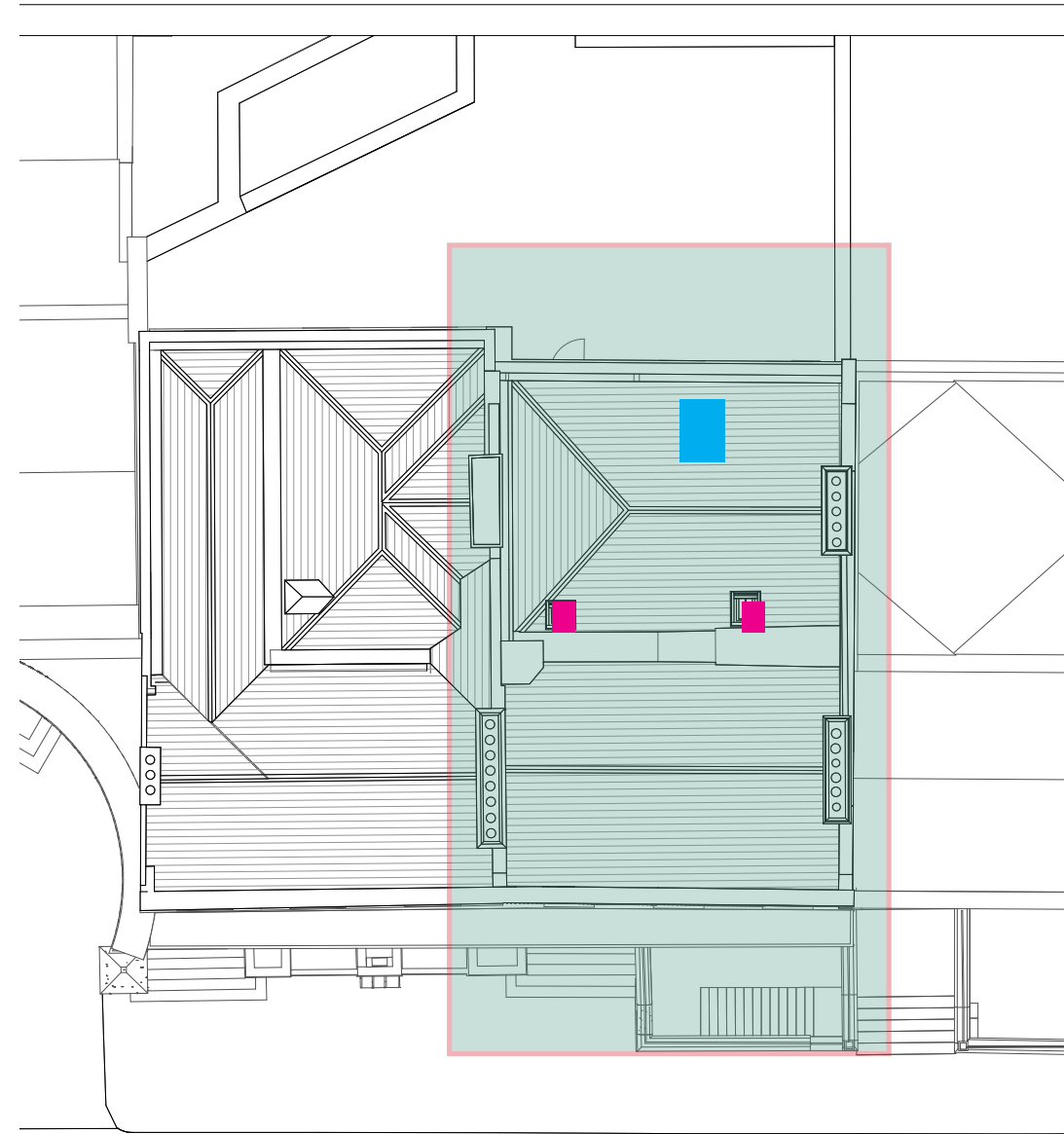
- AOV
- Dormer
- Rooflight
- Existing Natural Slate

No.21



No.21



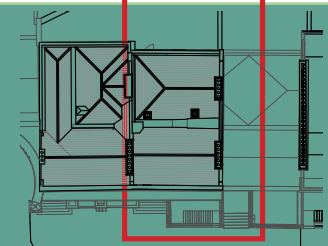


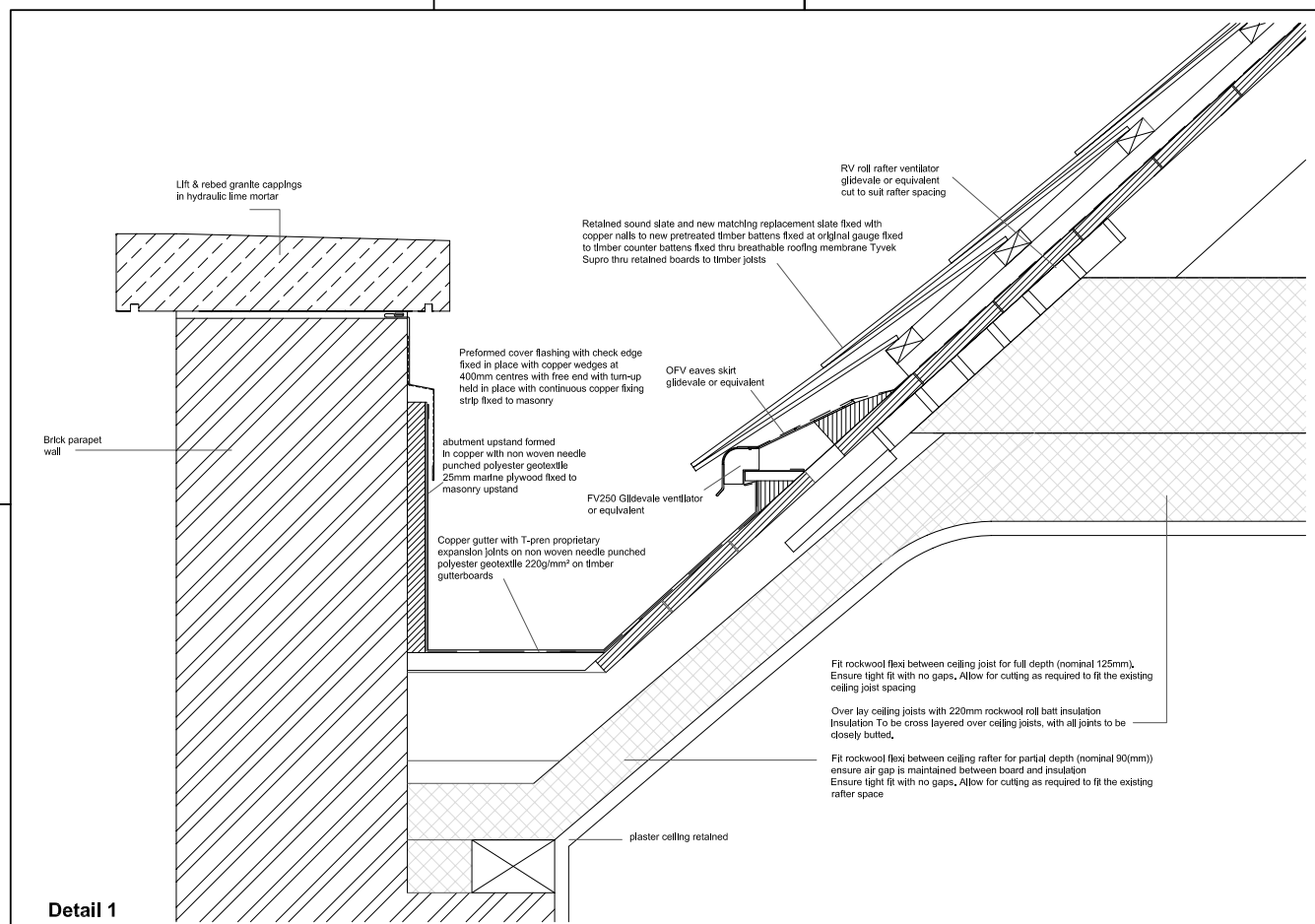
- AOV
- Dormer
- Rooflight
- Existing Natural Slate

No.20

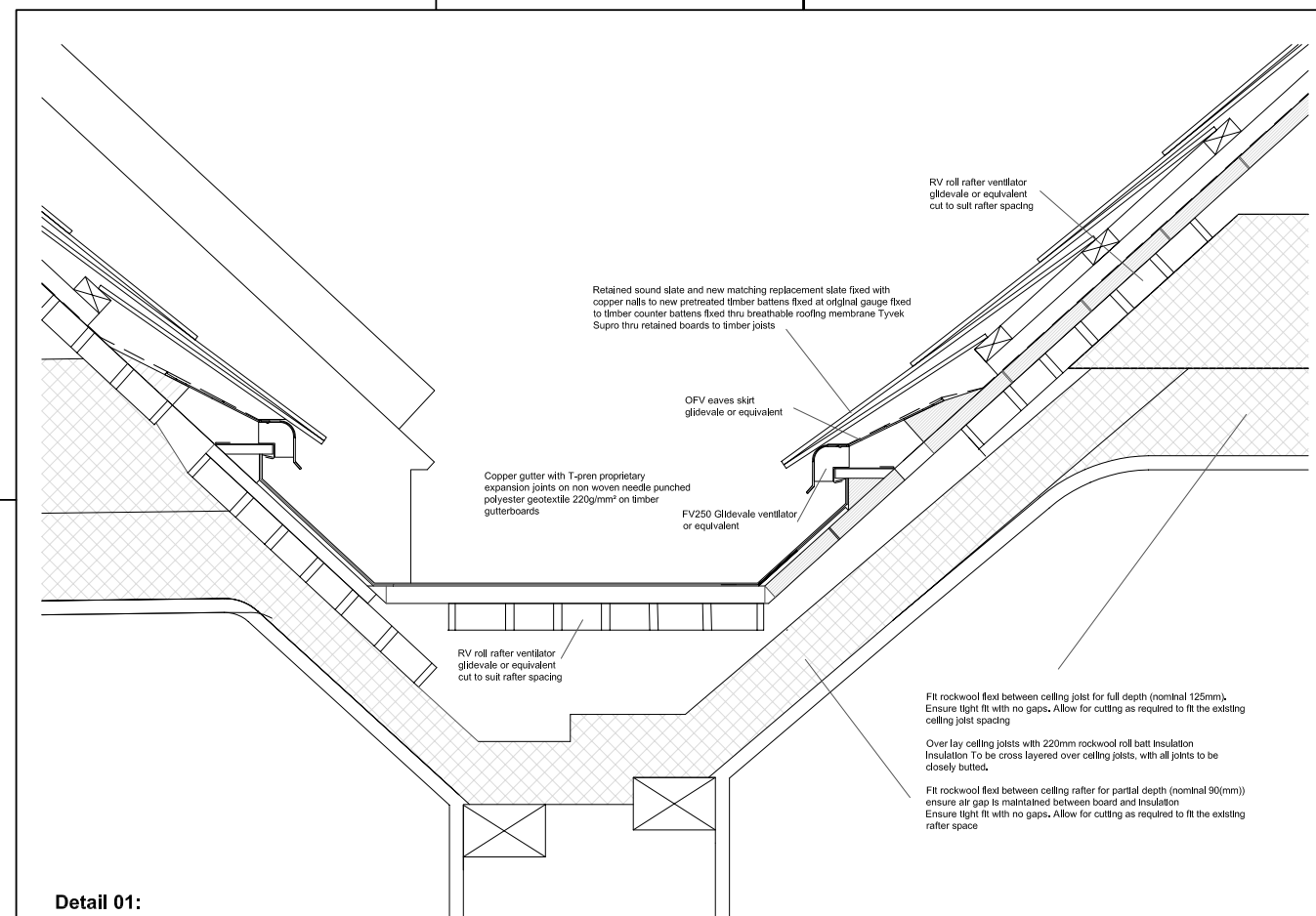


No.20

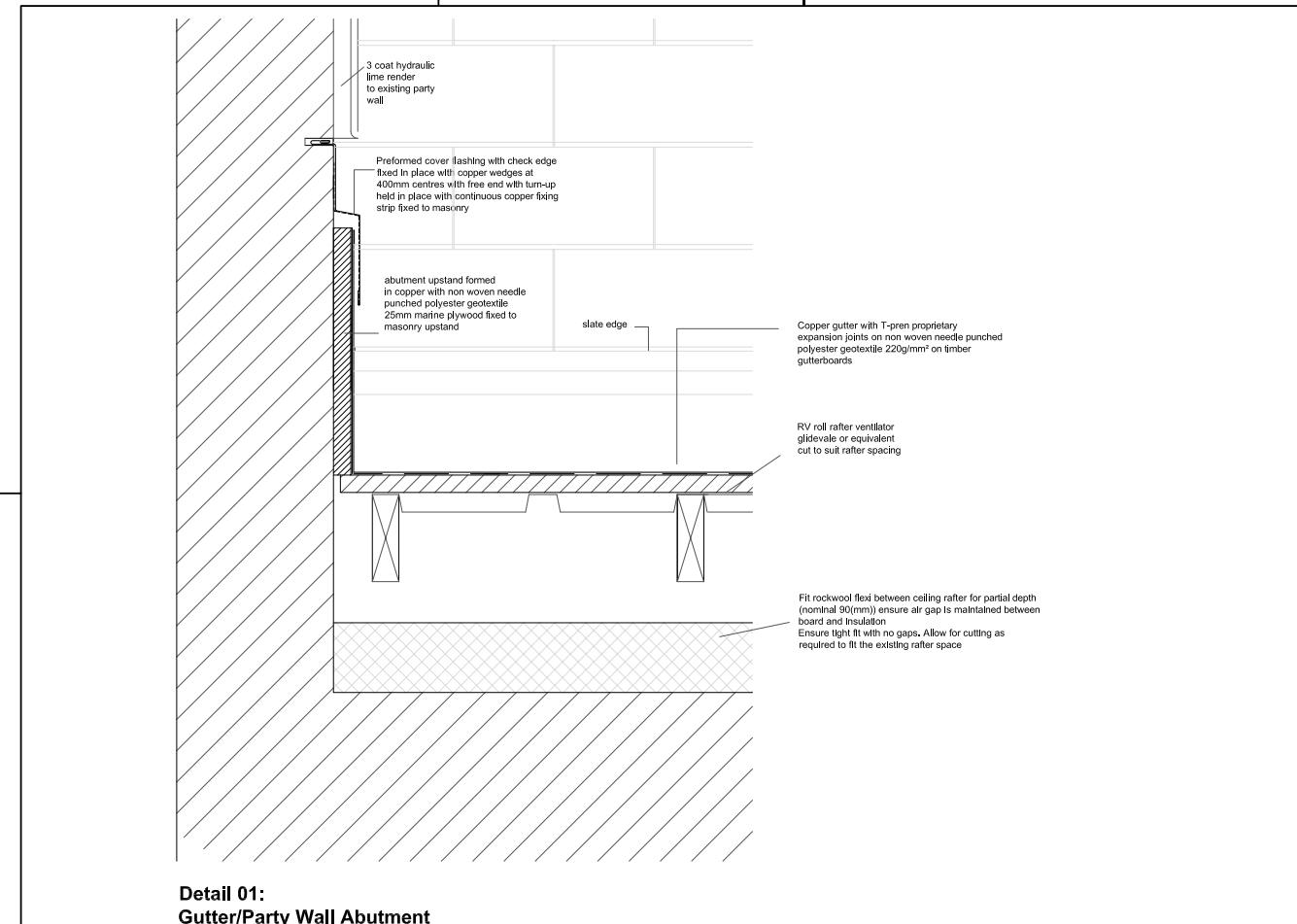




**Detail 1
Parapet Gutter :**
Scale: 1: 5



**Detail 01:
Valley Gutter**
Scale: 1: 5



**Detail 01:
Gutter/Party Wall Abutment**
Scale: 1: 5

Indicative Details

**PSCQ
Facades Mapping -
Proposed Works**

General Note

Parapets will not be rebuilt except for localised section on 28 – allow for 50% of perimeter – new granite coping required for 28

And allow for 5m length elsewhere (some will be required on 23) All parapet capping will be lifted and reset

Allow for rebuilding of window reveals where balconies occur

Window heads generally do not need rebuilding except allowance should be kept in for rebuilding in nr28

Provide new lime plastered feathered reveals to brick pointed facades

Clean off paintwork from all sills; allow for repairs to front sills ff level (and to No. 28 west façade) where iron balcony fixings has caused damage (up to 19 No cills); Allow for replacement of concrete cills to rear windows (25, 26 & 27) in granite.

Stitching :
 External stitching to 28 as ARUP requirements
 Stitching of vertical crack in gable of 23
 Stiching of corner of gable and external wall in 21

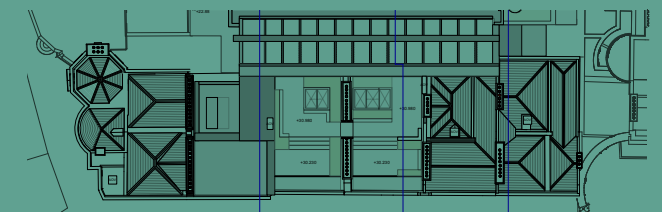


- Rake out brick joints
- Brick replacement to 30%.
- Adjust extra over cost for imperial brick (stock item can be used or metric (masked by wiggling)
- wig pointing



- Remove cement render
- Rake out joints
- Brick replacemnt 25%
- 3 coat NHL 3.5 render

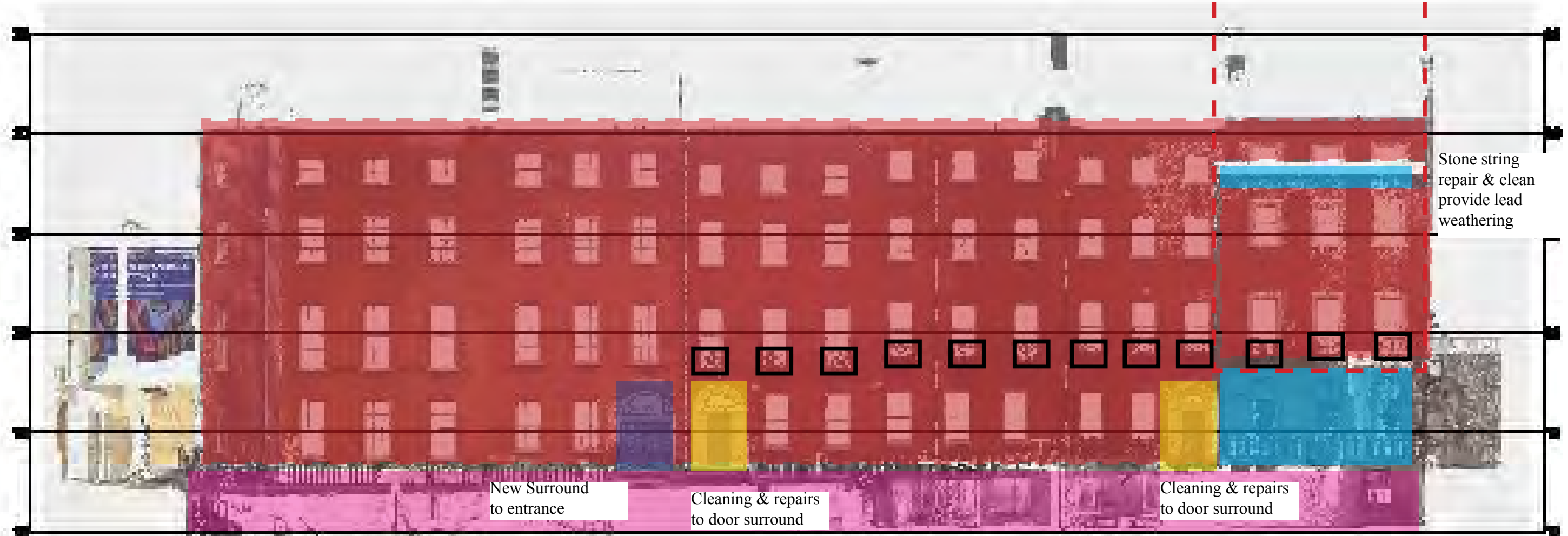
No.28 Front



Stitching :
 External stitching to 28 as ARUP requirements
 Stitching of vertical crack in gable of 23
 Stiching of corner of gable and external wall in 21

□ Balcony
 remove & repair
 (requires removal of brick)
 reinstate
 Make good brickwork

Window heads to window is 21 and 23 are stone (portland in 21 and granite in 23) – all are cracked , need to be removed to be repaired requiring neddling of masonry above
 In 23 a number of lintel have been replaced and will be replaced with new lintel (4nr)

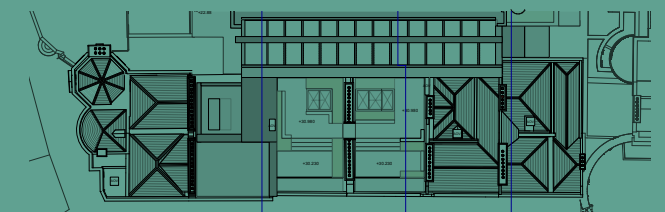


- Rake out brick joints
- Brick replacement to 30%.
- Adjust extra over cost for imperial brick (stock item can be used or metric (masked by wiggling))
- wig pointing

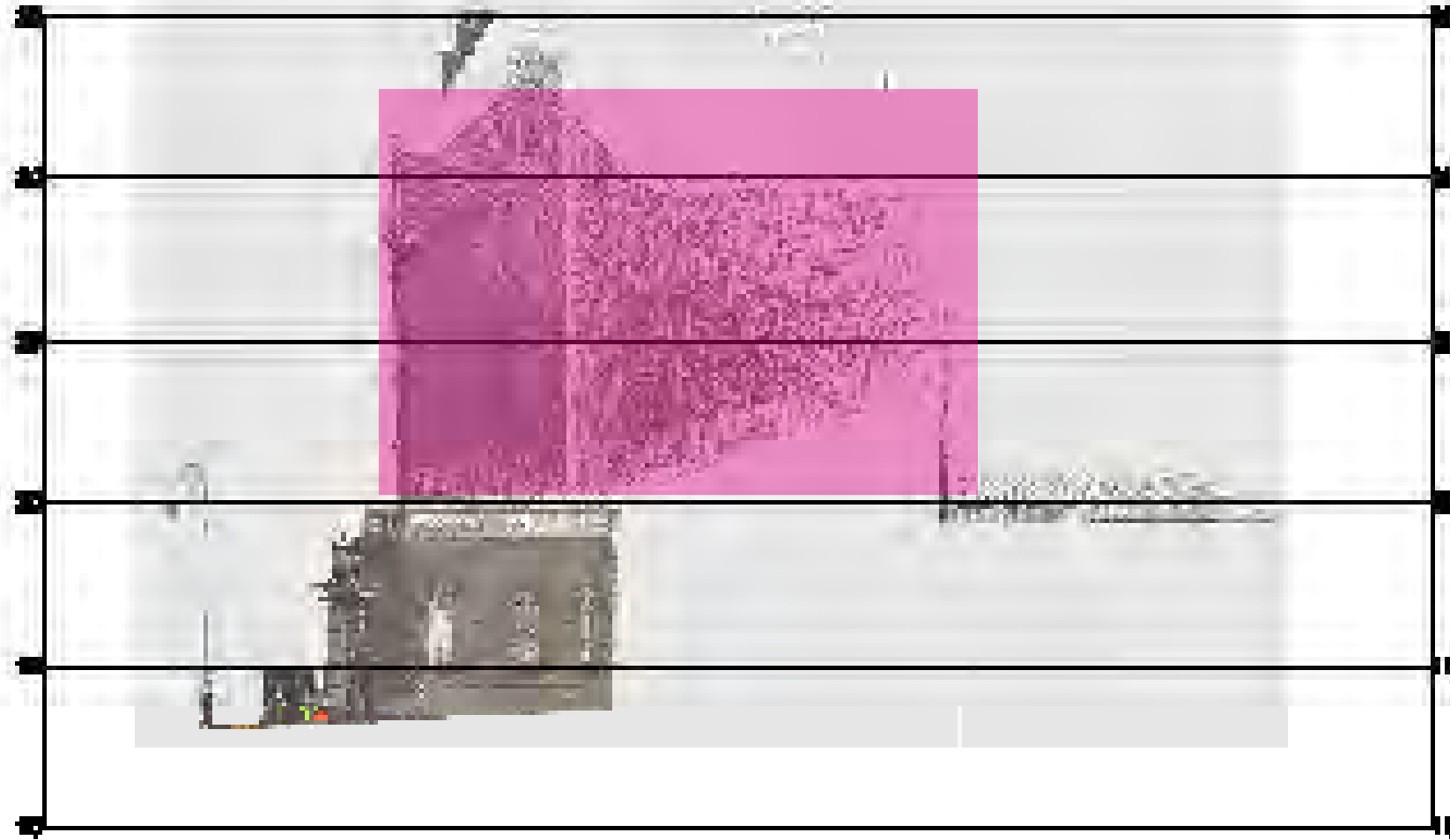
- Remove cement render
- Rake out joints
- Brick replacemnt 25%
- 3 coat NHL 3.5 render

- Remove render
- Reinstae granite stone facade

No.28 - N0.23 Front

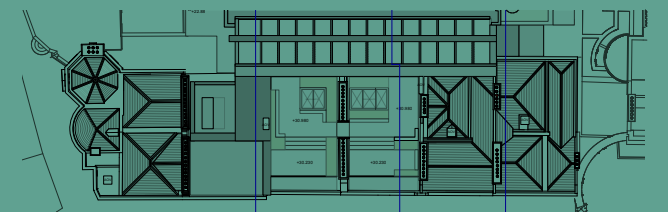


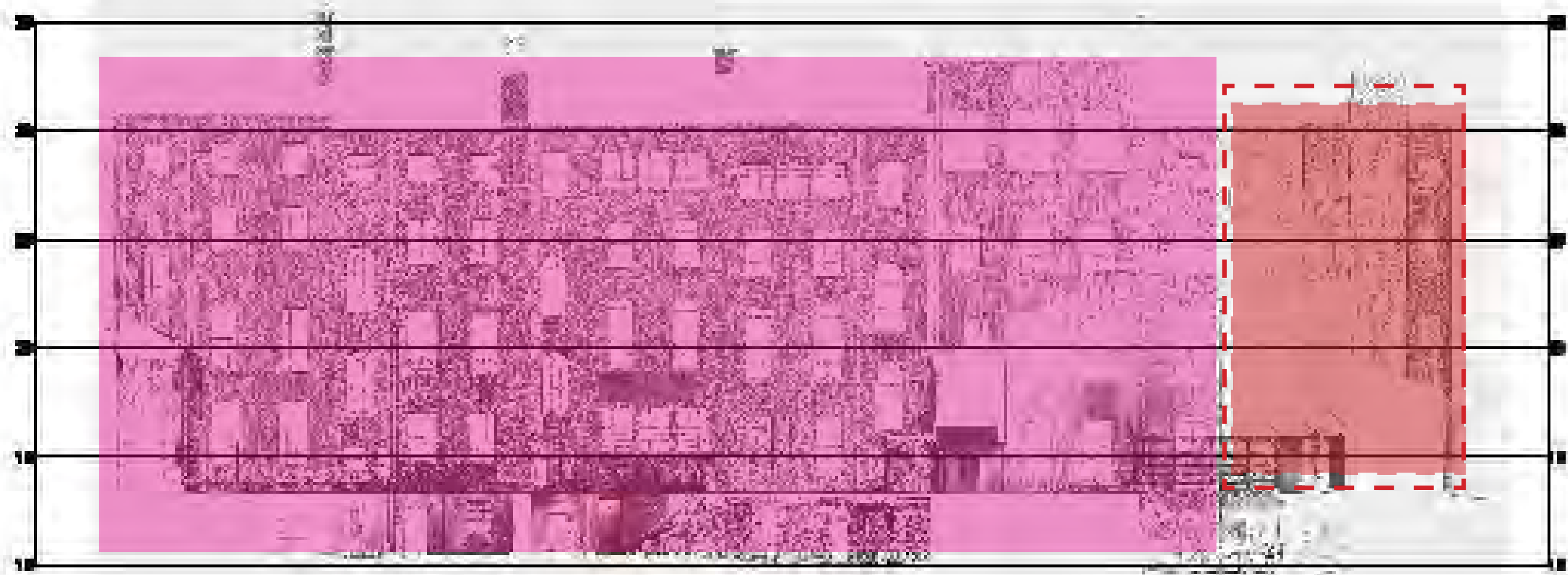
Stitching :
External stitching to 28 as ARUP requirements
Stitching of vertical crack in gable of 23
Stitching of corner of gable and external wall in 21



- Remove cement render
- Rake out joints
- Brick replacemnt 25%
- 3 coat NHL 3.5 render

N0.23 Gable



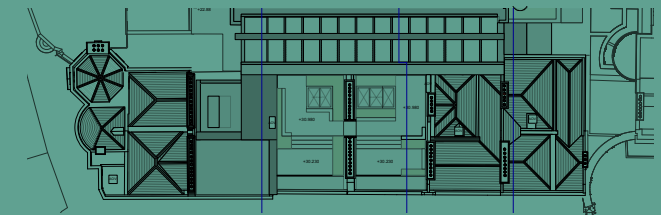


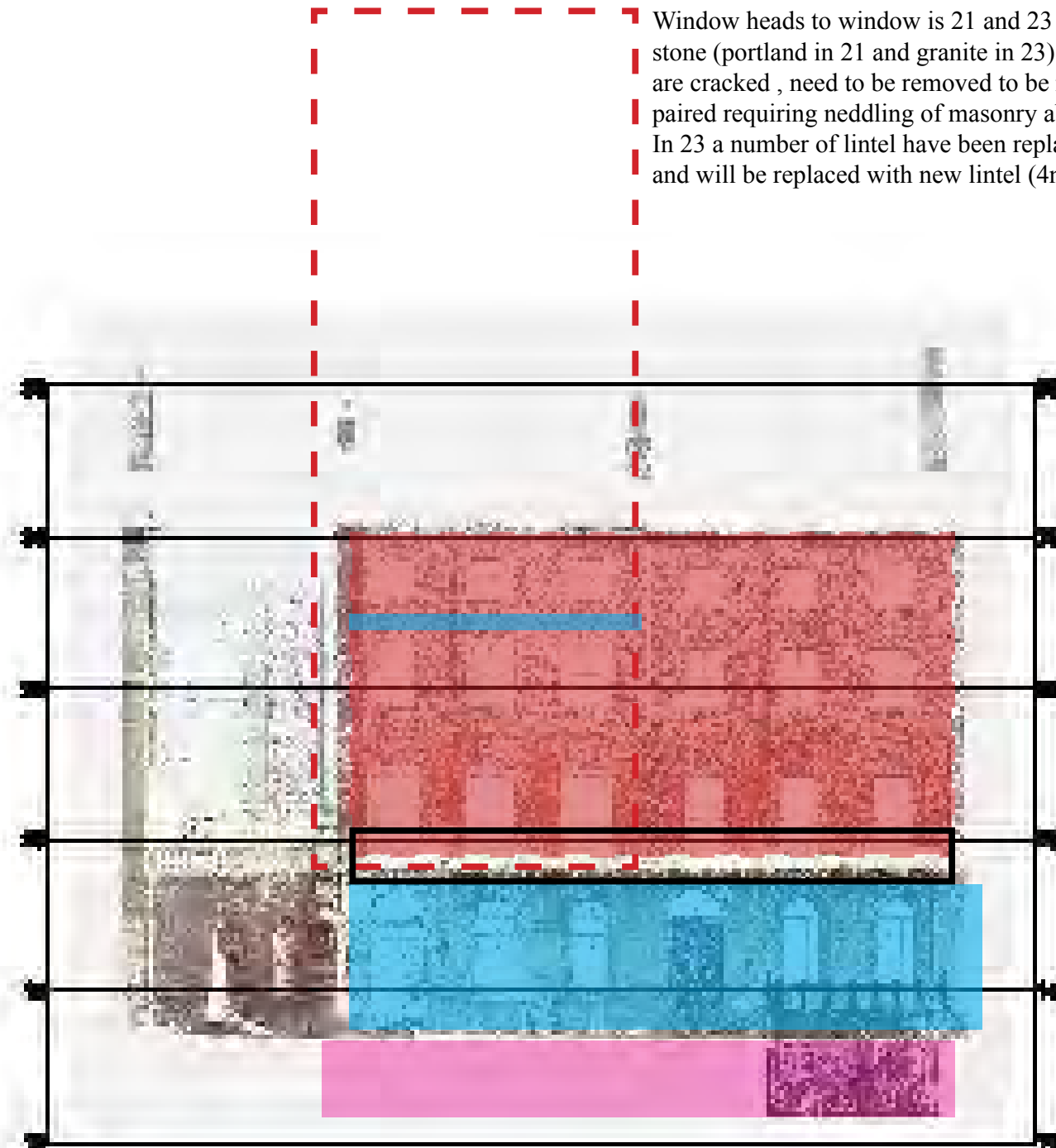
- Remove cement render
- Rake out joints
- Brick replacement 25%
- 3 coat NHL 3.5 render



- Rake out brick joints
- Brick replacement to 30%.
- Adjust extra over cost for imperial brick (stock item can be used or metric (masked by wiggling))
- wig pointing

No.28 - N0.23 Rear



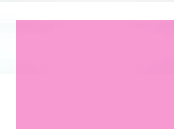


Window heads to window is 21 and 23 are stone (portland in 21 and granite in 23) – all are cracked , need to be removed to be repaired requiring bedding of masonry above
 In 23 a number of lintel have been replaced and will be replaced with new lintel (4nr)

- Remove balcony
- repair facade



- Rake out brick joints
- Brick replacement to 30%.
- Adjust extra over cost for imperial brick (stock item can be used or metric (masked by wiggling)
- wig pointing

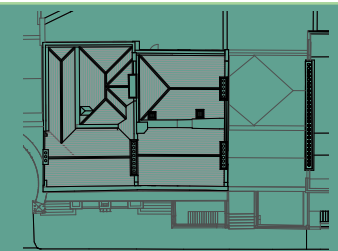


- Remove cement render
- Rake out joints
- Brick replacemnt 25%
- 3 coat NHL 3.5 render

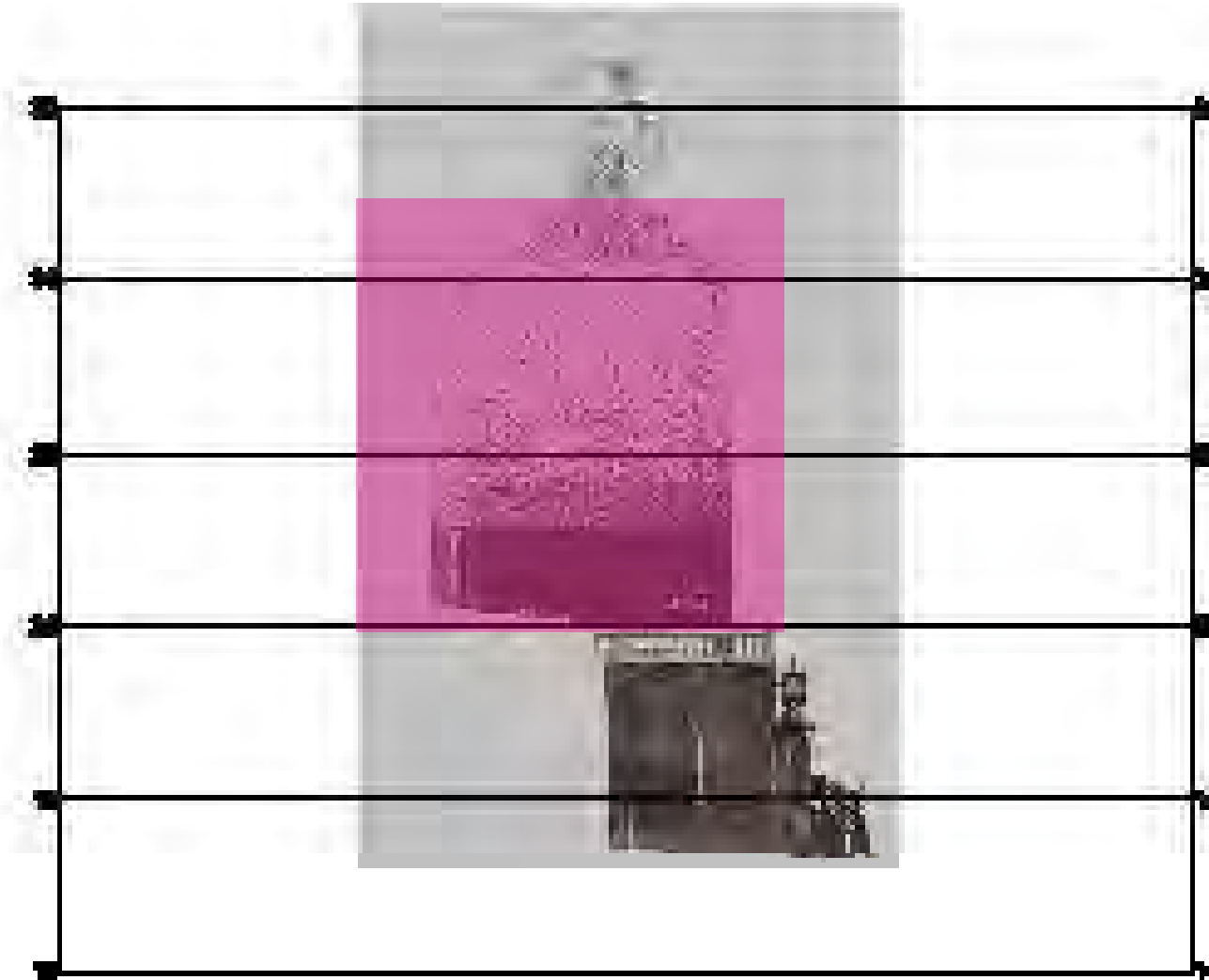


- Clean stone facade

No.20 - N0.21 Front

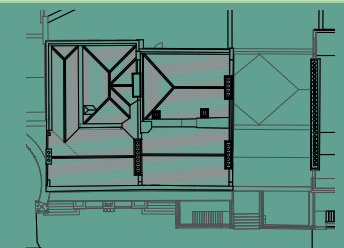


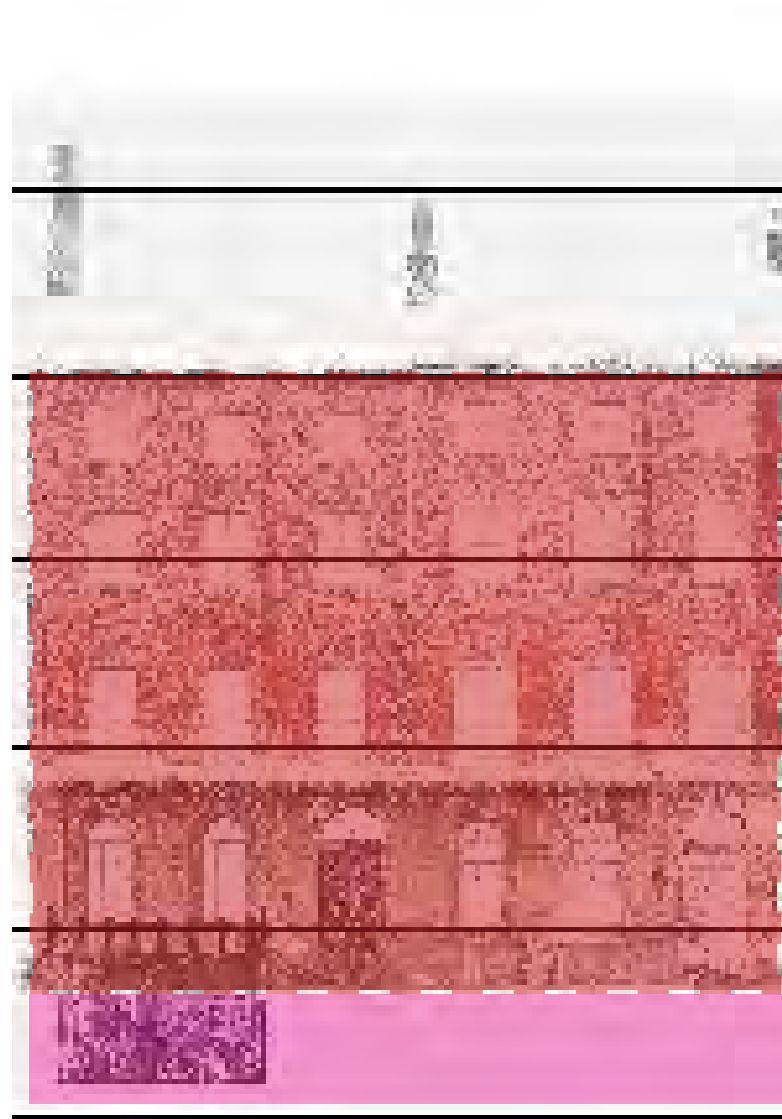
Stitching :
External stitching to 28 as ARUP requirements
Stitching of vertical crack in gable of 23
Stitching of corner of gable and external wall in 21



- Remove cement render
- Rake out joints
- Brick replacemnt 25%
- 3 coat NHL 3.5 render

No.21 Gable



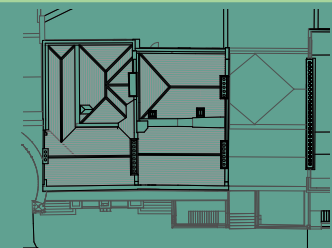


- Rake out brick joints
- Brick replacement to 30%.
- Adjust extra over cost for imperial brick (stock item can be used or metric (masked by wiggling)
- penny struck pointing

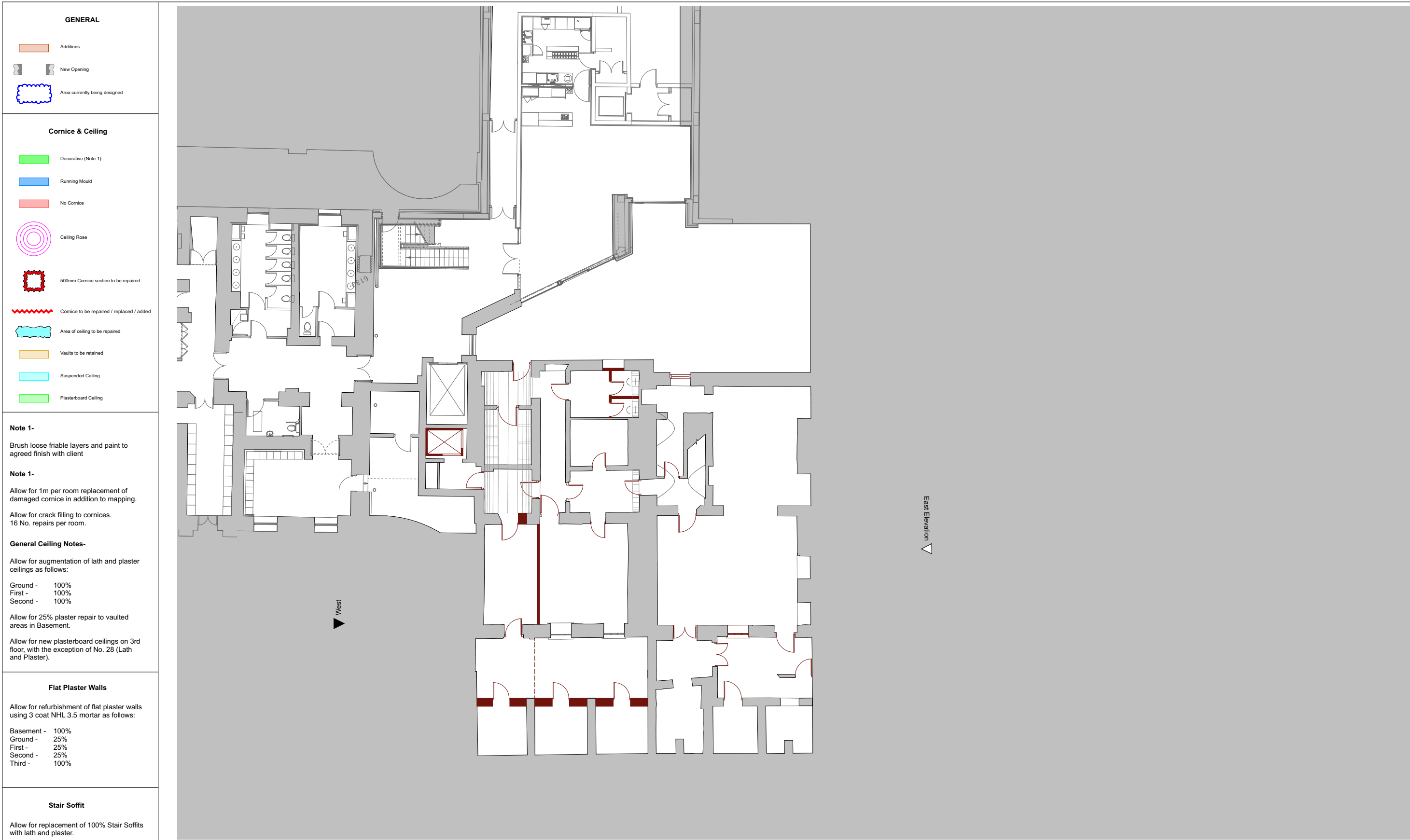


- Remove cement render
- Rake out joints
- Brick replacemnt 25%
- 3 coat NHL 3.5 render

No.20 - N0.21 Rear



Ceiling Plaster Repair Strategy Mapping



GENERAL

Additions
 New Opening
 Area currently being designed

Cornice & Ceiling

Decorative (Note 1)
 Running Mould
 No Cornice
 Ceiling Rose
 500mm Cornice section to be repaired
 Cornice to be repaired / replaced / added
 Area of ceiling to be repaired
 Vaults to be retained
 Suspended Ceiling
 Plasterboard Ceiling

Note 1-
Brush loose friable layers and paint to agreed finish with client

Note 1-
Allow for 1m per room replacement of damaged cornice in addition to mapping.
Allow for crack filling to cornices. 16 No. repairs per room.

General Ceiling Notes-
Allow for augmentation of lath and plaster ceilings as follows:
Ground - 100%
First - 100%
Second - 100%

Allow for 25% plaster repair to vaulted areas in Basement.

Allow for new plasterboard ceilings on 3rd floor, with the exception of No. 28 (Lath and Plaster).

Flat Plaster Walls

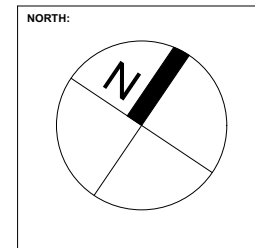
Allow for refurbishment of flat plaster walls using 3 coat NHL 3.5 mortar as follows:

Basement - 100%
Ground - 25%
First - 25%
Second - 25%
Third - 100%

Stair Soffit

Allow for replacement of 100% Stair Soffits with lath and plaster.

LEVEL:
B1



REV.:	DATE:	DRWN.:	DESCRIPTION:	INT:

grafon architects

12-14 COLLEGE GREEN
DUBLIN 2
(T) +353-1-471 3365
(F) +353-1-471 3178
email: pscq@grafonarchitects.ie

SHAFFREY ASSOCIATES ARCHITECTS

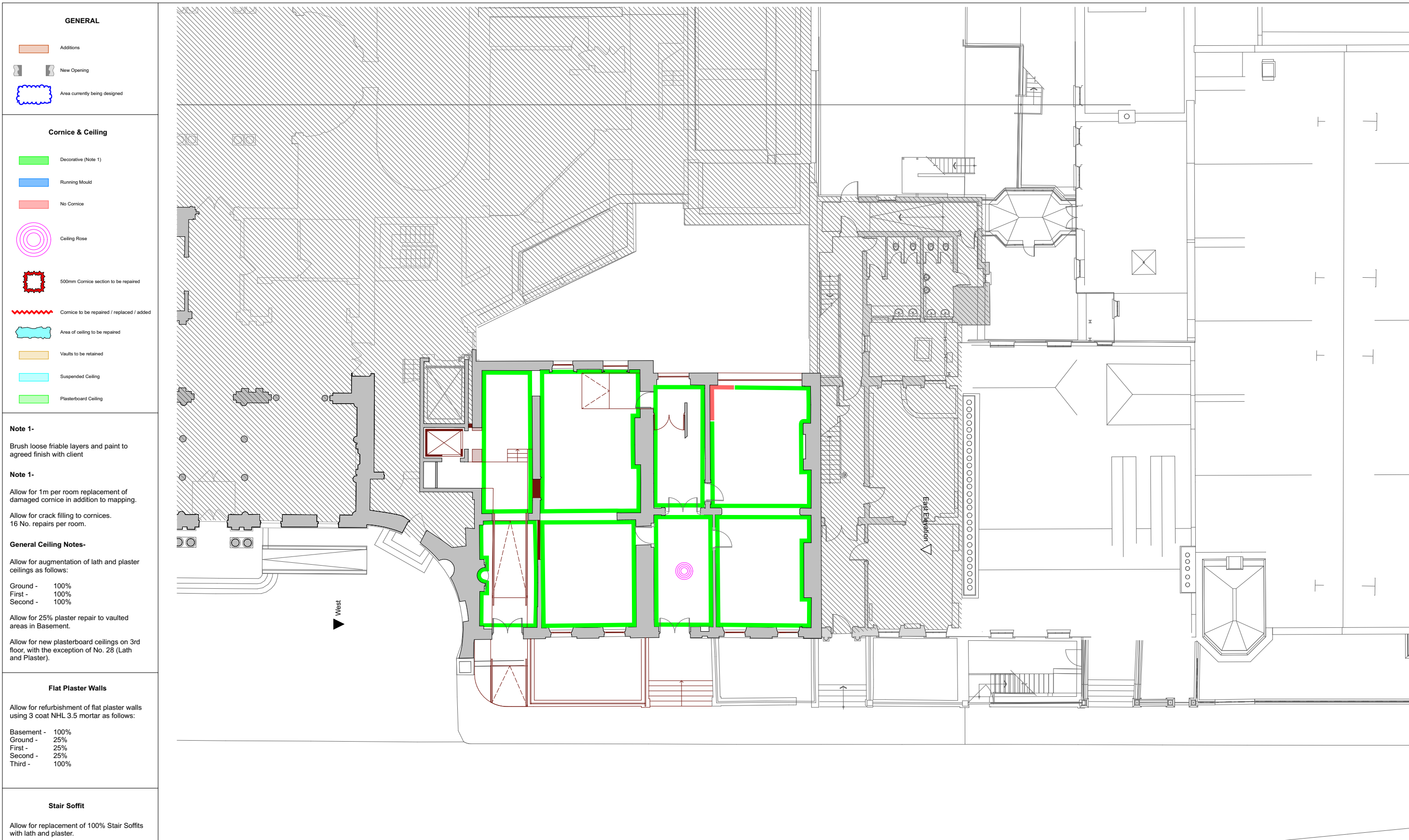
FIGURED DIMENSIONS ONLY TO BE USED

THIS DRAWING IS COPYRIGHT ©

PROJECT TITLE:
Parnell Square Cultural Quarter

DATE:
22/05/2018

Title							Page Size	Scale	
Proposed RCP Basement Floor 20-21:							A1	1:100	
Project	Sub Project	Originator	Zone	Level	Type	Role	Number	Suitability	Revision
PSCQ	P	GASA	XX	ZZ	DR	A		S0	P1



GENERAL

- Additions
- New Opening
- Area currently being designed

Cornice & Ceiling

- Decorative (Note 1)
- Running Mould
- No Cornice
- Ceiling Rose
- 500mm Cornice section to be repaired
- Cornice to be repaired / replaced / added
- Area of ceiling to be repaired
- Vaults to be retained
- Suspended Ceiling
- Plasterboard Ceiling

Note 1-
Brush loose friable layers and paint to agreed finish with client

Note 1-
Allow for 1m per room replacement of damaged cornice in addition to mapping.
Allow for crack filling to cornices. 16 No. repairs per room.

General Ceiling Notes-
Allow for augmentation of lath and plaster ceilings as follows:
Ground - 100%
First - 100%
Second - 100%

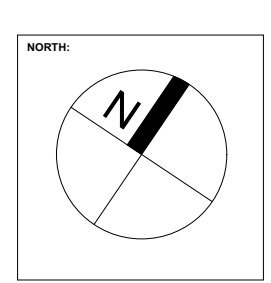
Allow for 25% plaster repair to vaulted areas in Basement.

Allow for new plasterboard ceilings on 3rd floor, with the exception of No. 28 (Lath and Plaster).

Flat Plaster Walls
Allow for refurbishment of flat plaster walls using 3 coat NHL 3.5 mortar as follows:
Basement - 100%
Ground - 25%
First - 25%
Second - 25%
Third - 100%

Stair Soffit
Allow for replacement of 100% Stair Soffits with lath and plaster.

LEVEL:
00



REV.:	DATE:	DRWN.:	DESCRIPTION:	INT.:

grafon architects

12-14 COLLEGE GREEN
DUBLIN 2
(T) +353-1-471 3385
(F) +353-1-471 3178
email : pscq@grafonarchitects.ie

SHAFFREY ASSOCIATES ARCHITECTS

FIGURED DIMENSIONS ONLY TO BE USED

THIS DRAWING IS COPYRIGHT ©

PROJECT TITLE : **Parnell Square Cultural Quarter**

DATE : 22/05/2018

Title							Page Size	Scale	
Proposed RCP Ground Floor 20-21:							A1	1:100	
Project	Sub Project	Originator	Zone	Level	Type	Role	Number	Suitability	Revision
PSCQ	P	GASA	XX	ZZ	DR	A		S0	P1



GENERAL

- Orange rectangle: Additions
- Grey rectangle with diagonal lines: New Opening
- Blue dashed rectangle: Area currently being designed

Cornice & Ceiling

- Green rectangle: Decorative (Note 1)
- Blue rectangle: Running Mould
- Red rectangle: No Cornice
- Pink concentric circles: Ceiling Rose
- Red dashed square: 500mm Cornice section to be repaired
- Red wavy line: Cornice to be repaired / replaced / added
- Light blue rectangle: Area of ceiling to be repaired
- Yellow rectangle: Vaults to be retained
- Cyan rectangle: Suspended Ceiling
- Light green rectangle: Plasterboard Ceiling

Note 1-
Brush loose friable layers and paint to agreed finish with client

Note 1-
Allow for 1m per room replacement of damaged cornice in addition to mapping.
Allow for crack filling to cornices. 16 No. repairs per room.

General Ceiling Notes-
Allow for augmentation of lath and plaster ceilings as follows:
Ground - 100%
First - 100%
Second - 100%

Allow for 25% plaster repair to vaulted areas in Basement.

Allow for new plasterboard ceilings on 3rd floor, with the exception of No. 28 (Lath and Plaster).

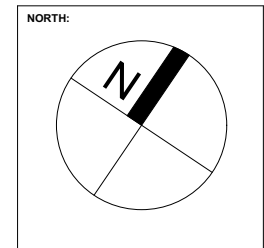
Flat Plaster Walls

Allow for refurbishment of flat plaster walls using 3 coat NHL 3.5 mortar as follows:
Basement - 100%
Ground - 25%
First - 25%
Second - 25%
Third - 100%

Stair Soffit

Allow for replacement of 100% Stair Soffits with lath and plaster.

LEVEL:
01



REV.:	DATE:	DRWN.:	DESCRIPTION:	INT:

grafon architects

12-14 COLLEGE GREEN
DUBLIN 2
(T) +353-1-471 3365
(F) +353-1-471 3178
email : pscq@grafonarchitects.ie

SHAFFREY ASSOCIATES ARCHITECTS

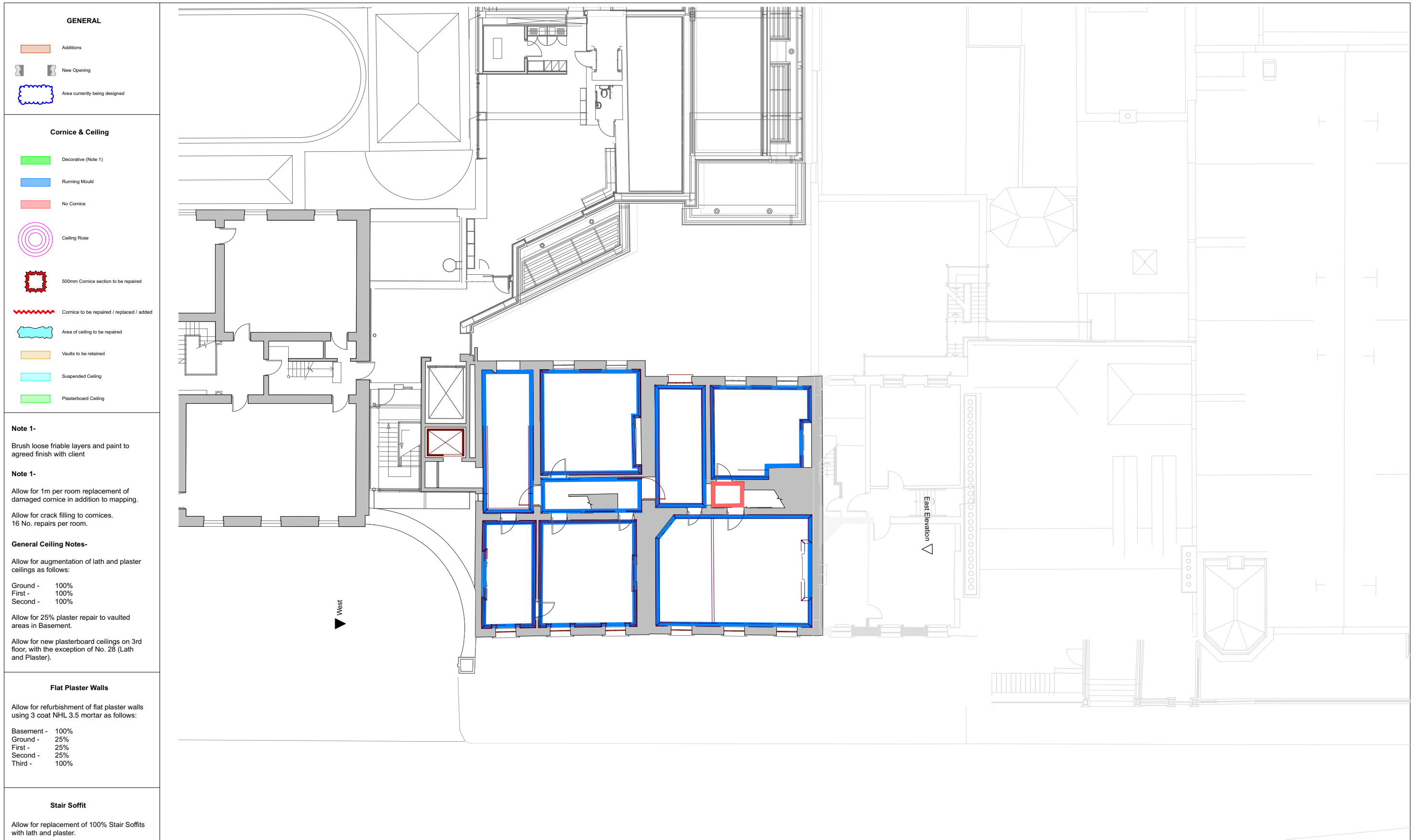
FIGURED DIMENSIONS ONLY TO BE USED

THIS DRAWING IS COPYRIGHT ©

PROJECT TITLE : **Parnell Square Cultural Quarter**

DATE : 22/05/2018

Title							Page Size	Scale	
Proposed RCP First Floor 20-21:							A1	1:100	
Project	Sub Project	Originator	Zone	Level	Type	Role	Number	Suitability	Revision
PSCQ	P	GASA	XX	ZZ	DR	A		S0	P1



GENERAL

- Additions
- New Opening
- Area currently being designed

Cornice & Ceiling

- Decorative (Note 1)
- Running Mould
- No Cornice
- Ceiling Rose
- 500mm Cornice section to be repaired
- Cornice to be repaired / replaced / added
- Area of ceiling to be repaired
- Vaults to be retained
- Suspended Ceiling
- Plasterboard Ceiling

Note 1-
Brush loose friable layers and paint to agreed finish with client

Note 1-
Allow for 1m per room replacement of damaged cornice in addition to mapping.
Allow for crack filling to cornices.
16 No. repairs per room.

General Ceiling Notes-
Allow for augmentation of lath and plaster ceilings as follows:
Ground - 100%
First - 100%
Second - 100%

Allow for 25% plaster repair to vaulted areas in Basement.

Allow for new plasterboard ceilings on 3rd floor, with the exception of No. 28 (Lath and Plaster).

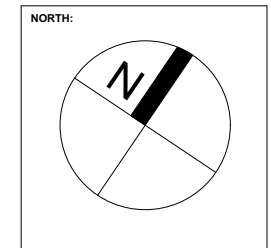
Flat Plaster Walls

Allow for refurbishment of flat plaster walls using 3 coat NHL 3.5 mortar as follows:
Basement - 100%
Ground - 25%
First - 25%
Second - 25%
Third - 100%

Stair Soffit

Allow for replacement of 100% Stair Soffits with lath and plaster.

LEVEL:
02



REV.	DATE	DRWN.	DESCRIPTION	INT.

grafon architects

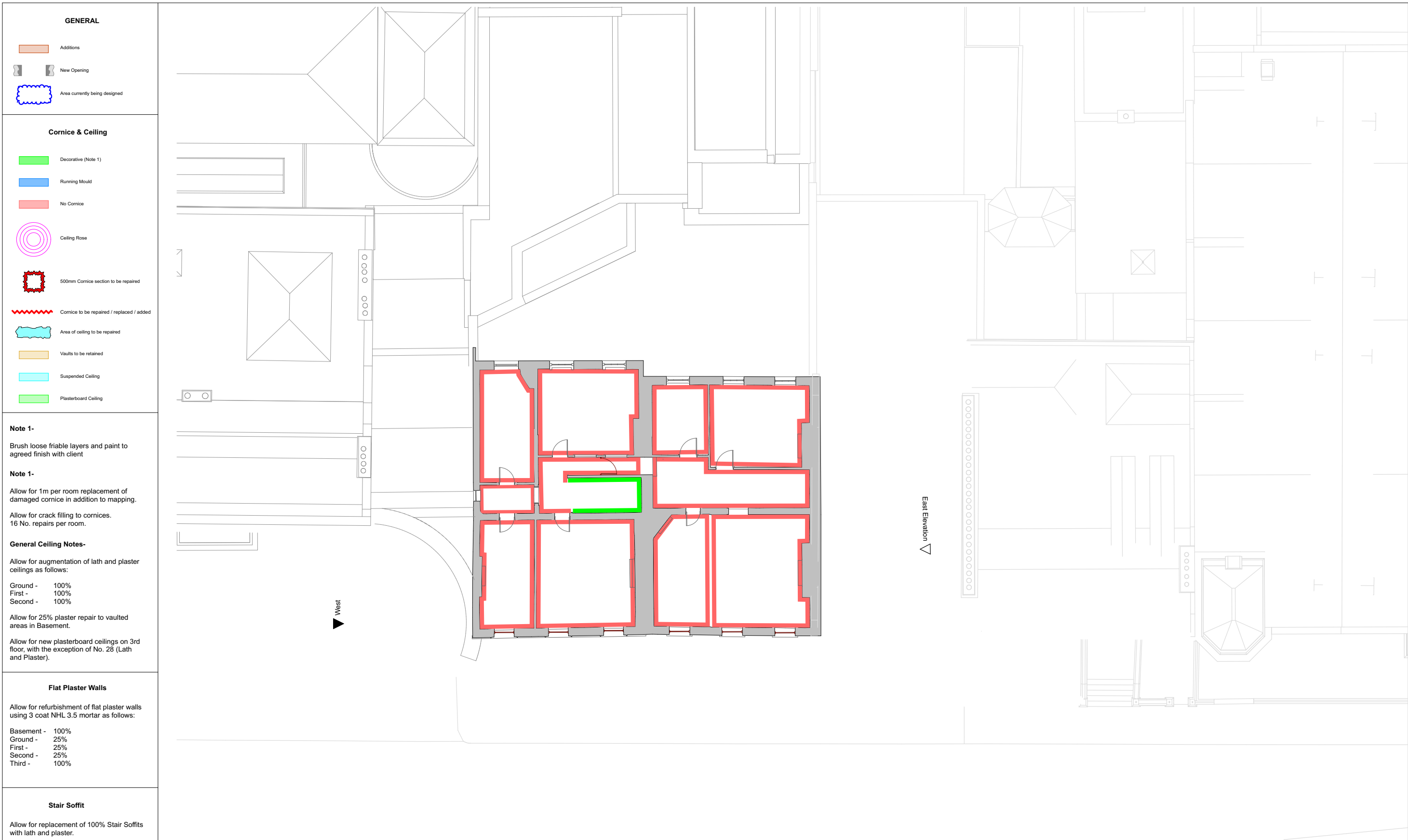
SHAFFREY ASSOCIATES ARCHITECTS

12-14 COLLEGE GREEN
DUBLIN 2
(T) ++ 353-1-671 3355
(F) ++ 353-1-671 3178
email: pscq@grafonarchitects.ie

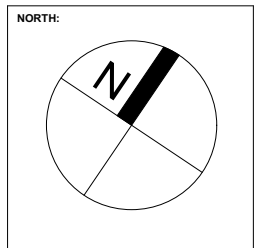
FIGURED DIMENSIONS ONLY TO BE USED

THIS DRAWING IS COPYRIGHT ©

PROJECT TITLE : Parnell Square Cultural Quarter								DATE : 22/05/2018			
Title Proposed RCP Second Floor 20-21:								Page Size A1		Scale 1:100	
Project	Sub Project	Originator	Zone	Level	Type	Role	Number	Suitability	Revision		
PSCQ	P	GASA	XX	ZZ	DR	A		S0	P1		



LEVEL:
03



REV.:	DATE:	DRWN.:	DESCRIPTION:	INT:

grafon architects

12-14 COLLEGE GREEN
DUBLIN 2
(T) +353-1-471 3365
(F) +353-1-471 3178
email : pscq@grafonarchitects.ie

SHAFFREY ASSOCIATES ARCHITECTS

FIGURED DIMENSIONS ONLY TO BE USED

THIS DRAWING IS COPYRIGHT ©

PROJECT TITLE : Parnell Square Cultural Quarter							DATE : 22/05/2018		
Title Proposed RCP Third Floor 20-21:							Page Size A1	Scale 1:100	
Project	Sub Project	Originator	Zone	Level	Type	Role	Number	Suitability	Revision
PSCQ	P	GASA	XX	ZZ	DR	A		S0	P1

GENERAL

- Additions
- New Opening
- Area currently being designed

Cornice & Ceiling

- Decorative (Note 1)
- Running Mould
- No Cornice
- Ceiling Rose
- 500mm Cornice section to be repaired
- Cornice to be repaired / replaced / added
- Area of ceiling to be repaired
- Vaults to be retained
- Suspended Ceiling
- Plasterboard Ceiling

Note 1-
Brush loose friable layers and paint to agreed finish with client

Note 1-
Allow for 1m per room replacement of damaged cornice in addition to mapping.
Allow for crack filling to cornices. 16 No. repairs per room.

General Ceiling Notes-
Allow for augmentation of lath and plaster ceilings as follows:
Ground - 100%
First - 100%
Second - 100%

Allow for 25% plaster repair to vaulted areas in Basement.

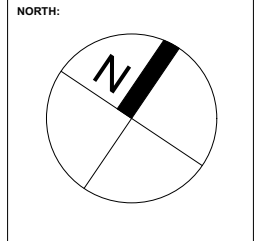
Allow for new plasterboard ceilings on 3rd floor, with the exception of No. 28 (Lath and Plaster).

Flat Plaster Walls
Allow for refurbishment of flat plaster walls using 3 coat NHL 3.5 mortar as follows:
Basement - 100%
Ground - 25%
First - 25%
Second - 25%
Third - 100%

Stair Soffit
Allow for replacement of 100% Stair Soffits with lath and plaster.



LEVEL:
B1



REV.:	DATE:	DRWN.:	DESCRIPTION:	INT:

grafon architects

12-14 COLLEGE GREEN
DUBLIN 2
(T) +353-1-471 3365
(F) +353-1-471 3178
email: pscq@grafonarchitects.ie

SHAFFREY ASSOCIATES ARCHITECTS

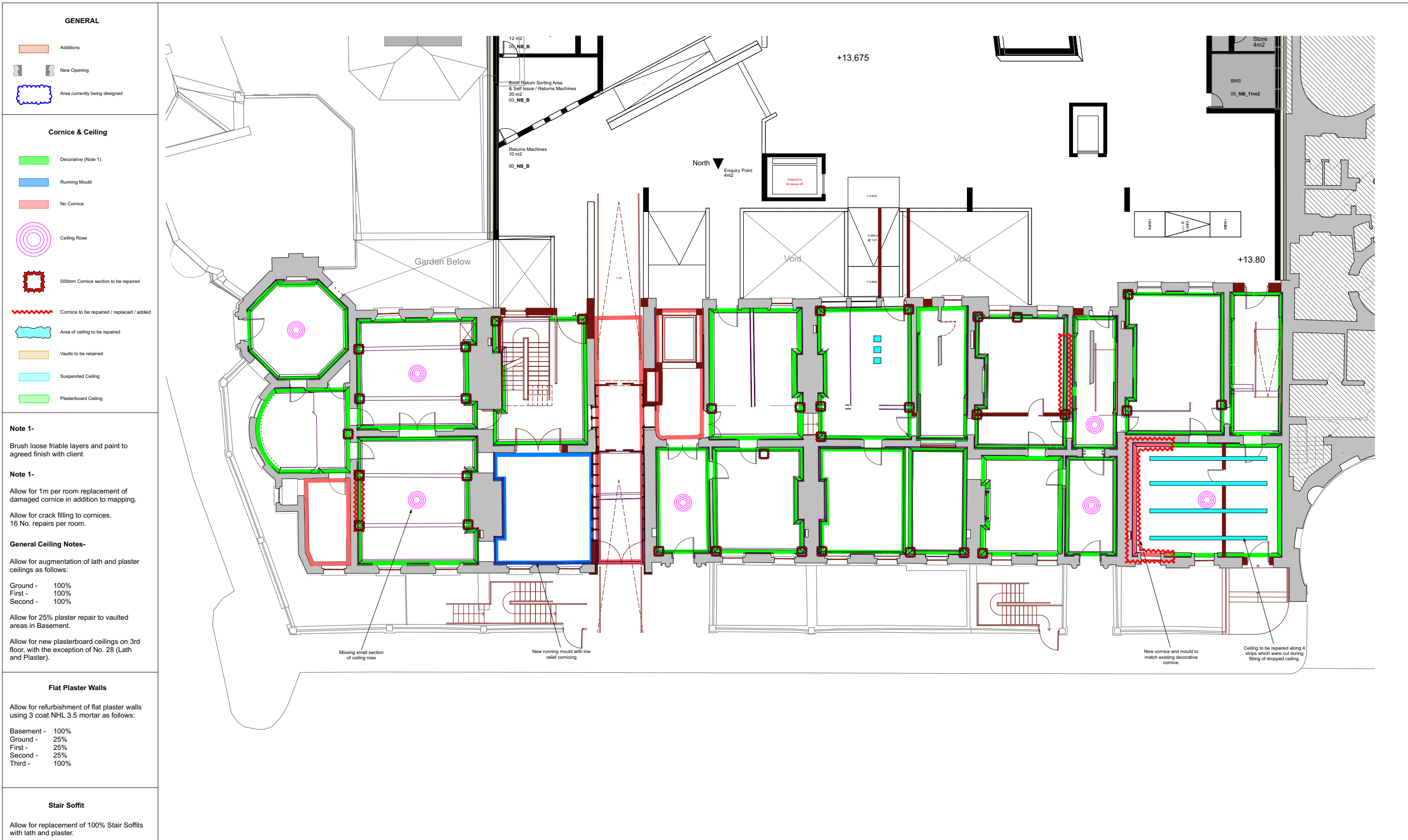
FIGURED DIMENSIONS ONLY TO BE USED

THIS DRAWING IS COPYRIGHT ©

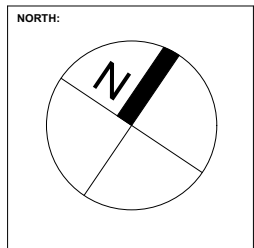
PROJECT TITLE:
Parnell Square Cultural Quarter

DATE:
22/05/2018

Title							Page Size	Scale	
Proposed RCP Basement Floor 23-28:							A1	1:100	
Project	Sub Project	Originator	Zone	Level	Type	Role	Number	Suitability	Revision
PSCQ	P	GASA	XX	ZZ	DR	A		S0	P1



LEVEL:
00



REV.	DATE	DRWN.	DESCRIPTION	INT.

grafon architects

12-14 COLLEGE GREEN
DUBLIN 2
(T) +353-1-471 3365
(F) +353-1-471 3178
email: pscq@grafonarchitects.ie

SHAFFREY ASSOCIATES ARCHITECTS

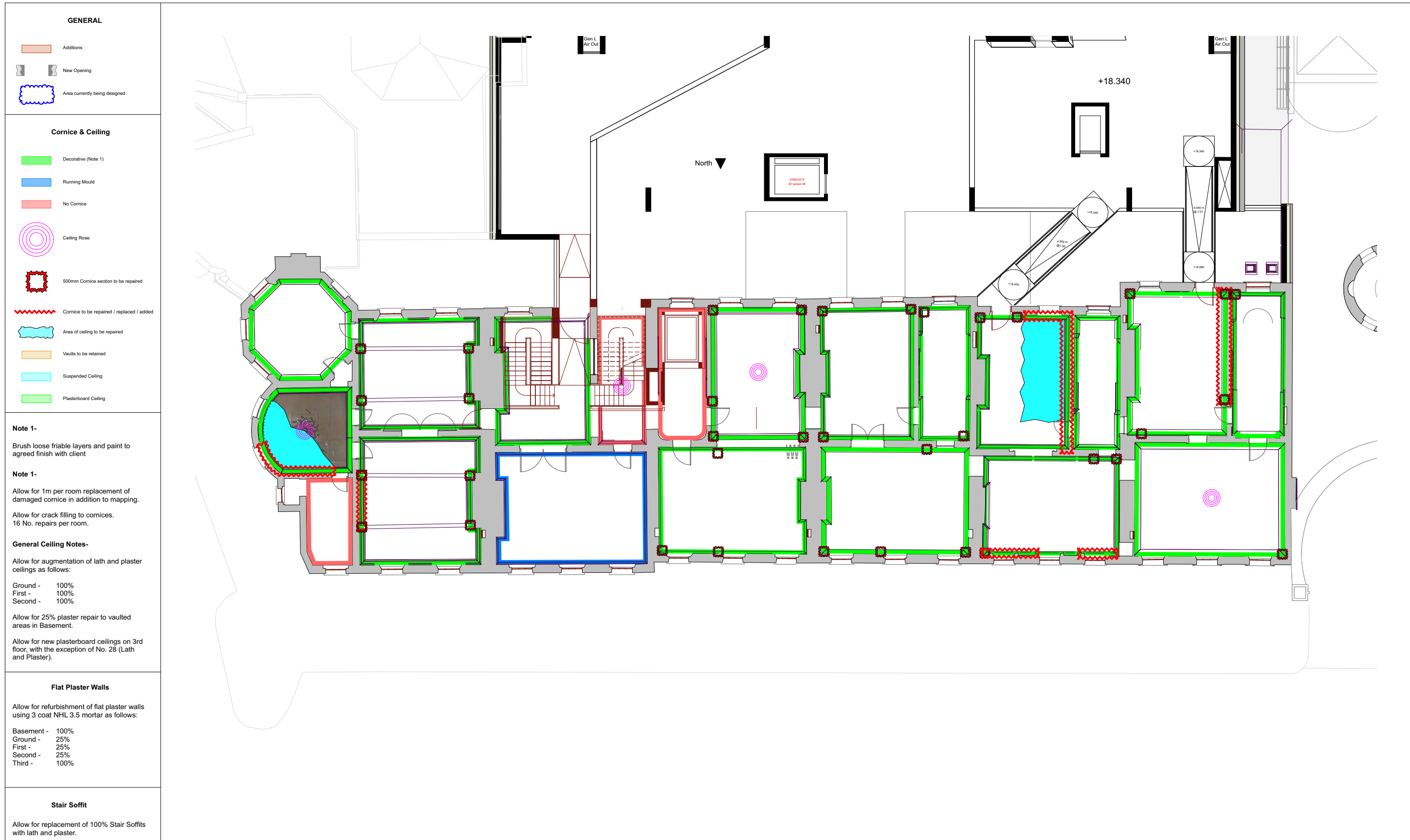
FIGURED DIMENSIONS ONLY TO BE USED

PROJECT TITLE: **Parnell Square Cultural Quarter**

DATE: 22/05/2018

THIS DRAWING IS COPYRIGHT ©

Title							Page Size	Scale	
Proposed RCP Ground Floor 23-28:							A1	1:100	
Project	Sub Project	Originator	Zone	Level	Type	Role	Number	Suitability	Revision
PSCQ	P	GASA	XX	ZZ	DR	A		S0	P1



GENERAL

- Orange box: Additions
- Grey box: New Opening
- Blue dashed box: Area currently being designed

Cornice & Ceiling

- Green line: Decorative (Note 1)
- Blue line: Running Mould
- Red line: No Cornice
- Pink circle: Ceiling Rose
- Red square: 500mm Cornice section to be repaired
- Red wavy line: Cornice to be repaired / replaced / added
- Blue wavy line: Area of ceiling to be repaired
- Orange box: Vaults to be retained
- Light blue box: Suspended Ceiling
- Green box: Plasterboard Ceiling

Note 1-
Brush loose friable layers and paint to agreed finish with client

Note 1-
Allow for 1m per room replacement of damaged cornice in addition to mapping.
Allow for crack filling to cornices. 16 No. repairs per room.

General Ceiling Notes-
Allow for augmentation of lath and plaster ceilings as follows:
Ground - 100%
First - 100%
Second - 100%

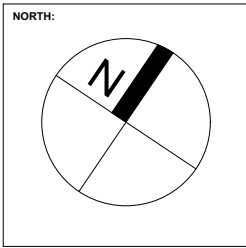
Allow for 25% plaster repair to vaulted areas in Basement.

Allow for new plasterboard ceilings on 3rd floor, with the exception of No. 28 (Lath and Plaster).

Flat Plaster Walls
Allow for refurbishment of flat plaster walls using 3 coat NHL 3.5 mortar as follows:
Basement - 100%
Ground - 25%
First - 25%
Second - 25%
Third - 100%

Stair Soffit
Allow for replacement of 100% Stair Soffits with lath and plaster.

LEVEL:
01



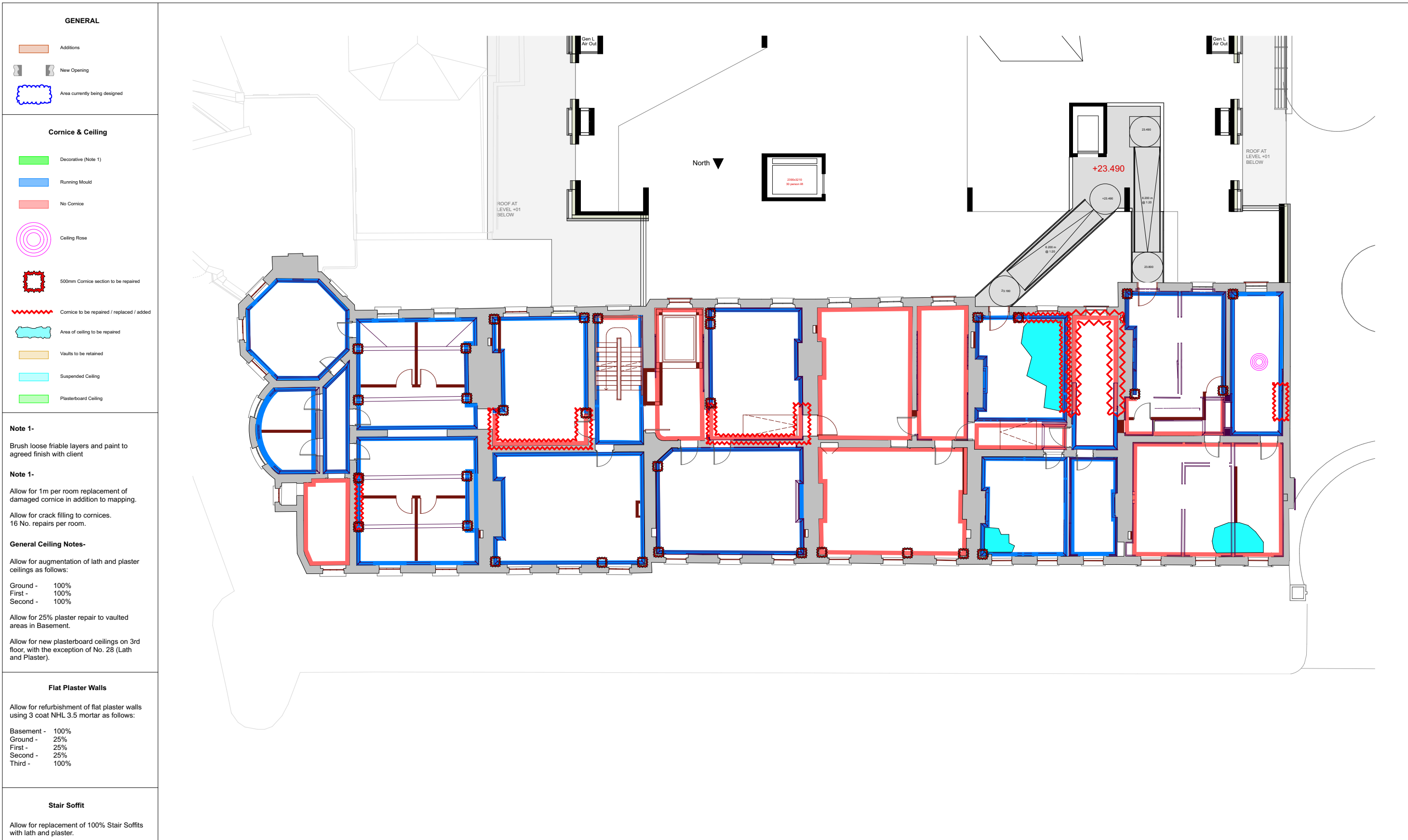
REV.	DATE	DRWN.	DESCRIPTION	INT.
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-

grafon architects

SHAFFREY ASSOCIATES ARCHITECTS

12-14 COLLEGE GREEN
DUBLIN 2
(T) ++ 353-1-471 3365
(F) ++ 353-1-471 3178
email: pscq@grafonarchitects.ie

FIGURED DIMENSIONS ONLY TO BE USED							THIS DRAWING IS COPYRIGHT ©			
PROJECT TITLE :							DATE :			
Parnell Square Cultural Quarter							22/05/2018			
Title Proposed RCP First Floor 23-28:							Page Size A1		Scale 1:100	
Project	Sub Project	Originator	Zone	Level	Type	Role	Number	Suitability	Revision	
PSCQ	P	GASA	XX	ZZ	DR	A		S0	P1	



GENERAL

- Additions
- New Opening
- Area currently being designed

Cornice & Ceiling

- Decorative (Note 1)
- Running Mould
- No Cornice
- Ceiling Rose
- 500mm Cornice section to be repaired
- Cornice to be repaired / replaced / added
- Area of ceiling to be repaired
- Vaults to be retained
- Suspended Ceiling
- Plasterboard Ceiling

Note 1-
Brush loose friable layers and paint to agreed finish with client

Note 1-
Allow for 1m per room replacement of damaged cornice in addition to mapping.
Allow for crack filling to cornices. 16 No. repairs per room.

General Ceiling Notes-
Allow for augmentation of lath and plaster ceilings as follows:
Ground - 100%
First - 100%
Second - 100%

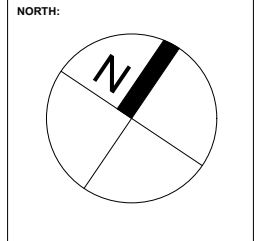
Allow for 25% plaster repair to vaulted areas in Basement.

Allow for new plasterboard ceilings on 3rd floor, with the exception of No. 28 (Lath and Plaster).

Flat Plaster Walls
Allow for refurbishment of flat plaster walls using 3 coat NHL 3.5 mortar as follows:
Basement - 100%
Ground - 25%
First - 25%
Second - 25%
Third - 100%

Stair Soffit
Allow for replacement of 100% Stair Soffits with lath and plaster.

LEVEL:
02



REV.	DATE	DRWN.	DESCRIPTION	INT.

grafon architects

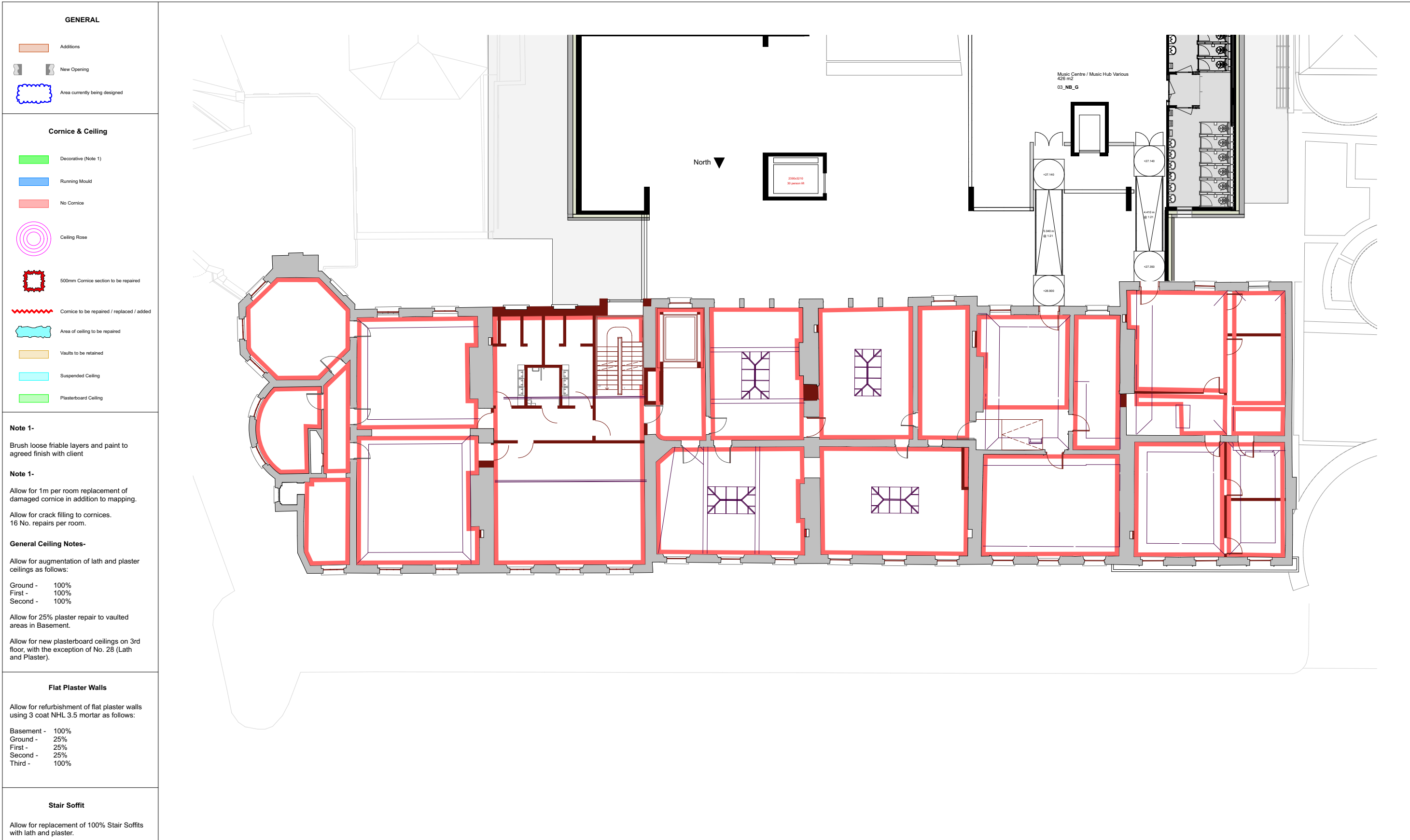
12-14 COLLEGE GREEN
DUBLIN 2
(T) +353-1-471 3365
(F) +353-1-471 3178
email: pscq@grafonarchitects.ie

SHAFFREY ASSOCIATES ARCHITECTS

FIGURED DIMENSIONS ONLY TO BE USED

THIS DRAWING IS COPYRIGHT ©

PROJECT TITLE: Parnell Square Cultural Quarter							DATE: 22/05/2018		
Title Proposed RCP Second Floor 23-28:							Page Size A1	Scale 1:100	
Project	Sub Project	Originator	Zone	Level	Type	Role	Number	Suitability	Revision
PSCQ	P	GASA	XX	ZZ	DR	A		S0	P1



GENERAL

- Additions
- New Opening
- Area currently being designed

Cornice & Ceiling

- Decorative (Note 1)
- Running Mould
- No Cornice
- Ceiling Rose
- 500mm Cornice section to be repaired
- Cornice to be repaired / replaced / added
- Area of ceiling to be repaired
- Vaults to be retained
- Suspended Ceiling
- Plasterboard Ceiling

Note 1-
Brush loose friable layers and paint to agreed finish with client

Note 1-
Allow for 1m per room replacement of damaged cornice in addition to mapping.
Allow for crack filling to cornices. 16 No. repairs per room.

General Ceiling Notes-
Allow for augmentation of lath and plaster ceilings as follows:
Ground - 100%
First - 100%
Second - 100%

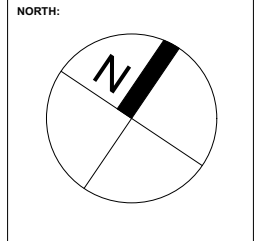
Allow for 25% plaster repair to vaulted areas in Basement.

Allow for new plasterboard ceilings on 3rd floor, with the exception of No. 28 (Lath and Plaster).

Flat Plaster Walls
Allow for refurbishment of flat plaster walls using 3 coat NHL 3.5 mortar as follows:
Basement - 100%
Ground - 25%
First - 25%
Second - 25%
Third - 100%

Stair Soffit
Allow for replacement of 100% Stair Soffits with lath and plaster.

LEVEL:
03



REV.	DATE	DRWN.	DESCRIPTION	INT.

grafon architects

12-14 COLLEGE GREEN
DUBLIN 2
(T) +353-1-471 3365
(F) +353-1-471 3178
email : pscq@grafonarchitects.ie

SHAFFREY ASSOCIATES ARCHITECTS

FIGURED DIMENSIONS ONLY TO BE USED

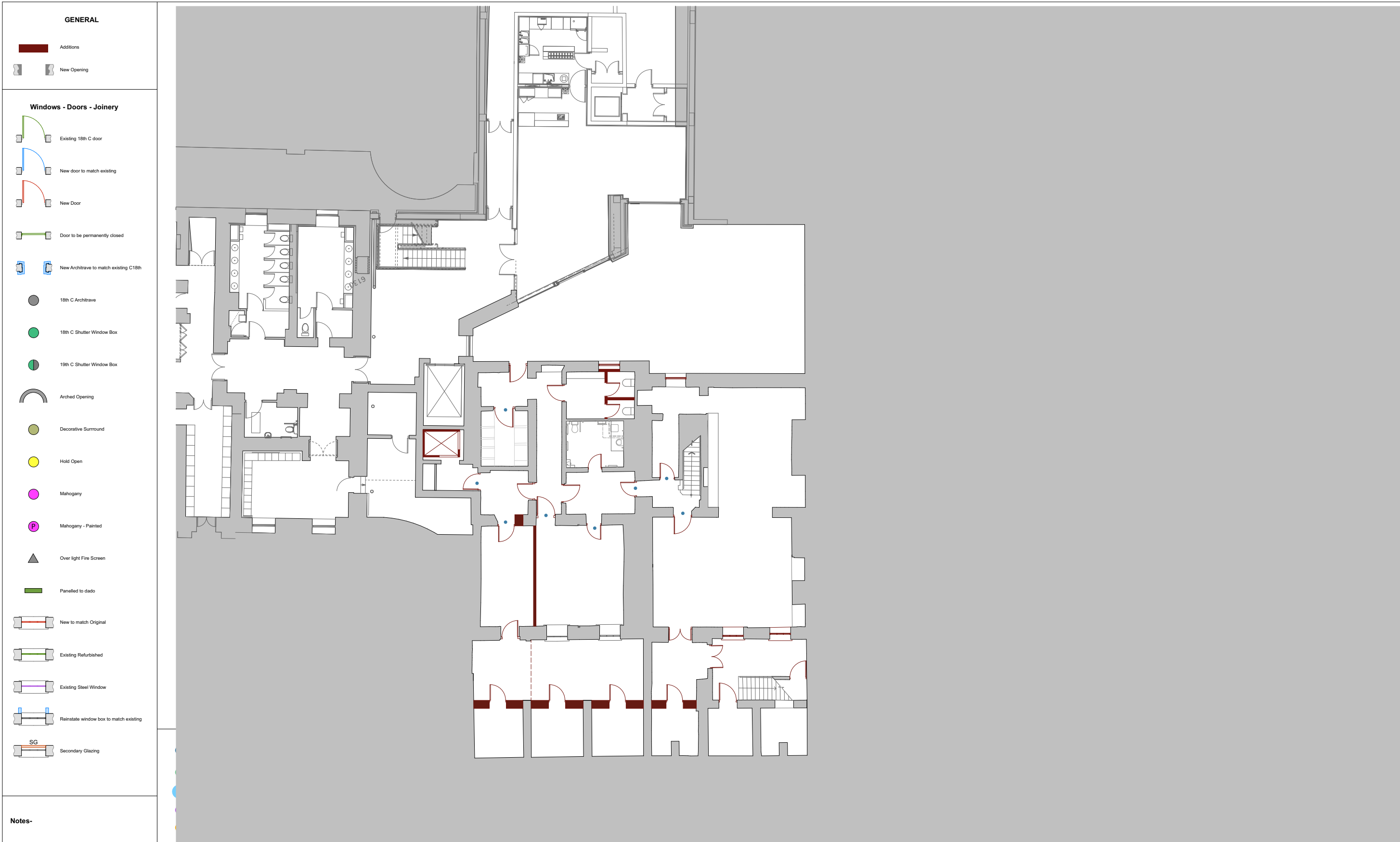
THIS DRAWING IS COPYRIGHT ©

PROJECT TITLE : **Parnell Square Cultural Quarter**

DATE : 22/05/2018

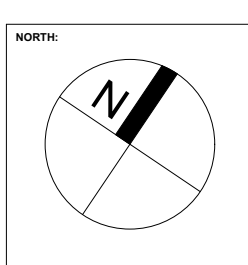
Title							Page Size	Scale	
Proposed RCP Third Floor 23-28:							A1	1:100	
Project	Sub Project	Originator	Zone	Level	Type	Role	Number	Suitability	Revision
PSCQ	P	GASA	XX	ZZ	DR	A		S0	P1

Joinery Repair and Replacement Strategy Mapping



Notes-

LEVEL:
B1



REV.	DATE:	DRWN.:	DESCRIPTION:	INT:

graffon architects

12 - 14 COLLEGE GREEN
DUBLIN 2
(T) ++ 353-1-671 3365
(F) ++ 353-1-671 3176
email : pscq@graffonarchitects.ie

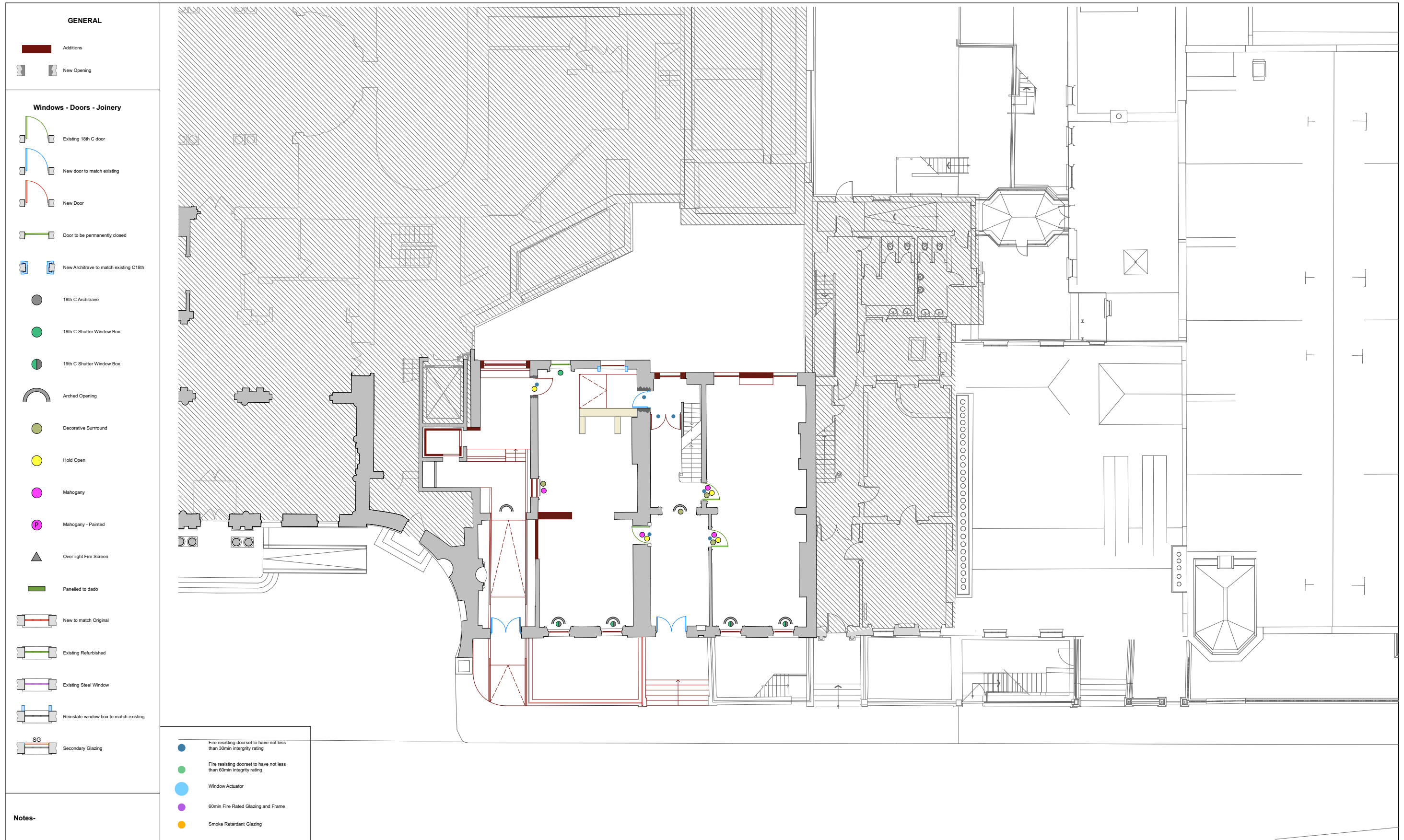
SHAFFREY ASSOCIATES ARCHITECTS

FIGURED DIMENSIONS ONLY TO BE USED

THIS DRAWING IS COPYRIGHT ©

PROJECT TITLE :	DATE :
Parnell Square Cultural Quarter	11/06/2018

Title							Page Size	Scale	
Proposed Joinery Mapping Basement Floor 20-21:							A1	1:100	
Project	Sub Project	Originator	Zone	Level	Type	Role	Number	Suitability	Revision
PSCQ	P	GASA	XX	ZZ	DR	A		S0	REV A

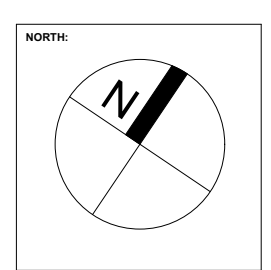


- GENERAL**
- Additions
 - New Opening
- Windows - Doors - Joinery**
- Existing 18th C door
 - New door to match existing
 - New Door
 - Door to be permanently closed
 - New Architrave to match existing C18th
 - 18th C Architrave
 - 18th C Shutter Window Box
 - 19th C Shutter Window Box
 - Arched Opening
 - Decorative Surround
 - Hold Open
 - Mahogany
 - Mahogany - Painted
 - Over light Fire Screen
 - Panelled to dado
 - New to match Original
 - Existing Refurbished
 - Existing Steel Window
 - Reinstate window box to match existing
 - Secondary Glazing

- Fire resisting doorset to have not less than 30min integrity rating
- Fire resisting doorset to have not less than 60min integrity rating
- Window Actuator
- 60min Fire Rated Glazing and Frame
- Smoke Retardant Glazing

Notes-

LEVEL:
00



REV.	DATE:	DRWN.:	DESCRIPTION:	INT:

graffon architects

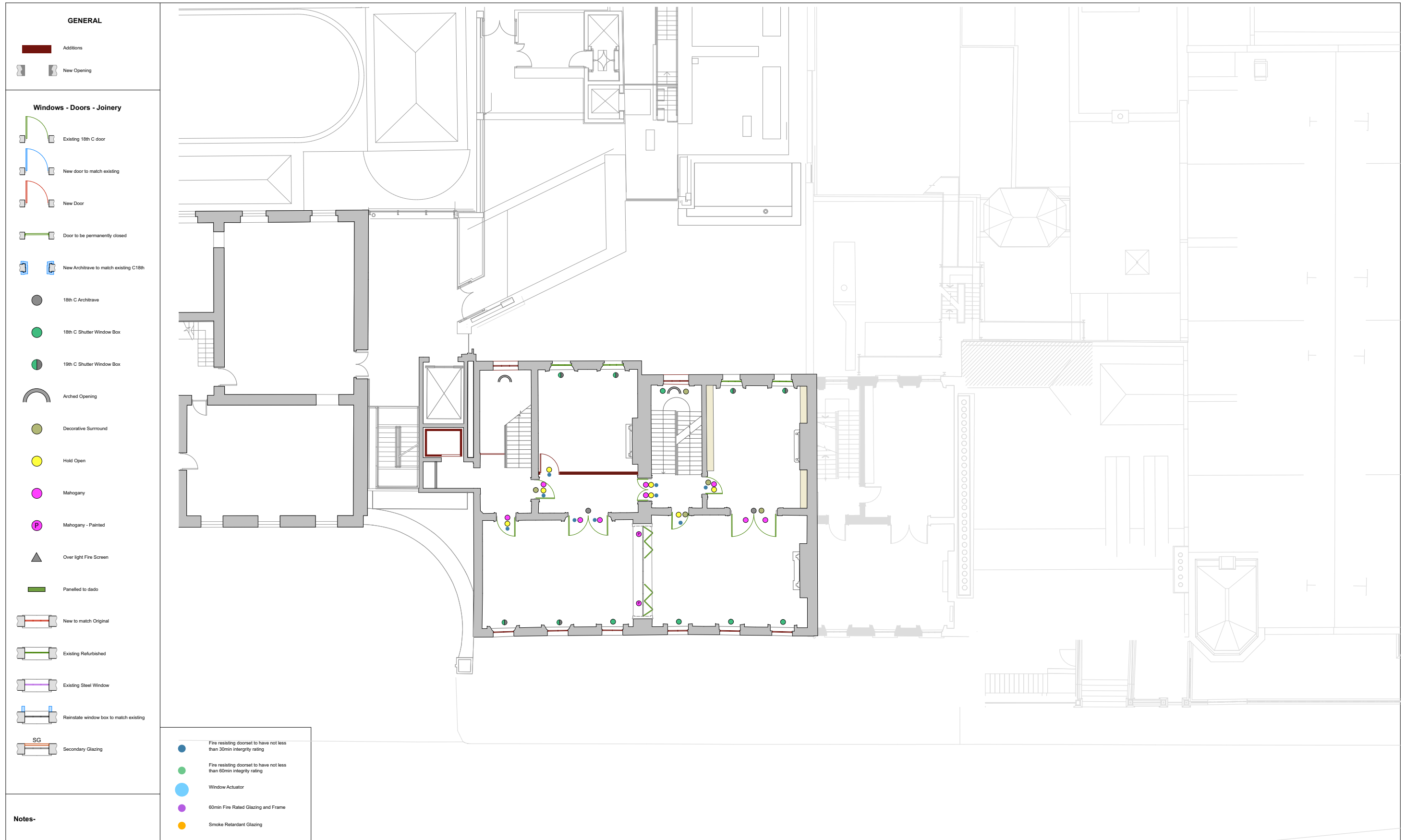
SHAFFREY ASSOCIATES ARCHITECTS

12 - 14 COLLEGE GREEN
DUBLIN 2
(T) ++ 353-1-671 3365
(F) ++ 353-1-671 3176
email : pscq@graffonarchitects.ie

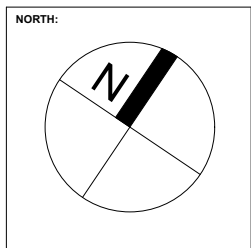
FIGURED DIMENSIONS ONLY TO BE USED

THIS DRAWING IS COPYRIGHT ©

PROJECT TITLE : Parnell Square Cultural Quarter							DATE : 11/06/2018		
Title Proposed Joinery Mapping Ground Floor 20-21:							Page Size A1	Scale 1:100	
Project	Sub Project	Originator	Zone	Level	Type	Role	Number	Suitability	Revision
PSCQ	P	GASA	XX	ZZ	DR	A		S0	REV A



LEVEL:
01



REV.	DATE:	DRWN.:	DESCRIPTION:	INT:

graffon architects

12 - 14 COLLEGE GREEN
DUBLIN 2
(T) ++ 353-1-671 3365
(F) ++ 353-1-671 3176
email : pscq@graffonarchitects.ie

SHAFFREY ASSOCIATES ARCHITECTS

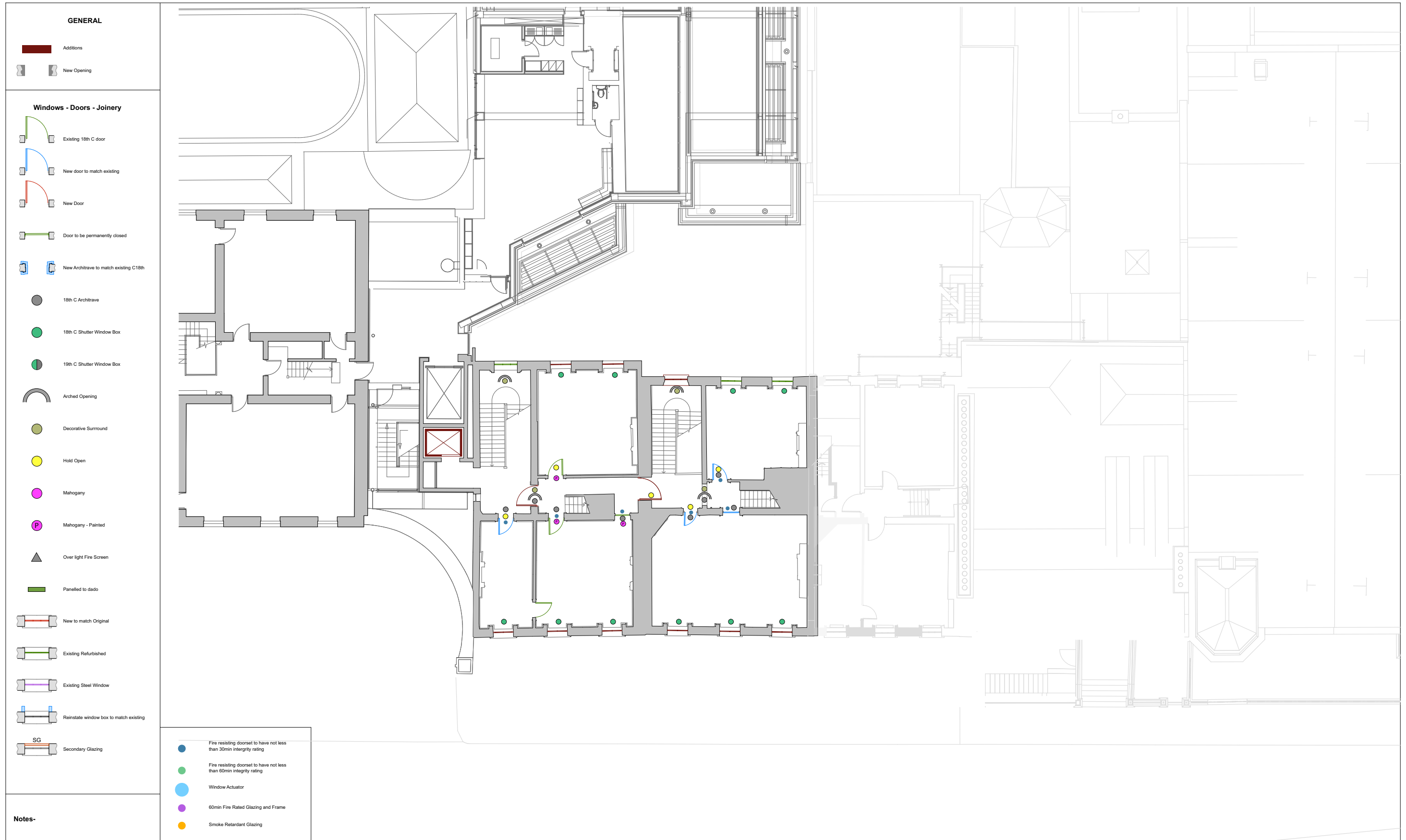
FIGURED DIMENSIONS ONLY TO BE USED

PROJECT TITLE : **Parnell Square Cultural Quarter**

DATE : 11/06/2018

THIS DRAWING IS COPYRIGHT ©

Title							Page Size	Scale	
Proposed Joinery Mapping First Floor 20-21:							A1	1:100	
Project	Sub Project	Originator	Zone	Level	Type	Role	Number	Suitability	Revision
PSCQ	P	GASA	XX	ZZ	DR	A		S0	REV A

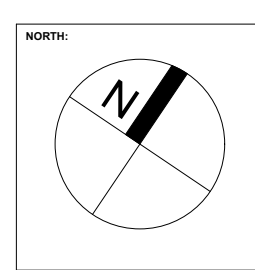


- GENERAL**
- Additions
 - New Opening
- Windows - Doors - Joinery**
- Existing 18th C door
 - New door to match existing
 - New Door
 - Door to be permanently closed
 - New Architrave to match existing C18th
 - 18th C Architrave
 - 18th C Shutter Window Box
 - 19th C Shutter Window Box
 - Arched Opening
 - Decorative Surround
 - Hold Open
 - Mahogany
 - Mahogany - Painted
 - Over light Fire Screen
 - Panelled to dado
 - New to match Original
 - Existing Refurbished
 - Existing Steel Window
 - Reinstate window box to match existing
 - Secondary Glazing

- Fire resisting doorset to have not less than 30min integrity rating
- Fire resisting doorset to have not less than 60min integrity rating
- Window Actuator
- 60min Fire Rated Glazing and Frame
- Smoke Retardant Glazing

Notes-

LEVEL:
02



REV.	DATE:	DRWN.:	DESCRIPTION:	INT:

graffon architects

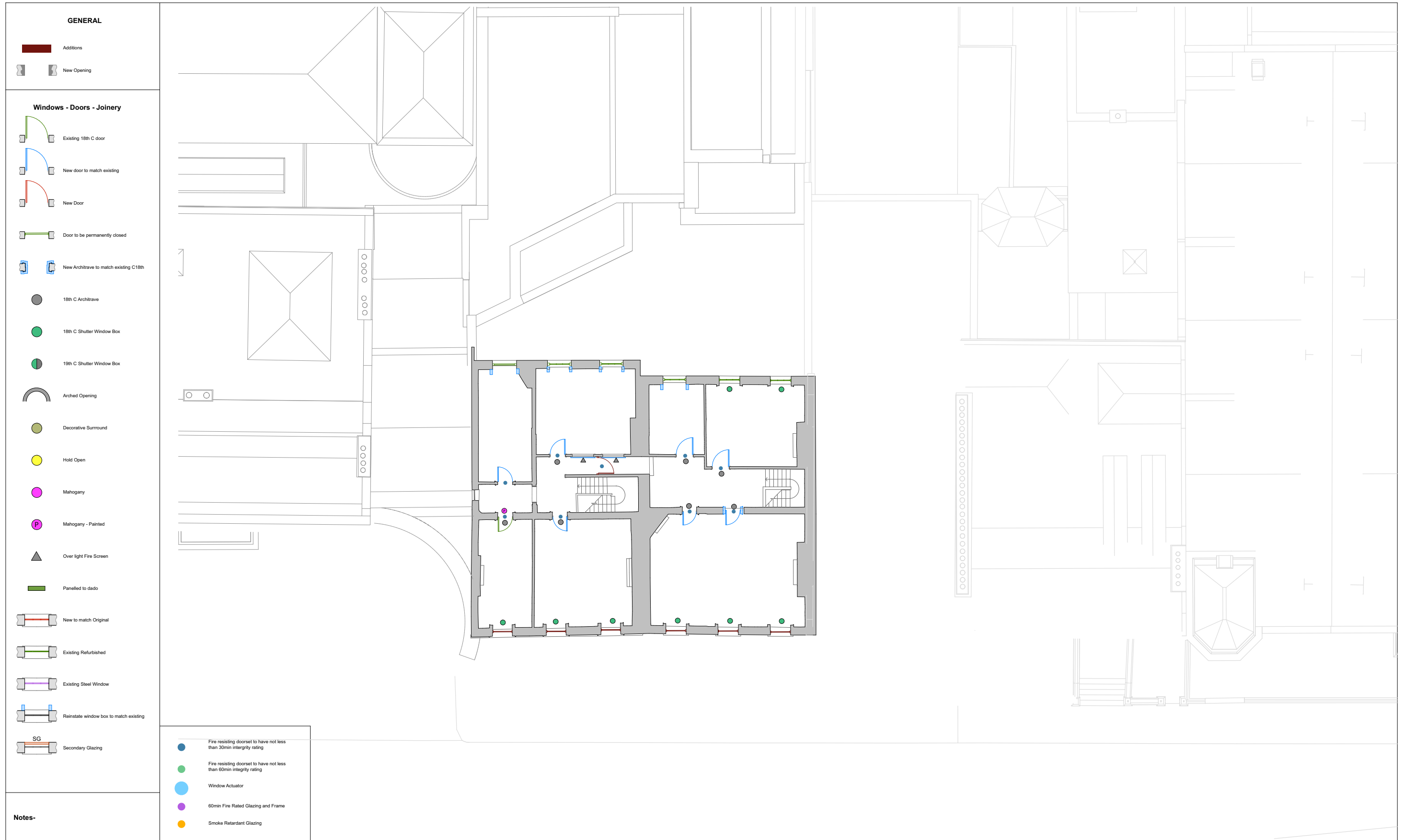
12 - 14 COLLEGE GREEN
DUBLIN 2
(T) ++ 353-1-471 3365
(F) ++ 353-1-471 3178
email : pscq@graffonarchitects.ie

SHAFFREY ASSOCIATES ARCHITECTS

FIGURED DIMENSIONS ONLY TO BE USED

THIS DRAWING IS COPYRIGHT ©

PROJECT TITLE :		Parnell Square Cultural Quarter			DATE :		11/06/2018			
Title							Page Size		Scale	
Proposed Joinery Mapping Second Floor 20-21:							A1		1:100	
Project	Sub Project	Originator	Zone	Level	Type	Role	Number	Suitability	Revision	
PSCQ	P	GASA	XX	ZZ	DR	A		S0	REV A	



GENERAL

- Additions
- New Opening

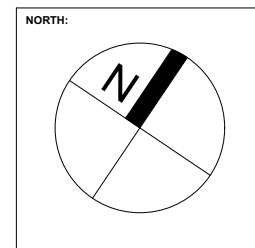
Windows - Doors - Joinery

- Existing 18th C door
- New door to match existing
- New Door
- Door to be permanently closed
- New Architrave to match existing C18th
- 18th C Architrave
- 18th C Shutter Window Box
- 19th C Shutter Window Box
- Arched Opening
- Decorative Surround
- Hold Open
- Mahogany
- Mahogany - Painted
- Over light Fire Screen
- Panelled to dado
- New to match Original
- Existing Refurbished
- Existing Steel Window
- Reinstate window box to match existing
- SG Secondary Glazing

- Fire resisting doorset to have not less than 30min integrity rating
- Fire resisting doorset to have not less than 60min integrity rating
- Window Actuator
- 60min Fire Rated Glazing and Frame
- Smoke Retardant Glazing

Notes-

LEVEL:
03



REV.	DATE:	DRWN.:	DESCRIPTION:	INT:

graffon architects

SHAFFREY ASSOCIATES ARCHITECTS

12 -14 COLLEGE GREEN
DUBLIN 2
(T) ++ 353-1-671 3365
(F) ++ 353-1-671 3178
email : pscq@graffonarchitects.ie

FIGURED DIMENSIONS ONLY TO BE USED

THIS DRAWING IS COPYRIGHT ©

PROJECT TITLE : Parnell Square Cultural Quarter								DATE : 11/06/2018	
Title Proposed Joinery Mapping Third Floor 20-21:							Page Size A1	Scale 1:100	
Project	Sub Project	Originator	Zone	Level	Type	Role	Number	Suitability	Revision
PSCQ	P	GASA	XX	ZZ	DR	A		S0	REV A



GENERAL

- Additions
- New Opening

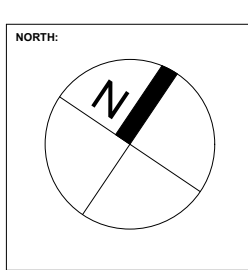
Windows - Doors - Joinery

- Existing 18th C door
- New door to match existing
- New Door
- Door to be permanently closed
- New Architrave to match existing C18th
- 18th C Architrave
- 18th C Shutter Window Box
- 19th C Shutter Window Box
- Arched Opening
- Decorative Surround
- Hold Open
- Mahogany
- Mahogany - Painted
- Over light Fire Screen
- Panelled to dado
- New to match Original
- Existing Refurbished
- Existing Steel Window
- Reinstate window box to match existing
- SG Secondary Glazing

Notes-

- Fire resisting doorset to have not less than 30min integrity rating
- Fire resisting doorset to have not less than 60min integrity rating
- Window Actuator
- 60min Fire Rated Glazing and Frame
- Smoke Retardant Glazing

LEVEL:
B1



REV.	DATE:	DRWN.:	DESCRIPTION:	INT:

graffon architects

12 - 14 COLLEGE GREEN
DUBLIN 2
(T) ++ 353-1-671 3365
(F) ++ 353-1-671 3176
email: pscq@graffonarchitects.ie

SHAFFREY ASSOCIATES ARCHITECTS

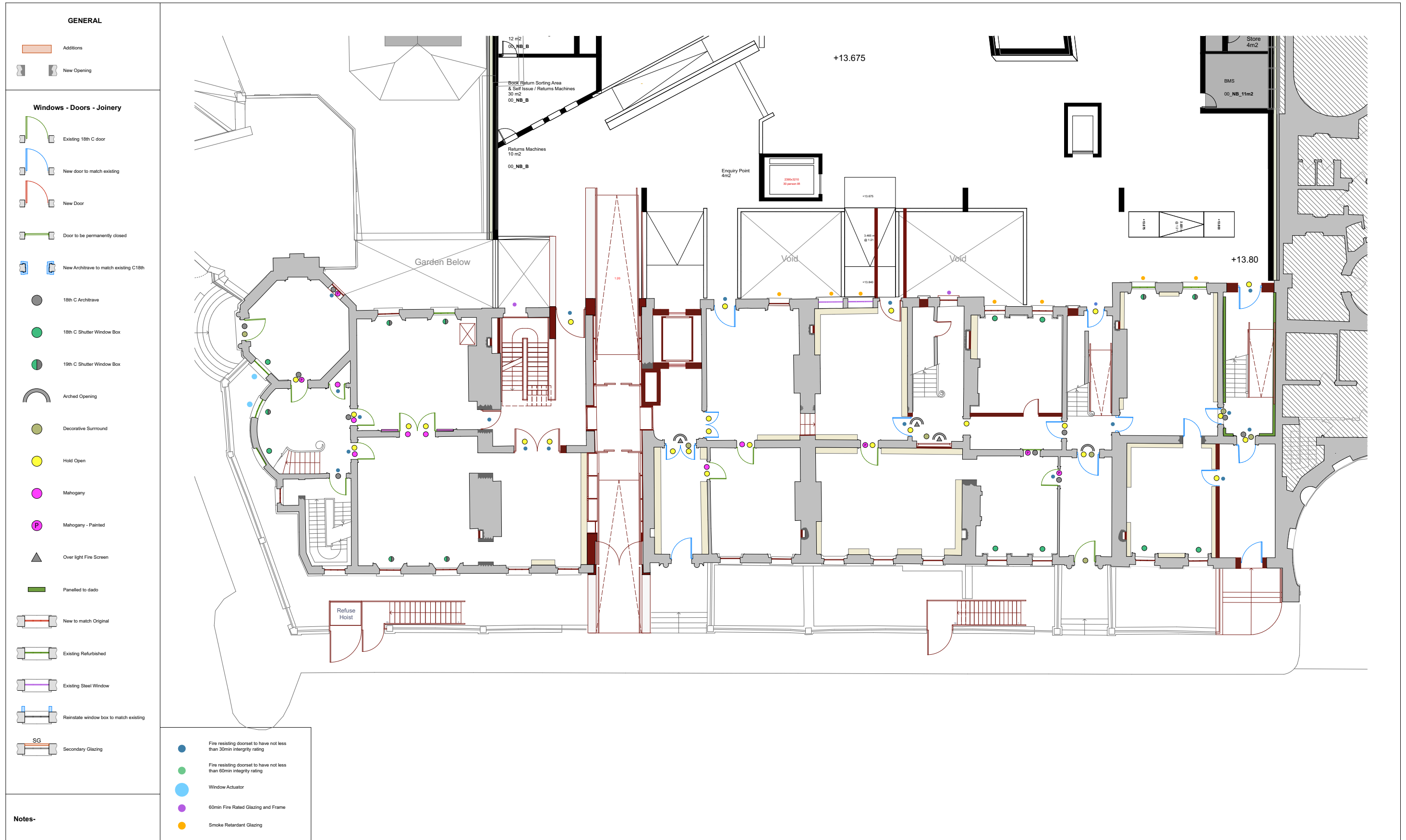
FIGURED DIMENSIONS ONLY TO BE USED

THIS DRAWING IS COPYRIGHT ©

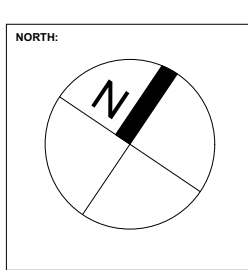
PROJECT TITLE:
Parnell Square Cultural Quarter

DATE:
01/06/2018

Title							Page Size	Scale	
Proposed Joinery Mapping Basement Floor 23-28:							A1	1:100	
Project	Sub Project	Originator	Zone	Level	Type	Role	Number	Suitability	Revision
PSCQ	P	GASA	XX	ZZ	DR	A		S0	REV A



LEVEL:
00



REV.	DATE:	DRWN.:	DESCRIPTION:	INT:

graffon architects

12 - 14 COLLEGE GREEN
DUBLIN 2
(T) ++ 353-1-671 3365
(F) ++ 353-1-671 3178
email: pscq@graffonarchitects.ie

SHAFFREY ASSOCIATES ARCHITECTS

FIGURED DIMENSIONS ONLY TO BE USED

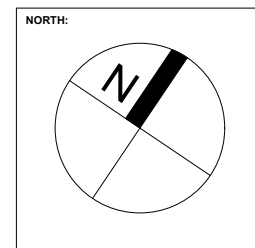
THIS DRAWING IS COPYRIGHT ©

PROJECT TITLE: Parnell Square Cultural Quarter							DATE: 01/06/2018		
Title Proposed Joinery Mapping Ground Floor 23-28:							Page Size A1	Scale 1:100	
Project	Sub Project	Originator	Zone	Level	Type	Role	Number	Suitability	Revision
PSCQ	P	GASA	XX	ZZ	DR	A		S0	REV A



- GENERAL**
- Additions
 - New Opening
- Windows - Doors - Joinery**
- Existing 18th C door
 - New door to match existing
 - New Door
 - Door to be permanently closed
 - New Architrave to match existing C18th
 - 18th C Architrave
 - 18th C Shutter Window Box
 - 19th C Shutter Window Box
 - Arched Opening
 - Decorative Surround
 - Hold Open
 - Mahogany
 - Mahogany - Painted
 - Over light Fire Screen
 - Panelled to dado
 - New to match Original
 - Existing Refurbished
 - Existing Steel Window
 - Reinstate window box to match existing
 - SG Secondary Glazing
- Notes-**
- Fire resisting doorset to have not less than 30min integrity rating
 - Fire resisting doorset to have not less than 60min integrity rating
 - Window Actuator
 - 60min Fire Rated Glazing and Frame
 - Smoke Retardant Glazing

LEVEL:
01



REV.	DATE:	DRWN.:	DESCRIPTION:	INT:

graffon architects

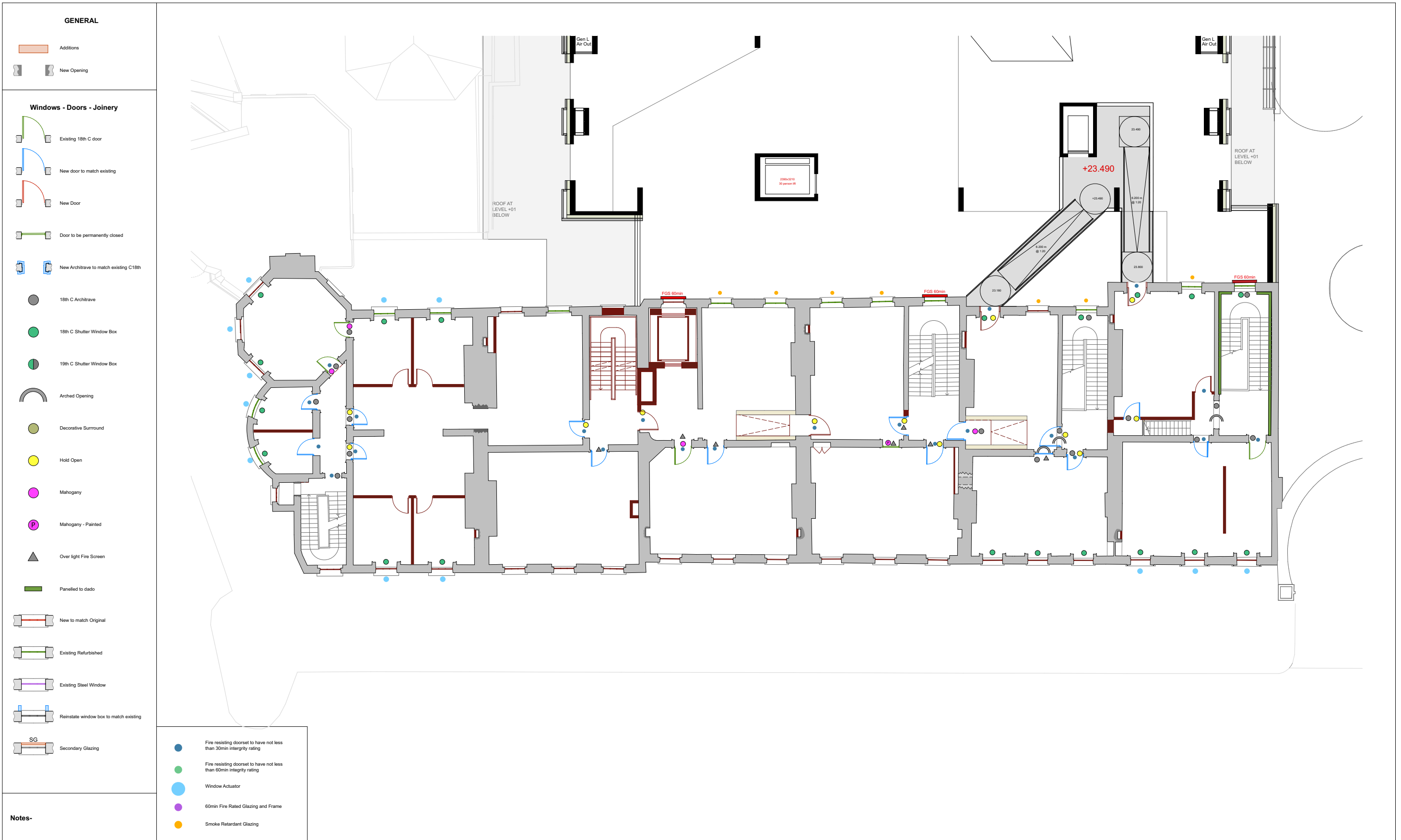
12-14 COLLEGE GREEN
DUBLIN 2
(T) ++ 353-1-471 3365
(F) ++ 353-1-471 3178
email: pscq@graffonarchitects.ie

SHAFFREY ASSOCIATES ARCHITECTS

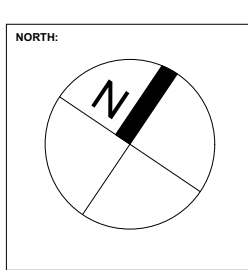
FIGURED DIMENSIONS ONLY TO BE USED

THIS DRAWING IS COPYRIGHT ©

PROJECT TITLE: Parnell Square Cultural Quarter							DATE: 01/06/2018		
Title Proposed Joinery Mapping First Floor 23-28:							Page Size A1	Scale 1:100	
Project	Sub Project	Originator	Zone	Level	Type	Role	Number	Suitability	Revision
PSCQ	P	GASA	XX	ZZ	DR	A		S0	REV A



LEVEL:
02



REV.	DATE:	DRWN.:	DESCRIPTION:	INT:

graffon architects

12 - 14 COLLEGE GREEN
DUBLIN 2
(T) ++ 353-1-671 3365
(F) ++ 353-1-671 3176
email : pscq@graffonarchitects.ie

SHAFFREY ASSOCIATES ARCHITECTS

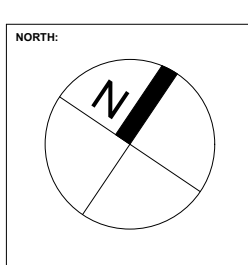
FIGURED DIMENSIONS ONLY TO BE USED

THIS DRAWING IS COPYRIGHT ©

PROJECT TITLE : Parnell Square Cultural Quarter							DATE : 01/06/2018		
Title Proposed Joinery Mapping Second Floor 23-28:							Page Size A1	Scale 1:100	
Project	Sub Project	Originator	Zone	Level	Type	Role	Number	Suitability	Revision
PSCQ	P	GASA	XX	ZZ	DR	A		S0	REV A



LEVEL:
03



REV.	DATE:	DRWN.:	DESCRIPTION:	INT:

grafon architects

12 - 14 COLLEGE GREEN
DUBLIN 2
(T) ++ 353-1-671 3365
(F) ++ 353-1-671 3176
email: pscq@grafonarchitects.ie

SHAFFREY ASSOCIATES ARCHITECTS

FIGURED DIMENSIONS ONLY TO BE USED

THIS DRAWING IS COPYRIGHT ©

PROJECT TITLE:	DATE:
Parnell Square Cultural Quarter	01/06/2018

Title						Page Size		Scale	
Proposed Joinery Mapping Third Floor 23-28:						A1		1:100	
Project	Sub Project	Originator	Zone	Level	Type	Role	Number	Suitability	Revision
PSCQ	P	GASA	XX	ZZ	DR	A		S0	REV A

**Ventilation + M&E Services Strategy Mapping
Houses 23-28
Ref Appendix C for Building
Services Planning Strategy Document (Arup)**

GENERAL

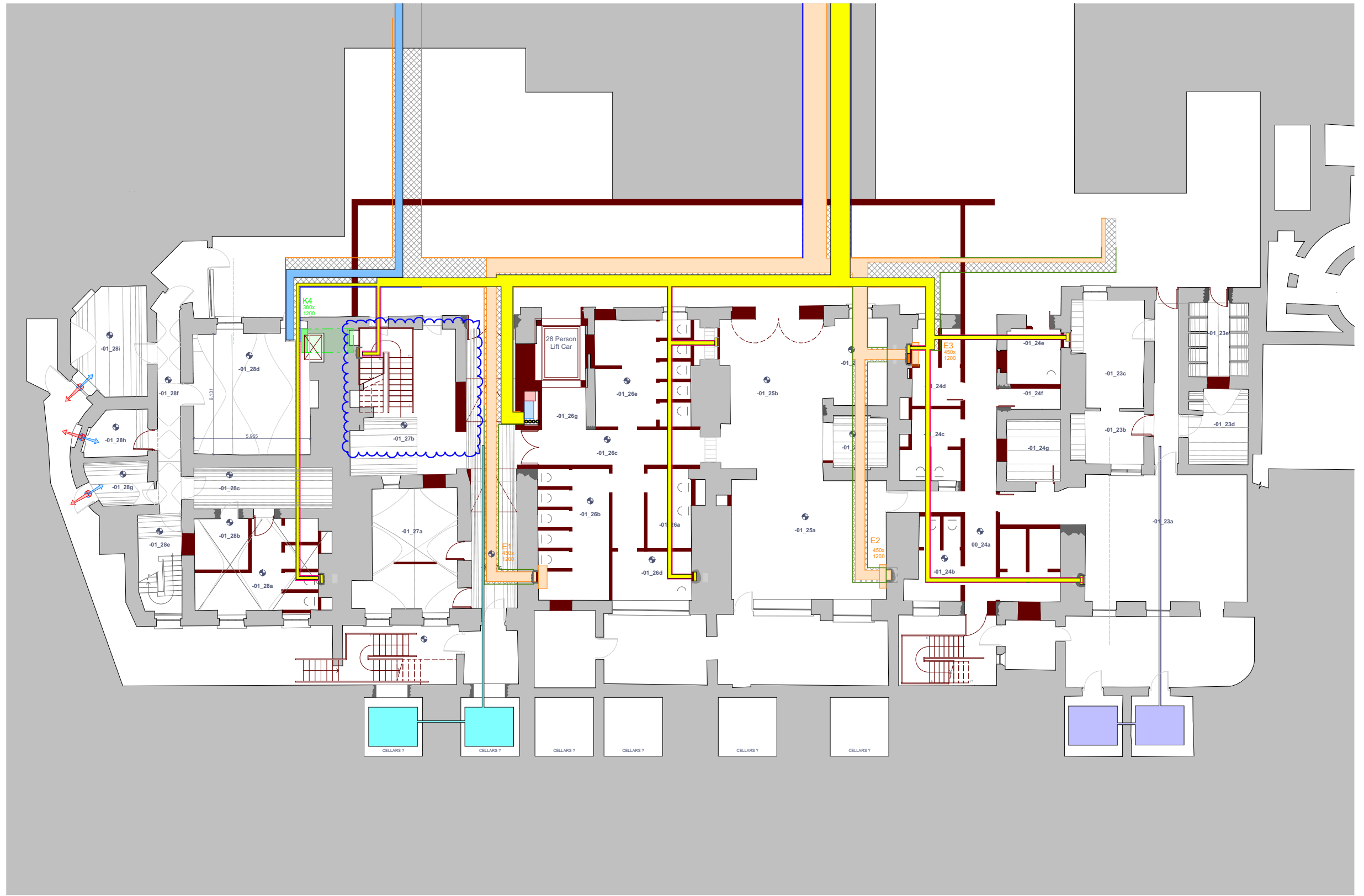
- Additions
- New Opening
- Area currently being designed

Mechanical & Electrical

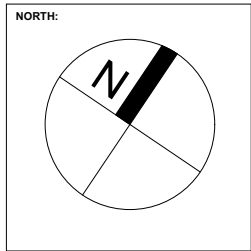
- Kitchen
- Electrical
- Mechanical
- Potable Water
- Non-potable water
- Actuator
- Make-up transfer air
- Extract Air
- Supply Air
- Flue Extract
- Flue Supply
- Dropped Ceiling
- Trench - 0.4 x 2.5m
- Trench - 0.4 x 1.5m
- Trench - 0.4 x 0.75m
- Trench - 0.4 x 0.25m
- Floor Vent

Typical Wall Chase Detail:

Depth: 275mm
Widths vary:
Mechanical - 450mm
Electrical - 500mm



LEVEL:
B1



REV.	DATE:	DRWN.:	DESCRIPTION:	INT:

graffon architects

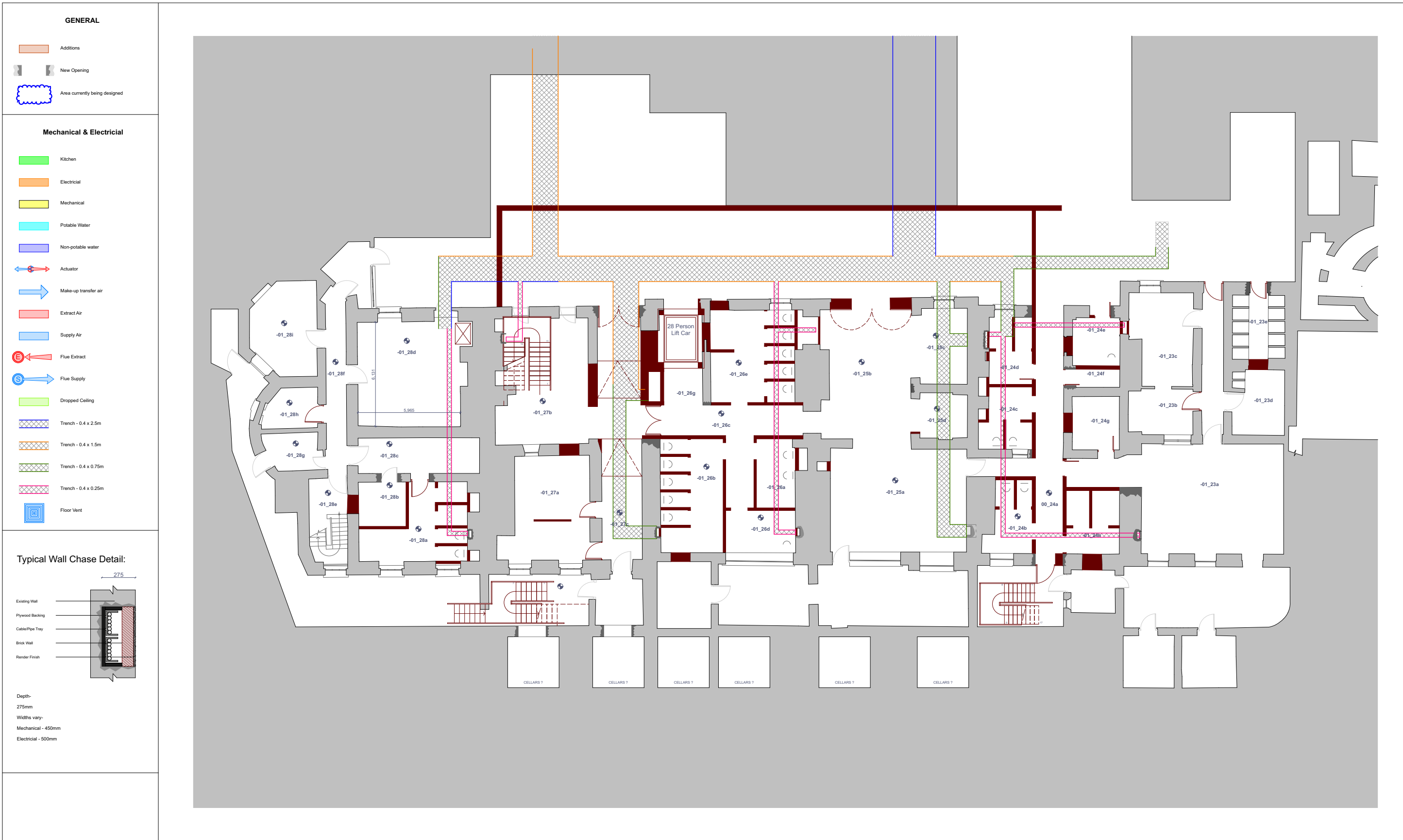
12-14 COLLEGE GREEN
DUBLIN 2
(T) ++ 353-1-671 3365
(F) ++ 353-1-671 3178
email: pscq@graffonarchitects.ie

SHAFFREY ASSOCIATES ARCHITECTS

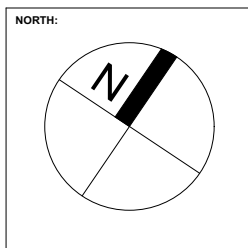
FIGURED DIMENSIONS ONLY TO BE USED

THIS DRAWING IS COPYRIGHT ©

PROJECT TITLE: Parnell Square Cultural Quarter							DATE: 03/05/2018		
Title Proposed M + E Basement Floor 23-28:							Page Size A1	Scale 1:100	
Project	Sub Project	Originator	Zone	Level	Type	Role	Number	Suitability	Revision
PSCQ	P	GASA	XX	ZZ	DR	A		S0	P1



LEVEL:
B1



REV.:	DATE:	DRWN.:	DESCRIPTION:	INT:
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-

grafon architects

SHAFFREY ASSOCIATES ARCHITECTS

12-14 COLLEGE GREEN
DUBLIN 2
(T) ++ 353-1-671 3365
(F) ++ 353-1-671 3178
email: pscq@grafonarchitects.ie

FIGURED DIMENSIONS ONLY TO BE USED

THIS DRAWING IS COPYRIGHT ©

PROJECT TITLE: **Parnell Square Cultural Quarter**

DATE: 03/05/2018

Title							Page Size	Scale	
Proposed M + E Basement Floor 23-28 Trenches:							A1	1:100	
Project	Sub Project	Originator	Zone	Level	Type	Role	Number	Suitability	Revision
PSCQ	P	GASA	XX	ZZ	DR	A		S0	P1

GENERAL

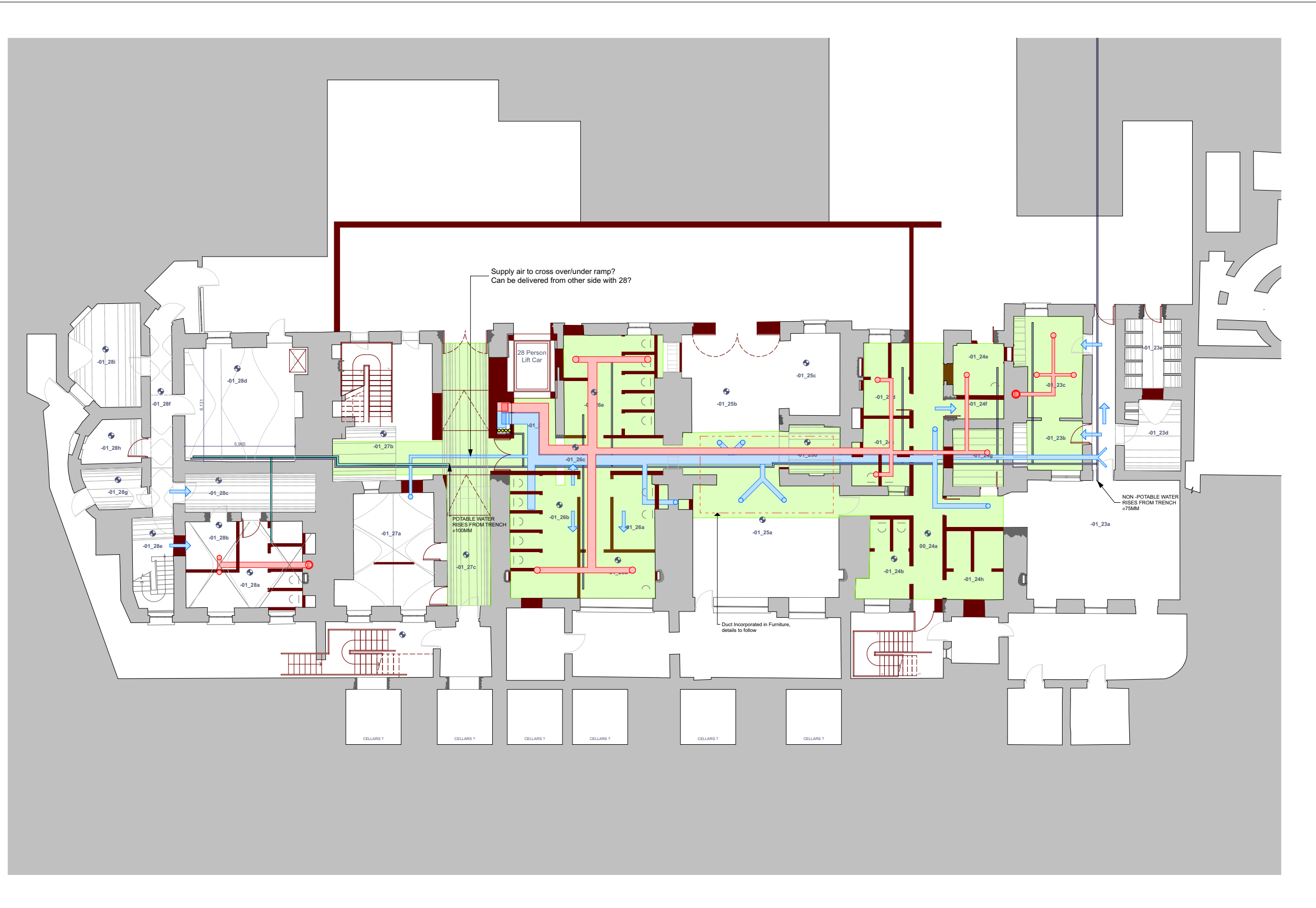
- Additions
- New Opening
- Area currently being designed

Mechanical & Electrical

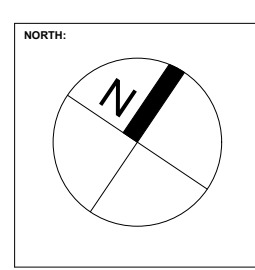
- Kitchen
- Electrical
- Mechanical
- Potable Water
- Non-potable water
- Actuator
- Make-up transfer air
- Extract Air
- Supply Air
- Flue Extract
- Flue Supply
- Dropped Ceiling
- Trench - 0.4 x 2.5m
- Trench - 0.4 x 1.5m
- Trench - 0.4 x 0.75m
- Trench - 0.4 x 0.25m
- Floor Vent

Typical Wall Chase Detail:

Depth- 275mm
Widths vary-
Mechanical - 450mm
Electrical - 500mm



LEVEL:
B1



REV.	DATE	DRWN.	DESCRIPTION	INT.

grafon architects

SHAFFREY ASSOCIATES ARCHITECTS

12-14 COLLEGE GREEN
DUBLIN 2
(T) ++ 353-1-671 3365
(F) ++ 353-1-671 3178
email : pscq@grafonarchitects.ie

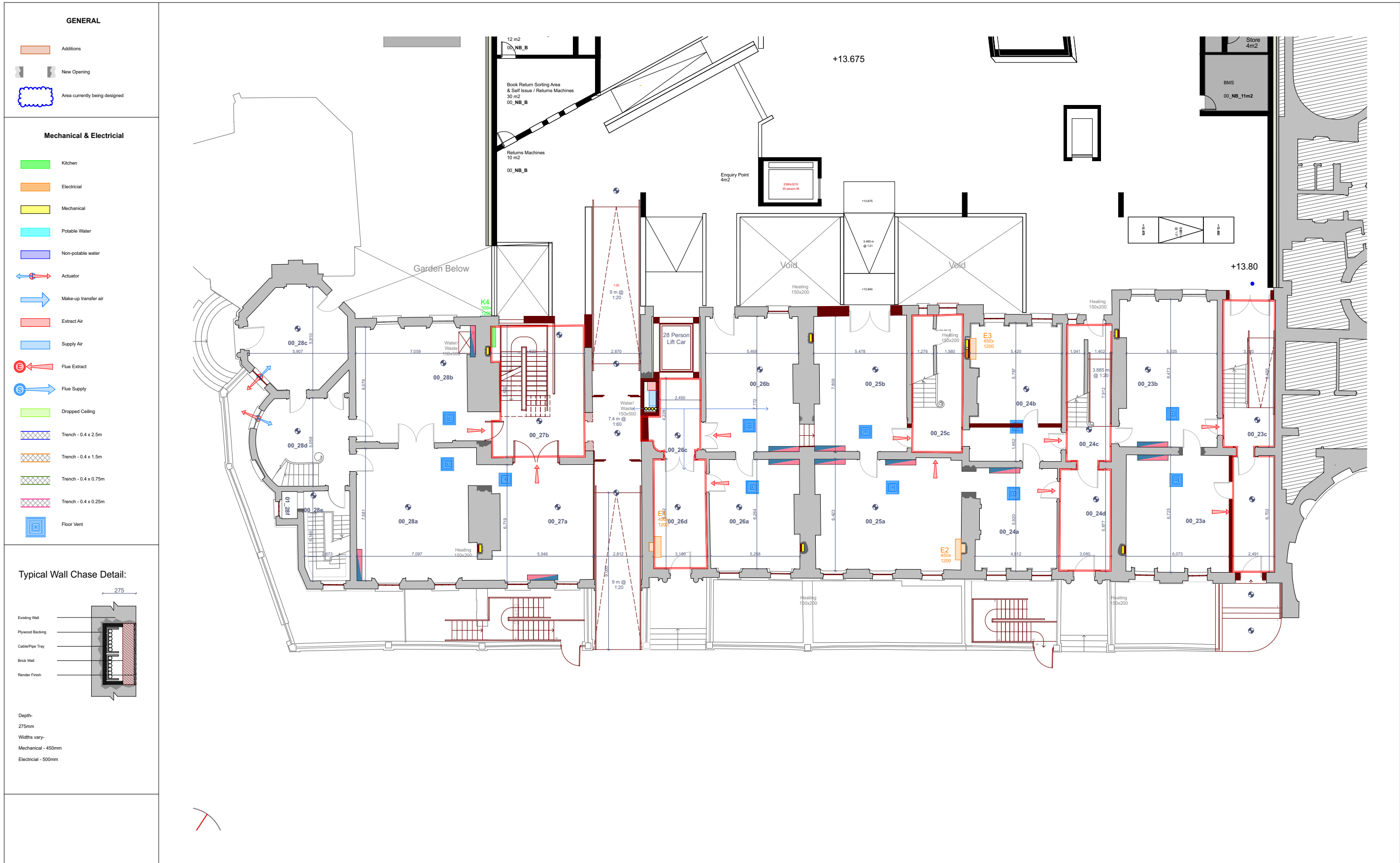
FIGURED DIMENSIONS ONLY TO BE USED

PROJECT TITLE : **Parnell Square Cultural Quarter**

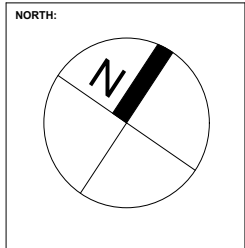
DATE : 03/05/2018

THIS DRAWING IS COPYRIGHT ©

Title Proposed M + E Basement Floor 23-28 HIGH LEVEL:							Page Size A1	Scale 1:100	
Project	Sub Project	Originator	Zone	Level	Type	Role	Number	Suitability	Revision
PSCQ	P	GASA	XX	ZZ	DR	A		S0	P1



LEVEL:
00



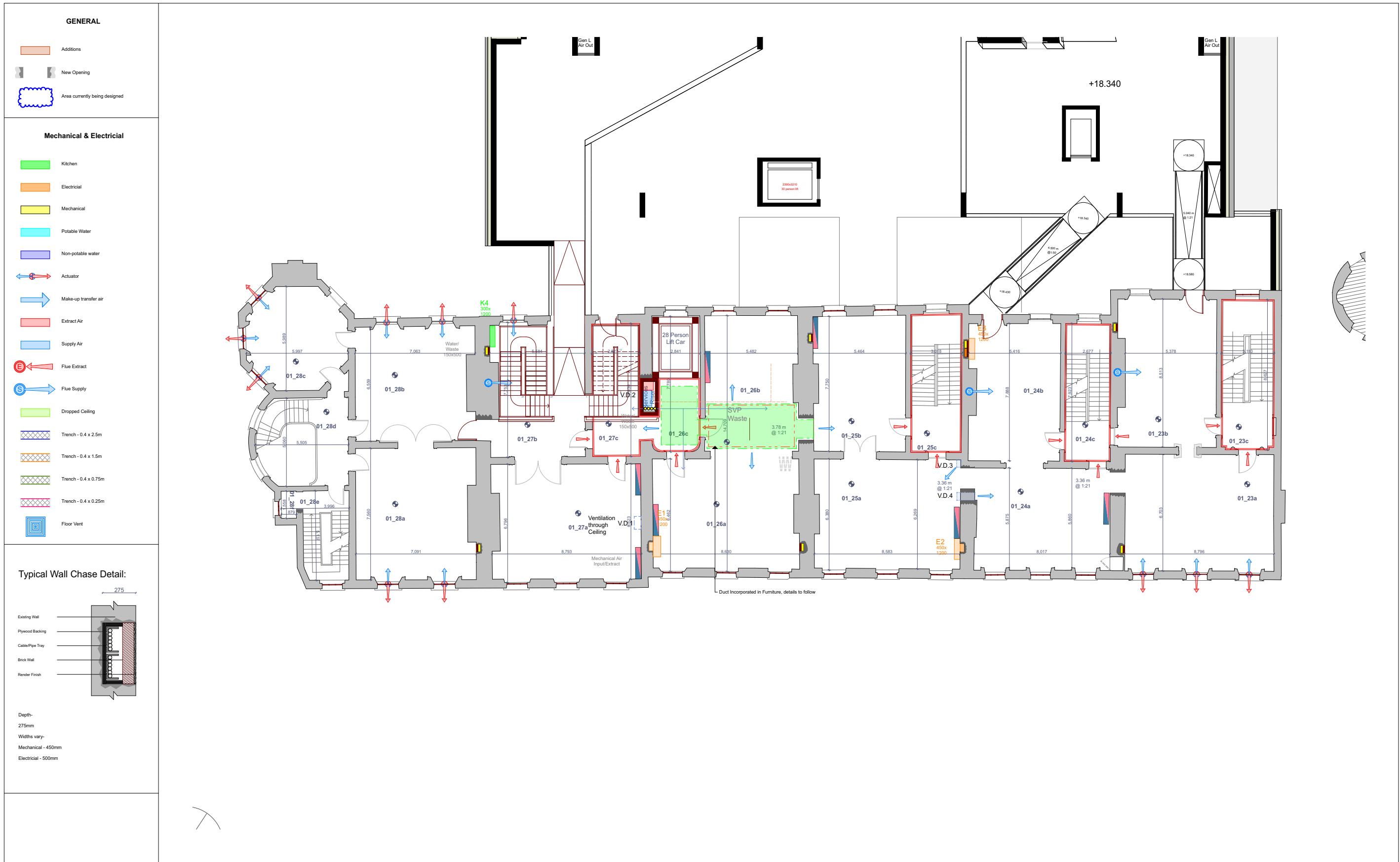
REV.	DATE:	DRWN.:	DESCRIPTION:	INT:

grafon architects

SHAFFREY ASSOCIATES ARCHITECTS

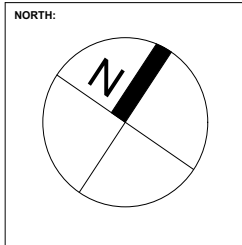
12-14 COLLEGE GREEN
DUBLIN 2
(T) ++ 353-1-471 3365
(F) ++ 353-1-471 3178
email: pac@grafonarchitects.ie

FIGURED DIMENSIONS ONLY TO BE USED							THIS DRAWING IS COPYRIGHT ©		
PROJECT TITLE:							DATE:		
Parnell Square Cultural Quarter							03/05/2018		
Title Proposed M + E Ground Floor 23-28:							Page Size A1	Scale 1:100	
Project	Sub Project	Originator	Zone	Level	Type	Role	Number	Suitability	Revision
PSCQ	P	GASA	XX	ZZ	DR	A		S0	P1



LEVEL:

01



REV.	DATE:	DRWN.:	DESCRIPTION:	INT:

grafon architects

12 -14 COLLEGE GREEN
DUBLIN 2
(T) ++ 353-1-671 3365
(F) ++ 353-1-671 3178
email : paco@grafonarchitects.ie

SHAFFREY ASSOCIATES ARCHITECTS

FIGURED DIMENSIONS ONLY TO BE USED

THIS DRAWING IS COPYRIGHT ©

PROJECT TITLE : Parnell Square Cultural Quarter							DATE : 03/05/2018		
Title Proposed M + E First Floor 23-28:							Page Size A1	Scale 1:100	
Project	Sub Project	Originator	Zone	Level	Type	Role	Number	Suitability	Revision
PSCQ	P	GASA	XX	ZZ	DR	A		S0	P1

GENERAL

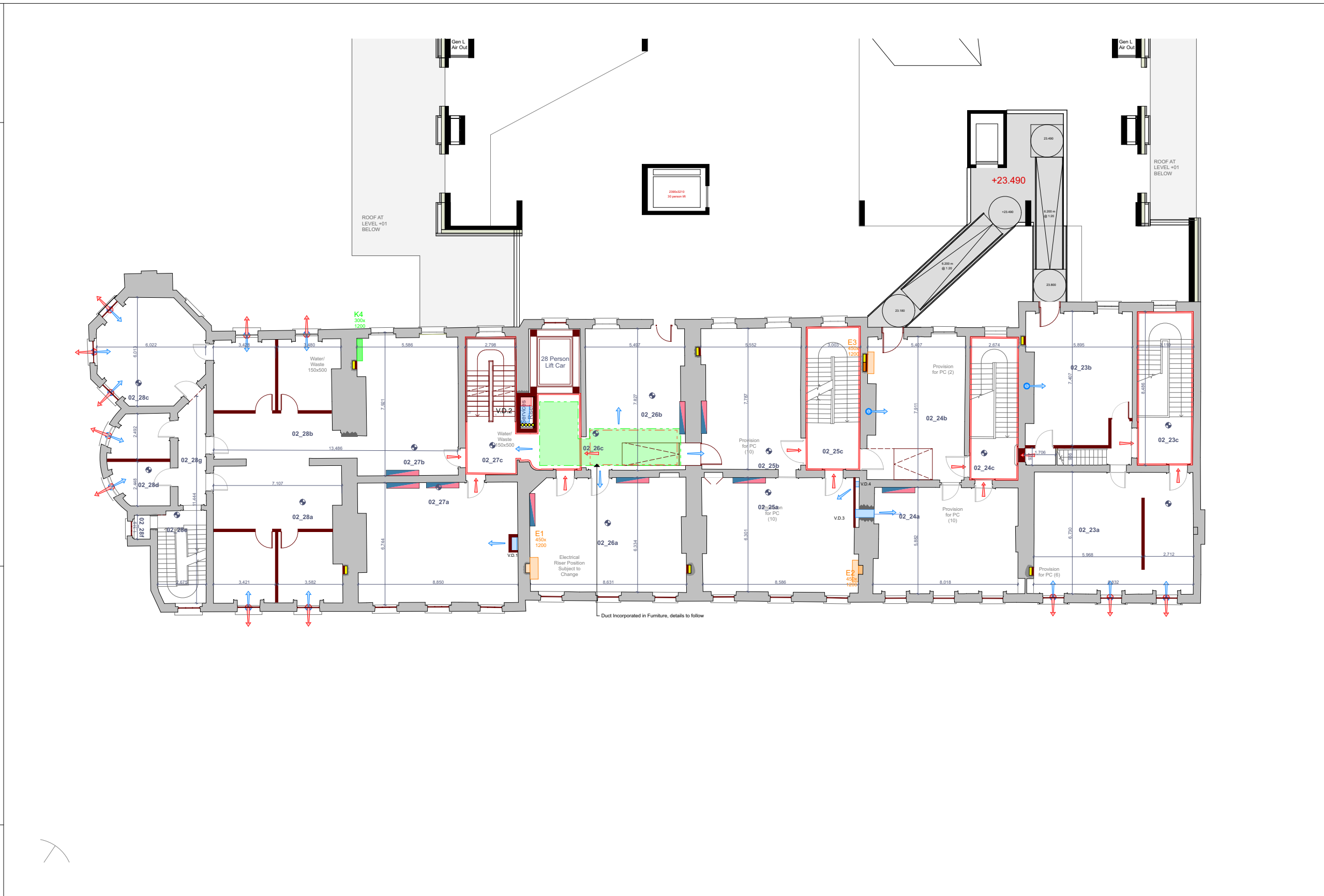
- Additions
- New Opening
- Area currently being designed

Mechanical & Electrical

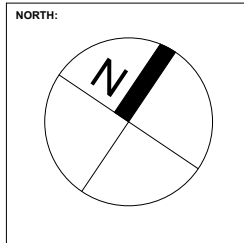
- Kitchen
- Electrical
- Mechanical
- Potable Water
- Non-potable water
- Actuator
- Make-up transfer air
- Extract Air
- Supply Air
- Flue Extract
- Flue Supply
- Dropped Ceiling
- Trench - 0.4 x 2.5m
- Trench - 0.4 x 1.5m
- Trench - 0.4 x 0.75m
- Trench - 0.4 x 0.25m
- Floor Vent

Typical Wall Chase Detail:

Depth- 275mm
Widths vary-
Mechanical - 450mm
Electrical - 500mm



LEVEL:
02



REV.	DATE	DRWN.	DESCRIPTION	INT.

grafon architects

SHAFFREY ASSOCIATES ARCHITECTS

12-14 COLLEGE GREEN
DUBLIN 2
(T) +353-1-671 3365
(F) +353-1-671 3178
email : psqc@grafonarchitects.ie

FIGURED DIMENSIONS ONLY TO BE USED

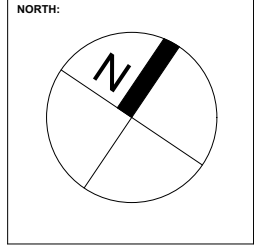
PROJECT TITLE:
Parnell Square Cultural Quarter

DATE:
03/05/2018

Title							Page Size	Scale	
Proposed M + E Second Floor 23-28:							A1	1:100	
Project	Sub Project	Originator	Zone	Level	Type	Role	Number	Suitability	Revision
PSCQ	P	GASA	XX	ZZ	DR	A		S0	P1



LEVEL:
03



REV.	DATE:	DRWN.:	DESCRIPTION:	INT:
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-

graffon architects

12-14 COLLEGE GREEN
DUBLIN 2
(T) +353-1-471 3365
(F) +353-1-471 3178
email : pscq@graffonarchitects.ie

SHAFFREY ASSOCIATES ARCHITECTS

FIGURED DIMENSIONS ONLY TO BE USED

THIS DRAWING IS COPYRIGHT ©

PROJECT TITLE: Parnell Square Cultural Quarter							DATE: 03/05/2018			
Title Proposed M + E Third Floor 23-28:							Page Size A1	Scale 1:100		
Project PSCQ	Sub Project P	Originator GASA	Zone XX	Level ZZ	Type DR	Role A	Number	Suitability S0	Revision P1	

GENERAL

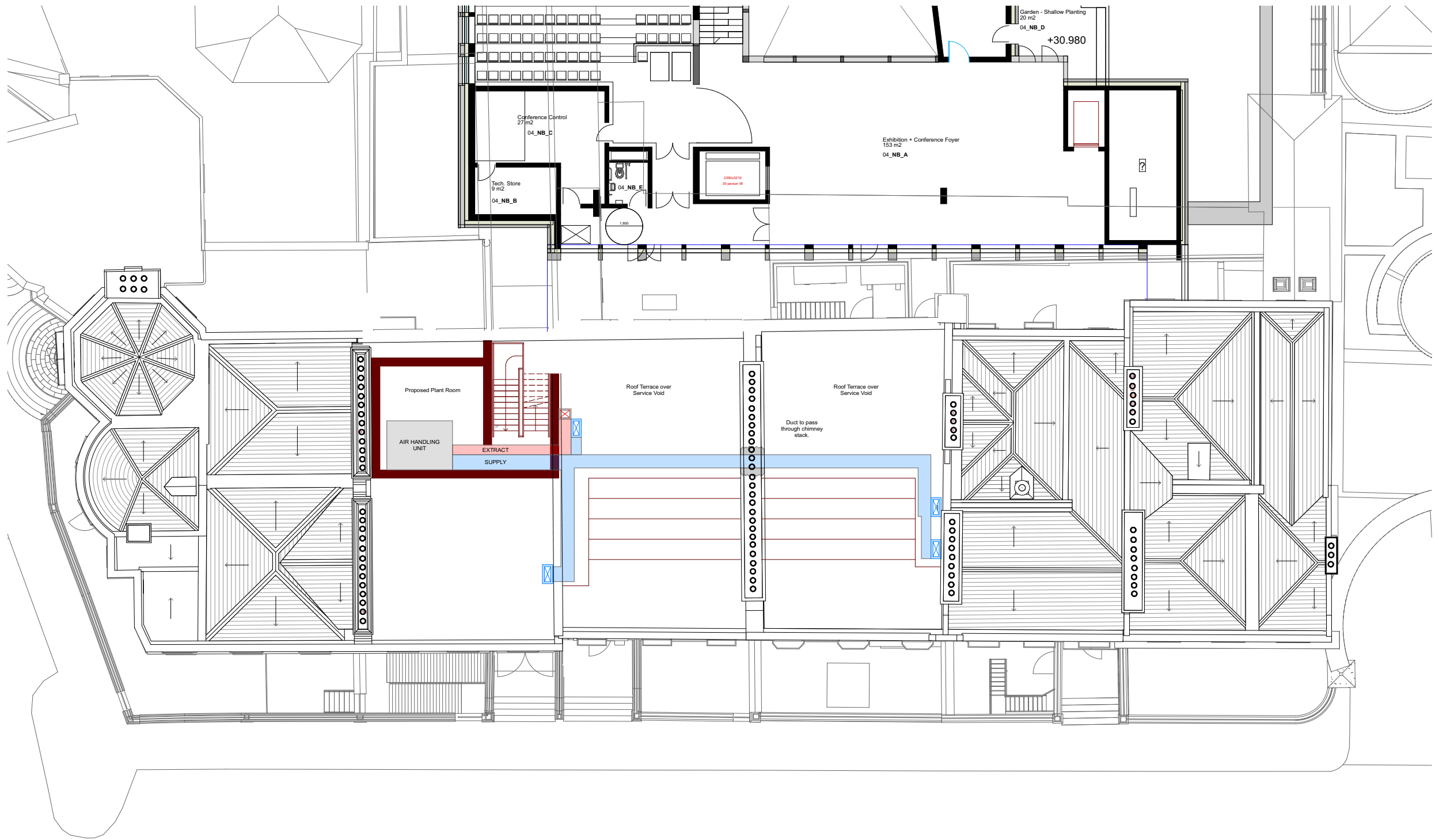
- Additions
- New Opening
- Area currently being designed

Mechanical & Electrical

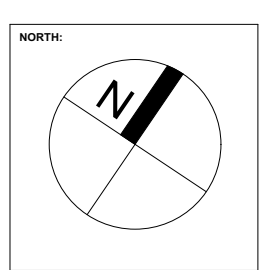
- Kitchen
- Electrical
- Mechanical
- Potable Water
- Non-potable water
- Actuator
- Make-up transfer air
- Extract Air
- Supply Air
- Flue Extract
- Flue Supply
- Dropped Ceiling
- Trench - 0.4 x 2.5m
- Trench - 0.4 x 1.5m
- Trench - 0.4 x 0.75m
- Trench - 0.4 x 0.25m
- Floor Vent

Typical Wall Chase Detail:

Depth- 275mm
Widths vary-
Mechanical - 450mm
Electrical - 500mm



LEVEL:
04



REV.	DATE	DRWN.	DESCRIPTION	INT.

graffon architects

12-14 COLLEGE GREEN
DUBLIN 2
(T) ++ 353-1-671 3365
(F) ++ 353-1-671 3178
email : psc@graffonarchitects.ie

SHAFFREY ASSOCIATES ARCHITECTS

FIGURED DIMENSIONS ONLY TO BE USED

PROJECT TITLE : **Parnell Square Cultural Quarter**

DATE : 03/05/2018

Title							Page Size		Scale	
Proposed M + E Fourth Floor 23-28:							A1		1:100	
Project	Sub Project	Originator	Zone	Level	Type	Role	Number	Suitability	Revision	
PSCQ	P	GASA	XX	ZZ	DR	A		S0	P1	

8. Architectural and Urban Heritage Impact Statement

8. Architectural and Urban Heritage Impact Statement

8.1 Introduction

It should be noted that the Environmental Impact Statement includes an independent assessment of architectural and cultural heritage impacts of the development carried out by Lindsay Architects. This forms the primary assessment of impacts.

The architectural heritage impact statement set out below describes identified impacts relating to compliance with statutory policies, designations and guidance, in particular with regard to impacts on the urban area character of the protected structure and the special architectural, historic and cultural interests described in the chapter on significance (chapter 6.0). In addition it has regard to the conservation strategy and guidance criteria outlined in this section. This statement does not apply qualitative assessment of impacts, the EIS chapter provides that assessment.

8.2 Architectural and Urban Heritage Impact Considerations:

These can be summarized under three broad headings :

8.2.1 The impact of the proposed development on the Historic Urban [Character] Context: The historic urban context is defined by the prevailing historic urban structure, fabric and character and it is protected through its designation as a Conservation Area. The area is an integral part of Dublin's North Georgian core and its intrinsic value is recognised by Dublin City Council in the objective to support the designation of Dublin as a World Heritage Site. Development will need to be consistent with the policies, objectives and guidelines that protect the urban pattern and character. It is also desirable that the development supports the statutory objective *"to promote and facilitate the development of a mixed-use cultural facility in Parnell Square anchored by a new City Library, stimulating the regeneration of the north inner city"*.

8.2.2. The impact of the proposed new uses on the character of the protected structures: The protected structure status seeks to ensure that the character of the structures is maintained and any changes or alterations to

them are carried out in such a way as to retain and enhance this character.

Generally alteration or new additions need to be consistent with the proportions, heights, massing and scale of the historic structures . The appropriate integration of the new interventions into the historic fabric of value should be in a coherent manner that retains historical legibility and intrinsic character.

8.2.3. The impact of the proposed works on the special interest values of the Protected Structures and elements of the Protected structures.

The protected structure status seeks to ensure that the special interest value of the structures is maintained and any changes or alterations to them are carried out in such a way as to retain and enhance these special interest values. Of particular concern may be the potential impact of some interventions, in particular the altered entrances at Nos 21 and 27; the alterations within No 27; interventions necessary to meet the codes and standards of the new use, e.g the structural augmentation of stairs and floors and the introduction of mechanical ventilation systems and, where new interconnections between the protected structures and with the new building are proposed. It is noted that there is already considerable interconnection of the protected structures dating from the 20th century and considerable interventions have been carried out to Nos 21, 25, 26 & 27 in particular.

8.3 Architectural & Urban Heritage Impacts:

Taking the three headings above, the identified impacts are set out below: three aspects for consideration are:

8.3.1. Assessment of the impact of the proposal on the Historic Urban Context:
Assessment Criteria:

DCC Development Plan Policies and Objectives for Built Heritage Conservation Area; DCHG Policies and Objectives for Built Heritage including statutory Guidelines and international charters on built heritage

With Regard to:

Impact on the Character of the Area Architectural Heritage Impact Assessment :

The proposed works to the public realm involve increasing pavement widths and introducing carefully located amenity infrastructure - seating; lighting; below ground services - to enable enhanced use of the external public realm for cultural and library-related uses. Historic elements - paving; ironworks; kerbing will all be retained.

With regard to the public facing facades of the buildings, these will be repaired - brick work repaired and repointed; new windows installed; front railings and plinths repaired and, at No 21, reinstated; previously removed entrance at No 23 reinstated - to generally recover the architectural clarity and order of the Georgian architecture. There will be two significant interventions at the entrances to Nos 21 and 23, to provide for universal access and a clear, legible entrance.

The proposed new uses within the buildings and within the public realm can bring greater animation Parnell Square North and connection with other cultural uses such as the more immediately adjacent Hugh Lane Gallery, Irish Writers Centre and the Garden of Remembrance.

8.3.2. Assessment of the impact of the proposed new development

(use) on the character of the protected structure
Assessment Criteria:

DCC Development Plan Policies and Objectives for Built Heritage Conservation Area; DCHG Policies and Objectives for Built Heritage including statutory Guidelines and international charters on built heritage

With Regard to:

Impact on the special architectural, historical, artistic, cultural and social special interest value

The civic and public nature of the proposed new use (library use with associated mix of cultural uses within the new library complex, ranging from conference facilities; cafe/restaurant; music centre; innovation centre; design centre; theatre archive. requires considerable interventions and alterations to ensure the buildings are easily accessible, inclusive, safe and meet all relevant codes and standards. The standards relating to this use - which is a place of public assembly with anticipated daily visitor

numbers in excess of 3,000, require alteration to buildings originally constructed as dwellings using traditional construction technology. While considerable alteration, extension and intervention is proposed, to accommodate services and layouts, etc, these interventions have been designed with regard to the architectural order the protected structures and hierarchy of significance between the houses. Designs and methodologies consider recommended conservation practice in terms of material compatibility and the legibility between interior spaces/ rooms and the historic hierarchies with new interventions clearly expressed as such, while ensuring an overall architectural coherence between new and existing . Sound existing decorative features of quality will be retained and presented.

8.3.3. The impact of the proposed works on the special interest values of the protected structure and elements of the protected structure.

Assessment Criteria:

DCC Development Plan Policies and Objectives for Built Heritage Conservation Area; DCHG Policies and Objectives for Built Heritage including statutory Guidelines and international charters on built heritage

With Regard to:

Impact on the special interest categories— architectural, historical (No 25), artistic (excluding No 27) and social

Assessment:

Impact on the Architectural Special Interest:

These impacts can often represent the more significant impacts on a protected structure as there will result in physical intervention to the structure and fabric. The major impacts will be on the architectural special interest. Proposed mitigation measures:

- Ensure conservation strategies implemented, including the objective for high quality detailed design, specification, materiality and construction implementation/craftsmanship.

Impact on Historical Special Interest:

The historical special interest relating to No 25 in its association with the 1916 Easter Rising, will not be impacted as the site of the seminal meeting will remain, the room having been altered previously by the school.

Impact on Artistic Special Interest:

The artistic special interest will remain - the decorative plasterwork and joinery will substantially remain and be repaired. While it is currently not envisaged to remove all the historic layers of paint to reveal the original decorative plaster and joinery detailing, where feasible, this will be done and further such recovery can be done in the future.

Impact on Archaeological Special Interest:

The uncovered human remains will be archaeologically resolved and surveyed. Any surviving below ground fabric relating to structures to the rear of the main houses will be preserved by record.

Impact on Social and Cultural Special Interest:

The Social and Cultural special interests primarily relate to the association with Colaiste Mhuire (23-28), the Gaelic League and, the Banba Hall and National Ballroom (20-21) occupations and layers. The new library use retains the institutional; educational, social and cultural aspects of these uses, adding considerable civic and public qualities. The library use integrates many of the interventions of these former uses which communicate their particular character and personality. Of note are the interconnection of the houses; the steel windows; the rooflit top floor rooms in Nos 25, 26 & 27; terrazzo flooring (though it is noted that the distinctive stairs in No 26 will be removed) which will be retained.



Fig 8.1: View from west along Parnell Square North showing proposed refurbished, adapted and conserved library complex with proposed public realm works