

5.3 Cultural Heritage - Architectural Heritage

5.3.1 Introduction

This chapter records the architectural heritage aspects of the proposed development and places it in its correct historic context. It considers the various categories of special interest as defined by the statutory architectural heritage guidelines. It also assesses the potential significance and sensitivity of the existing built environment and evaluates the likely and significant impacts resulting from the proposed development. Where appropriate, mitigation measures are proposed to protect and guard the extant features of the built heritage as identified.

The Architectural and Urban Heritage Impact Report states that the proposed development is to consist of:

“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 Colaiste Mhuire School (Nos 23-28).

Demolition of structures to the rear of Nos 23-28 Parnell Square North comprising the former Amharclann/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 existing Miami Showband memorial in front of Nos 20-21.”

Further detailed information in relation to the Proposed Development is also contained under Chapter 3: Description of Proposed Development, of this EIAR.



Figure 5.3.1: Aerial photograph showing the involved Protected Structures and their sites outlined in red.

5.3.2 Methodology

The evaluation of the extant built heritage involved a number of distinct actions to enable the potential significance and sensitivity of the built environment to be established. This was to allow the likely and significant impacts to be determined, and mitigation measures to be proposed if appropriate.

It has been prepared to comply with relevant matters contained in 'Guidelines on the information to be contained in Environmental Impact Statements' published by the Environmental Protection Agency in 2002 as revised by 'Guidelines on the information to be contained in Environmental Impact Assessment Reports DRAFT August 2017' as informed by their 'Advice Notes for preparing Environmental Impact Statements DRAFT September 2015'.

Of particular relevance is Section 4.13.3, titled 'Architectural Heritage' of the September 2015 DRAFT edition. It is guided by the provisions of the relevant statutory instruments and related guidelines. In particular, the Planning and Development Acts (2000 - 2010) and the related guidelines 'Architectural Heritage Protection Guidelines for Planning Authorities', the Dublin City Development

Plan 2016 - 2022, the Record of Protected Structures and the Dublin City Survey of the National Inventory of Architectural Heritage. It is also informed by international charters and conventions such as the Grenada Convention, Venice Charter and Washington Charter as detailed below.

The required distinct actions involved research of the extant fabric by reference to text, cartographical and repository sources. This was to identify the manmade structures and environments of significance and to place them in their correct historical context. Physical inspection and evaluation of those structures and environments deemed to be of importance took place. This was then assessed against the criteria set down by the various statutory and guidance documents with reference to the applicable charters, conventions and guidelines.

A significant amount of historical research had been undertaken by the Shaffrey Architects which was made available for the purposes of preparing this Chapter. This was reviewed, amended, enhanced and summarised as necessary for the purposes of this report. Reference should be made to the Shaffrey Architects document 'Architectural and Urban Heritage Impact Report' for further information to that contained below.

Inspections of the extant built fabric were undertaken on 17th June 2015, 4th July 2018, 9th July 2018 and 11th July 2018 when the necessary evaluations and assessments were completed. For health and safety reasons, an inspection of the Amharclann building could not be undertaken until 16th August 2018.

This enabled the baseline to be set which, in turn, informs the preparation of Section 5.3.3 - Receiving Environment of this Chapter and the subsequent assessments of the proposals, the impacts and mitigation measures.

5.3.2.1 Statutory and Regulatory Matters.

The Planning and Development Act 2000 (as amended) is the primary statutory vehicle for the protection of architectural heritage. It includes the statutory protection of buildings requiring the preparation of a Record of Protected Structures (RPS). It also defines Architectural Conservation Areas. The Act required the preparation of guidelines and these - Architectural Heritage Protection Guidelines for Planning Authorities - were initially published in 2004 and re-issued in 2011.

The National Inventory of Architectural Heritage (NIAH) was set up by the Office of Public Works in 1990. This was in response to the

requirements of the Convention for the Protection of the Architectural Heritage of Europe which was adopted at the meeting of the Council of Europe in Grenada in October 1985 and is commonly known as the Grenada Convention. While Ireland did not ratify the Convention until 1997 and the NIAH was not put on a legal footing until 1999 with the enactment of the Architectural Heritage (National Inventory) And Historic Monuments (Miscellaneous Provisions) Act, 1999, survey work had advanced and a number of completed surveys were published. The relevant survey of Dublin City is being published in phases and the survey of the subject site and environs has been published.

The Dublin City Development Plan 2016 - 2022 was adopted by the City Council on 23rd September 2016 and came into effect on 21st October 2016. It sets out a number of relevant policies and objectives. The Record of Protected Structures (RPS) is Volume 4 of the Plan. The major relevant policies and objectives are given in Table 5.3.1. on the next page:

Table 5.3.1: Dublin City Development Plan 2016 - 2022, relevant policies and objectives.

Policy / Objective	Details
Policy SC1:	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.
Objective SC01:	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.
Policy 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.
Policy CHC2:	<p>To ensure that the special interest of protected structures is protected. Development will conserve and enhance Protected Structures and their curtilage and will:</p> <p>(a) Protect or, where appropriate, restore form, features and fabric which contribute to the special interest</p> <p>(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</p> <p>(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</p> <p>(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</p> <p>(e) Protect architectural items of interest from damage or theft while buildings are empty or during course of works</p>

Policy / Objective	Details
	<p>(f) Have regard to ecological considerations for example, protection of species such as bats.</p> <p>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.</p>
Policy 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 and appropriate refurbishment.
Policy CHC4:	<p>To protect the special interest and character of all Dublin's Conservation Areas. Development within or affecting a conservation area must contribute positively to its character and distinctiveness, and take opportunities to protect and enhance the character and appearance of the area and its setting, wherever possible.</p> <p>Enhancement opportunities may include:</p> <ol style="list-style-type: none"> 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 pub-fronts of architectural interest. <p>Development will not:</p> <ol style="list-style-type: none"> 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 roofscapes, shop-fronts, doors, windows and other decorative detail.

Policy / Objective	Details
	<p>3. Introduce design details and materials, such as uPVC, aluminium and inappropriately designed or dimensioned timber windows and doors.</p> <p>4. Harm the setting of a Conservation Area.</p> <p>5. Constitute a visually obtrusive or dominant form.</p> <p>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.</p>
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 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.
Objective CHC032:	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.

Other Development Plan information was recovered, including information from Mapset 'E', Zoning, Conservation Areas and Architectural Conservation Areas etc. This was compared to the information contained within the Design Team documentation provided.

The Record of Protected Structures, Volume 4 of the Dublin City Development Plan 2016 - 2022, gives information about the buildings on the site that are protected under the Planning and Development Act, 2000 and these are copied in Table 5.3.2. below:

Table 5.3.2: Dublin City Development Plan 2016 - 2022, extract, Record of Protected Structures.

Ref	Number	Address	Description
6382	20	Parnell Square North	House
6383	21	Parnell Square North	House
6384	22	Parnell Square North	Hugh Lane Gallery (Charlemont House) ¹
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

Note for Table 5.3.2: Ref 6384, Charlemont House, is outside site, but is contiguous on three sides and has been shown for clarity.

The entry and detail of the buildings on the Record of Protected Structures was reviewed against the findings of the various inspections undertaken and against the information shown on those buildings and other buildings in the environs. This is indicated on Mapset 'E' of the Dublin City Development Plans 2016 - 2022, an extract is shown under Figure 5.3.2.

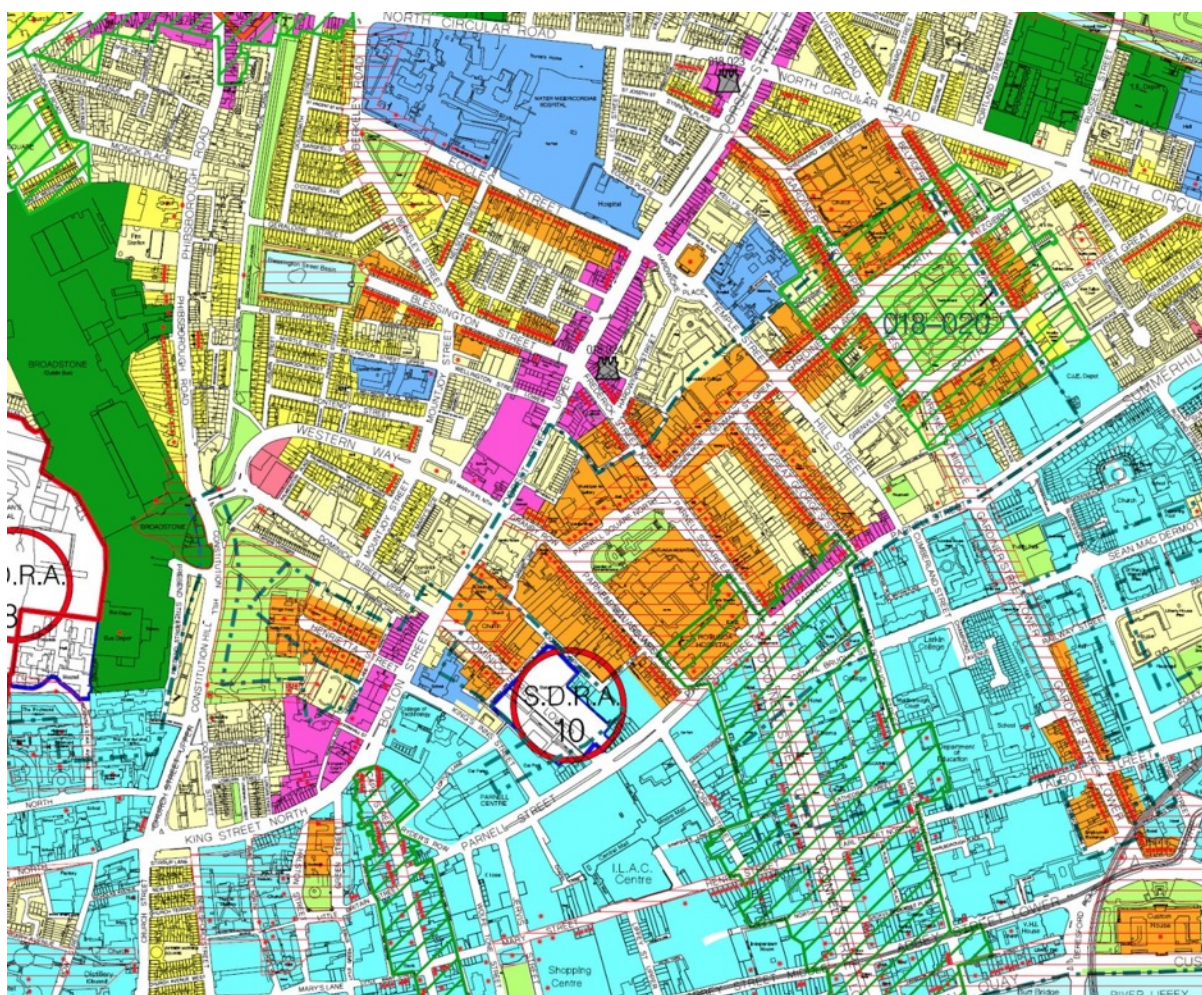


Figure 5.3.2: Extract - Mapset E, Dublin City Development Plan 2016 - 2022.

The National Inventory of Architectural Heritage combines physical inspection and photographic recording with text and cartographical research to prepare the inventory of buildings published by county.

The buildings are assessed against the criteria set down in their Handbook. A copy of this can be found at the following website link:

[http://www.buildingsofireland.ie/FindOutMore/NIAH Handbook Edition September 2017.pdf](http://www.buildingsofireland.ie/FindOutMore/NIAH%20Handbook%20Edition%20September%202017.pdf)

The buildings are then rated according to grades set down in the handbook as below:

INTERNATIONAL - Structures or sites of sufficient architectural heritage importance to be considered in an international context. Examples include St Fin Barre's Cathedral, Cork. These are exceptional structures that can be compared to and contrasted with the finest architectural heritage in other countries.

NATIONAL - Structures or sites that make a significant contribution to the architectural heritage of Ireland. These are structures and sites that are considered to be of great architectural heritage significance in an Irish context. Examples include Ardnacrusha Power Station, Co. Clare; the Ford Factory, Cork; Carroll's Factory, Dundalk; Lismore Castle, Co. Waterford; Sligo Courthouse, Sligo; and Emo Court, Co. Laois.

REGIONAL - Structures or sites that make a significant contribution to the architectural heritage within their region or area. They also stand in comparison with similar structures or sites in other regions or areas within Ireland. Examples would include many Georgian terraces; Nenagh Courthouse, Co. Tipperary; or the Bailey Lighthouse, Howth. Increasingly, structures that need to be protected include structures or sites that make a significant contribution to the architectural heritage within their own locality. Examples of these would include modest terraces and timber shopfronts.

LOCAL - These are structures or sites of some vintage that make a contribution to the architectural heritage but may not merit being placed in the RPS separately. Such structures may have lost much of their original fabric.

RECORD ONLY - These are structures or sites that are not deemed to have sufficient presence or inherent architectural or other importance at the time of recording to warrant a higher rating.

A condensed extract of the NIAH survey for the environs can be found in Table 5.3.3 below.

Table 5.3.3: Condensed Extract from the National Inventory of Architectural Heritage Record for the Buildings on the Site.

Reg. No.	House No.	Street	Composition	Date	Rating	Original Type
50010913	20	Parnell Square North	Terraced three-bay four-storey house	1765 to 1770	Regional	house
50010914	21	Parnell Square North	End-of-terrace three-bay four-storey house	1765 to 1770	Regional	house
50010915	22	Parnell Square	Detached symmetrical five-bay three-storey house over concealed basement, built 1763-78, with single-storey advanced quadrant wings to forecourt,	1760 to 1935	National	house
50010916	23	Parnell Square North	Terraced three-bay four-storey house	1760 to 1765	Regional	house
50010917	24	Parnell Square North	Terraced three-bay four-storey house	1760 to 1765	Regional	house
50010918	25	Parnell Square North	Terraced three-bay four-storey house	1760 to 1765	Regional	house
50010919	26	Parnell Square North	Terraced three-bay four-storey house	1760 to 1765	Regional	house
50010920	27	Parnell Square North	Terraced three-bay four-storey house	1760 to 1765	Regional	house
50010921	28	Parnell Square North	End-of-terrace three-bay four-storey house	1755 to 1765	Regional	house

Note for Table 5.3.3: Refer to Appendix 5.3.1 for a table showing the same details for the buildings in the environs of the site.

Notes for Table 5.3.3: Reg No 50010915, Charlemont House, is outside site, but contiguous on three sides and shown for clarity.

5.3.2.2 International Charters and Conventions

Of the various international charters and conventions, the following are relevant to the proposed development:

The Venice Charter for the Conservation and Restoration of Monuments and Sites - ICOMOS, 1964

Convention for the Protection of the Architectural Heritage of Europe (Granada) - Council of Europe, 1985

The Washington Charter: Charter on the Conservation of Historic Towns and Urban Areas - ICOMOS, 1987

The Valletta Principles for the Safeguarding and Management of Historic Cities, Towns and Urban Areas - ICOMOS, 2011

Recommendation on the Historic Urban Landscape - UNESCO, 2011.

In addition to the above, many refer to the Australia ICOMOS Charter for Places of Cultural Significance, The Burra Charter, 2013. This is a national rather than international charter that is targeted to the specific situation that pertains in Australia. However, when applied with an understanding of its status, the charter and its associated practice notes are useful instruments to inform and guide the conservation process.

5.3.2.3 Text, Cartographical and Repository Sources

Substantial research was undertaken by Shaffrey Associates as set out in their document 'Architectural and Urban Heritage Impact Report'. This was reviewed and found to be of high quality and good resource material.

A significant number of historic and contemporary texts were consulted as part of the review and subsequent drafting process for this report. The texts consulted included the following:

A Tour in Ireland – Young (1780).

Views of the most Remarkable Public Buildings - Pool, R & Cash, J (1780)

The Post-Chaise Companion – Wilson (1786).

Topographical Dictionary of Ireland - Carlisle (1810).

Excursions through Ireland – Cromwell (1820).

An Historical Guide to the City of Dublin - Wright (1825).

History of Ancient and Modern Dublin - Starrat - (1831).

A Topographical Dictionary of Ireland - Lewis (1837).

History of the County Dublin - D'Alton (1838).

- A Handbook of Dublin and its Environs** – Fraser (1853).
- A History of the City of Dublin** - Gilbert (1854).
- The History and Antiquities of the City of Dublin** - Harris (1890).
- Memorable Dublin Houses** – Harrison (1890).
- Dictionary of Dublin** - Cosgrave and Strangeways (1895)
- Picturesque Dublin Old and New** - Gerard, illustrated Barton (1898).
- Dublin: A Historical and Topographical Account** - Fitzpatrick, illustrated Greene (1907).
- The Story of Dublin** - Chart, illustrated Howard (1907).
- The Georgian Society Records** - Volumes III and IV (1912, reprinted 1969).
- The Neighbourhood of Dublin** - Joyce (1912).
- Life in Old Dublin** – Collins (1913).
- Dublin 1660 - 1860** - Craig (1952).
- Dublin under the Georges** - Maxwell (1956 edition).
- Dublin Decorative Plasterwork of the 17th and 18th Centuries** - Curran (1967).
- A Guide to Modern Architecture in Dublin** - ed. O'Beirne (1968).
- The Houses of Ireland** – Breffny and Ffiolliott (1978)
- The Second City** – Fagan (1986).
- The Noble Dwellings of Ireland** – Fitzmaurice Mills (1987).
- Irish Eighteenth-Century Stuccowork and its European Sources** - McDonnell (1991)
- A Companion Guide to Architecture in Ireland** – Williams (1994).
- The Heart of Dublin** - Pearson (2000).
- Dublin Through Space and Time** – Ed. Brady and Simms (2001).
- Two Capitals London and Dublin 1500 - 1840** - Ed Clarke & Gillespie (2001).
- Dublin 1910 – 1940** – McManus (2002).
- The Buildings of Ireland – Dublin** – Casey (2005).
- Dublin An Urban History** – McCullough (2007).

The Eighteenth-Century Dublin Town House - Ed. Casey (2012).

In addition, a series of Dublin City Directories were consulted including Wilson's Dublin Directory for 1783, 1793, 1800 and 1812, Pigot & Co.'s for 1824, Pettigrew & Oulton's for 1835 and 1845, Thom's for 1850, the Post Office Directory for 1858, Thom's for 1868, 1880, 1894 and 1910 as well as the Post Office Directory for 1918 and Thom's for 1934 and 1957 to identify occupiers and uses of the buildings. In this context, it has to be noted that all the directories before 1835 only list by name, not by street, so identification of a particular address is very difficult as these directories are not searchable electronically.

In terms of historic cartography, the Shaffrey Associates' Report contained a full selection of the available historic maps from Speed's Map of Dublin of 1610 through to the Ordnance Survey Office's Map published in 1970 and a 2013 Dublin City Council Survey Map. The coverage yields significant information relating to the chronology of the site(s) and the various buildings that occupied them.

The review of the Shaffrey Associates' Report was satisfactory and information from alternative sources corroborated the information contained within the report. It was clear that Shaffrey Associates had undertaken research in the major repositories. Therefore, it was concluded that repeating this research was unnecessary.

5.3.2.4 Inspection and Physical Assessment

An initial inspection of Nos. 24, 25, 26, 27 and 28, including the extant modern buildings, yard and laneway to the rear was undertaken on 17th June 2015 as part of the initial briefing of the EIAR Team by the Design Team.

Further inspections accompanied by Shaffrey Associates were undertaken on 4th and 9th July 2018. An individual detailed inspection was undertaken on 11th July 2018. The modern Amharclann building was inspected on 16th August 2018. These inspections were from the various ground levels externally and from the various safely accessible floor levels internally. These were surface inspections and no opening up or invasive investigations were undertaken. Areas opened up by others and still accessible were inspected.

Meetings with Shaffrey Associates were held on 13th April and 18th July 2018 during which a number of differing aspects of the proposals and the conservation implications were discussed.

These inspections and meetings were to achieve a number of goals. In the first instance, they were to review the information provided by Shaffrey Associates and to allow for any amendments / corrections to that information considered necessary arising from the inspection.

Secondly, it was to review the Buildings Inventory prepared by Shaffrey Associates. This is a very detailed document that records the location, description, date and condition of the internal features in the various buildings.

Thirdly, it was to allow the condition of the buildings to be assessed at first hand. This informed the assessment level of repair and intervention that is proposed, and to allow the conservation impacts of these works to be properly considered.

Finally, it was to allow for the proper evaluation of the proposed interventions into the historic fabric and to accurately consider the relationship of the proposed new buildings to the historic buildings.

Separate to these inspections, the environs of Parnell Square, Granby Row, Dorset Street, Frederick Street North, Gardiner Row, Frederick Lane North and Bethesda Place were visited and evaluated.

5.3.2.5 Liaison with the Design Team

As recorded above, a number of discussions, meetings and joint inspections with members of the Design Team were undertaken. Following completion of the initial draft of this chapter, further meetings with members of the Design Team were undertaken on 9th August and 5th September 2018, where sundry matters were discussed, and clarifications provided. This process resulted in changes to the assessed impacts in certain instances. Design changes continued during the period of 25th June 2018 to 13th September 2018 while this chapter was being prepared. As far as possible, these have been incorporated in the chapter. However, it has to be noted that sufficient detail was not available in all instances to enable a thorough evaluation of the changes and a full assessment of the associated impacts.

5.3.3 Receiving Environment (Baseline Situation)

The receiving environment will be considered under the following headings: Historic Context; Architectural Conservation Area; Conservation Area; Protected Structures; Adjacent Buildings; Involved Buildings and Immediate Environs (particularly Palace Row and the Garden of Remembrance).

5.3.3.1 Historic Context

This section provides a broad overview of the historic context of the buildings and environs. Shaffrey Associates have prepared a well researched and detailed history which can be found in their document 'Architectural and Urban Heritage Impact Report' and reference should be made to that document if greater detail is required.

John Speed's Map of Dublin of 1610, Figure 5.3.3, is the earliest detail map of the city and it shows the city as it emerges from the late medieval period.

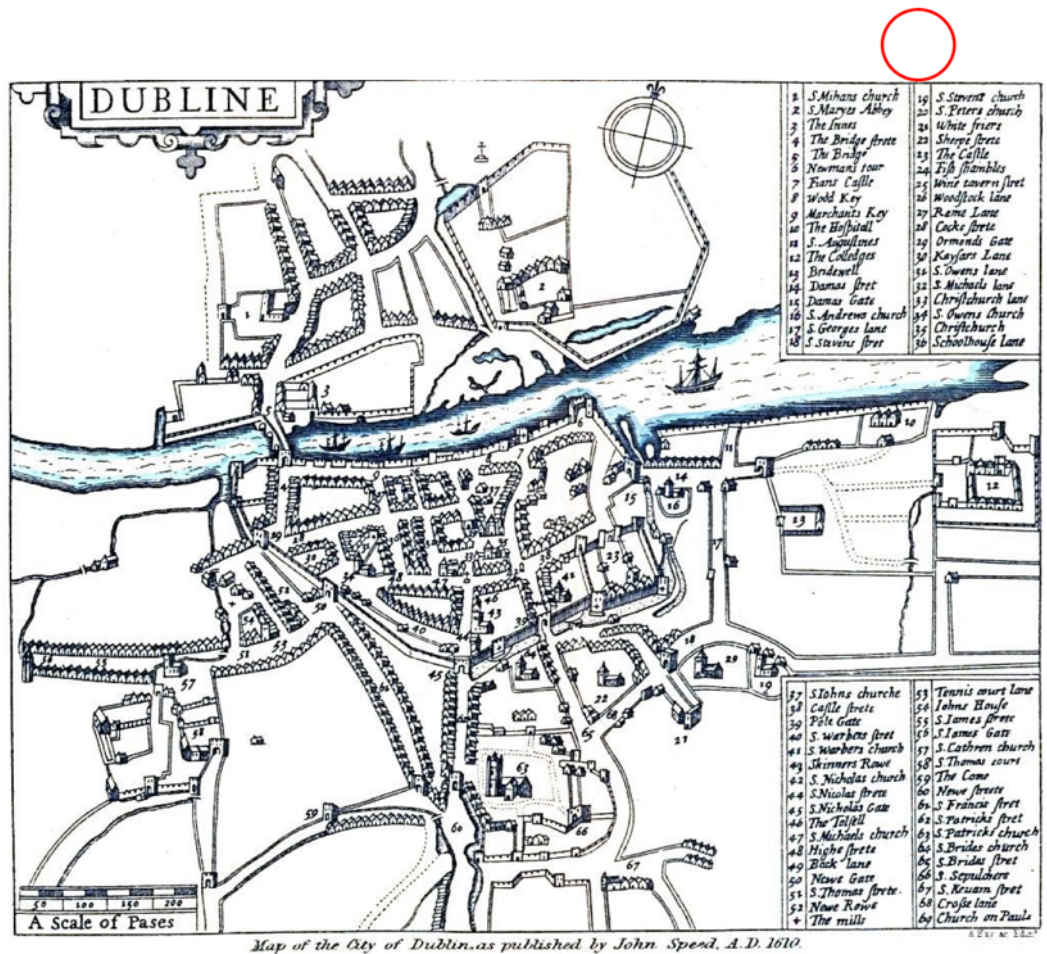


Figure 5.3.3: Extract - Map of the City of Dublin, John Speed 1610.

The medieval walled city is easily detected as is the single bridge across the River Liffey. 69 features (streets and buildings) are noted

by number on the map and the legends on the right hand side reference the particular feature.

The city is centred around Christ Church Cathedral and the Castle with St. Patrick's Cathedral to the south outside the city walls. Across the single bridge, only four features are noted, No. 1 being St. Michan's Church, No. 2 being St. Mary's Abbey, No.3 being the Innes and No. 5 the Bridge, currently the site of Fr. Matthew Bridge.

The map does not extend to the location of the site and its approximate position has been circled in red. It can be safely concluded that the site was not developed at this time being beyond the city limits.



Figure 5.3.4: The City and Suburbs of Dublin, Bernard De Gomme, 1673.

Bernard de Gomme's map of 'The City and Svbrbs of Dvblin' of 1673 shows an amount of development within the core of the city recorded by Speed and the borders of the map extend to include the site where no development of any description is shown. The approximate position of the site has been circled on the copy of the map above. It is clear that the site is outside the city and is relatively undeveloped.

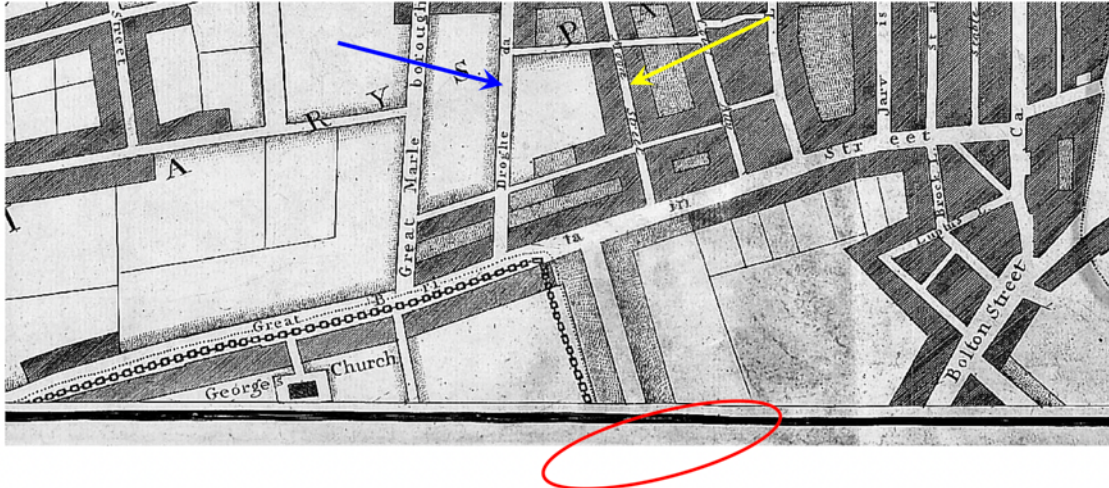


Figure 5.3.5: A Map of the City and Suburbs of Dublin, Charles Brooking, 1728.

Brooking's Map is unusual insofar as north is at the bottom of the map rather than the more usual convention of being at the top. The extract above shows the layout at the northern end of the then city. Drogheda Street - later widened as Sackville Street and now O'Connell Street - is arrowed in blue and Moore Street is arrowed in yellow. Great Britain Street, now Parnell Street, is named as is 'George's Church' at the lower end of Hill Street (it was replaced by Francis Johnston's St. George's Church, Hardwick Place in the early years of the 19th century, only the extant tower surviving the demolition of 1894). From this information, the approximate location of the site can be established beyond the border of the map and this approximate location has been circled in red.

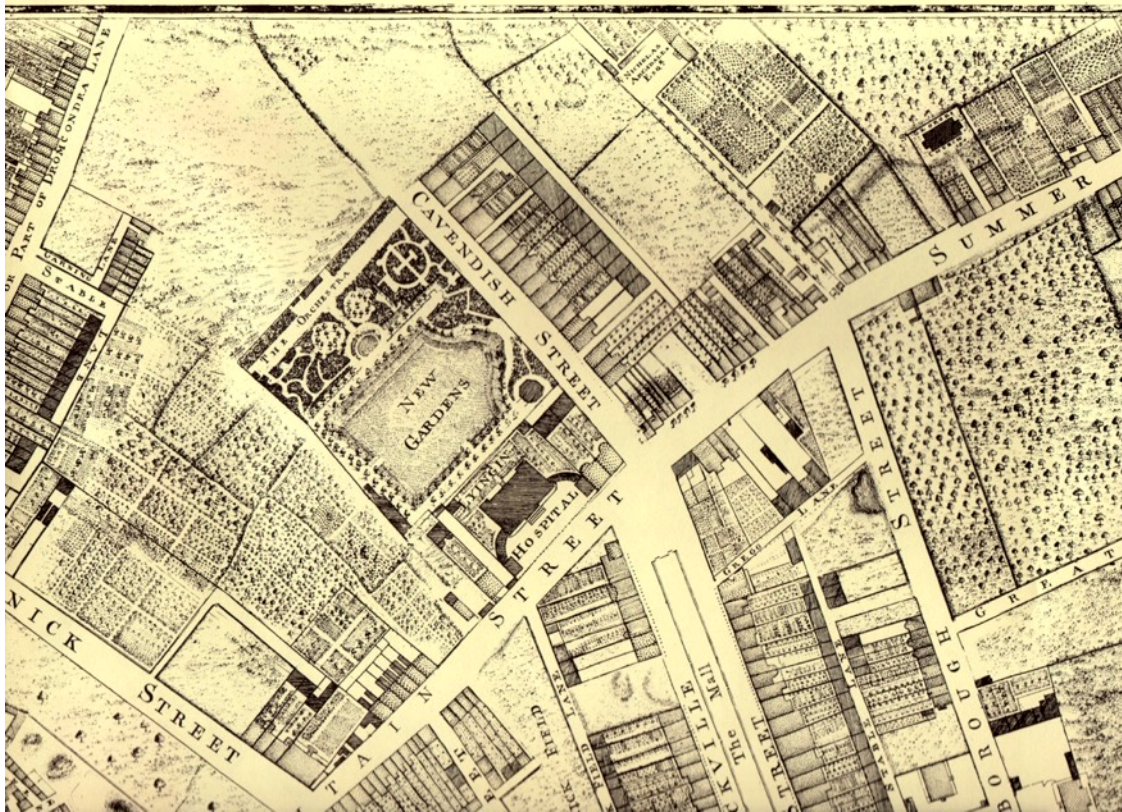


Figure 5.3.6: An Exact Survey of the City and Suburbs of Dublin, John Rocque, 1756.

Rocque's 'Exact Survey' of 1756 is one of the most important historic maps of Dublin. A significant resource in understanding the early Georgian city. It is the first map to give so great a level of detail. While not without some errors, it is remarkably accurate and differentiates houses from outbuildings and warehouses, churches and public buildings.

On the extract above, Parnell Square itself can be seen with the Hospital at the southern end and the Gardens and Orchestra behind. The Orchestra forms the boundary with the yet to be developed Palace Row - now Parnell Square North. From this information, it can be concluded that Parnell Street North was not developed at this time. However, at the bottom of the extract, the former Drogheda Street has been developed into the wide boulevard that survives as O'Connell Street and it is named Sackville Street with the promenading area in the centre annotated as The Mall.

In all, Rocque prepared six maps of Dublin City and County to various scales by the time of his death in 1762, some being published by his wife after his death. By 1773, the map plates had passed through a number of hands and Bernard Le Scalé, Rocque's Brother-in-law, was commissioned to revise Rocque's Accurate Survey of the City and Suburbs of Dublin of 1760. An extract of this

1773 map can be found on the next page. It can be seen that there have been significant developments in the 17 years between Rocque's Exact Survey and Le Scalé's improvements to the Accurate Survey.

The square has been fully developed and it is annotated as the four individual streets - Great Britain Street, Cavendish Street, Palace Row and Granby Row rather than the later re-named Rutland Square and further re-named Parnell Square of today. All the plots and street patterns are formed. North Frederick Street is not yet developed and the various Stable Lanes are incomplete, but the houses and stables are all identifiable. Nos. 20 and 21 are shown without Returns, but with Mews to the rear.

Charlemont House is shown with the set back and with an entrance across Palace Row to the Gardens. Nos. 23 and 24 are shown with returns and mews buildings, Nos. 25, 26 and 27 with just mews and no returns and No. 28 is shown with the Bay and Bow features facing Granby Row. There is a slight discontinuity at the corner which may be the extant splay in the Granby Row wall or may be just a cartographic blemish. The Orchestra is still shown in the gardens, but further south and the open 'lawn' type space is annotated 'Bowling Green'. The hospital building is shown generally as it was in 1756 and the Rotunda (now the Ambassador) has been built.

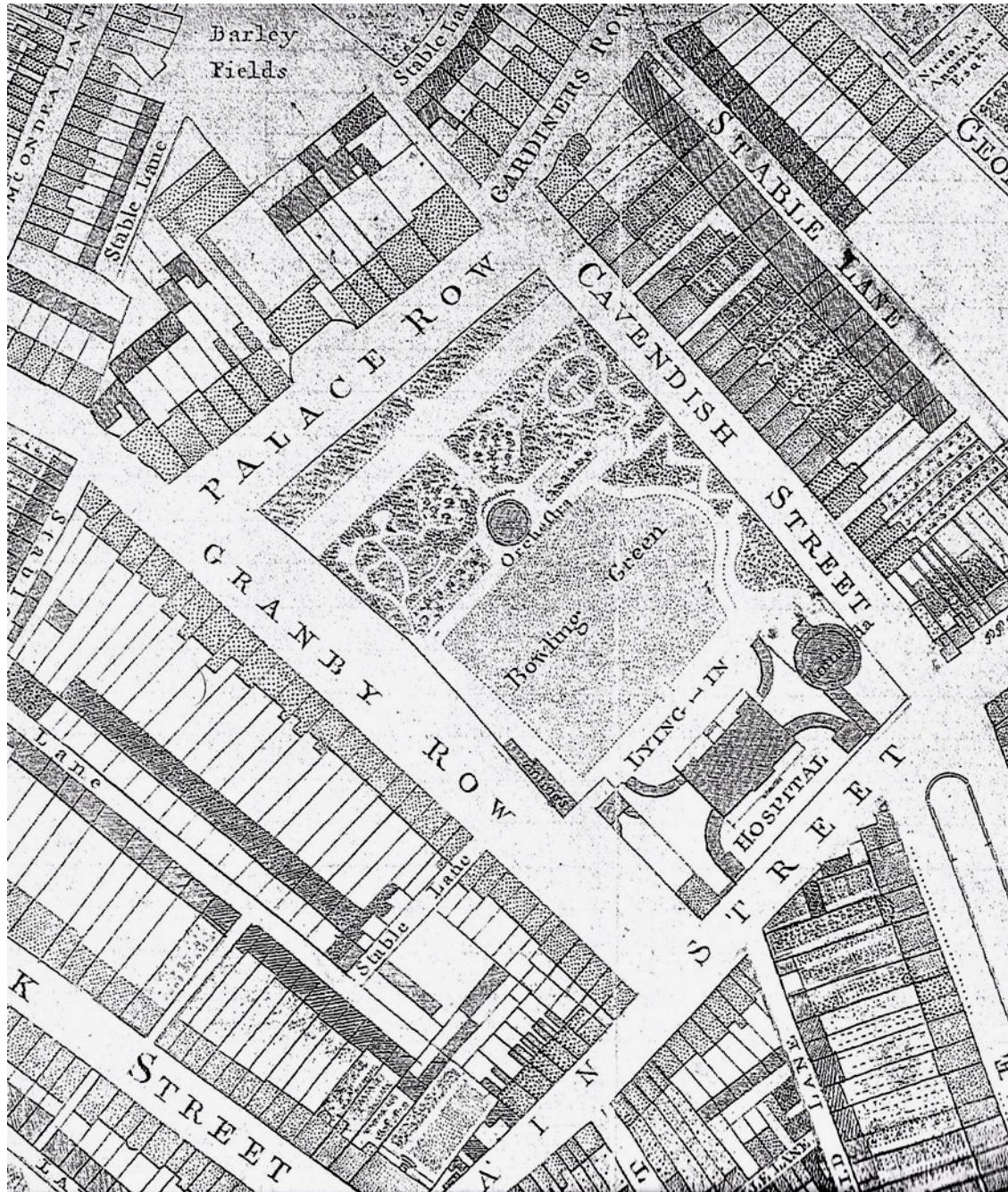


Figure 5.3.7: An Accurate Survey of the City and Suburbs of Dublin by John Rocque with additions and improvements by Bernard Le Scalé, 1773.

This mapping gives a date for the buildings between 1756 and 1773. Casey, consistent with a number of other sources, date these houses to 1764 and 1765 although others suggest a somewhat wider timescale. The houses being built were substantial and for the nobility and higher classes. As well as Charlemont, other ennobled persons such as Lord Longford, the Countess of Ormond and the Countess of Farnham are recorded living there by Wright in *An Historical Guide to the City of Dublin* (1825). The gardens were set up by Mosse, founder of the Lying-in Hospital, to fund its operations

and entry was by tickets which, for the time, were quite expensive. Wright records of the gardens:

“During the summer season, on which occasions, one and sometimes two military bands attend, and play from eight till ten o'clock, while the persons admitted promenade along a terrace in front of the orchestra, 18 perches in length: - the walk round the entire square, inside, measures 1 fur. 35 per. the interior, which is thickly planted, is on promenade evenings brilliantly illuminated; and, lately, singers have been introduced to amuse in the intervals between the different airs called for by the visitors.

The receipts of one evening, at this place of amusement, have been known to amount to upwards of 20l which is a considerable sum, if we consider that the price of admission is only Sixpence.

This garden is remarkable for the good taste with which it has been laid out, and the very picturesque and pleasing variety afforded by the inequality of the grounds.”

It can be concluded that in the latter half of the 18th century, the houses on the site were occupied by titled and upper class people who would have made full use of the gardens and its entertainments. Therefore the whole area would have been of significant cultural importance to Dublin as a whole at the time.

In terms of the houses themselves, with the exception of No. 28 they were of the typical plan form of Entrance Hall with Stair Hall to the rear and two rooms to the side. The ground and first floors were quite decorated, many retaining their original plasterwork and joinery, but most have been altered to a greater or lesser extent. All opened from the street with steps and railings protecting the basement area, a rear garden and mews.

Only Nos. 23 and 24 were shown with returns. Decoratively, the rooms were characterised by large decorated cornices, but few seem to have had decorated ceilings most being plain. However No. 20 retains decorative ceilings at First Floor Level. The Front Room ceiling might, stylistically, be attributed to Robert West as noted by Curran. It is remarkably similar to the ceiling in the First Floor front room of No. 3 Denmark Street Great. Curran notes that a similar ceiling existed in No. 23 but while the same cornice has survived, the decorative ceiling has been replaced with a plain flat ceiling. The windows have square reveals and shouldered architrave, some of which were altered in the 19th century.

Most sashes on the south elevation have been replaced although there are some survivors on the north. The internal doors and door cases follow the same styles and many of the original mahogany doors have survived. Some still have the original large recessed wing hinges but no original door locks and furniture has survived. The staircases have simple turned balustrades typical of the time and there are a number which have use the then quite exotic Mahogany for the handrails. No. 28, with its Bow and Bay facing Granby Row is of a quite different plan form and decoration. All have basements. The basement of No. 28 is unusual insofar as it is fully vaulted which has survived in remarkably good condition. The basement of No. 27 has retained much of its original vaulting and there are some areas of vaulting in the other houses. However, the lack of a vault in the Entrance Halls of a number of the houses, combined with no evidence of vault removal, suggest that these Halls did not have stone floors originally.

Maps such as Faden's (1797) Campbell's (1811) and Byrne's (1819) are to a smaller scale and do not record the detail of Rocque or Le Scalé. However, while Faden retains the individual street names of Palace Row, Cavendish Street now becoming Cavendish Row, Granby Row and Great Britain Street, the Gardens are now annotated 'Rutland Square'. In addition, Faden also indicates that the Assembly Rooms (now housing the Gate Theatre) were complete. Steps into the gardens are shown at both ends of Palace Row by both Campbell and Byrne suggesting that this was still an important cultural space notwithstanding the changes following the Act of Union. Beyond this information, their usefulness is in tracing the development of the city beyond Palace Row. Faden shows Frederick Street, Mountjoy Square and some of Dorset Street, but there is little further development and fields are still being shown at the north western end of Dorset Street. Both Campbell and Byrne show the development colonising the field areas and new roads being formed. All three show the planned Royal Circus centred on Eccles Street that was not built.

As photography had not been invented by this time, images of the period are painting and prints, all of which have a degree of artistic licence. The major resource of this period is the Malton prints and a view of Charlemont House from the east is one of these prints, which is copied on the next page. This shows Nos. 20 and 21 in some detail. It shows the stone ground floor and arched windows on No. 20 with the cantilevered cornice under the third floor windows. No. 20 is shown with a plain brick front devoid of these embellishments. Both have square headed windows at ground floor level, those of No. 20 being within the ashlar arch and No. 20 clearly forms a pair with No. 19. It is interesting to note that while

It is interesting to note that while No. 21 was the more decorative house externally, No. 20 was the more decorative internally.



Figure 5.3.8: Charlemont House, Dublin, Plate 20 - James Malton, 1793.

The 18th and early 19th century Dublin Directories such as Wilson's and Pigot's list entries by person and not by street. These are very difficult to search. From 1835, Pettigrew and Oulton, the Post Office, Thom and others list by Street in their directories. This is much simpler to analyse. In Wilson's Directory of 1783, Tho. Burroughs - Master in Chancery, T. Kelly - Prime Master, Lord Farnham and Fred. Trench is all listed in Palace Row, but this directory does not specifically list by 'Nobility and Gentry' as later directories do. By 1800, the 'Nobility and Gentry' were being separately categorised by Wilson and Lord Charlemont is listed in Charlemont House, Kelly, Farnham and Trench are still listed in Palace Row. Hector Graham, Agent, and John Patrick, Merchant, are listed for Nos 21 and 27 respectively. Graham is also listed as Chief of Outlawries and one of the examiners in the Office of the Court of Common Pleas and as the Attorney General's Clerk in the King's Council. Patrick is listed for a number of Civil and Corporation appointments as well as membership of the RIA and Dublin Society. So, it can be concluded that Palace Row was still occupied by the upper levels of society at this time and was still residential.

From an inspection of the interiors, the presence of splayed rather than the normal mid 18th century squared window reveals with shouldered architraves, combined with lighter, more decorated

cornices. This suggests neo-classical decoration that, stylistically, cannot be earlier than the 1770's and would more satisfactorily date to the turn on the 19th century.

This suggests alterations and updating and is particularly evident in Nos. 20, 23 and 26. While features have been stripped, the extant square reveals suggest this did not extend to Nos. 25 and 27. Later alterations are also evident throughout the 19th century apart from the stripping undertaken in the 20th century during the school use. The various double doors between the first floor front and rear rooms, particularly the large dimensions of those of No. 20, are clearly 19th century alterations, as are the panelled doors of the first floor of No. 21. Most of the chimneypieces seem to be 19th century replacements or later.

In Wilson's Dublin Directory of 1815, the Palace Row address has been re-named Rutland Square - North, although it continues to be used erratically in the text. The Dowager Countess Farnham is listed in No. 18, Benj. Riky Esq. in No. 19, G. Toler Esq in No. 21, The Earl of Charlemont in No. 22, Alex Hamilton Esq. in No. 23 and Dr. James Cleghorn in No. 26. Riky was an attorney and a Deputy Clerk of the Crown, Toler is listed under the Nobility and Gentry. Toler was the family name of Lord Norbury "the Hanging Judge" who sentenced Emmet to death. While not fully researched, G. Toler may be Norbury's son who succeeded him in the title. Norbury died in his house 3 Denmark Street Great, 200 meters to the east in 1831. Pigot's Directory of 1824 still lists the Earl of Charlemont and the Earl of Farnham in Nos. 22 and 18 respectively. Hamilton and Cleghorn still occupy Nos. 23 and 26 respectively. Richard Carmichael, a Surgeon, is listed in listed in No. 24, but there is also a listing for Messrs Carmichael in No. 24 in the Nobility and Gentry Section of the Directory. Wilson's 1832 Directory continues this pattern, but there one entry of note. Lord Norbury is listed in Rutland Square North, but the house number is not given, this being the 2nd Earl and probably the G. Toler noted above as the 1st Earl died in 1831.

Pettigrew and Oulton's 1835 Directory is of particular value as it is the earliest that lists by street and makes the matters of building occupants and function simpler to analyse. Extracts from their 1835 and 1845 Directories are given in Figure 5.2.9 below. It is interesting that Lord Norbury is listed in No. 21, the same house that G. Toler occupied in Wilsons' 1815 Directory confirming the family association hypothesis.

RUTLAND-SQUARE, North.

17 Mr. John Lardner Burke, master of Bective school
 18 Andrew Vance, esq.
 19 Stephen Greham, esq.
 20 Viscountess Mountjoy
 21 Earl of Norbury
 22 Earl of Charlemont
 23 Alexander Hamilton, esq. barrister
 24 Andrew Carmichael, esq. attorney
 „ Richard Carmichael, esq. surgeon
 25 Sir Henry Meredyth
 26 Alexander Montgomery, esq. attorney
 „ Hugh Stanley, esq. attorney
 27 John Chambers, esq. solicitor

Rutland square, North.
(Or Palace-row)
 From Frederick-st. N. to Granby-row.
Marg. City.

17 James Wynne, barrister, 160*l.*
 18 Andrew Vance, esq. 190*l.*
 19 Stephen Grehan, esq. 150*l.*
 „ George Grehan, barrister
 20 Robt. & Js. Symes, solic. 150*l.*
 21 Capt. Frs. Blake Knox, 160*l.*
 22 The Earl of Charlemont, 300*l.*
 23 Alex. Hamilton, q.c., LL.D.
 and Oaklawn, Bray, 200*l.*
 24 And. Carmichael, solic. 175*l.*
 „ Richard Carmichael, surgeon
 25 Sir Henry Meredyth, baronet,
 q.c., LL.D., one of the Ecclesi-
 astical Commissioners, 150*l.*
 26 Mrs. Montgomery, 160*l.*
 „ Montgomery & Stanley, so-
 licitors
 „ Alexander Montgomery, sol.
 27 Office of Sir John Macneill
 28 Sir John Macneill, LL.D., F.R.S.

Figure 5.3.9: Extracts from Pettigrew & Oulton's Directories , 1835 (left) and 1845 (right).

The interest in the 1845 Directory is that the valuations are shown for the first time and that apart from Lord Charlemont, all the nobility have left. Macneill is interesting. He was the Engineer for the Great Southern and Western Railway and was knighted the previous year when the foundation stone was laid for the Dublin and Drogheda Railway. While any of the barristers, attorneys or surgeons listed previously could have had offices or consulting rooms in the buildings, the specific note in the 1845 Directory that No. 27 was the office of Macneill is the first reference to office use in any of the buildings. The entry for No. 26 would strongly suggest office use there too, but combined with residential.

This marks the start of a commercial or part commercial use in the buildings, a use that seems to fluctuate back and forward in succeeding years as will be recorded later.

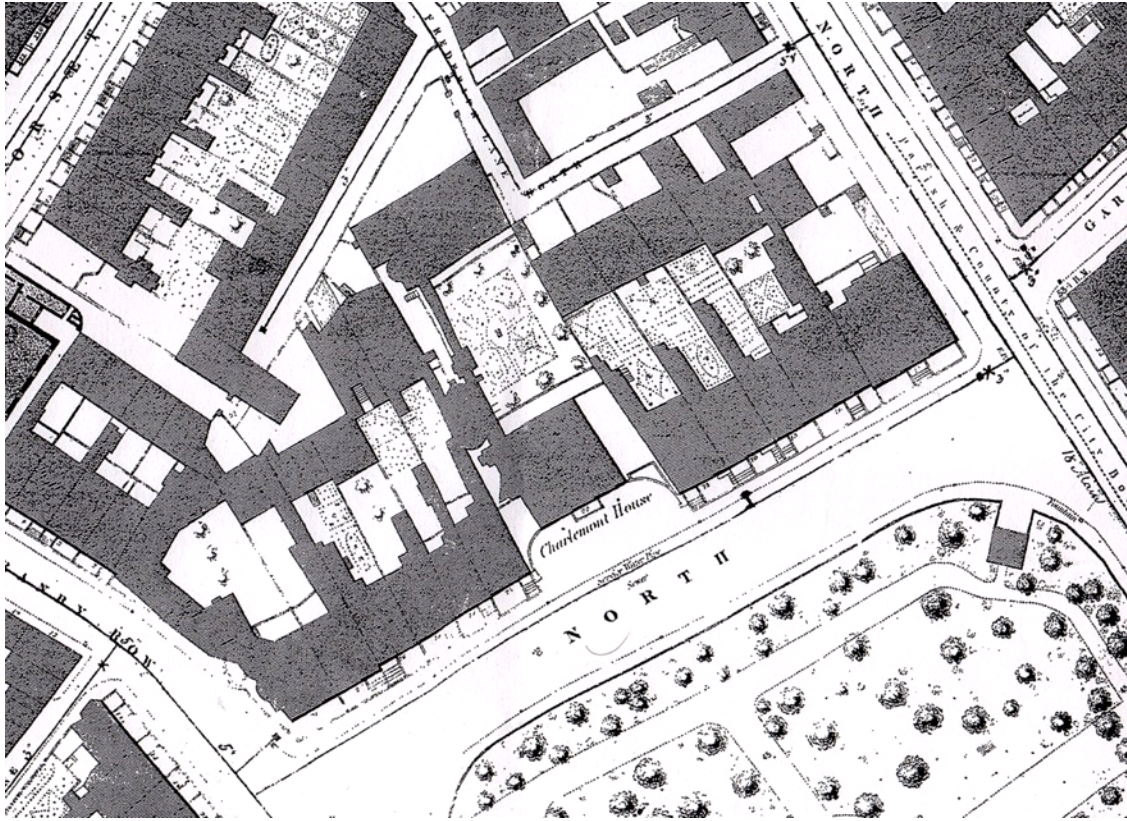


Figure 5.3.10: Ordnance Survey, City of Dublin Sheet 8, Surveyed 1838 - 47.

The Ordnance Survey City of Dublin Map Sheet 8 (Figure 5.3.10) was surveyed in 1838 - 47 and published in 1847 at a scale of 1:1056. It shows considerable detail of the houses and the layout of the rear gardens. It also shows that while only Nos. 23 and 24 had returns shown on Le Scalé's map in 1773, all except No. 28 have returns now (and there is no rear garden space for a Return in No. 28). The set of steps to the gardens, noted in Faden's Map in 1797 are shown in more detail. It is too small a scale to determine if the splay at the corner of No. 28 is present. In terms of the mews buildings, those of Nos. 23 and 24 are shown significantly larger than the other houses.

The Post Office Directory of 1858 lists Lord Charlemont as the only peer still resident, but the pattern of legal professionals can still be seen. Of note, No. 23 is listed as vacant while No. 28 is listed as Miss McCron, boarding and day school. Rev. Chichester O'Neill, prebendary of St. Michael's, is listed in No. 27 and this indicates that the house had reverted to residential use.

The 1864 revision of the map shows little appreciable change with the exception of the loss of No. 17 at the corner of Frederick Street North and its replacement by the extant Presbyterian Church, known universally as Findlater's Church, Alex Findlater having funded its construction to the designs of Andrew Heiton, architect of

Perth. The church opened in 1864. Thom's Directory of 1868 shows some changes in occupiers, but law and medicine seem to be the major occupiers with Lord Charlemont and Miss McCron's school still listed as previously. Change starts to show in the 1880 Thom's Directory. Charlemont House is now the General Register and Census Office, Nos. 23, 24, 26 and 27 are vacant and the Misses McCutcheon have succeeded Miss McCron operating the boarding and day school in No. 28.

By Thom's 1894 Directory, change has increased. No. 23 is occupied by the Congested Districts Board, No. 24 is occupied by the Irish National Federation Offices and No. 27 is occupied by Dudgeon Brothers Civil Engineers, Architects, Surveyors and Valuers, but with Arthur Dudgeon specifically noted suggesting there may have been a residential function still in the house at this time. The Misses McCutcheon have extended their school into No. 1 Granby Row. To the east, some residential uses seem to have survived, but No. 19 is listed as vacant.

From a cartographical perspective, the area was revised in 1891 and the site now crosses two sheets, Sheet 18-37, published on 1890 and Sheet 18-47 published the following year.

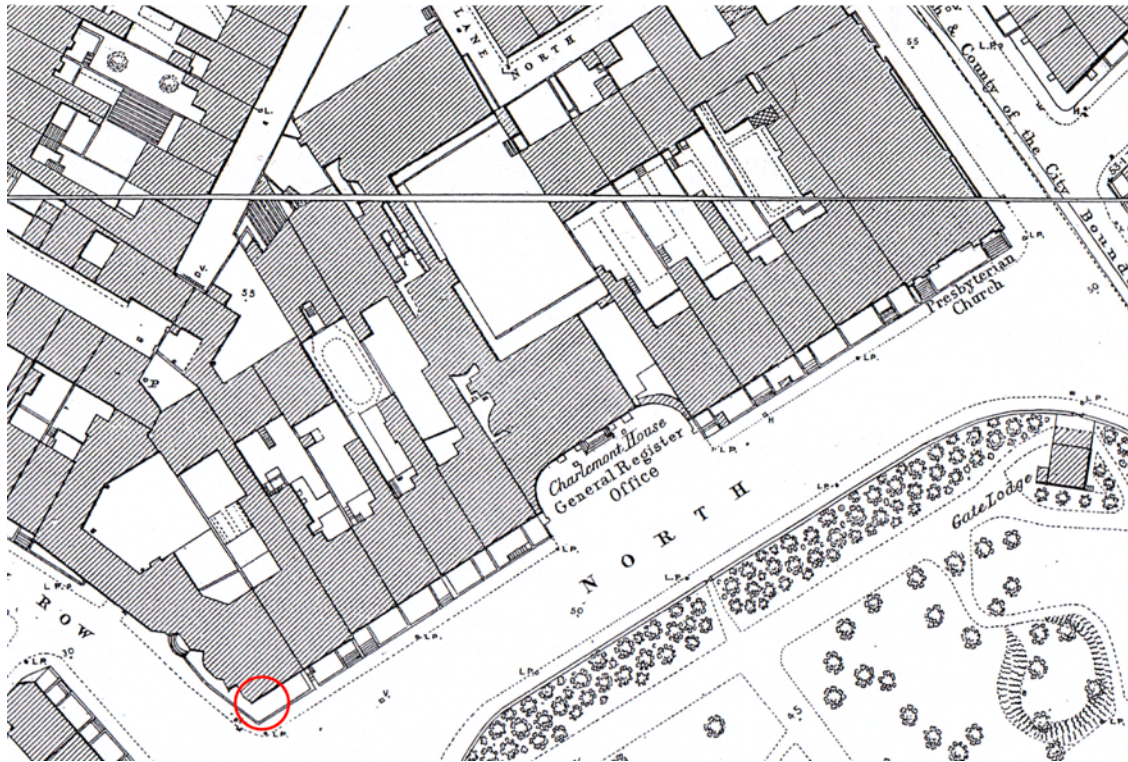


Figure 5.3.11: Ordnance Survey, Dublin Sheets 18-37 & 18-47, Published 1890 & 1891.

Extracts from these maps have been jointed on the extracts above to give the full view of the houses, gardens and mews. While there have been some minor modifications to the mews buildings, there is nothing significant. However, the splay (circled in red) at the corner of Palace Row and Granby Row on No. 28 is clearly visible on this map. The steps into the gardens at the corner are now protected by Gate Lodges suggesting that access has become more controlled. There might be a narrow gate opposite Charlemont House as a path is shown, but no steps are indicated which must have been required given the steps shown at the corners.

The 1907-08 Ordnance Survey Maps shows some changes, but mainly these relates to the infilling of the rear gardens with buildings. No 20 is shown with full plot coverage and the 1910 Thom's Directory lists the occupiers as Grocers and Vintners' Assistants' Association with a valuation of 70l, this being a reduction of 10l while No. 19's valuation remains unchanged and No. 21's has risen by 5l. It would have been expected that the increased buildings on the site would have resulted in an increase in valuation. No. 25 is also shown with full coverage apart from a small 'passageway' across the site at the line of the end of the Return. Thom's Directory of 1910 shows that it is occupied by The Gaelic League and that the valuations has been reduced by 5l. No. 26 is shown by Thom's as being occupied by the Young Women's Christian Association Institute and Home so it would seem to house

both office and residential use while No. 27 is just listed for Mrs Dudgeon, the office use seeming to have ceased even though there are substantially more buildings on the site. In general, the valuations have dropped slightly so it can be concluded that the area was re-valued resulting in the lowering of valuation generally.

In 1918, The Post Office Directory shows considerable change. All residential use for the buildings seems to have gone with the exception Rutland High School which was a boarding and day school for girls.

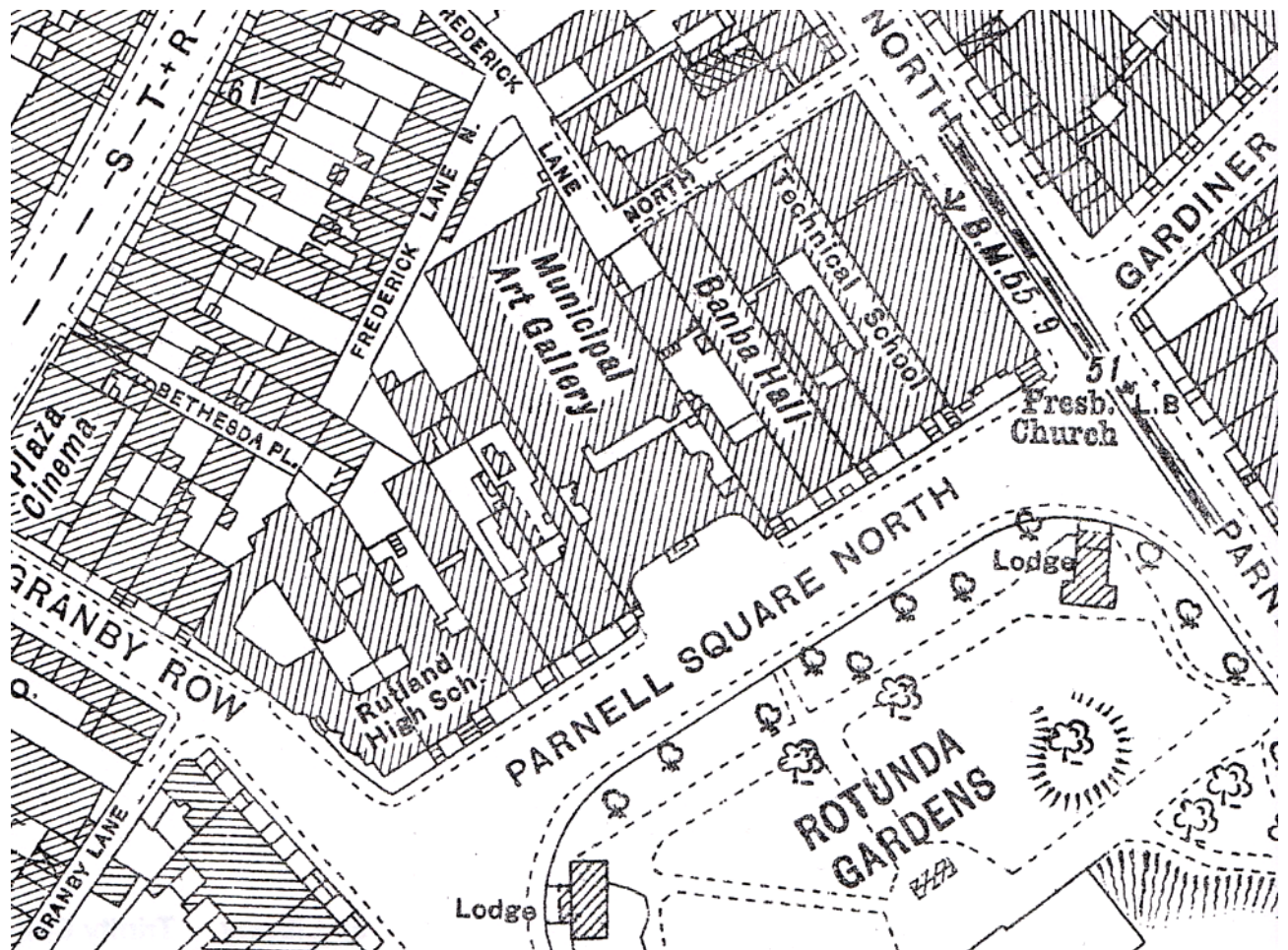


Figure 5.3.12: Ordnance Survey, Dublin Sheet 18-7d, Revised 1936.

The 1936 Ordnance Survey Map (Figure 5.3.12) shows the completion of the transformation of Charlemont House as the Municipal Art Gallery undertaken to the designs of the then City Architect H. T. O'Rourke. The Rutland High School is shown as occupying Nos. 26, 27 and 28. However, this is somewhat confusing as the Robinson & Keefe Architects Drawings of 1933 include Nos. 23 to 26, so it may be that the Rutland School only occupied No. 27. More specific details of these Robinson & Keefe works are provided in Shaffrey Associates 'Architectural and Urban Heritage Impact Report'. Thom's Directory of 1934 records that the Rutland High

School was only occupying No. 28, while the Christian Brothers were occupying Nos. 23 - 27 with the headmaster of "Coláiste Muire" noted as being in No. 27.

It is important to record that the individual houses and their associated plots are clearly discernible at this time, but the mews buildings are less clear. The arrival of the school function at this time was to ultimately result in significant alterations to the houses Nos. 23 to 27, with lesser and later alterations to No. 28. The entrance door to No. 23 and associated steps were removed as were those of No. 25 and there seems to have been sub-division of the upper floors in Nos. 23 and 24. In 1946, The National Ballroom opened in No. 21. The v-jointed granite ashlar ground floor of No. 21 was replaced as was the balcony and extended to include No. 20, altering both houses ground floor windows. The basement area wall and railings were also altered, possibly in the 1960's, thus removing the symmetry with No. 23 and Charlemont House. Significant works to the rear of Nos. 23 to 27 in the 1960's saw the lands cleared of all buildings and plot walls etc. except the Return of No. 23 which was altered and the construction extant 20th century Amharclann building at the western end of the site, the major area remaining an open space at two levels. These works from the 1930's onwards saw substantial alterations to the buildings and their interiors and a significant loss of internal features. These have been detailed in Shaffrey Associates 'Architectural and Urban Heritage Impact Report' which show, in summary, that Nos. 25, 26 and particularly, No. 27 suffered the greatest losses.

In terms of the Rotunda Gardens, the 20th century saw the gardens subject to certain developments to accommodate the hospital staff and a paediatric unit. The northern end of the gardens were sold to Dublin Corporation in 1939 who then held a competition for the design of the Garden of Remembrance. This took some time and the winner was Daithí P Hanly in 1946. Hanly was City Architect from 1959 until he resigned the position in 1965. For various reasons, construction did not commence immediately and the Garden of Remembrance was only completed in 1966. The 20th century saw the ending of the original function of the pleasure gardens and the development of hospital buildings, car parking and the Garden of Remembrance. Effectively, these severed the linkages between the houses of Parnell Square and the gardens. However, recent developments have seen the opening, or re-opening, of the connection to the Garden of Remembrance from Parnell Square North opposite Charlemont House. Therefore the linkage has been restored, albeit in the modern idiom.

5.3.3.2 Architectural Conservation Area

The O'Connell Street Architectural Conservation Area extends to include the southern side of Parnell Square and the Gate Theatre, but does not extend to the Garden of Remembrance or the site.

Therefore, the site is outside an Architectural Conservation Area, but is located close to the O'Connell Street Architectural Conservation Area whose northern boundary is approximately 160 meters from the site.

Dublin City Council's policies relating to Architectural Conservation Areas can be found in the Dublin City Development Plan 2016 - 2022, Volume 1 Chapter 11 with further information relating to Protected Structures in Volume 2, Appendix 24.

5.3.3.3 Conservation Area

The site is located partially within a Conservation Area as indicated on Mapset 'E' of the Dublin City Development Plan 2016 - 2022.

This includes the extant historic fabric of all the 18th century buildings on the site and extends partially into the area formerly occupied by the returns and rear gardens.

The Dublin City Council policies and objectives have been discussed in 5.3.2.1. Statutory and Regulatory Matters above and further information can be found in the Dublin City Development Plan 2016 - 2022, Volume 1 Chapter 11 and Volume 2, Appendix 24.

In effect, the Conservation Area seeks to protect and enhance the historic fabric and environs and to permit development in a controlled manner. In this instance, the protection is enhanced by their Protected Structure status. In this context, it has to be noted that apart from a small number of modern buildings, all the buildings on Parnell Square are Protected Structure as are many of the historic buildings in the vicinity.

5.3.3.4 Protected Structures

All the buildings on the site are included on the Record of Protected Structures which is Volume 4 of the Dublin City Development Plan 2016 - 2022. As noted above, there are a substantial number of Protected Structures on Parnell Square and the wider environs as detailed previously.

Shaffrey Associates analysis assessment and evaluation of these buildings can be found in their 'Architectural and Urban Heritage

Impact Report' as detailed further in their 'Buildings Inventory'. The inspections and reviews of the building undertaken as part of this Chapter have generally confirmed their findings. However, as with all aspects of the conservation of historic buildings, there are some areas of debate. These refer to details of specific elements and are not fundamental to this overall assessment.

That all the buildings are Protected Structures is reasonable and supported by their listings in the NIAH records. Arguably, No. 23 is the most intact although it has lost its Entrance Door and steps. The associated Hall may have been combined with the adjoining room by the removal of the original partition, or may have been the extant single room originally. The staircase is intact, but has suffered significant damage.

A number of original cornices - some of larger dimensions and decorated - have survived with their associated plaster and lath ceilings in the various houses. Given the condition observed and the overall condition of the buildings allied to the length of time they have been vacant and without heat, these are a concern. It is understood that a selected number were assessed by a specialised conservator, but costs prevented the full assessment of all ceilings at pre-planning stage. A similar situation relates to the joinery features. Full assessments will be required at the later stages.

The Return has survived, but how much is original and how much is 20th century is one of the areas of debate mentioned above. Shaffrey Associates consider it to be original, but altered. From the historic fabric visible, it could conceivably be a late 19th or 20th century replacement. Further opening up would resolve this issue, but this was not possible for cost reasons.

No. 28 is of unusual plan form and retains a fully vaulted basement. However, its structural condition is a concern and the collapse of a fireplace hearth and the consequential damage to the original main staircase is to be regretted.

At the other end of the scale, No. 26 has suffered the greatest losses and most of its historic features have been stripped and the plan form altered. This includes the replacement of the original staircase with a mid 20th century concrete structure with a (damaged) terrazzo finish and a later 20th century handrail. No. 27 has also experienced substantial 20th century alterations including the loss of its staircase and the upper floor, but it has retained the vaulted basement. Both have lost their original roof structures, as well as No. 25.

The Planning and Development Act 2000 is the relevant legislation relating to the protection of the buildings and the methodology for their conservation, repair, alterations and adaptation. This is informed by the Guidelines - Architectural Heritage Protections, Guidelines for Planning Authorities - re-issued in 2011 as noted above. These seek to protect the buildings but also to allow, under certain controls, changes and alterations that will not undermine the historic character, but will permit the building to have a sympathetic and sustainable function for the future.

In this context, there are two factors that should be noted at this stage.

The first relates to the special relationship houses such as these have to the plots and the importance of the full ensemble - House (including Return if present and historic), rear garden and mews building. In the case of Nos. 23 to 28, it is important to note that the plots are only identifiable within the individual buildings. All marks of the rear gardens and mews, together with the garden walls have been lost. A similar situation pertains to Nos. 20 and 21, with the original rear gardens and mews buildings gone, the site re-developed and now in separate ownership. Therefore, the identifiable plot and relationship of house (and Return), rear garden and mews have been lost.

The second factor is the interconnection of the buildings. Interconnections have existed between these buildings to a greater or lesser extent for the last 100 years or thereabouts. While new interconnections between historic buildings such as these are resisted, these historic interconnections do exist and reflect the historical association of the buildings and, particularly, their occupation by Rutland School and Colaiste Mhuire. In this instance, these interconnections should be protected. The cultural associations with the Rotunda Gardens, the work of the Congested Districts Board, the Ballrooms, Conradh na Gaeilge, the schools and their alumni are of significant importance.

There are eight criteria set down by the Planning and Development Act, 2000, Section 52 (a) for including a building on the Record of Protected Structures. The list of criteria is as follows:

- (a) for protecting structures, or parts of structures, which are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest,

It must be noted that satisfying a single category would be considered sufficient to include the building in the Record. The categories, or criteria, are further elaborated under Section 2.5 of

the 'Architectural Heritage Protection - Guidelines for Planning Authorities'.

It is clear that all would satisfy the architectural, cultural and social criteria and this is sufficient to justify their inclusion. A number would also satisfy other criteria, such as No. 25, the Gaelic League and 1916 which would satisfy the historical criterion.

5.3.3.5 Adjoining Buildings

The adjoining buildings on Parnell Square consist of Charlemont House, altered and extended to house the Hugh Lane Municipal Gallery, a Protected Structure and located between No. 21 and No. 23. To the east, there are two coeval houses and the mid 19th century Findlater's Church - all Protected Structures and No. 19 being a pair with No. 20. The adjoining streets of Frederick Street North, Gardiner Row and Parnell Square East have a substantial number of Protected Structures and it is only the 'modern' buildings that are not protected.

No. 28 Parnell Square enters from Granby Row and the adjoining houses Nos. 1 to 5 Granby Row are Protected Structures being described as Georgian Houses. Similarly, Nos. 15 and 16 on the west side of the street are also protected and it can be concluded that all the historic buildings of Granby Row and Parnell Street West are Protected Structures.

To the north, Frederick Lane North and Bethesda Place retain their historic form, but all the buildings are modern dating from the last quarter of the 20th century.

5.3.3.6 Involved Buildings

This section will consider each house individually, briefly noting its individual characteristics and values.

5.3.3.6.1 House No. 20



Figure 5.3.13: No. 20 Parnell Square North, Front Elevation.

Externally, No. 20 has experienced considerable change. The ground floor ashlar, arched windows and doorcase and steps and first floor balcony are 20th century fabric to visually unify the house with No. 21, but the railings appear to be 18th century. The first, second and third floor sashes are replacements. To the rear, the ground floor wall was removed to connect to the Ballroom behind, now demolished and the garden and mews are gone, now being a small terrace and modern building forming part of the Hugh Lane Gallery.

Internally, while there has been change over the years, much of the original and historic fabric survives. The basement has mostly modern finishes. At ground floor level an amount of original joinery and plasterwork survives and the original plan form is evident. The almost parabolic arch opening between the front and rear rooms would seem to date to the late 19th or early 20th century. The

interconnections with No. 21 and many of the doors date to the 20th century. The original staircase has survived relatively intact. At half landing level, the blocked opening to the now gone rear building requires further research, but this would seem to be an original staircase window altered to access a later return and again altered in the 20th century to access the ballroom. The glazed door survives, but it is now external and at a height above the modern Hugh Lane Courtyard.

The first floor survives more intact and apart from the large folding doors interconnecting the front room of No. 21 and the single leaf door connected the rear room and landing, the historic features and layout of the building, plan form, plasterwork and joinery all survive as original with the modifications of the 19th century. The ceiling in the front room is noted by both Curran and McDonnell with suggestions of West's involvement. The second floor is more intact although the single front room does not seem to be original. There is the mark of a partition that partially covered the window and door joinery that does not seem to be original. It is suspected that there was an original partition between the two western windows that was removed previously. Further investigations are necessary at pre-contract or construction stage.

There is restricted access to the third floor and much has been stripped due to repairs following water ingress and decay.

5.3.3.6.2 House No. 21



Figure 5.3.14: No. 21 Parnell Square North, Front Elevation.

Externally, No. 21 has experienced an amount of change. The ground floor granite ashlar is a 20th century replacement for the original ashlar and the door case and windows have been replaced. The cementitious render within the arches is 20th century. The balcony is a 20th century addition. Of the upper floors, the windows have been replaced but the architraves seem original being shown on Malton. To the rear, apart from alterations to access the ballroom from the stairwell, subsequently altered when the ballroom was removed and the Hugh Lane Gallery extended, the rear wall has survived reasonably intact. However, the garden and mews have been lost and the area developed as part of the Hugh Lane Gallery. Interconnections to No. 20 were formed in the 20th century.

Internally, much has survived. The basement has been altered, but the vault under the staircase hall with brick wine storage areas have survived. The ground floor to first floor staircase has been removed to give access to the former Ballroom now gone and the areas stripped of historic decorations. The Hall has a timber floor and the lack of a vault under suggests there was never a stone floor here. The front and rear rooms interconnected by means of a square 20th century opening devoid of decoration. The door from the Hall to the front room has been enlarged and partitioned to form a ticket office. The original cornice, window and rear room door joinery have survived although the front sashes are replacements.

The first floor plan form has survived, but most of the joinery etc. was replaced in the 19th century. The original cornice, similar to that of No. 20, has survived, but the ceilings are plain. The original staircase has survived from this level to the second floor. Of the interconnections to No. 20, the larger folding doors of the front room and the single leaf door of the rear room would date to the 20th century.

The second floor has survived relatively intact and the original plan form has survived. The interconnections to No. 20 date to the 20th century. The third floor is similar, but the staircase was extended in the 20th century to provide toilet accommodation.

5.3.3.6.3 House No. 23



Figure 5.3.15: No. 23 Parnell Square North, Front and Rear Elevations

Externally, the front of this house has experienced an amount of change. The ground floor granite ashlar has been replaced with a cementitious mortar and the doorcase removed and a window inserted, all part of works undertaken in the late 1930's. The steps were also removed and the railing continued with a quadrant closing the basement area. The window architraves and cantilevered cornice match those of No. 21 as shown on Malton, so these are most likely original. The sashes have been replaced. The rear is rendered with cementitious render and a number of original sashes have survived. The ground floor of the Return has weathered granite sills that are probably 19th century if not original, but there are some alterations. The upper floor has been altered with a series of modern toilet windows and precast concrete sills and is more recently rendered than the ground. It is possible that the upper floor might have been re-built in the 20th century, but further opening up and research is required at pre-contract or construction stage.

The mews, garden walls, etc. have all been cleared to form a large open rear yard space combining the former mews and rear gardens of Nos. 23 to 27, the 1960's hexagonal Amharclann building behind Nos. 27 and 28 and the extant Return of No. 23 being to only buildings on this area.

Internally, the basement has seen an amount of alteration, particularly where the front steps were removed. The area beneath the staircase is a simple barrel vault and there is no evidence of a staircase to the ground floor, but there is a 'modern' staircase in the Return. This suggests that the Return may have been original. The ground floor plan form has survived reasonably intact but the finishes have been altered. It is unclear if the front room was originally a single space, the Hall, extending to the full width of the building. The uninterrupted cornice and ceiling that survive suggest this was the case. Other alterations include interconnections with No. 24 and sub-divisions date late 1930's. This is the only building where a Return survives, but further opening up would be necessary to determine if it is original fabric significantly altered. The original staircase has survived.

At first floor level, the plan form has survived. Again, there have been alterations, interconnections and sub-divisions as on the ground floor. The joinery, particularly the architraves, may be original or might be a late 18th or early 19th century alteration. The shouldered architraves are not present and there is a slight splay to the window reveals. Further opening up is required to establish the precise origins. At second floor level, the architraves have just a top shoulder so it is possible that the first floor joinery is original. At this floor and the third floor above, the fabric was subdivided in the late 1930's to create bedroom accommodation and interconnections with No. 24 were created.

5.3.3.6.4 House No. 24



Figure 5.3.16: No. 24 Parnell Square North, Front and Rear Elevations.

Externally, the front of this house has experienced the least change of the houses apart from No.28. The sashes have been replaced and the wrought iron balconies added. The waste pipe is a 20th century addition to serve the bedrooms created on the third floor. The parapet upstand and cross are 1930's additions. To the rear, many of the original windows have survived, but the building has been rendered with a cementitious render. A large chimney stack was added at the junction with the adjoining No. 25 in the mid-20th century. There is no evidence of a Return in the past

The mews, garden walls etc. have all been cleared to form a large open rear yard space combining the former mews and rear gardens of Nos. 23 to 27, the 1960's hexagonal Amharclann building behind Nos. 27 and 28 and the extant Return of No. 23 being the only buildings on this area.

Internally, the basement has seen a modest amount of change, but has survived reasonably intact, the major works being in the front room that served as a classroom or laboratory. A staircase to the ground floor has survived and the vaulting is restricted to the area supporting the bottom of the main staircase. The ground floor plan form has survived remarkably intact including a fine Chimneypiece (but with a mid 20th century tiled insert and hearth stone). The ground floor hall and stair hall floors are modern terrazzo replacements. The interconnections with the adjoining houses date to the late 1930's.

The upper floors were significantly sub-divided into a number of smaller spaces, probably a series of bedrooms, although the original plan form is discernible. It seems these did not cause significant damage to the historic fabric and the original plan form can be detected. Shouldered architraves and square reveals have survived on the windows and internal doors of the ground, second and third floors, but plain architraves and slightly splayed reveals are found on the first floor. Further opening up and research will be necessary at pre-contract or construction stage to determine if this variation is original or a late 18th / early 19th alteration.

While the house has survived reasonably intact, albeit sub-divided and interconnected, it is not in good condition and a significant level of damage was noted.

5.3.3.6.5 House No. 25



Figure 5.3.17: No. 25 Parnell Square North, Front and Rear Elevations.

Externally, the front of this house has experienced an amount of change. The doorcase has been removed and a window inserted, part of works undertaken in the late 1930's. The steps were also removed and the railing continued with a stepped closing of the basement area. The sashes have been replaced. The parapet upstand and cross are 1930's additions. The rear is rendered with cementitious render and a number of original sashes have survived, but the ground floor and third floor windows were significantly altered in the late 1930's. A large chimney of coeval date has been constructed at the party wall with No. 24.

The mews, garden walls etc. have all been cleared to form a large open rear yard space combining the former mews and rear gardens of Nos. 23 to 27, the 1960's hexagonal Amharclann building behind Nos. 27 and 28 and the extant Return of No. 23 being the only buildings on this area.

Internally, the basement has been stripped, large windows inserted to the front basement area and the front steps were removed. The area beneath the main staircase is a simple barrel vault and there is no evidence of a staircase to the ground floor. However, there was no access to the locked room that may have contained it. The ground floor plan form has been altered to incorporate the Hall and front room into a single room - the 1916 Room. The rear room has been sub-divided. The original staircase has survived.

At first floor level, the plan form has survived and again, there have been alterations, interconnections and sub-divisions as on the ground floor. The joinery, particularly the architraves, may be original or might be a late 18 or early 19th century alteration. The shouldered architraves are not present and there is a slight splay to the windows. This is difficult to establish without further opening up. On the upper floors, the plan form has survived with the various interconnections. However, the rooms have been stripped and only the cornices and some doors have survived, all apparently serving as classrooms. The original roof has been removed, replaced with a mid-20th century flat roof.

5.3.3.6.6 House No. 26



Figure 5.3.18: No. 26 Parnell Square North, Front and Rear Elevations.

Externally, the front of this house has not experienced a lot of change, although the upper floor is shown as re-built on the 1930's Robinson & Keefe drawings. The sashes have been replaced. The rear is rendered with cementitious render and the Robinson & Keefe drawings show the rear wall to be re-built from first floor window sill level up, so no original windows have survived. The roof has been replaced with a modern flat roof.

The mews, garden walls etc. have all been cleared to form a large open rear yard space combining the former mews and rear gardens of Nos. 23 to 27, the 1960's hexagonal building behind Nos. 27 and 28 and the extant Return of No. 23 being the only buildings on this area.

Internally, the house has been very significantly altered, probably arising out of the re-building of the rear wall. This has resulted in a full modern concrete and terrazzo staircase replacing the original. As with No. 25, the rooms have been stripped of all but their cornices to function as classrooms. There are no vaults surviving in the basement and while the rear ground floor room has been subdivided and large interconnections made between the front and rear rooms on the upper floors (as well as the interconnections with the adjoining houses) the original plan form can be deciphered.

5.3.3.6.7 House No. 27



Figure 5.3.19: No. 27 Parnell Square North, Front and Rear Elevations.

Externally, the front of this house has seen limited change, principally the replacement of the original doorcase. The date of this alteration has not been established, but the brickwork used to enlarge the door is characteristic of the latter half of the 20th century and probably relates to the construction of the Amharclann building to the rear in the 1960's. The sashes have been replaced. The rear is rendered with cementitious render and three large windows, probably dating to the mid-20th century, have replaced the third floor originals. The lower levels are obscured by the modern corridor connecting the building to the Hexagonal Amharclann building.

The mews, garden walls etc. have all been cleared to form a large open rear yard space combining the former mews and rear gardens

of Nos. 23 to 27, the 1960's Amharclann building behind Nos. 27 and 28 and the extant Return of No. 23 being the only buildings on this area. The rear garden and former outbuildings have been replaced by the mid-20th century corridor and part of the hexagonal building behind this house.

Internally, the house has been very significantly altered, and the original staircase has been removed. In the basement, the original barrel vault under the Hall and former Stair Hall has survived intact as has the cross vaulting in the front room. Therefore this level has survived relatively intact. While most of the rooms above have been stripped, the ceilings and cornices have survived in some. In other locations, modern coves have been installed and, as far as can be identified, the ceilings replaced by typical construction of the 1950's and 1960's. The 1924 survey shows the Entrance Hall occupying the full width of the building and while this is currently sub-divided, it is possible this is a 20th century alteration coeval with the entrance door alterations. The original roof has been removed and a modern 'north light truss' type roof is installed in the now single space of the third floor.

The interconnections between this house and its neighbours are less than previously noted. The 1948 Survey of No. 28 shows no interconnections and the buildings were in different occupation, so the interconnections must post-date 1948.

5.3.3.6.8 House No. 28



Figure 5.3.20: No. 28 Parnell Square North, Front, Granby Row and Rear Elevations.

Externally, the house has fronts on both Parnell Square North and Granby Row. While the Parnell Square facade is the simple brick elevation consistent with the remainder of the Square, the Granby Row elevation combines a Bow and Bay which embellish the facade and a splay or chamfer articulates the corner. The Bay forms the entrance hall with octagonal rooms above and the Bow accommodates the main stairs, the flights following the curve of the bow while the landings cross the straight rear. While essentially a land locked corner building, it did have a rear garden which is now fully covered. Its rear wall and Bay can be seen rising above the adjoining the Amharclann Corridor with blind windows decorating the flat panels and a visually prominent chimney stack. The rear wall continuing the line of No. 27 has retained exposed brickwork rather than the cementitious render of the other houses.

Internally, the basement is fully vaulted, the narrower spaces being barrel vaults and the larger spaces being cross vaulted, connected to the ground floor and above by a cantilevered stone (probably granite) 'servants' staircase. Much of the historic joinery and plasterwork have survived on the ground, first and second floors. Most of the principal rooms have straight rather than shouldered window architraves, but some shouldered architraves were noted. As previously discussed, it is unclear if these are original or later 18th / early 19th century alterations. The front and rear rooms are interconnected by double doors that probably date to the late 19th century except those of the third floor which may be later. There has been one sub-division to form a corridor for circulation on the second floor when the interconnections were formed.

This building has survived remarkably intact.



Figure 5.3.21: The Hexagonal Amharclann Building from the yard area.

This building dates to the 1960's. It is similar to many of the secondary level educational buildings of the time. This is the period when government financing of educational buildings was being extended from National Schools to Secondary Schools and Modular Coordination was seen as the way forward. It is not included in the NIAH Survey of Dublin City, nor is it listed among the 109 buildings dating between 1953 and 1978 in *A Guide to Modern Architecture in Dublin*.

Internally, the building is set up as a large Auditorium space with ramped seating and a vestibule, with ancillary spaces for toilets and a servery. The lower level has a series of smaller toilet and shower spaces with a single larger space that may have served as a Dressing Room.

The design and appearance of the building and, particularly, its interior seems to owe much to the coeval suburban churches being designed and built at this time. However, it does not seem to have been designed on the principles of Modular Coordination. At this particular point in time, it is doubtful that this building would satisfy the criteria for inclusion in the Record of Protected Structures.

Information provided by the Design Team, based on an on-going and unpublished research study, indicates that the building was designed by Boyle and Delaney, the architects of St. Stephen's Green House, Dublin. It records that both Boyle and Delaney were past pupils of Colaiste Mhuire.

Arising from this study of the involved buildings, a number of matters can be noted.

The first matter is the similarity of the various original features across the buildings. While the decorative ceiling in the first floor front room of No. 20 is noted with reference to Robert West in Curran and also illustrated in McDonnell, virtually the same cornice element can be found in plain ceilings in all the other buildings. There are variations in the design of the enrichments. Some modillions are plain, others are decorated with acanthus leaves. Some of the subsidiary mouldings appear to be simple egg and dart while others are more elaborate variations with leaves and egg or tongue enrichments. Most are too clogged with paint to be precise. All these cornices appear to have the same general configuration of a basic plain run in-situ moulding but with differing levels of enrichment in the applied decorative ornamentation. This is also found in the later neo-classical cornices in Nos. 25 and 28. There, the Doric cornices have the same Mutule and Guttae etc., although the Hall of No. 28 includes the frieze complete with Triglyphs and Metopes. Similarities can be identified in the original staircases with their wave decorations on the strings, the turned balusters and the handrails, as well as in the design and mouldings etc. of the various surviving original joinery. This is particularly interesting because they were built by differing people in the first instance. It is perhaps an area for further research and analysis as the works are undertaken and the clogged paint can be removed to permit a full measurement and analysis.

The second matter relates to the rise of the ground from Granby Row and the consequential rise in floor levels in the various buildings. This can be seen if viewed from the west along one of the interconnections where each opening and change of level line up from house to house. Therefore, the buildings were responding to the rising ground level.

The third is the matter of the returns and the single surviving Return of No. 23. It would be interesting to record what, if any, evidence of returns can be found on the back walls of the buildings when the cementitious render is removed.

The fourth relates to the interconnection of the individual buildings. There is an amount of debate about interconnecting buildings such as these and a general reluctance to permit such interconnections. If there is no alternative, there is a view that they should be in the basement or the upper floor so the original sense of the various rooms as individual, or the houses as a whole, are not compromised. In many instances, such interconnections are not an issue and there is no need to interconnect the buildings. However in

others, such as here, such interconnections, and at every floor, are deemed essential for the proper function of the overall complex. In addition, there may be a need to permit future variations in these interconnections should functional changes demand when the completed building is in operation. There have been cases where such interconnections are permitted utilising such devices as Jibb doors or moving elements of furniture, bookcases and the like. In relation to these houses, the interconnections exist and have existed for some considerable time. These interconnections were essential to the functioning of the houses as a school and ballroom, and could not have so functioned without them. These functions of the past are now part of the history of the houses. While most would accept that the loss of some of the manifestations are acceptable to ensure the future sustainable functions of the houses, enough must be retained to ensure that the buildings and their particular histories remain interwoven.

The fifth relates to the continuity of the Parnell Square elevation. Like Mountjoy Square, Merrion Square and Fitzwilliam Square, there are no carriageway arches through the buildings to access the mews to the rear as seen in St. Stephen's Green, such access being provided by the network of lanes to the rear. The doorway to No. 27 has been altered during the 20th century and while not the size of a carriageway arch, it reads as one if the steps are not visible from the particular viewpoint and this will require careful consideration.

Finally, there is the matter of the individual plots. While the original plots are clear from the public roadway of Parnell Square and Granby Row and from the layout of the roofs, for the most part these have been lost in the rear where all vestiges of gardens, mews and boundary walls have been obliterated for many years. While the desire would always be to retain and express these plot divisions, there is no tangible record of their existence left and only the small scale historic maps and site layout plans record their previous existence.

5.3.3.7 Immediate Environs

The immediate environs are that of a mid 18th century Georgian square and adjacent streets with a series of lanes giving access to the rear of the properties without the carriageway arches seen elsewhere. It is an environment where, beyond the immediate historic square, significant modern re-development has been undertaken and is ongoing. Parnell Square, formerly Rutland Square and originally individually named as Cavendish Street (later Row) Palace Row, Granby Row and part of Great Britain Street, have survived remarkably intact with only a small number of the original

buildings being replaced. However not all, such as a number of those involved in this proposal, are in reasonable condition. The replacement buildings have followed the brick-fronted style of the original buildings.

The Gardens around which the square developed, predated the hospital. They were designed to financially support the hospital. Over the years, this function was lost and a substantial area of the gardens was developed for hospital use. The Garden of Remembrance maintains the garden aspect of the original intent and is the only part of the square freely accessible by the public. However, it is a formal space as opposed to the less formal intent of the original gardens. Recently, an entrance was opened - or re-opened - opposite Charlemont House and this has established - or re-established - a connection between the two where people can move easily from one to the other.

The road network is open to all users and modes of transport and the rise turning into Parnell Square North (Palace Row) means that vehicles tend to approach with some impetus. This is further complicated by the Luas lines running along Parnell Street which means the traffic tends to come in sudden and irregular waves.

The immediate area can be characterised as historic houses facing the major roads but with re-development beyond. Dorset Street, Parnell Street and others have seen considerable re-development to the extent that the historic character has gone. This is particularly evident to the rear of the houses where everything beyond the rear walls of Nos. 20 and 21 are modern buildings, whilst in the case of Nos. 22 to 28, the rear gardens and mews buildings have been cleared and the space is an open yard with the 1960's Amharclann building at the west end. The line of the lane beyond these areas has survived, but all the buildings on the north side of the lane and beyond are modern.

In essence, therefore, the southern side of the site addresses the historic North Georgian Core of the city whilst the north addresses modern development. Therefore, the open yard area is the interface between the historic and the modern.

5.3.4 Characteristics of the Proposal

The proposal is to provide a significant central library facility on Parnell Square North. This involves the conservation, alteration and repair of eight existing Georgian Houses dating from the 1760's for library use, the construction of a large new-build library facility to the rear of Nos. 23 to 28 Parnell Square North, and the interconnection of these houses and the new build facility to form the new City Library. The proposal also involves the re-ordering of the public roadway of Parnell Square North to enhance the public realm and to integrate the new Library facility, The Hugh Lane Gallery, Dublin Writers Museum and the Garden of Remembrance to form the Parnell Square Cultural Quarter.

The existing houses comprise Nos. 20 and 21 Parnell Square North to the east of Charlemont House (the site excludes Charlemont House, the Hugh Lane Gallery) and Nos. 23 to 28 Parnell Square North to the west. Nos. 20 and 21 are interconnected houses dating from c. 1760. They previously housed some functions of the National Ballroom erected to the rear of the houses. The National Ballroom has since been replaced with the recent extension to the Hugh Lane Gallery, and so the houses have lost the original sites of their rear gardens and mews buildings. Nos. 23 to 28 Parnell Square North are located to the west of Charlemont House and comprise six interconnected houses, complete with the sites of their formerly associated rear gardens and mews buildings. These sites now accommodate an open yard with the hexagonal 1960's school Amharclann building at the west end. Apart from the Return at the rear of No. 23, all returns, garden walls and mews buildings were removed in the mid 20th century.

The buildings that remain on site have been vacant for some considerable time and were last used as a school building - Coláiste Mhuire. The original houses, along with the site to rear of Nos.23-28, are to accommodate the library use and new build library extension that will form the proposed new City Library. The 1960's Amharclann building is proposed to be removed to facilitate the new building to the rear.

Further detail in relation to the proposed development is described under Chapter 3: Description of Development, of this EIAR.

5.3.4.1 Demolition and Construction Phase

During the demolition and construction phase, there is a specific need for specialist skills to design, monitor and implement the conservation, repair and modification of the eight houses, the connections between the proposed new library building and Nos. 23

to 28, the necessary structural repairs and upgrading, the required services installations, fire requirements, Universal Access etc as well as the re-ordering of Parnell Square North in addition to the normal construction skills.

In this context, it is essential that the proper conservation allows for the necessary change and adaptation of the conservation, repair and adaptation methodology proposed. This must be monitored by those with the skills and training to understand the implications, but who are separated from the day to day management of the project. Either a specially appointed independent conservation consultant or the Local Authority Planning Department and Conservation Officer would be suitable. These works must comply with the various Acts, Guidelines and charters as set out in Section 5.3.2 above.

In terms of the construction of the proposed new building, there is a specific need to ensure that there are no activities that will result in the subsidence or undermining of the existing buildings to be retained. Any vibration must be controlled to ensure no damage occurs. While these matters are defined elsewhere, there is a requirement that they are monitored to ensure compliance.

5.3.4.2 Operational Phase

During the operational phase, the major concern will be that the level of use engendered by the functions of the building does not result in damage to the historic fabric and finishes. Also, that changing use patterns that may occur are controlled so the historic fabric is not damaged and that the cumulative impacts resulting from such changes over time are controlled.

Any changes to the fabric or function of the Protected Structures will be subject to the controls and approvals set down in the Planning and Development Act 2000.

5.3.5 Potential Impacts

All of the existing buildings on the site, with the exception of the 1960's hexagonal Amharclann building (and its connecting corridor to No. 27) are Protected Structures, as are all the adjoining buildings on Parnell Square North and Granby Row.

To the north of the site are modern buildings. The southern section of the site (approximately the site of the c. 1760 houses) is located within a Conservation Area that extends south to the Architectural Conservation Area terminating along Parnell Street and it is within an Area of Archaeological Interest.

The Protected Structures require major conservation, repair and alteration. Therefore, there is significant potential for many impacts to the Protected Structures and their settings arising from this project. This potential is greater during the demolition and construction phase and lesser during the operational phase.

5.3.5.1 Demolition and Construction Phase

During the Demolition and Construction Phase, there are potential impacts to the eight protected structures arising from the works to conserve, repair and adapt the buildings to their new layouts and functions as part of the new City Library.

These arise from the structural repairs and alterations necessary and the services installations, with potential for incorrect, inappropriate or ill adjusted repair methodologies, unskilled or improperly trained workforce, a lack of care, insufficient or inappropriate management and monitoring procedures, use of inappropriate materials and time pressures from programming. A particular concern is that excavations in, or close to, the existing buildings may undermine the existing foundations as it is understood that details of the original foundations levels and designs (if any) are not known.

There are potential impacts arising from regulatory matters. These include fire upgrading, Universal Access, environmental upgrades, noise abatement of structural and air borne sounds and Building Regulation compliance.

There are potential impacts arising from the construction of the proposed new building to the rear and the re-ordering of Parnell Square North to the south in addition to the impacts arising from the connections between the historic and new-build fabrics.

Vibration and undermining / subsidence, particularly if the works affect the water table or otherwise would alter the bearing capacity of the ground under or in the vicinity of the foundations of the existing buildings are particular potential impacts. While limits have been defined by others, these need to be monitored to ensure compliance.

Finally, there are potential impacts for the historic fabric as the internal environment is adjusted to the designed parameters and the historic fabric dries out. The speed at which this adjustment takes place is an important factor, the quicker the adjustment, the greater the potential impact.

These impacts will be both positive in some instances, negative in others, and part positive, part negative in other instances.

5.3.5.2 Operational Phase

Potential impacts for the Protected Structures during the Operational Phase are less than during the Demolition and Constructional Phase. They relate to the potential damage to the historic fabric due to the number of people using and moving through the buildings and the consequential wear to the historic fabric. The initial adjustment and control of the internal environment is included in the Construction Phase above, but the ongoing regulation of the environment could have impacts for the historic fabric.

If room functions and usages are altered during the Operational Phase, and with such a large building accommodating complex and diverse functions, such adjustments cannot be discounted, there may be impacts for the buildings.

The re-ordering of Parnell Square North to create the linkages with the Garden of Remembrance includes the provision for vehicular transport.

5.3.5.3 Do-Nothing Impacts

Currently, the buildings are vacant and disused with only the barest of maintenance. The historic fabric is damaged and there are active agencies of decay. Areas are propped and there have been some areas where historic fabric has collapsed. Re-colonisation by nature is at a minimal level and vandalism is low.

Do nothing scenarios mean that the buildings will continue to decay and vulnerable historic features and finishes will be lost. There is also an increasing potential for vandalism, colonisation by feral

animals and birds and the associated damage such colonisation causes.

5.3.6 Mitigation Measures

5.3.6.1 Demolition and Construction Phase

The works to conserve, repair and adapt the buildings have been detailed on the basis of available knowledge from the analysis and assessment of the buildings in the context of the opening up that has been possible hitherto. Some of the methodologies are quite invasive, but they may or may not be required depending on the situation that pertains when full opening up is undertaken at pre-contract or construction stage.

Further opening up during the pre-contract stages is desirable. The information gained would permit more developed approach which could ameliorate the impacts. However, full information on the extant fabric and its condition can only be obtained when full opening up is possible, and this is during the construction phase. Therefore, the actual methodologies, and the various adaptations required for particular instances, can only be finalised during this phase.

Skilled conservation requires flexibility to change and adapt methodologies to suit individual instances and situation uncovered as the work progresses. A process of monitoring the opening up of the fabric and modifying details and methodologies proposed will be fundamental in achieving the best conservation, repair and adaptation of the historic fabric and reducing impacts as far as possible.

Article 11 of the Venice Charter concludes: "Evaluation of the important elements involved and the decision of what may be destroyed cannot rest solely on the individual in charge of the work."

While this article of the Charter specifically refers to Restoration, the principal of separated oversight is vital. To be effective, this oversight should not be concerned with the day to day decisions that will be necessary. However it should be an objective overview isolated from the demands of the day to day management and decision making that will be required.

A system of information and report submission to an appropriate authority for compliance agreement would satisfy these needs - basically a system of rolling compliance that has worked successfully

on similar projects in the past. The appropriate authority best suited would be the Local Authority, Dublin City Council, and their Planning Department and Conservation Officer.

To ensure the minimum consequential damage and the proper conservation, repair and adaptation of the historic fabric, skilled and experienced conservators will be required, and such conservators are not normally part of a Contractors' workforce. The employment of such skilled conservators will mitigate any damage and reduce impacts. Conversely, their omission will result in additional damage and impacts. The involvement of skilled conservators will also mitigate impacts by ensuring that proper care is taken during the execution of the works and that the correct materials are used.

One of the greatest potentials for impacts during construction stage is inadequate time to undertake the works. Conservation works requires adequate time. Short timescales result in increased losses and damage to historic fabric and a reduction in the quality of the finish work. Major works, such as contemplated here, tend to be time driven to the detriment of the conservation, repair and adaptation of the building. Realistic programming, allowing sufficient time for the proper conservation, repair and adaptation works, will reduce the impacts of the works.

The upgrading of historic fabric to meet current regulatory requirements can and does cause significant negative impacts, but these are, in many cases, essential. There are a number incorporated in the proposals that will have profound negative impacts, such as the ramp and staircase installation proposed for No. 27, among others (see Table 5.3.4). It is clear from consultations with the Design Team that such matters have been the subject of careful and extensive consideration before being finalised for planning design. It may be that they are unavoidable. Mitigation measures for all of the individual works cannot be proposed here, as the issues are far beyond the remit of this study. However, they should be subject to a review process to determine measures to reduce the potential impacts to the historic fabric.

The construction of the new building will result in alterations to the ground conditions, potentially affecting the foundations of the historic buildings, vibrations and the like, and the adjustment to the historic fabric associated with the connection between the two buildings. While these have been considered and appropriate measures taken to minimise the impacts at planning design stage, the works will require to be constantly monitored and adjusted as the work proceeds. A similar system of adaptation and modification as proposed above, involving consultation with a conservation professional or the Council's Conservation Officer, should be applied

to this work during the construction stage. Similar concerns would apply at the interfaces between the historic fabric and the works to re-order Parnell Square North.

All eight Protected Structures have been vacant and unheated for some years and there has been water ingress, significant in some instances, with consequential damage. Significant works are required to repair the damage and also to stabilise vulnerable historic fabric such as plasterwork and joinery. The modification of the internal environment by the introduction of heat and / or air conditioning will return the buildings to sustainable functions, but the rate at which the modification is undertaken will be a factor in determining the level of impact. A sudden and sustained increase in temperature and / or reduction in relative humidity will cause shrinkage and damage whereas a controlled modification programme over extended time will minimise such damage. Given the fabric and the water ingress noted, the period for the modification must extend to at least nine months to include a summer season and possibly more.

5.3.6.2 Operational Phase

The proposed functions of the Protected Structures vary from the high volume usage of some of the public spaces to the lower volume usage of the office and quiet rooms spaces.

The potential impacts that arise from the public use include wear on the historic fabric from numbers of people involved, assisting the passage of people and vandalism. Given the numbers of school children that previously used the buildings and the damage resulting from that usage, it could be argued that this is not an issue for consideration.

However, the works will repair much of the damage caused, so it will be necessary to monitor and control how the building is to be used and where the greatest usage is causing damage. Areas such as the edges of stair treads, the doors and arches on the door cases etc. are vulnerable and improperly sited door hold open devices can warp a historic door. Monitoring is necessary to minimise such impacts.

Alterations to room functions should be the subject of a control system to ensure they remain within the usage types they were intended. For example, a change in function that involved additional weight on a floor may cause increased deflection and cause damage to a fragile ceiling below.

5.3.6.3 Do-Nothing Scenario

The buildings appear to be the subject of minimal maintenance at present and, in common with all vacant, disused and unheated buildings, they tend to decay.

This decay is slow at first, but increases logarithmically with time. If nothing is done, this process will continue and will result in the eventual loss of any or all of the buildings.

Already, there has been the collapse of the hearth in No. 28, severe decay to the historic staircase in No. 23, and number of places where floor joists and timber window heads are decayed. These processes of decay will continue and accelerate unless major works are undertaken.

A further concern is that vacant buildings attract vandalism and anti-social behaviour, both of which carry the potential for damage or complete loss by fire.

5.3.7 Predicted Impacts

5.3.7.1 Introduction

This assessment will consider the predicted impacts of the proposed development on the Protected Structures under the headings of Setting, External Fabric and Internal Fabric.

In assessing the predicted impacts after mitigation, the criteria as set out in the EPA **"Guidelines on the Information to be Contained in Environmental Impact Assessment Reports - DRAFT - August 2017"** have been followed.

In particular, the diagram (Figure 5.3.22) showing the typical classification of the significance of impact on page 53 of that document have been followed. A copy of the chart is given below for reference.

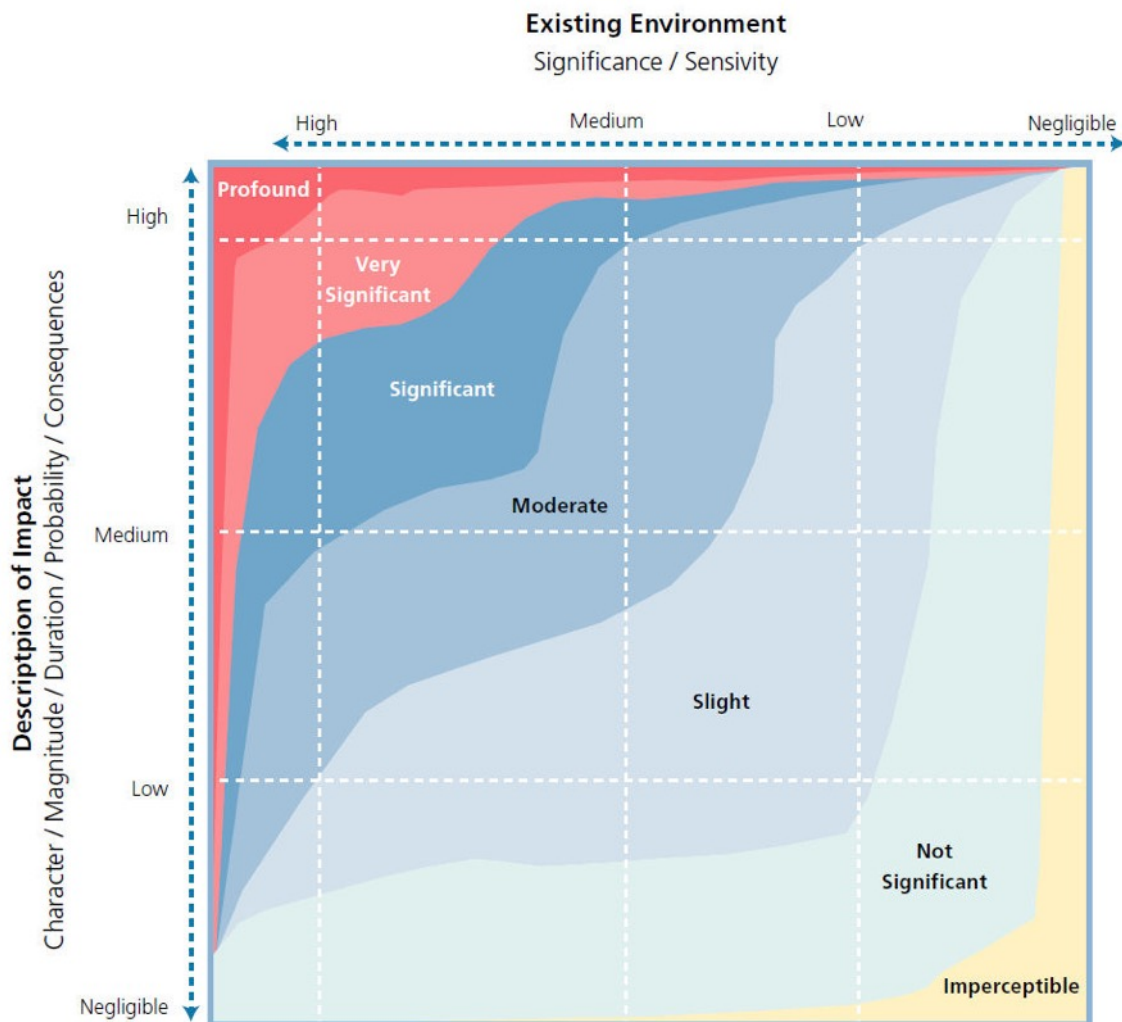


Figure 5.3.22: Diagram showing typical classification of the significance of impact. (Extract from EPA Guidelines on the Information to be Contained in Environmental Impact Assessment Reports - DRAFT - August 2017, page 53 Figure 3.5.)

In terms of the impacts for the historic fabric, Shaffrey Associates Architects have prepared a document "**Architectural and Urban Heritage Impact Report**". Pages 58 to 74 of that document consist of a schedule "**Outline Scope of Works for Existing Buildings**". This schedule forms the basis of the impact assessment for the External Fabric and Internal Fabric of the Protected Structures.

A copy of this schedule can be found in Volume 2, Appendix 3.3 for reference.

For certain elements of fabric, worst case scenario has been shown on the documents. One example is where the documents indicate the full replacement of the roof and roof structure on Nos. 20, 21 and 28 giving rise to a significant negative impact assessment. Subsequent discussions with the Design Team showed that, because it has not been possible to undertake a full assessment of the roof and its condition, this is the worst case scenario and is required for planning and costing reasons. However, the intention is to retain as much of the original fabric as condition permits when a full assessment is possible. As indicated in Table 5.3.4, if original or historic fabric can be repaired rather than replaced, this would be a positive rather than a negative impact.

This highlights the need for an on-going monitoring and adjustment procedure as work is undertaken, the actual construction and its conditions are revealed, and the works adjusted to take account of these matters to comply with good conservation practice.

Following the completion of the initial draft of this chapter, the Design Team reviewed its contents and certain alterations, amendments, corrections and clarifications were provided. These were considered and, where appropriate, adjustments, corrections and amendments were made to the assessments, as part of the iterative process associated with EIAR. This included the decision to include for a Life Safety System which would require certain works to the windows facing into the proposed Atrium in Nos. 23 – 28. It also included proposed additional services within the historic fabric for which the principles of design were provided, but not the detail. In these instances, a full assessment of the impacts is not possible at planning design stage. Future monitoring of options on site at pre-contract or construction stage is however recommended.

5.3.7.2 Setting - Conservation Impact Assessment

The Setting can be considered as two distinct areas, that of the Parnell Square North / Granby Row Setting and the setting of the rear of the Protected Structures and adjacent lanes etc.

5.3.7.2.1 Parnell Square North / Granby Row

The current setting for the Protected Structures is one of a public roadway at Parnell Square North and extending around to Granby Row. The relationship to the rear of the Granby Row houses is noted under 5.3.7.2.2. The buildings are protected by basement areas, plinth walls and railings from the public pathway, crossed by steps to the front doors, some having been removed or replaced in the 20th century.

Nos. 21 and 23 are separated by the recessed Charlemont House and its paved forecourt. The tarmac road provides on-street parking for private cars and other vehicles. Because of the rising ground at the west end, vehicles tend to round the corner to Parnell Square North at some speed and acceleration. There is a Dublin Bikes station outside Nos. 27 and 28. To the east of No. 20, the coeval houses continue to Findlater's Church at the corner of Frederick Street North, a Presbyterian Church dating from c. 1863. Nos. 19 and 20 were a pair originally, as seen on Malton, Plate 20. 18th century houses (with a small number of 20th century replicas) continue along Parnell Square East, Gardiner Row and Frederick Street North where modern buildings begin to appear. To the west, coeval Protected Structures continue along Parnell Square West and Granby Row, although 20th century replacement buildings were constructed on the west side of Granby Row. To the south of the Protected Structures, there are the walls and railings of the Garden of Remembrance, penetrated by the entrance formed opposite Charlemont House in 2007 which encourages free movement between the two.

It is proposed to re-order Parnell Square North to enhance the pedestrian experience, but vehicular traffic will continue. This re-ordering foresees the retention of historic paving, coal hole covers, the Basement area walls, railings and steps except where it is necessary to provide enhanced access to the Protected Structures. This is all as detailed on the Architects' Drawing No. PSCQ_P_GASA_DR_A_020001 and the various drawings prepared by Bernard Seymour Landscape Architects.

Bernard Seymour Landscape Architects "**Public Realm and Landscape Report**" offers three options in terms of vehicular access. Option C retains two lanes of vehicular traffic and is the option selected.

From a conservation viewpoint, Option A which allows free and unhindered circulation for pedestrians and which most closely matches the scene illustrated by Malton in 1790 would be the

preferred option and would attract a very significant positive impact assessment.

These impacts are of permanent duration until a conscious decision is made to alter them.

Photomontages (Volume 3, Appendix 5.6.1) have been prepared by ARC Consultants Ltd, who have also prepared Chapter 5.6: Landscape and Visual Impact Assessment, of this EIAR. The photomontages illustrate the current and proposed views. Of these, Views 1, 2, 3, 4, 5 and 6 are relevant to this section.

View 1.

This view is approximately the view of Malton Plate 20. The major alterations between the existing and proposed view are the removal of the first floor balcony crossing Nos. 20 and 21, the glazing bars, the adjustments to the street layout, landscaping and paving as proposed by Bernard Seymour Landscape Architects and a very slight view of the proposed new building. The changes are generally positive. The removal of the balcony enhances the ground floor granite ashlar that crosses both houses, creating the impression of a pair at this level. However it conflicts with the upper levels where the windows and parapet are at differing levels. This also highlights the pairing conflict of No. 19 and No. 20. The symmetry concerns relating to Nos. 21 and 23 as pavilions is not visible in this view.

View 2.

This view is from the entrance to the Garden of Remembrance looking west along Nos. 23 to 28. The major visual alterations are the reinstatement of the entrance door to No. 23, glazing bars in all the windows, a slight view of the railings above parapet of Nos. 25 and 26, the new doorcase in No. 27, the adjustments to the road layout, paving and landscaping and a slight view of the proposed new building between Charlemont House and the gable wall of No. 23. The proposed doorcase in No. 27 is a concern as it forms an isolated modern element in the overall composition. The use of stone for the full width of houses such as these is not uncommon and is seen in Nos. 21 and 23. If the design were to extend to the full width of the ground floor, the negative impact could well be reduced depending on the details of the actual design. In general terms, the alterations as indicated in this view are positive or imperceptible impacts.

View 3.

This is the view from the south at the Rotunda Hospital looking towards the site. Only No. 28 is fully visible and there are glimpses of the upper storeys of the houses above the trees and Rotunda Buildings. In real terms, there is little alteration to this view as proposed apart from the slight view of the roof of the proposed building above the parapets of the houses and the alterations to the road layout, landscaping and paving proposed by Bernard Seymour Landscape Architects. In overall terms, these alterations are of no consequence.

View 4.

This view is one of the more important views showing Nos. 23 to 28 in close quarters with the gable of No. 21 beyond the Charlemont House forecourt. The major alterations to this view are the effects of the repairs to the brickwork and the glazing bars in the windows, both of which are positive, particularly the removal of the render from the gable of No. 21. The landscape alterations are also positive and while the railings above the parapet can be seen, this is of little impact. The Entrance to No. 27 is a concern as noted in View 2, but it is more prominent in this view. The concern is the highlighting of, essentially, a carriageway entrance in the facade which was not as visible in the extant brickwork. While carriageway arches are seen elsewhere in Dublin, there are none in the Parnell Square facades so an incongruous feature is being created. Extending the stonework, as noted in View 2, may reduce the negative impact depending on the design. In general terms, the alterations as indicated in this view are positive, but there are some negative impacts.

View 5.

This view is closer to No. 28 and has the same positive and negative impacts. However, because the Parnell Square North facade is at a more acute angle, the prominence of the new entrance doorcase to No. 27 is reduced.

View 6.

This view is from Granby Row and only the Granby Row elevation of No. 28, along with a glimpse of its north wall and chimney stacks are visible. The proposed new building is not visible. The alteration to this view as proposed is the improvement in the visual appearance of the brickwork and windows. This is a positive impact.

The overall impacts of these proposals are likely to be significant and positive, and to be permanent in duration. Within this overall significant positive impact, there are some negative impacts. The

alteration to the access layout for No. 27 foresees the partial removal of the historic railings and plinth wall and the full removal of the steps and vault beneath to accommodate the new access ramp. This is a moderate negative impact and is of permanent duration and the proposed doorcase will have a negative impact.

The installation of a similar ramped access at No. 21 is of less impact because the original steps and railing were replaced with the present fabric in the mid 20th century. Therefore, these alterations can be classed as not significant negative impacts of permanent duration. Alterations to the railings and plinths to accommodate the installations of new basement escape stairs and, in the case of No. 27, a lift, have a slightly greater impact as they involve original fabric and this can be classed as moderate negative impacts of permanent duration.

5.3.7.2.2 Rear of the Protected Structures and adjacent Lanes

The current setting to the rear of Nos. 23 to 28 is of an open and somewhat neglected yard with the c. 1960's hexagonal Amharclann building at the southern end connected by a 2 storey corridor to the former stairwell of No. 27.

The hexagonal Amharclann building is to be 'preserved by record' with the creation of a measured survey a photographic record before it is removed. The Return of No. 23 has survived. A modern wall protects this yard from Frederick Lane North and Bethesda Place. The north side of the lane is occupied by modern residential accommodation. A modern wall separates the yard and Return from the buildings associated with the Gallery and Charlemont House.

It is proposed to remove the Return of No. 23, the 1960's Amharclann building and associated corridor to clear the full yard area for the proposed new Library building. This building will rise some five meters above the ridge level of No. 23. While the full rear walls of Nos. 23 to 27 will be exposed within the atrium space of the proposed new building, there will be a number of bridges through the atrium connecting into the protected structures by means of modified window openings and the existing windows will require screens for fire protection purposes.

To the east, the proposed building will be stepped back from the Gallery buildings above their respective roof levels and to the west. It similarly steps back from the rear walls of the Granby Row buildings. Only two of the Protected Structures here, Nos. 1 and 2 Granby Row, adjoin the site. These are at a greater distance than Charlemont House and the original boundary line is not encroached by the proposals. It is proposed to incorporate the adjacent length

of Frederick Lane North as a secure loading area with access to both Frederick Lane North and Bethesda Place.

A single view of the ARC photomontages is relevant here. View 17 shows the view south along Bethesda Place with the Amharclann building in the gap between the modern buildings and only some of the chimney stacks of the mid-18th century buildings visible. The alteration to this view is that the proposed new building fills the gap and the chimney stacks are no longer visible. This has no impact on the settings of the Protected Structures.

Given the current state of this rear area, it cannot be described as being of any significance. Therefore, the proposed building, respecting the existing adjoining buildings with step backs etc. can only be described as improving the somewhat neglected insignificant space.

The full extent of the rear elevations of the Nos. 23 to 28 will be visible either from within the atrium space or, as the case of No. 28, externally. All original or historic garden walls, mews buildings, gardens, plot boundaries and, with the exception of No. 23 Return, all Returns were removed during the 20th century. As such, the overall impact on the buildings can be described as slight positive and of permanent duration. However, where the bridges connect to the historic fabric and there is a consequent loss of historic fabric due to adjustment of the window opening etc., this has to be described as a likely moderate negative impact and of permanent duration. This is also the case with the fire screens on the windows and the removal of the Return.

In terms of Nos. 20 and 21, the Hugh Lane Gallery has possession of and developed all the former gardens etc. to the rear of these two buildings. No developments are proposed beyond the external face of the rear walls of the two houses, so no impacts arise.

5.3.7.3 External Fabric - Conservation Impact Assessment

This section will assess the impacts of the proposed works to the external fabric of the buildings as set out in Shaffrey Associates' schedule 'Outline Scope of Works for Existing Buildings' a copy of which can be found in Volume 2, Appendix 3.3.

The works are described in summary in the table below, the full description being available in Volume 2, Appendix 3.3. During the meetings and inspections with the Design Team, certain modifications we discussed and / or updates were advised. These have been included in the works description contained in this table.

Following completion of the initial draft of this Chapter, the Design Team review of the emerging impacts and the provision of additional design information, the table below was amended as appropriate.

Table 5.3.4: External Works – Conservation Impact Assessment

Element	House Number	Description	Impact Assessment	Duration	Mitigation / Remarks
ROOF LEVEL WORKS.					
Chimneys	20, 21, 23, 24, 27, 28	Repair or replacement Chimney stacks as described. New pots. SS Lining to flues.	Significant positive	Permanent	Essential works
	25, 26.	As above, but to be re rendered with lime mortar.	Significant positive	Permanent	Essential works
Roofs	20, 21, 28	Full replacement of roof finishes and structure	Significant positive for roof repairs, Significant negative for loss of original structure.	Permanent	Essential works. Negative impacts mitigated if original timbers can be repaired in-situ. Design Team have subsequently confirmed "Only decayed timber will be removed. All original timber will be retained & augmented as required structurally." Therefore, the negative impacts should not arise.
	23, 24	Salvage existing natural slate, strip lead valleys. Repair timber structure, repair gutter boards or full replacement, re-slate with salvaged and new natural stone slates. Lay new copper or lead on valleys and gutters.	Significant positive	Permanent	Essential works.

Element	House Number	Description	Impact Assessment	Duration	Mitigation / Remarks
	25, 26	Replace modern flat roof with new stepped flat roof, stone finish for public use. Provide guardrails, seating, planters etc.	Imperceptible impact generally, Slight negative if guardrails visible from Parnell Square	Permanent	Essential works. Re-siting guardrails to reduce visibility would remove negative impact. Design Team have subsequently confirmed "Guard rail will be set back from the parapet." Therefore, the slight negative impact should not arise.
Rooflights	20, 21, 23, 24, 28	Conservation style rooflights	Imperceptible	Permanent	
Automatic opening Vent	20, 21, 23, 24, 25, 26, 27, 28	Provide AOV's above all staircases	Slight negative	Medium - long term	Essential for fire strategy. May be mitigated by appearance of specific AOV to be used. Design Team have subsequently advised "AOV required for fire strategy. AOV will be glazed rooflight." This information was considered and does not alter the original assessment.
Roof Access	20, 21, 22, 23,	Fold down stairs	Imperceptible	Permanent	
	28	Repair existing stairs	Moderate positive	Permanent	
Fall arrest	20, 21, 23, 24, 25, 26, 27, 28.	Install fall arrest system	Slight negative	Permanent	Safety Requirement. Design Team have subsequently advised "

Element	House Number	Description	Impact Assessment	Duration	Mitigation / Remarks
					Health & safety at work requirement Post system for fall restraint to be provided not readily discernible at street level" This information was considered and does not alter the original assessment.
Roof Void Crawl Way	20, 21, 23, 24, 28		Imperceptible	Permanent	
Rainwater Disposable	20, 21, 23, 24, 25, 26, 27, 28.	New cast iron down pipes and hopper heads	Moderate positive	Permanent	
EXTERNAL WALLS					
Brickwork - Parnell Square / Granby Row Facade	20, 21, 23, 24, 25, 26, 27.	Repair brickwork, repoint - wigged joint. Lift and re-set Granite parapet copings, replace damaged / broken stones.	Significant positive	Permanent	
	28	As above. Allow for re-building 50% of the parapet wall in matching brick.	Significant positive	Permanent	Major damage to brickwork in this zone.
	21, 23	Replace cracked stone window heads	Slight positive	Permanent	
		Repair brick reveals where damaged by iron balconies	Slight positive	Permanent	
		Re-build window heads where necessary	Slight positive	Permanent	
		Structural stitching external walls to cross walls, stitching	Imperceptible	Permanent	Essential works

Element	House Number	Description	Impact Assessment	Duration	Mitigation / Remarks
		external cracks generally			
	21, 23	Stone String course, clean, repair and provide lead flashing. Significant replacement may be required.	Slight positive	Permanent	Essential works
	20, 21, 23	Ground floor ashlar decoration.	Imperceptible	Permanent	Essential works. However, it would be preferable to remove the decorative stone from No. 20 to reinstate the original design intent as shown on Malton. This would be a very significant positive impact. Design Team have subsequently advised " Recovering the original design intent of no.20 would require significant alteration to façade to reinstate squared headed windows, door surround etc" At a subsequent meeting, the Design Team also noted that the intention was to restore No. 23 to its original appearance as a Pavilion to Charlemont House. As this was a symmetrical design, it is evident that the restoration of Nos. 20 and 21 to that shown on the Malton print is desirable.
		No. 20 - 20 th century addition, minor repairs and cleaning.	Slight positive		
		No. 21 - 20 th century replacement - minor repairs and cleaning or removed and reinstate to original layout	Slight positive		
		No. 23 - render over decayed original stone. Remove and replace with new stone.	Moderate positive		

Element	House Number	Description	Impact Assessment	Duration	Mitigation / Remarks
	20, 21, 23, 24, 25, 26, 27, 28.	Remove existing basement render and either re-render or apply specified paint.	Re-render - slight positive	Permanent	Essential works, remedial measure depend on further analysis and determination of original finish. Design Team have subsequently advised "External render to lightwell areas being renewed with lime render finish consistent with Parnell Square houses" Therefore, the significant negative impact will not arise and the impacts will be slight positive."
			Paint - significant positive if it can be shown that the stone was exposed originally, significant negative if this cannot be shown.	Short -term	
	20, 21, 23, 24, 25, 26, 27, 28.	Replace damaged window sills	Slight positive	Permanent	
	21	Adjustment to existing Entrance door opening to accommodate the proposed ramp	Slight negative	Permanent	
	23	Reinstate door opening, doorcase and steps to replicate original	Significant positive	Permanent	
	27	Adjustment to Existing entrance door to accommodate new ramp. Enlarged ope and modern decorative surround.	Profound negative.	Permanent	While of modern style, the overall effect is of a carriageway arch, relatively common in terraces and squares where mews access is not available from lanes, but very unusual where lane access is available,

Element	House Number	Description	Impact Assessment	Duration	Mitigation / Remarks
					<p>and none found in Parnell Square.</p> <p>Design Team have subsequently advised "Previously altered door to undergo further alteration. Architectural treatment of altered opening will be detailed to convey a door type entrance"</p> <p>This further detailed information has been considered and the impacts as assessed remain unaltered.</p>
Rear (North) Facade	20, 21, 23, 24, 25, 26, 27.	Remove cementitious render. Works depend on condition found following render removal.			
		1. Repair as necessary and apply lime render, decorate.	Slight positive	Permanent	
		2. Repairs brick and paint	Slight moderate positive to	Medium-term	
	3. Repair brick and repoint, leaving original brick surfaces exposed, presumed original finish.	Significant positive	Permanent		
20.	Rebuild ground floor external wall to replicate original removed in the 20 th century.	Significant positive	Permanent		

Element	House Number	Description	Impact Assessment	Duration	Mitigation / Remarks
	28	Repair brickwork, repoint - wigged joint. Lift and re-set Granite parapet copings, replace damaged / broken stones. Allow for re-building 50% of the parapet wall in matching brick.	Significant positive	Permanent	
	20, 21, 23, 24, 25, 26, 27, 28.	Replace damaged window sills	Slight positive	Permanent	
	23	Remove existing Return and make good	Significant negative	Permanent	<p>If the Return were retained no impact would arise.</p> <p>The Design Team have subsequently advised "</p> <p>Removal of return which has been previously altered with recovery of entrance at no.23 provides rational entrance sequence to the Main library lending space Location of potential future connection to Hugh Lane "</p> <p>The recovery of the entrance and the loss of the Return are separate issues under this conservation assessment. The Return is the only one to survive and while the alterations may detract from its values, they reflect the history of the building and as such,</p>

Element	House Number	Description	Impact Assessment	Duration	Mitigation / Remarks
					make a valid contribution. Therefore, the original assessment stands.
	23, 24, 25, 26, 27	Adjust window openings to form bridge access	Significant negative	Permanent	The Design Team have subsequently advised "Internal surround will be retained where extant" This information was available and considered at the time of the original assessment and was taken into account. Therefore, the original assessment remains unchanged.
Gables	21, 23	Remove cementitious render. Works depend on condition found following render removal.			
		1. Repair as necessary and apply lime render, decorate.	Slight positive	Permanent	
		2. Repair brick and repoint, leaving original brick surfaces exposed, presumed original finish.	Significant positive	Permanent	
WINDOWS					
Front (south)	20, 21	New windows in basement.	Slight positive	Permanent	

Element	House Number	Description	Impact Assessment	Duration	Mitigation / Remarks
		Repair existing windows on Ground Floor	Imperceptible	Permanent	Positive impact for reinstatement of original 1750's type windows with appropriate heavy glazing bars. Replacement required due to poor condition of existing.
		New 9 over six windows on 1st Floor	Moderate positive	Permanent	
		New 6 over 6 windows on 2nd Floor	Moderate positive	Permanent	
		New 3 over 3 windows on 3 rd Floor	Moderate positive	Permanent	
		Large inset opening, Ground Floor, No. 20	No information	Permanent	This may relate to large window at rear of the stairwell
	23, 24, 26, 27, 28.	All new timber sash windows to replicate the originals	Moderate positive Permanent	Permanent	Positive impact for reinstatement of original 1750's type windows with appropriate heavy glazing bars. Replacement required due to poor condition of existing.
	25.	All new timber sash windows to replicate the originals on upper floors, new timber / metal window in basement replacing 20 th century extant window.	Moderate positive	Permanent	Positive impact for reinstatement of original 1750's type windows with appropriate heavy glazing bars. Replacement required due to poor condition of existing.
Rear (North)	20	New contemporary sash windows at basement and ground floor level.	Slight positive	Permanent	
		New sash windows	Very significant negative	Permanent	

Element	House Number	Description	Impact Assessment	Duration	Mitigation / Remarks
		Retention and repair of the original window	Significant positive	Permanent	<p>Some original windows survive. Impact mitigated if original windows retained and repaired.</p> <p>The Design Team have subsequently advised "Original window will be retained recovery of original window fenestration pattern proposed altering alteration associated with national ballroom"</p> <p>The retention of original windows results in a positive impact.</p>
	21	New contemporary sash windows at basement and ground floor level.	Moderate positive / significant negative	Permanent	<p>Positive if new window relates to the reinstated stairwell windows. Negative relates to the loss of original windows</p> <p>The Design Team subsequently advised "Recovery of original fenestration pattern repair of modified opening where rear Return was removed with a contemporary architectural resolution"</p> <p>The original assessment remains unchanged.</p>

Element	House Number	Description	Impact Assessment	Duration	Mitigation / Remarks
		New sash windows	Very significant negative	Permanent	Some original windows survive. Impact mitigated if original windows are retained and repaired.
		Retention and repair of the original windows.	Significant Positive	Permanent	The Design Team have subsequently advised "Original windows will be retained"
	23, 24, 27, 28	Historic windows to be retained and repaired where possible, unless removed to form bridge access. Historic windows damaged beyond repair to be replaced with matching new windows.	Significant positive where original windows retained. Slight positive where replaced. Significant negative where bridge access.	Permanent	
		New metal / timber glazed fire screens to stairs windows. Note - not required for No. 28.	Significant negative.	Permanent	Essential for fire strategy. The Design Team have subsequently advised "Screen placed on exterior to avoid alteration to interior surrounds" Information was available and considered when originally assessed and, the additional information was considered, and the assessment is unchanged.

Element	House Number	Description	Impact Assessment	Duration	Mitigation / Remarks
	25, 26.	Historic windows to be retained and repaired where possible, unless removed for bridge access. Historic windows damaged beyond repair to be replaced with matching new windows.	Significant positive where original windows retained. Slight positive where replaced. Significant negative where bridge access.	Permanent	
		Existing 20 th century metal windows at upper levels to be retained and repaired.	Slight positive	Permanent	
		New metal / timber glazed fire screens to stairs windows.	Significant negative.	Permanent	Essential for fire strategy. The Design Team have subsequently advised "Screen placed on exterior to avoid alteration to interior surrounds" Information was available and considered when originally assessed and, the additional information was considered, and the assessment is unchanged.
	No. 28	Historic windows to be retained and repaired where possible, new matching windows where required.	Significant positive	Permanent	

Element	House Number	Description	Impact Assessment	Duration	Mitigation / Remarks
	Sills	Remove paint, repair where damaged, repair where balcony fixing have caused damage. Replace concrete sill with new granite.	Moderate positive	Permanent	
Reveals Front	20, 24, 25, 26, 27, 28	Remove existing and provide new feathered lime plaster reveals.	Moderate positive	Permanent	
	21, 23	Reinstate to match existing profiles	Moderate positive	Permanent	
Reveals Rear	20, 21, 27, 28	Remove existing and provide new feathered lime plaster reveals.	Moderate positive	Permanent	
	23, 24, 25, 26	Painted reveal	Slight positive	Short term	
Doors & Doorcases	Main Entrances 20, 25, 26, 28	Clean and repair surrounds.	Moderate positive, surrounds.	Permanent	
		New timber doors.	Not significant if existing doors beyond repair.	Permanent	
	21	New front door in enlarged opening to accommodate ramp for Universal Access	Not significant negative - doors modern	Permanent	

Element	House Number	Description	Impact Assessment	Duration	Mitigation / Remarks
	23	New front door to historic pattern	Very significant positive	Permanent	Historic doorway reinstated
	26	New contemporary door in enlarged opening to accommodate ramp	Imperceptible	Permanent	Original door modern
	Other external doors	New doors to front and rear basement areas	Imperceptible	Permanent	Existing doors missing or severely damaged.
Front Railings, Plinths	20	Repair existing ironwork, remove concrete plinth and replace with stone to match No. 19.	Significant positive	Permanent	
	21	Remove existing stone steps, reinstate granite plinth and railings	Significant positive	Permanent	Existing modern.
	23	Reinstate steps, plinth and railings to match adjoining	Very significant positive	Permanent	Original removed in 20th century.
	24, 25, 28	Repair existing ironwork and granite plinth. New gate and new external steps	Repairs Moderate positive Not significant negative	Permanent	
	26	Repair ironwork and granite plinth	Moderate positive	Permanent	

Element	House Number	Description	Impact Assessment	Duration	Mitigation / Remarks
	27	Remove existing stone steps, repair flanking wall and railing as required.	Very significant negative	Permanent	Universal Access ramp to be installed.
External front steps	20, 26, 28	Repair existing stone steps	Moderate positive	Permanent	Existing modern steps
	21	Remove existing modern steps for Ramp	Imperceptible	Permanent	Reinstating entrance removed in 20 th century
	23	New steps	Very significant positive	Permanent	Universal access ramp to be installed.
	27	Remove existing steps for ramp	Very significant negative	Permanent	<p>The Design Team have subsequently advised "To provide universal access from Parnell Square and overcome level change significant alteration is required, the previously altered entrance and existing route through house No.27 offered the least adverse impact solution"</p> <p>This information was available and considered at time of original assessments and that assessment remains unchanged.</p>

Element	House Number	Description	Impact Assessment	Duration	Mitigation / Remarks
Stairs to / from basement area	20	Repair existing	Moderate positive	Permanent	
	24, 25	Remove existing and provide new	Slight positive	Permanent	
	26	Remove existing	Slight negative	Permanent	
	27	Remove existing ramp	Imperceptible	Permanent	
	28	Remove existing and provide new stairs and lift	Significant negative	Permanent	<p>The Design Team have subsequently advised "There is no stairs being removed beyond the mini stairs (not original) in the area"</p> <p>This information was available and considered at the time of the original assessment. However, the alterations to the original railings and plinth have to be taken into consideration and the original assessment stands.</p>

Element	House Number	Description	Impact Assessment	Duration	Mitigation / Remarks
New universal ramps	21	Ground level adjusted to provide ramped entry, door enlarged	Very significant negative impact	Permanent	<p>The Design Team have subsequently advised "To provide universal access from Parnell Square and overcome level change</p> <p>significant alteration is required, the location offered the least adverse impact solution</p> <p>This information was available and considered at time of original assessments and that assessment remains unchanged.</p>

Element	House Number	Description	Impact Assessment	Duration	Mitigation / Remarks
	27	Ground level adjusted to provide ramped entry, door enlarged, original barrel vault removed	Profound negative impact	Permanent	<p>The Design Team have subsequently advised "To provide universal access from Parnell Square and overcome level change significant alteration is required, the previously altered entrance and existing route through house No.27 offered the least adverse impact solution"</p> <p>This information was available and considered at time of original assessments and that assessment remains unchanged.</p>
Balconies	20, 21	Modern balconies, remove and make good	Slight positive	Permanent	Inappropriate modern addition removed
	22, 23, 24, 25	Repair and re-fix balconies, repair associated damaged fabric	Significant positive	Permanent	
	28	Remove balconies from 2 nd floor windows. Remove basement window bars	Slight negative	Permanent	
	25	Remove bars from 2 nd floor windows	Not significant negative	Permanent	
Miami Showband memorial	21	To be re-located	Imperceptible		

Element	House Number	Description	Impact Assessment	Duration	Mitigation / Remarks
Cellars	20, 21, 22, 23, 24, 25, 26	Open up and clear out, Restoration plaster and localised repairs. Provide new concrete floors. Structural repairs as required	Moderate positive	Permanent	

From the information on this table, the impacts of the proposals will be mostly positive on the external fabric, the major negative impacts arising where historic fabric is lost at the bridges, the ramps, window repairs, window guards etc. However, it is clear that these may require adjustments as and when the buildings are opened up and during the course of the works.

5.3.7.4 Internal Fabric - Conservation Impact Assessment

This section will assess the impacts of the proposed works to the internal fabric of the buildings as set out in Shaffrey Associates' schedule 'Outline Scope of Works for Existing Buildings' a copy of which can be found in Volume 2, Appendix 3.3. The works are described in summary in the table below, the full description being available in Volume 2, Appendix 3.3. During the meetings and inspections with the Design Team, certain modifications were discussed and / or updates were advised. These have been included in the works description contained in this table.

Following completion of the initial draft of this chapter, the Design Team review of the emerging impacts and the provision of additional design information, the table below was amended as appropriate.

Table 5.3.5: Internal Works - Conservation Impact Assessment.

Element	House No.	Description	Impact Assessment	Duration	Mitigation / Remarks
FLOORS					
Strengthening	General	Structural strengthening of floors, various methodologies syndicated on the Structural Engineers' documentation	Variable - required to be targeted when full information is available.	Permanent	<p>These are necessary due to decay, inadequate original design and new usage patterns. Some are quite invasive and would attract major negative impacts whilst others are essential and would attract positive impact assessments.</p> <p>The Design Team have subsequently advised "Structural strengthening is necessary to meet adaptive reuse requirements, Existing floor structure capacity was for original residential use Floor structure extant is not of special technical interest, strengthening will be concealed within floor depth" This information was available and was considered at the time of the original assessment and that assessment remains unchanged.</p>
Fire upgrading	General	Fire upgrading but the insertion of proprietary materials	Generally, imperceptible	Permanent	The negative impact are balanced by the positive impacts in terms of the

Element	House No.	Description	Impact Assessment	Duration	Mitigation / Remarks
		between the joists			protection for the historic fabric provided.
Boards general	General	All boards will be lifted to facilitate strengthening and Fire upgrading (as well as Services) It is intended to collect historic boards in specific rooms and provide new boards in others - to be determined when quantity of re-usable boards is established.	Slight positive	Permanent	

Element	House No.	Description	Impact Assessment	Duration	Mitigation / Remarks
Basement	20, 21, 23, 24, 25, 26, 27, 28	Historic / original floor finishes be recorded and carefully lifted. Excavate down and provide new floor build up as shown on Drawings etc. including services ducts and the like. Reinstate finishes where indicated. Finished levels adjusted as indicated.	Moderate negative	Permanent	The Design Team have subsequently advised "Most floors throughout are concrete, where original flooring is extant, this will be retained" This information has been considered and an additional category of assessment added with an imperceptible impact.
		As above, but to modern concrete floors	Imperceptible	Permanent	

Element	House No.	Description	Impact Assessment	Duration	Mitigation / Remarks
	28	Dumb Waiter re-located from recess shown on the drawings to opposite side of the room requiring penetration through the groin and vault.	Profound negative	Permanent	Required change to accommodate ventilation ductwork. No mitigation available. The Design Team have subsequently advised "Dumb waiter is required for functional operation of restaurant" This information was available and considered at the time of original assessment and the assessment remains unchanged.
Ground	20, 23, 24, 25, 26, 28	Existing timber floors repairs and re-finished	Moderate positive	Permanent	

Element	House No.	Description	Impact Assessment	Duration	Mitigation / Remarks
	21, 27	Ground floor Hall and former stairwell - existing floor removed, new ramp formed.	No. 21, Very significant negative, No. 27, Profound negative	Permanent	Ramp necessary for Universal Access. The Design Team has subsequently advised "Ground floor hall of No.27 has been previously altered to provide access route to rear Hall building Stair is no longer extant in No.27 Stair is no longer extant between ground and first within no.21" This information was available and considered at the time of original assessment and the assessment remains unchanged.
		Elsewhere existing timber floors repairs and re-finished	Moderate positive	Permanent	
	28	Repair Portland Stone floor in Hall	Significant positive	Permanent	
First	20, 23, 24, 28	Existing timber floors repairs and re-finished	Moderate positive	Permanent	

Element	House No.	Description	Impact Assessment	Duration	Mitigation / Remarks
	21	Front Room floor level raised by 70 mm to align with No. 20.	Moderate positive	Permanent	This is to reduce deflection and to align with No. 20.
	26	Floor level raised to facilitate Universal Access	Significant negative	Permanent	Loss of historic room proportions The Design Team has subsequently advised "Level adjustment to floor reduces the number of transition ramps" This information was available and considered at the time of original assessment and the assessment remains unchanged
Second	20, 21, 23, 24, 27, 28.	Existing timber floors repairs and re-finished	Moderate positive	Permanent	
	26	Floor level raised to facilitate Universal Access	Significant negative	Permanent	Loss of historic room proportions The Design Team has subsequently advised "Level adjustment to floor reduces the number of transition ramps" This information was available and considered at the time of original assessment and the assessment remains unchanged

Element	House No.	Description	Impact Assessment	Duration	Mitigation / Remarks
Third	20, 25, 26,	Floor level raised to facilitate Universal Access	Significant negative	Permanent	Loss of historic room proportions The Design Team has subsequently advised "Level adjustment to floor reduces the number of transition ramps" This information was available and considered at the time of original assessment and the assessment remains unchanged
	21, 23, 24, 27, 28	Existing timber floors repairs and re-finished	Moderate positive	Permanent	
THIRD FLOOR					
Subdivisions	20	Removal of original partition, front room.	Significant negative impact	Permanent	Loss of original fabric.
	23	Removal of all partitions, some modern, some original, and installing new partitions to a differing layout	Very significant negative	Permanent	Loss of original fabric and plan form
	24	Removal of modern partitions,	Moderate positive	Permanent	Reinstatement of original plan form

Element	House No.	Description	Impact Assessment	Duration	Mitigation / Remarks
	25	Removal of partition on landing	Significant positive	Permanent	Landing restored to original layout
	26	Removal of length of original party wall.	Significant negative	Permanent	Loss of original fabric
		Installation of lift and large duct. Staircase - see below	Significant negative	Permanent	Mitigated by access permitted.
	27	Installation of partitions Staircase - see below	Slight negative	Permanent	Large single space dates from the mid 20 th century. The Design Team has subsequently advised "Not original plan form" This information was available and considered at the time of original assessment and the assessment remains unchanged.
	28	Enlarging the opening between the front and back rooms	Moderate negative	Permanent	Loss of original fabric and 19 th century door and surround
Ceilings	20, 21, 23, 24,	New fireline board ceilings	Imperceptible	Permanent	Most replaced in 20 th century with softboard and gypsum skim.
	25, 26, 27	New ceilings to follow profile of new roofs	Imperceptible	Permanent	Roof replaced in 20 th century.
	28	New lath and plaster ceilings	Significant positive	Permanent	

Element	House No.	Description	Impact Assessment	Duration	Mitigation / Remarks
		to follow original profiles			
Walls- Finishes	20, 21, 23, 24, 25, 26, 27, 28	New haired lime plaster	Slight positive	Permanent	Full assessment to determine if original any can be retained necessary
Wall Openings	23, 24, 25, 26,	Build up existing opening	Slight positive	Permanent	Opes formed in 20 th century
	24, 25, 26, 27, 28.	Form new opening or adjust existing openings to assist interconnections.	Moderate negative	Permanent	Interconnections already existed, but adjustments to suit new functions required. Mitigated if existing opes could be re-used.
Staircase	20, 21, 23,	Repair and upgrade existing staircase	Moderate positive	Permanent	
	24	Remove staircase	Significant negative	Permanent	Mitigated by condition - Staircase has experienced significant decay
	25	Repair and upgrade existing staircase - add step to accommodate adjusted floor levels	Slight positive	Permanent	
	26	Remove Staircase to accommodate new lift.	Imperceptible	Permanent	20 th century concrete staircase with terrazzo finish.
	27	New staircase to detail	Imperceptible	Permanent	Original removed c. 1960.
	28	Existing stone repaired and upgraded.	Slight positive	Permanent	Original
Internal Doors	20	Upgrade 2 No existing doors for fire, 2 No. new fire doors, Repair 1No. Door	Slight positive	Permanent	

Element	House No.	Description	Impact Assessment	Duration	Mitigation / Remarks
	21	Repair 1 No. Mahogany door,	Moderate positive	Permanent	Mitigated by fire performance provided.
		Replace all other doors, fire rated to match existing.	Moderate negative	Permanent	
	23	Repair and fire upgrade 3 doors	Moderate positive	Permanent	Existing doors of no particular value.
		Replace all other doors.	Moderate negative	Permanent	
24, 25, 26, 27	All new doors	Imperceptible	Permanent		
	28.	Repair and fire upgrade 3 No. panelled doors.	Moderate positive	Permanent	Mitigated by fire performance provided.
		Replace all other doors, fire rated to match existing.	Moderate negative	Permanent	
Internal Joinery	20	New skirting to match existing	Imperceptible	Permanent	
		Repair existing window surrounds and shutters	Moderate positive	Permanent	
	21.	Make good existing where damaged, provide for new to match existing where missing	Moderate positive	Permanent	
	23, 24, 25, 26, 27.	New joinery throughout	Significant negative	Permanent	An amount of historic joinery survives. Impact will be mitigated if it can be retained and repaired.
	Surviving joinery will be retained	Moderate positive	Permanent	The Design Team have subsequently advised "Surviving	

Element	House No.	Description	Impact Assessment	Duration	Mitigation / Remarks
					joinery will be retained" This information has been considered and an additional category of assessment added with a moderate positive impact.
	28	Repair window surrounds	Moderate positive	Permanent	
		New joinery elsewhere	Significant negative	Permanent	An amount of historic joinery survives. Impact will be mitigated if it can be retained and repaired.
		Surviving joinery will be retained	Moderate positive	Permanent	The Design Team have subsequently advised "Surviving joinery will be retained" This information has been considered and an additional category of assessment added with a moderate positive impact.
Ramps	24, 25	New ramp integrated with furniture	Slight positive	Permanent	Existing ramp / steps very steep
Fireplaces	20, 21	Repair fireplaces	Moderate positive	Permanent	
	23, 24	New simple timber fireplaces	Moderate positive	Permanent	Reinstatements
	28	New fireplace in Octagonal Room	Moderate positive	Permanent	
SECOND FLOOR					

Element	House No.	Description	Impact Assessment	Duration	Mitigation / Remarks
Subdivisions	23	Removal of original partitions.	Significant negative	Permanent	Loss of original fabric and plan form Mitigated by enabling new function.
		Removal of modern partitions.	Significant positive	Permanent	
		Installation of new Partitions	Significant negative	Permanent	
	24	Removal of original partitions.	Significant negative	Permanent	Loss of original fabric and plan form
		Removal of modern partitions.	Significant positive	Permanent	
	26	Removal of length of original party wall.	Significant negative	Permanent	Loss of original fabric Mitigated by access permitted.
		Installation of lift and large duct.	Significant negative	Permanent	
		Staircase - see below			
	27	Removal of modern partitions	Significant positive.	Permanent	
		Staircase - see below			
28	Removal of modern partition.	Significant positive	Permanent	Reinstatement of original plan form Loss of original plan form.	
	Installation of modern partitions.	Significant negative	Permanent		
Ceilings	20, 21, 23, 23, 24, 25, 26, 27, 28,	Clean, repair and repaint lath and plaster ceilings	Moderate positive	Permanent	
Cornices	20, 21, 23, 23,	Clean and repair cornices	Moderate positive	Permanent	

Element	House No.	Description	Impact Assessment	Duration	Mitigation / Remarks
	24, 25, 26, 27, 28,				
Walls	20, 21, 23, 23, 24, 25, 26, 27, 28,	Clean, retain and repair original plasterwork	Moderate positive	Permanent	
Wall openings	23,	Build up existing opening	Slight positive	Permanent	Opes formed in 20 th century
	24, 25, 26, 27, 28.	Form new opening or adjust existing openings to assist inter-connections.	Moderate negative	Permanent	<p>Interconnections already existed, but adjustments to suit new functions required. Mitigated if existing opes could be re-used.</p> <p>The Design Team has subsequently advised "principal of interconnection exist, houses not single entity" This information was available and considered at the time of original assessment. The impacts assessed were the alterations to the existing openings and the impact on the original fabric. Impact remains unchanged</p>
Staircases	20, 21, 23, 24, 25, 28	Repair and upgrade existing staircases	Moderate positive	Permanent	
	26	Remove Staircase to accommodate new lift.	Imperceptible	Permanent	20 th century concrete staircase with terrazzo finish.
	27	New staircase to detail	Imperceptible	Permanent	Original removed c. 1960.

Element	House No.	Description	Impact Assessment	Duration	Mitigation / Remarks	
Internal Doors	20	Repair and fire upgrade, 5 existing doors	Slight positive	Permanent		
		1 new fire door to match historic doors	Imperceptible	Permanent		
	21	Repair and fire upgrade, 2 existing doors, repair 4 existing doors	Slight positive	Permanent		
		1 new fire door to match historic doors	Imperceptible	Permanent		
	23, 24, 25, 27	All new timber doors	Slight negative	Permanent		Mitigated by repair and re-use of the doors in No. 26
		Historic joinery will be retained.	Moderate positive	Permanent		The Design Team have subsequently advised "Historic joinery will be retained" This information has been considered and an additional category of assessment added with a moderate positive impact.
	26	Salvaged doors to be repaired and upgraded for fire	Moderate positive	Permanent		Re-use of salvaged doors
		New doors when no salvaged doors are available.	Imperceptible	Permanent		
28	Repair and fire upgrade 3 No. Panelled doors	Slight positive	Permanent			
	New doors elsewhere	Imperceptible	Permanent			

Element	House No.	Description	Impact Assessment	Duration	Mitigation / Remarks
Internal joinery	20, 21	Repair existing joinery	Moderate positive	Permanent	
	23	Repair surviving existing window surrounds and staircase joinery	Moderate positive	Permanent	
		Reinstate irreparable or missing joinery to match original.	Significant positive	Permanent	
	25, 26, 27	All new plain joinery	Slight positive	Permanent	Originals stripped in 20 th century.
28	Repair where possible and replace with new matching where not possible.	Moderate positive	Permanent		
Ramps	23,25,26	New ramps with integrated seating	Slight positive	Permanent	Existing too steep.
Fireplaces	20	Repair 2 No. Existing	Moderate positive	Permanent	
	23, 24	3 No New fireplaces	Moderate positive	Permanent	
	28	New fireplace in Octagonal Room	Moderate positive	Permanent	
FIRST FLOOR					
Subdivisions	21	Install new sub-division in rear room	Significant negative	Permanent	Loss of original plan form.
	23, 24	Removal of modern partitions.	Significant positive	Permanent	
	26	Removal of length of original party wall and staircase wall.	Very Significant negative	Permanent	Loss of original fabric

Element	House No.	Description	Impact Assessment	Duration	Mitigation / Remarks
		Installation of lift and large duct. Staircase - see below	Significant negative	Permanent	Mitigated by access permitted.
	27	Removal of modern partitions Staircase - see below	Significant positive.	Permanent	
	28	Removal of modern partition	Significant positive	Permanent	Reinstatement of original plan form
Ceilings and Cornices	20, 21, 23, 23, 24, 25, 26, 27, 28,	Clean, repair and repaint lath and plaster ceilings	Moderate positive	Permanent	
Walls	20, 21, 23, 23, 24, 25, 26, 27, 28,	Clean, retain and repair original plasterwork	Moderate positive	Permanent	
		Repair decorative plasterwork in Nos. 20, 21, 23, 24.	Moderate positive	Permanent	
Wall openings	23,	Enlarge existing door between front and rear rooms	Slight negative	Permanent	The Principal Room, door opening in an inappropriate location.
		Form new opening in Front room to connect to No. 24	Profound negative	Permanent	
	24, 25	Form new opening in front room to connect 23 and 25	Profound Negative		
	26, 27, 28.	Form new opening or adjust existing	Moderate negative	Permanent	Interconnections already existed, but adjustments to suit

Element	House No.	Description	Impact Assessment	Duration	Mitigation / Remarks
		openings to assist interconnections.			new functions required. Mitigated if existing opes could be re-used.
Internal Doors	20, 21, 25	Repair and fire upgrade, existing mahogany	Slight positive	Permanent	
	23, 27, 28	Repair and fire upgrade, existing mahogany doors.	Slight positive	Permanent	
		New doors elsewhere	Imperceptible	Permanent	
	24, 26	All new timber doors	Slight negative	Permanent	Mitigated by repair and re-use of the doors in No. 26
	27	Acoustic Wall to double doors in front room.	Very significant negative	Permanent	Significant 19 th century panelled doors, room stripped. May be mitigated if sympathetically detailed.
Staircases	20, 21, 23, 24, 25,	Repair and upgrade existing staircases	Moderate positive	Permanent	
	26	Remove Staircase to accommodate new lift.	Imperceptible	Permanent	20 th century concrete staircase with terrazzo finish.
	27	New Feature staircase to detail	Very significant negative	Permanent	Requires the loss of original plasterwork, cornices and floor structure.
	28	Repair and upgrade stone staircase.	Moderate positive	Permanent	
		Main Timber staircase, repair where damaged, reinstate	Significant positive		Original timber elliptical staircase of significant quality.

Element	House No.	Description	Impact Assessment	Duration	Mitigation / Remarks
		where hearth collapse destroyed lower steps, upgrade.			
Internal joinery	20,	Repair existing joinery where required, replace shutters where missing	Moderate positive	Permanent	
	21	Provide for alterations where floor level adjusted	Slight negative	Permanent	
	23	Repair surviving existing joinery where possible, provide matching new joinery where irreparable.	Moderate positive	Permanent	
	24	Generally in poor condition - substantial matching new joinery to be provided	Moderate positive	Permanent	
	25, 26,	Retain and repair where possible, provide new matching where not possible	Moderate positive	Permanent	Originals stripped in 20 th century.
	27	All new plain joinery	Slight positive	Permanent	Originals stripped in 20 th century.
	28	Repair where possible and replace with new matching where not possible.	Moderate positive	Permanent	
Ramps	23,25,26	New ramps with integrated seating	Slight positive	Permanent	Existing too steep.

Element	House No.	Description	Impact Assessment	Duration	Mitigation / Remarks
Fireplaces	20, 21	Localised repair of existing	Moderate positive	Permanent	
	23	New fireplaces	Moderate positive	Permanent	
	24	Remove existing tiled fireplaces, provide new fireplaces	Moderate positive	Permanent	
	26	Provide 2 No. New fireplaces	Moderate positive	Permanent	
	27	Provide 1 No. New fireplaces	Moderate positive	Permanent	
	28	Provide 3 No. New fireplaces	Moderate positive	Permanent	
GROUND FLOOR					
Subdivisions	21	Reinstate original room arrangements	Significant positive	Permanent	Reinstatement of original plan form.
	23	Removal of modern partition.	Significant positive	Permanent	Reinstatement of original plan form.
		Partition to form Entrance Hall.	Significant negative	Permanent	<p>Loss of original plan form. If it can be shown that this was the original arrangement, this would be a positive impact.</p> <p>The Design Team have subsequently advised "There are marks on the existing wall shown the location of the original." This information was available and considered when the assessment was made. The original ceiling and cornice survive damaged but intact</p>

Element	House No.	Description	Impact Assessment	Duration	Mitigation / Remarks
					and there is no indication of a partition on these original features, the original assessment stands until evidence of an original partition can be found.
	24, 25	Removal of modern partitions	Significant positive	Permanent	Reinstatement of original plan form
	26	Removal of modern partitions	Significant positive	Permanent	Reinstatement of original plan form.
		Removal of length of original party wall and staircase wall.	Very Significant negative	Permanent	Loss of original fabric
		Installation of lift and large duct. Staircase - see below	Significant negative	Permanent	Mitigated by access permitted.
	27	Removal of partition between Hall and front room. Staircase - see below	Significant negative.	Permanent	Loss of original plan form.
Ceilings and Cornices	20, 21, 23, 23, 24, 25, 26, 27, 28,	Clean, repair and repaint lath and plaster ceilings	Moderate positive	Permanent	Significant positive if full cleaning is selected.
Walls	20, 21, 23, 23, 24, 25, 26, 27, 28,	Clean, retain and repair original plasterwork	Moderate positive	Permanent	

Element	House No.	Description	Impact Assessment	Duration	Mitigation / Remarks
		Repair decorative plasterwork in Nos. 20, 21, 23, 24.	Moderate positive	Permanent	
Wall openings	21	Permanently close opening in rear room retaining original door and surround.	Moderate negative	Permanent	Location of the original door removed when ticket booth was formed in 20 th century.
		Permanently close former ticket booth opening in front room.	Imperceptible	Permanent	
		Form 2 no. New opening in rear room.	Moderate negative	Permanent	
	23,	Form opening between front and rear rooms	Moderate negative	Permanent	The Design Team have subsequently advised "This was added at a later date. See image." This information was available and considered when the assessment was made. The impact relates to the further loss of original fabric due to the enlargement of the openings and stands unchanged.
24, 25	Remove modern partitions.	Significant positive		Reinstatement of original plan form.	
	Form new opening in front room to connect 24 and 25	Profound Negative		The Principal Room, door opening in an inappropriate location.	

Element	House No.	Description	Impact Assessment	Duration	Mitigation / Remarks
	26, 27, 28.	Form new opening or adjust existing openings to assist interconnections.	Moderate negative	Permanent	Interconnections already existed, but adjustments to suit new functions required. Mitigated if existing opes could be re-used.
Staircases	20, 23, 24, 25,	Repair and upgrade existing staircases	Moderate positive	Permanent	
	26	Remove Staircase to accommodate new lift.	Imperceptible	Permanent	20 th century concrete staircase with terrazzo finish.
	27	New Feature staircase to detail	Very significant negative	Permanent	Requires the loss of original plasterwork, cornices and floor structure.
	28	Repair and upgrade stone staircase. Main Timber staircase, repair where damaged, reinstate where hearth collapse destroyed lower steps, upgrade.	Moderate positive Significant positive	Permanent	Original timber elliptical staircase of significant quality.
Internal Doors	20, 21,	Repair and fire upgrade, existing mahogany. Remove modern doors	Slight positive	Permanent	
	23	All new doors	Moderate positive	permanent	Existing doors not original.
	24, 25, 26, 27, 28	Repair and fire upgrade, existing doors. New doors elsewhere	Slight positive Imperceptible	Permanent Permanent	

Element	House No.	Description	Impact Assessment	Duration	Mitigation / Remarks
Internal joinery	20, 21	Repair existing joinery where required, replace missing to match originals	Moderate positive	Permanent	
	23, 28	Repair surviving existing joinery where possible, substantial areas damaged by dry rot to be replaced to match original.	Moderate positive	Permanent	
	24	Generally in poor condition - substantial matching new joinery to be provided	Moderate positive	Permanent	
	25, 26, 27	All in poor condition and to be replaced with new matching joinery.	Moderate negative	Permanent	Impact will be mitigated if original surviving joinery can be retained and repaired.
Ramps	21, 27	New ramps for universal access	Slight positive	Permanent	
		Loss of floor in No. 21	Very Significant negative	Permanent	Loss of historic fabric
		Loss of barrel vault in No. 27	Profound negative	Permanent	Loss of significant historic structure.
Fireplaces	20	Localised repair of existing	Moderate positive	Permanent	
	23	New fireplaces	Moderate positive	Permanent	
	24	Provide new tile insert	Moderate positive	Permanent	
	28	Provide 2 No. New fireplaces	Moderate positive	Permanent	

Element	House No.	Description	Impact Assessment	Duration	Mitigation / Remarks
BASEMENT					
Subdivisions	20	Remove modern partitions etc, reinstate vault under pavement.	Significant positive	Permanent	Reinstatement of original plan form
	21	Remove modern Partitions, reinstate original vaults under pavement, provide new Partition	Significant positive	Permanent	Reinstatement of original plan form
	24,25, 26, 27	Remove original walls as indicated, provide new layout as indicated on the drawings	Very significant negative	Permanent	Original plan form lost and original fabric lost
	28	Remove sub-divisions in rear room.	Significant positive	Permanent	
		Subdivide front room	Significant negative	Permanent	
Ceilings	20, 21, 23, 24, 25, 26, 27.	Remove existing generally modern ceilings (excluding original vaults) provide new lime plaster ceilings	Imperceptible	Permanent	Some historic ceilings seems to have survived.
Walls	20, 21, 23, 24, 25, 26, 27. 28	Remove all plaster, re-plaster with lime	Imperceptible	Permanent	Some historic plaster seems to have survived.
Internal Doors	20, 21, 23, 24, 25, 26, 27. 28	Provide all new doors	Imperceptible	Permanent	Some original doors have survived

Element	House No.	Description	Impact Assessment	Duration	Mitigation / Remarks
Staircases	20, 24	Provide new stairs from ground to basement	Slight negative	Permanent	Original stairs survives.
	23	Remove existing stairs	Moderate negative	Permanent	Located within the Return.
	25	Remove existing staircase	Moderate negative	Permanent	Loss of historic fabric.
	26	Remove existing modern staircase, install lift	Imperceptible	Permanent	
	27	Install new staircase	Significant negative	Permanent	Loss of historic fabric.
	28	Existing stone repaired and upgraded.	Slight positive	Permanent	Original
Internal Joinery	20	Repair existing where possible and provide new matching where irreparable.	Slight positive	Permanent	
	21, 23, 24, 25, 26, 27, 28	Provide new joinery	Slight negative	Permanent	Some original joinery survives. The Design Team have subsequently advised "Character of spaces no longer intact, and recovery of character not proposed" This information was available and considered when the assessment was made. The impact relates to the loss of original fabric that survives.

Element	House No.	Description	Impact Assessment	Duration	Mitigation / Remarks
Ironmongery	General	Re-use existing ironmongery when functioning, provide new elsewhere or where regulations require. Apart from hinges, not original ironmongery survives.	Moderate positive	Permanent	
SERVICES					
	General	It is proposed to feed the main services from the proposed new building to the basement off the Protected Structures in ducts below the new floors. Vertical risers will be located in the purpose formed duct in Nos. 26 / 27 and in purposed formed ducts in the cross walls of the buildings. Distribution boxes will be formed at each level and contained within the permanent furniture and	Imperceptible Imperceptible for new ducts, Significant negative for ducts formed in existing fabric	Permanent	Essential, existing services are not operable.

Element	House No.	Description	Impact Assessment	Duration	Mitigation / Remarks
		<p>distributed through the floor voids.</p> <p>Power outlets to be in the floors generally and lights controlled by sensors to avoid chasing the existing walls.</p>	Slight negative		<p>The Design Team have subsequently advised "Buildings originally did not need to allow for services, as a consequence the spatial arrangements do not readily allow for vertical or horizontal routes. Successful integration of services results in unavoidable impact on fabric but with careful consideration this is minimised.</p> <p>Visual impact of fitting and fixtures is also unavoidable, lighting, fire detection and alarm systems, life safety systems and there fittings are a necessary requirement. Careful consideration will be given to selection and location of these to ensure they visually do not distract."</p> <p>This information was available and considered when the assessment was made.</p>

Element	House No.	Description	Impact Assessment	Duration	Mitigation / Remarks
		<p>Heating / cooling units to be within the new permanent furniture</p> <p>Ventilation to feed down from the roof space to serve the third, second and first floors and to feed up from the basement with slots in the new furniture, although there will be conflicts with the ceilings and cornices.</p>	<p>N/A</p> <p>Significant negative where conflicts occur</p>		
<p>Fire Safety Design Strategy</p>	<p>23, 24, 25, 26, 27, 28.</p>	<p>The Design Team has advised of the following Fire Safety Design Strategy:</p> <p>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</p>			<p>This information was made available following the completion of the original assessment and there are no associated drawings available to indicate the nature and extent of the impacts. As far as possible, the impacts have been assessed based on the information in the document. This assessment is indicative only and a full impact assessment will be necessary when the detailed</p>

Element	House No.	Description	Impact Assessment	Duration	Mitigation / Remarks
		<p>considered are the protection of persons in the building and the building fabric and contents.</p> <p>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</p>			<p>information is available.</p>

Element	House No.	Description	Impact Assessment	Duration	Mitigation / Remarks
		<p>measures will be proposed where appropriate and allowed to enhance fire safety.</p> <p>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.</p> <p>The fire safety design is based on utilising the existing stairs for vertical escape and providing suitable life safety systems throughout to increase travel</p>			

Element	House No.	Description	Impact Assessment	Duration	Mitigation / Remarks
		<p>distance and omit lobbying to stairs. Smoke control provision in existing stairs will be via automatic opening vents at roof level achieved utilising rooflights.</p>	<p>Moderate negative impact. See also Automatic Opening Rooflights in Roofs, Table 5.2.4.above.</p>	<p>Permanent</p>	
		<p>The design includes an atrium which requires fire and smoke safety performance standards to be met by the rear facade 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.</p>	<p>Moderate negative impact to historic fabric. See also Rear (North) in Windows, Table 5.2.4 above.</p>	<p>Permanent</p>	

Element	House No.	Description	Impact Assessment	Duration	Mitigation / Remarks
		Windows where openable onto the atrium will require to be on actuators. Actuators will be incorporated into the sash boxes.	Moderate negative, impact on historic fabric.	Permanent	
		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 facade, 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	Moderate negative impact to historic fabric. See also Rear (North) in Windows, Table 5.2.4 above.	Permanent	
			Moderate negative, impact on historic fabric.	Permanent	

Element	House No.	Description	Impact Assessment	Duration	Mitigation / Remarks
		<p>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.</p> <p>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.</p>	<p>Cannot be assessed.</p> <p>See Internal Doors above.</p>	<p>Permanent</p> <p>Permanent</p>	

Element	House No.	Description	Impact Assessment	Duration	Mitigation / Remarks
		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 the Appendices.	Imperceptible impact. Cannot be assessed	Permanent Permanent	

From the table above, it can be concluded that the general impact of the proposal is positive for the Protected Structures. However, there are some major negative impacts such as the loss of historic fabric where the ramps are installed, the loss of original vaults in No. 27 and the damage to the cross vaulting in No. 28. Similarly, the works to install the new feature staircase and lift will result in the loss of historic fabric, but in mitigation, this has been located where 20th century works resulted in significant losses so avoiding greater losses elsewhere. Some of the proposed new interconnections are located in less than ideal locations within the principal rooms.

Both the structural interventions and the services installations will have some quite significant negative impacts, but these are essential for the new function of the buildings which, at present, are vacant.

5.3.7.5 Abstract of Impacts by House

Sections 5.4.7.3 and 5.4.7.4 above assess the impacts of the proposals on the historic fabric as a single entity by floor and this does not allow the impacts to be considered by individual building.

This is an important factor as some of the houses are more intact than others. The design of the proposed buildings and the concomitant alterations to the extant buildings took this factor into consideration during the design process. This section will consider the impacts in the context of the cumulative impacts over time for each house.

5.3.7.5.1 No.20 Parnell Square

No. 20 has survived reasonably intact, but with some losses during the 20th century.

On Parnell Square, apart from the change in the window sash pattern and the addition of the ground floor ashlar, replacement of the entrance steps and the addition of the first floor balcony, there has been little change. The rear garden and coach houses were lost when the Ballroom was constructed. While it has since been removed and the garden re-developed by others earlier this century, the rear garden is now part of the Gallery site so the house has not regained its rear garden. The ground floor rear wall was removed to facilitate the Ballroom and has not been re-built, but re-building the wall is proposed as part of these works.

Internally, the layout has survived reasonably intact, but there have been alterations. The Basement was altered in the 20th century as part of the Ballroom function as were lesser alterations to the ground floor. In addition, lateral connections to No. 21 were formed. The upper floors have survived reasonably intact apart from the lateral connections and some lesser 19th century alterations. The original ceiling in the first floor front room with its associations with Robert West has survived. The large interconnection with the front room of No. 21 is a major intervention. The upper floors have not experienced significant change, but there have been losses in finishes etc. due to water ingress and associated decay, particularly on the third floor.

Externally, it is proposed to reinstate the missing rear wall, to reinstate the original line of the entrance steps and to conserve and repair the brickwork and windows and remove the 20th century balcony than spans both No. 20 and No. 21. While the roof is shown as being replaced, this is the worst case scenario due to incomplete information and, if possible, it is intended to retain and repair the

structure and to re-slate and re-lead the existing repaired structure. In overall terms, these are all positive impacts unless the structure of the roof has to be replaced which will give rise to a negative impact. If that replacement is essential due to the condition of the original, it can be considered an acceptable level of impact under the circumstances.

Internally, the proposals give rise to negative and positive impacts. In overall terms, the impacts balance out and the major positive impact is that this currently vacant and unused Protected Structure will gain a new and sustainable function.

In overall terms, while there are negative impacts, the thrust of the proposals result in positive impacts for this house.

5.3.7.5.2 No. 21 Parnell Square

No. 21 has survived reasonably intact, but with some losses during the 20th century, particularly alterations to the ground floor rooms including the loss of the original staircase from ground floor to first floor.

On Parnell Square, the major change has been to the Basement area surround and Main Entrance Doorcase and the lesser changes in the window sash pattern, the replacement of the ground floor ashlar and the installation of the first floor balcony that continues across No. 20, but the original house is still clearly understandable. The rear garden and coach houses were lost when the Ballroom was constructed and while it has been removed and the garden re-developed by others earlier this century, the rear garden is now part of the Gallery site so the house has not regained its rear garden.

Internally, the layout has survived, but there have been alterations. The Basement was altered in the 20th century as part of the Ballroom function as were quite significant alterations to the ground floor. In addition, lateral connections to No. 20 were formed also, that of the first floor front room being significant. The upper floors have survived reasonably intact apart from the lateral connections and some lesser 19th century alterations. They have not experienced significant change, but there have some been losses in finishes etc. due to water ingress and associated decay, particularly on the third floor.

Externally, it is proposed to conserve and repair the brickwork and windows and remove the 20th century balcony. While the roof is shown as being replaced, this is the worst case scenario due to incomplete information and, if possible, it is intended to retain and

repair the structure and to re-slate and re-lead the existing repaired structure. It is proposed to remove the 20th century Main Entrance Door, replace the Basement surround as originally designed, but modified to allow for a new Universal Access ramp with concomitant alterations to the 20th century doorway. In overall terms and excluding the Universal Access proposals, these are all positive impacts unless the structure of the roof has to be replaced which will give rise to a negative impact. If that replacement is essential due to the condition of the original, it can be considered an acceptable level of impact under the circumstances. The new ramp proposed has a very significant negative impact, but this relates to and is mitigated by the Universal Access provided.

In this context and while strictly not specifically architectural heritage, it must be noted that the Universal Access proposed permits more people to visit and experience this house and the adjoining house. It allows them to understand how such historic buildings can have a sustainable function in the 21st century.

Internally, the proposals give rise to negative and positive impacts. In overall terms and excluding the Universal Access Ramp, the impacts balance out and the major positive impact is that this currently vacant and unused Protected Structure will gain a new and sustainable function. However, the proposal to remove the existing timber floor and install a ramp to facilitate Universal Access requirements gives rise to a very significant negative impact. This impact has been discussed at length with the Design Team who have explained the processes involved and the alternatives examined. The decision to use this space relates to requirement to have such access available to these two buildings from Parnell Square and that this entrance was already significantly altered in the past. On the basis of the foregoing, as the requirement was essential and as all other alternatives gave rise to greater impacts, the proposed solution is the least damaging.

While the overall impacts are positive for the house, the Universal Access requirement results in negative impacts from an architectural heritage perspective. However, these are mitigated by the additional access permitted and noted above.

5.3.7.5.3 No. 23 Parnell Square

No. 23 has experienced an amount of alteration over time, the major alterations relating to the early to mid 20th century when the building was in educational use and the Entrance Door removed. Uniquely, the Return has survived although it is unclear if the upper floor was significantly altered or completely re-built. The original

plan form is evident.

Externally, the major alteration to the Pannell Square facade has been the removal of the 1930's original door and doorcase, steps and apron etc and the extension of the basement plinth wall and railings together with the alterations to the window sashes. To the rear, the alterations have been modest, although it is unclear how much of the first floor level of the Return is original.

Internally, the original plan form has survived reasonably intact, although there have been some alterations, particularly the 1930's sub-division on the second and third floor and the various coeval lateral connections with No. 24.

As well as the conservation and repair of the external fabric including the windows and roof which are positive, it is proposed to reinstate the original design of the Main Entrance door, door case, steps, plinth wall and railings which are significant positive impacts. However, the removal of the extant Return is a significant negative impact.

Internally, the proposals give rise to positive and negative impacts. The removal of the 1930's subdivisions of the second and third floor rooms being a significant positive impact. The impacts of the Fire Safety Design Strategy cannot be adequately assessed at this time as the final design has not been completed.

The bridge connections across the proposed Atrium space result in negative impacts although, with the exception of the under sill panelling, the extant joinery is to be retained. However, the proposed atrium permits a view of the rear wall and its conservation and repair enhance that appearance, all of which are positive impacts.

5.3.7.5.4 No.24 Parnell Square

No. 24 has experienced an amount of alteration over time, the major alterations relating to the early to mid 20th century when the building was in educational use. The original plan form is evident.

Externally, there have not been major visible alterations although the fenestration patterns have been altered. To the rear, the alterations have been modest, but the Return was removed in the 20th century when a major chimney stack was erected.

Internally, the original plan form has survived reasonably intact, although there have been some alterations, particularly the 1930's sub-division on the second and third floor and the various coeval

lateral connections with No. 23 and 25.

It is proposed to conserve and repair the external fabric including the windows and roof which are positive impacts. The bridge connections across the proposed Atrium space result in negative impacts

Internally, the proposals give rise to positive and negative impacts, the removal of the 1930's subdivisions of the second and third floor rooms being a significant positive impact, but the removal of the basement walls is a very significant negative impact, although the stair hall vault will be retained. The impacts of the Fire Safety Design cannot be adequately assessed at this time as the final design has not been completed.

In overall terms, despite the removal of the basement subdivisions, the overall thrust of the proposed works will have a positive impact. However, the conservation and repair of the surviving internal joinery and plasterwork are significant positive impacts.

5.3.7.5.5 No.25 Parnell Square

No. 25 has experienced an amount of alteration over time, the major alterations relating to the early to mid 20th century when the building was in educational use and the Main Entrance door and steps, plinths and railings were removed and the railings continued across the opening as in No. 23. The original plan form is evident.

Externally, apart from the removal of the Entrance Door from the Parnell Square Facade, there have not been major visible alterations although the fenestration patterns have been altered. To the rear, the Return was removed in the 20th century, the ground floor and third floor fenestration altered and a large chimney stack erected. The original pitched roof was replaced with a flat roof at the same time.

Internally, the original plan form has survived reasonably intact, although there have been some alterations, particularly the 1930's on the ground floor where the former Hall was incorporated into the Front Room (forming the 1916 Room) and the various coeval lateral connections with No. 24 and 26. Much of the original internal window joinery has been stripped.

It is proposed to conserve and repair of the external fabric including the replacement of all the Parnell Square facade windows which are positive impacts.

Internally, the proposals give rise to positive and negative impacts, the removal of the 1930's subdivisions of the ground floor rooms being a significant positive impact, but the removal of the basement walls is a very significant negative impact, although the stair hall vault will be retained. It is proposed to raise the level of the third floor to accommodate Universal Access which is a significant negative impact. The impacts of the Fire Safety Design cannot be adequately assessed at this time as the final design has not been completed.

In the context of the alterations previously experienced in this building, the design decision to make further alterations to this less intact house rather than to subject a more intact house to a greater loss of original fabric is a very important mitigation. It is the conservation and repair of the original external fabric that is the most important positive impact for this house.

5.3.7.5.6 No. 26 Parnell Square

No. 26 has experienced an amount of alteration over time, the major alterations relating to the mid 20th century when the building was in educational use and original staircase was replaced with the extant concrete with terrazzo finish. The original plan form is evident, but the original roof was replaced with the extant flat roof.

Externally, there have been no major visible alterations although the fenestration patterns have been altered. To the rear, the alterations have been modest, but the Return was removed in the 20th century and the third floor fenestration altered, much of the rear wall from the first floor windows being re-built in the 1930's.

Internally, the original plan form has survived reasonably intact, although there have been some alterations, particularly the 1930's sub-division on the ground floor, the replacement of the staircase and the various coeval lateral connections with No.25 and 27.

It is proposed to conserve and repair of the external fabric including the windows which are positive impacts.

Internally, it is proposed to remove the extant mid 20th century staircase and install a lift which do not have significant impacts because the original fabric was lost in the mid 20th century. It is proposed to adjust the first, second and third floor level to accommodate Universal Access which are significant negative impacts. It is also proposed to remove large sections of the party wall with No. 27 to accommodate a vertical services duct and this is a significant negative impact. The impacts of the Fire Safety Design cannot be adequately assessed at this time as the final design has not been completed.

In the context of the alterations previously experienced in this building, the design decision to make further alterations to this less intact house rather than to subject a more intact house to a greater loss of original fabric is a very important mitigation. However, there are major impacts for the internal fabric of this house.

5.3.7.5.7 No.27 Parnell Square

No. 27 has experienced a significant amount of alteration over time, the major alterations relating to the mid 20th century when the building was in educational use and original staircase removed to facilitate the connection to the Amharclann Building. At the same time, the roof was replaced by the extant north light arrangement and the full third floor converted to a single space. The original plan form is evident in the basement, ground, first and second floor.

Externally, the original Entrance Doorcase has been removed, enlarged and replaced with the current double door arrangement. To the rear, the Return has been lost, the Amharclann Building access corridor formed and the upper floor fenestration significantly altered.

Internally, the original plan form has survived reasonably intact on the basement to second floor, except for the loss of the staircase and the flooring of the void. The connections to the Amharclann Building formed in the ground and first floor former stair hall, the consequential alterations and the formation of the third floor is now a single large space were significant interventions at the time. Various lateral connections with No. 26 were formed in the 1930's and connections to 28 were formed in the 1950's when this building was incorporated with Nos. 23 to 26.

It is proposed to conserve and repair of the external fabric including the windows which are positive impacts. The alterations to the entrance and the formation of the ramp for Universal Access are a Profound Negative Impact.

Internally, it is proposed to remove the extant mid 20th century access corridor to the Amharclann Building and to form a new stair hall in the space, rising to the first floor with a new staircase inserted in the re-opened original stair hall to serve the upper floors. As part of these works, a substantial amount of the party wall with No. 26 and the stair hall wall are to be removed to form the significant new stair hall feature, all of which result in negative impacts. To form the Universal Access compliant Main Entrance, it is necessary to remove the full barrel vault of the existing floor and this, in conjunction with the loss of the cross wall noted earlier, are a substantial structural intervention with concerns for the historic fabric, its stability and integrity, all of which result in the profound negative impact recorded. The impacts of the Fire Safety Design cannot be adequately assessed at this time as the final design has not been completed.

In the context of the significant alterations previously experienced by this building, the design decision to make further alterations to this less intact house rather than to subject a more intact house to a greater loss of original fabric is a very important mitigation. Also, the requirement to provide a Universal Access compliant Main Entrance to the full complex is a further mitigating factor in terms of the entrance ramp. However, there are major impacts for this house, externally and internally.

5.3.7.5.8 No. 28 Parnell Square

No. 28 has experienced relatively little alterations over time and the original plan form is evident.

Externally, there have been no major visible alterations and the original fenestration patterns have survived. To the rear, the alterations have been modest.

Internally, the original plan form has survived remarkably intact, although interconnections between the front and rear rooms, probably dating to the latter half of the 19th century or slightly later and, in the mid 20th century, various coeval lateral connections with No. 26 were formed. The fully vaulted basement is an important feature.

It is proposed to conserve and repair of the external fabric including the windows, only replacing those beyond repair, which are positive impacts.

Internally, it is proposed to retain and repair the original fabric, particularly the damaged staircase, all of which are positive. Some new sub-divisions will be introduced on the upper floors which are moderate negative impacts. The impacts of the Fire Safety Design Strategy cannot be adequately assessed.

In overall terms, the proposed works are positive for this house.

5.3.7.6 Conclusions

When considering the impacts of proposed developments on extant historic buildings, there are always positive and negative impacts, and this is consistent with the assessment undertaken for this proposal. Positive impacts require no mitigation or justification by their definition as positive.

Negative impacts need more careful understanding and consideration. Mitigation or justification assists in the overall assessment of the proposal. Some impacts are avoidable, others are not for a variety of reasons. Negative impacts are to be expected and the essential criteria is that the impacts assessed are not greater than those that can be reasonably expected or that they will not result in excessive damage to the integrity and authenticity of the historic building and its fabric. This assessment has considered the impacts of the proposals on the setting of the Historic Buildings, the impacts on their external fabric and the impacts on their internal fabric. It has not considered the impacts on the wider scale of the

Conservation Areas and Architectural Conservation Areas as this study has been undertaken by others.

In terms of the setting, the study found that the proposal to site this new building on the extant yard would be positive, given that, with the sole exception of the Return of No. 23, all the historic Returns, Mews / Coach Houses, plot divisions etc. are gone. In addition, the extant mid 20th century Amharclann Building and link corridor are not of special interest. It did find there are some negative impacts relating to the necessary connections between the existing and proposed new buildings. It found that, on balance, the setting to the Parnell Square would be positive, although there were certain negatives.

In terms of the external fabric, again there were negatives and positives and excluding the proposed Universal Access Ramps and their associated alterations, these were generally positive. However, the ramps and their associated alterations gave rise to a very significant negative impact for No. 21 and a profound negative impact for No 27.

Internally, a similar situation of positive and negative impacts was found, but again the Universal Access Ramps gave rise to the very significant and profound negative impacts. While there were greater negative impacts noted for the internal fabric of Nos. 26 and 27, the mitigation here was that these buildings had experienced the greatest losses and alterations in the past. The design decision was to target these buildings for the greater alterations to save the more intact buildings from damage and this, in the overall context, is a reasonable and justified design decision.

The requirement for Universal Access is reasonable for a major public building such as is proposed for these buildings and site. The requirement for this access to be from Parnell Square is reasonable also, given the inherent cultural significance of the place. If the recent history of the houses is considered, it is one of vacancy, disuse and deterioration notwithstanding the various maintenance operations undertaken - the fall of the hearthstone in No. 28 and the consequential severe damage to the original staircase is but one illustration of the situation. Given how long these buildings have been vacant, remaining vacant is not a good alternative, but there are no other potential uses for the buildings currently available. Therefore, the very significant and profound negative impacts of providing the required Universal Access from Parnell Square must be weighed against the alternative.

There are areas where the impact assessment could not be as thorough as would have been desired, such as the Services in

general and the Fire Safety Design Strategy. This is not uncommon in dealing with historic buildings such as these where the detailed design has to take account of matters revealed as the fabric is opened up. The need for continuing monitoring and assessment is self-evident.

5.3.8 Monitoring / Reinstatements

It is clear that considerable research, investigation and analysis have been undertaken, but it is also clear that much remains to be done.

Conservation best practice requires a flexibility to be able to refine methodologies and materials to react to discoveries within a building. Seldom does a 'one fix for all' solution apply in conservation. Investigations and opening up at early stage yield considerable information, but this is never finite or consistent throughout the building or buildings. Particularly in this instance, as there are 8 mid 18th century houses built by at least 3 differing builders and with very differing chronologies since first occupied. Therefore, even with the controlled opening up undertaken, situations will be uncovered that makes the designed solutions impossible or inappropriate.

In order to achieve the proper conservation of buildings as set out in the Guidelines 'Architectural Heritage Protection - Guidelines for Planning Authorities' and other charters and guidelines, it is necessary to ensure that a monitoring system is put in place to ensure that deviations from the procedure, methodologies and materials set out in the planning documents are appropriate.

This is normally contained in a condition of a Planning Permission granted that requires a compliance submission and / or a rolling compliance system to be activated for the particular project. It is essential that such a system is put in place for the conservation aspects of this project. To be effective, those monitoring should not be concerned with the day to day decisions that will be necessary, but should take an objective overview isolated from the demands of the day to day management and decision making that will be required. A system of information and report submission to an appropriate authority for compliance agreement would satisfy these needs. The appropriate authority best suited would be the Local Authority, Dublin City Council, and their Planning Department and Conservation Officer.

5.3.9 Difficulties Encountered

As described through the Chapter, there are areas where the impact assessment could not be as thorough as would have been desired. The assessment was carried out on the basis of the information available, within the time allowed. This is not uncommon in dealing with historic buildings such as these where the detailed design has to take account of matters revealed as the fabric is opened up. The need for continuing monitoring and assessment is self-evident.

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