



Fig. 3 The boundary wall shared with O'Connell Hall, a Protected Structure and No.43



Fig. 4 The eastern end of the boundary wall is attached to the rear of No.42. The flat roof above the rear extension of No.43 is dressed into the boundary wall.

2.3 Boundary conditions at No.58-59 O'Connell Street Upper

This section is to be read in conjunction with the building inventory.

At the southern end of Site 2 there are multiple shared boundary conditions as illustrated in Fig.3.

No.58 O'Connell Street Upper:

All fabric behind the façade will be removed to facilitate the new development. The reconstructed building will take cognisance of the party wall shared with No.59 during demolition and construction phases and in the realisation of a new building. The boundary wall varies, having been constructed in multiple phases and contains 18th, 19th and 20th century fabric. A length of the boundary wall between the former reading room and the rear return pertaining to No.59 will be removed to facilitate the proposed development.

No.59 O'Connell Street Upper (Main building):

The main building facing onto O'Connell Street is outside the applicant site boundary.

Rear No.59 O'Connell Street Upper : Regency annex:

A Regency annex perpendicularly attached to the extended rear return of No.59 falls within the applicant site. This structure will be removed in part to facilitate the Metro enabling works.

Rear No.59 O'Connell Street Upper: Former Reading Room:

The former reading room will be adapted for café / restaurant use. Please refer to Table 4.1 for a schedule of the proposed modifying works to the retained fabric.

There will be a deep excavation as part of the Metro enabling works against the northern boundary of the former Reading Room and therefore the perimeter of the building will be lined with a secant pile. Please refer to Structural engineer's report DC-WAT-2X-XX-RP-S-000010 for details.

No.60 O'Connell Street Upper:

This structure is outside the applicant site.

No.61 O'Connell Street Upper:

It is proposed to provide a passageway through the entrance level of No.61, connecting O'Connell Street to Henry Place, subject to planning approval.



Fig. 5 The southern end of Site 2 (including No.61 O'Connell Street Upper) shares multiple party and boundary walls with neighbouring sites. Indicative position of applicant boundary identified with an orange dashed line for illustrative purposes only.

3.0 DESCRIPTION OF PROPOSED REPAIR WORKS TO RETAINED FAÇADES WITH SITE 2

3.1 Retained façades

This section is to be read in conjunction with the 'Masterplan Design Statement, Section 7 - Façade retention Strategy' prepared by ACME architects, submitted with the application.

The façades proposed for retention and repair with Site 2 are as follows:

- No.43 O'Connell Street Upper (a protected structure)
- No.44 O'Connell Street Upper (a protected structure)
- No.45 O'Connell Street Upper
- Nos.52-54 O'Connell Street Upper / The former Carlton Cinema (a protected structure)
- No.57 O'Connell Street Upper (a protected structure)
- No.58 O'Connell Street Upper (a protected structure)

A description of the each of the façades scheduled for retention is provided in Section 3.1.1. and in Table 3.1 below. Please refer to Section 6.1 of the accompanying Architectural Heritage Impact Assessment for conservation methodologies, cross-referenced in the Table 3.1 below.

Note: Buildings façades were inspected from the ground only, detailed condition assessments will be prepared post inspection at close-range.

3.1.1 No.43 Upper O’Connell Street

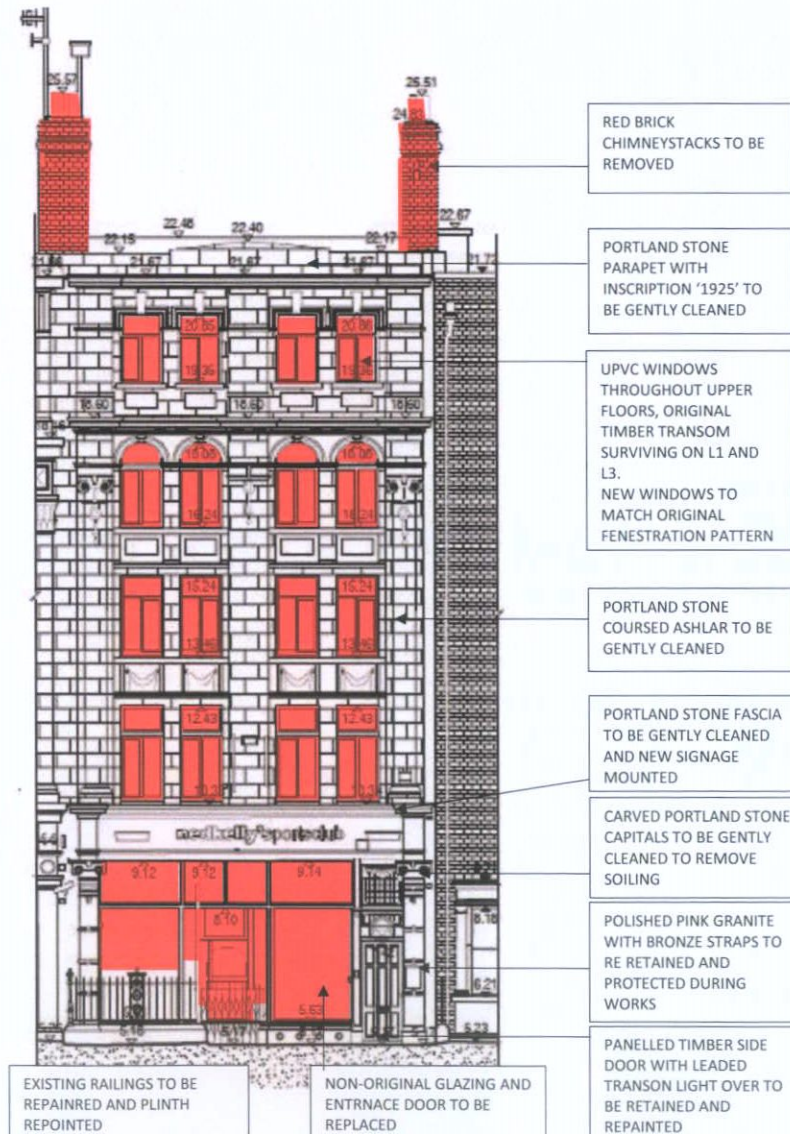


Fig. 6 The façade of No.43 O’Connell Street Upper will be retained and repaired. The new development will be constructed behind the façade. On the upper levels the existing uPVC windows will be removed and timber casements will be installed.

Fig. 7 No.43 O’Connell Street Upper. Note: Elevations with fabric proposed to be removed highlighted. These survey drawings are based on a dimension survey carried out by Murphy Surveyors in 2020. Not to scale. The drawings within this report are for illustrative purposes only and are not to scale. Please refer to detailed drawings submitted with the application for accurate dimensions and information.



Fig. 8 Modified basement lightwell: wrought iron railings with cast iron urns on cut granite plinth. Railings have been modified and stairs is not original. It is proposed to repair and repaint the ironwork and repoint the granite plinth. The later stairs will be removed.



Fig. 9 Detail of decorative bronze fixtures with rosette motif and egg-and-dart straps mounted on pink granite clad pilaster.



Fig. 10 Carved Portland stone Ionic order capital with lions' head detail. Masonry will be gently cleaned to remove soiling. Redundant services and fixtures to be removed.



Fig. 11 Original leaded transom light above panelled side door, with carved swag beneath pediment. All original joinery and leaded glazing to be retained, masonry elements will be gently cleaned and original joinery elements repaired and repainted.



Fig. 12 Recessed bays of paired windows to first and second floors, with carved swag on window apron. Note the original timber transoms surviving on first and third floor level windows otherwise uPVC window frames throughout. Replacement windows proposed to match original, as informed by surviving profiles and historic photographs.



Fig. 13 Pediment parapet featuring the inscription '1925'. Note timber transom and arched head on Level 3, and also Level 1.

3.1.2 No.44 O'Connell Street Upper

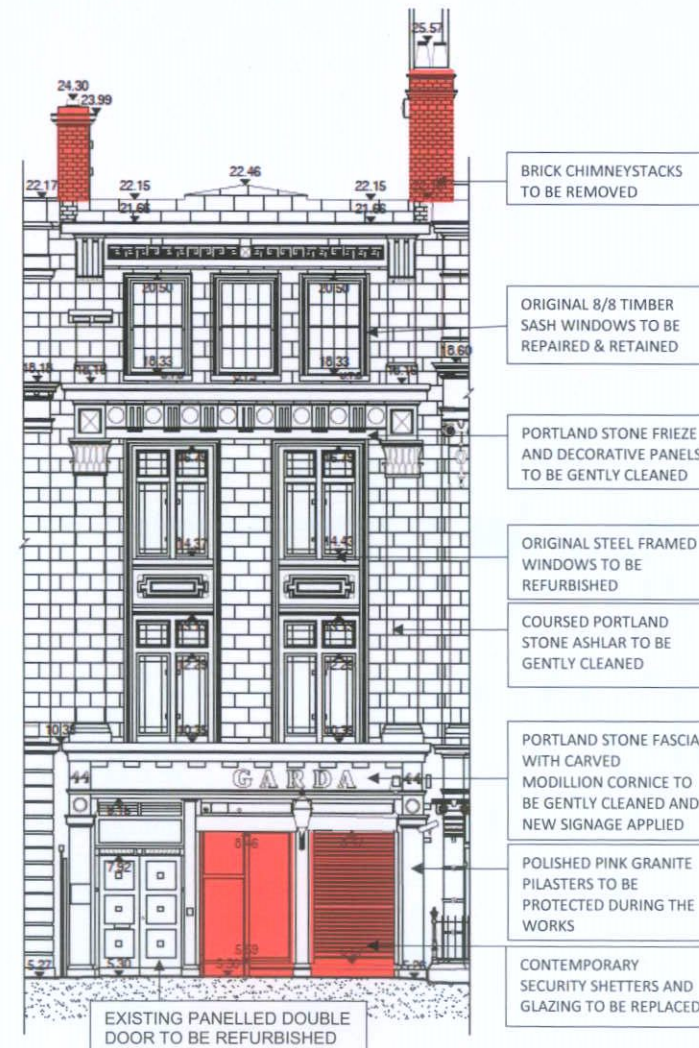


Fig. 14 The façade of No.44 O'Connell Street Upper will be retained and repaired. The new development will be constructed behind the façade.

Fig. 15 No.44 O'Connell Street Upper. Note: Drawings are not to scale. The drawings within this report are for illustrative purposes only. Please refer to detailed drawings submitted with the application for accurate dimensions and information.



Fig. 16 Original shop front to ground floor, comprising polished pink granite pilasters with stylised capitals. Replacement glazed shop windows set within timber frames over granite stall risers. Later glazing to be replaced. Granite plinth below windows to be removed to facilitate access via new entrance doors.



Fig. 17 Detail circular medallions and '44' numbering on frieze above capital and Portland stone frieze with carved modillion cornice. Masonry elements to be gently cleaned.



Fig. 17 Double-leaf timber panelled doors to south with raised central studs, carved timber architrave with circular medallion motif and plain glazed transom; ventilated grille over. Existing double door to be retained and repaired.



Fig. 18 Steel casement windows with fixed transom lights over to be restored by specialist.



Fig. 19 Detail of metal casement openings, original fixings intact. Steel windows to be restored.



Fig. 20 Frieze of triglyphs and circular medallions to second floor. Third floor flanked to outer bays by pilasters with triglyph pediments and key-pattern frieze.

3.1.3 No.45 O’Connell Street Upper



Fig. 21 The façade of No.45 O’Connell Street Upper will be retained and repaired. The new development will be constructed behind the façade.

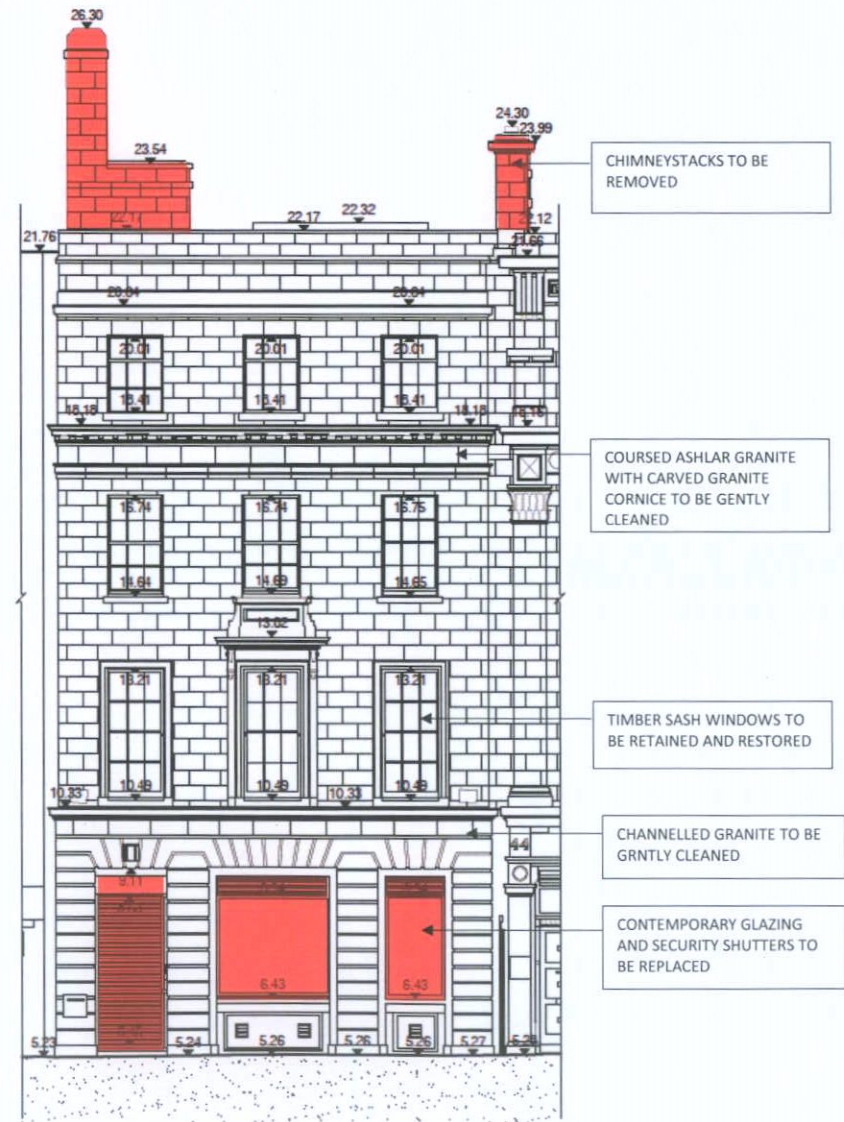


Fig. 22 No.45 O’Connell Street Upper. Note: Drawings are not to scale. The drawings within this report are for illustrative purposes only. Please refer to detailed drawings submitted with the application for accurate dimensions and information.

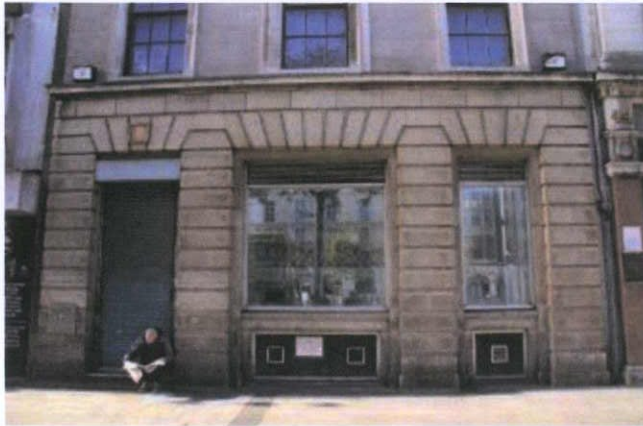


Fig. 23 Channeled granite shopfront with square-headed door opening to ground floor, with nosed granite threshold. Steel security shutter on door to be removed.



Fig. 24 Square-headed window openings; Late 20th century windows with ventilation grilles over to be replaced.

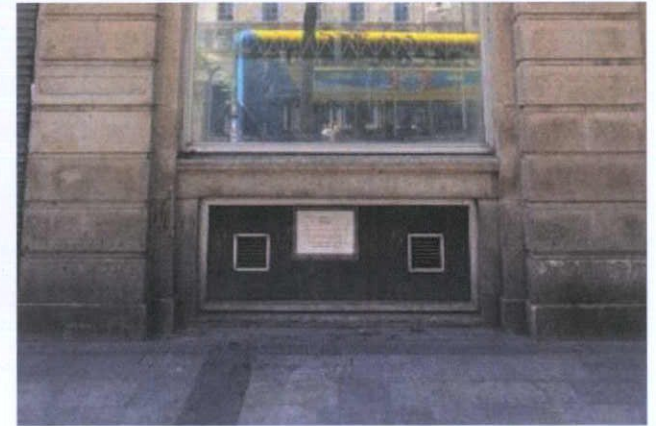


Fig. 25 Late 20th century insert in stall riser, framed in granite. Panel to be replaced. All masonry elements to be retained and gently cleaned down.

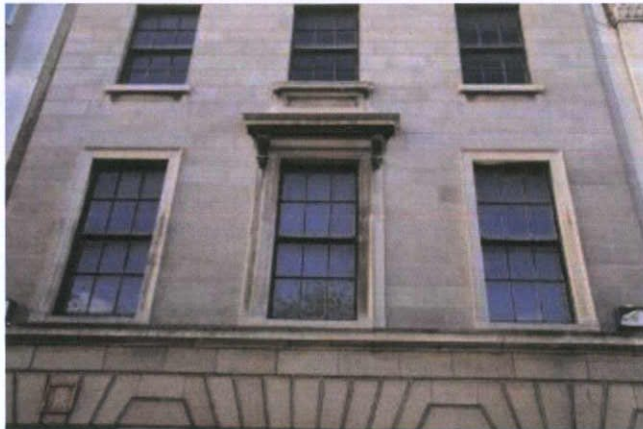


Fig. 26 Carved Portland stone surrounds to first floor, and central ope having carved granite hood moulding supported on corbel brackets; Portland stone sills to second floor, with central window having carved, Portland stone panelled apron. Masonry to be gently cleaned.



Fig. 27 Dentilled granite cornice at third floor level to be inspected at close range and lead flashing applied if required.



Fig. 28 Coursed, ashlar granite parapet to be cleaned and repointed as required.

3.1.4 No.52-54 O'Connell Street Upper

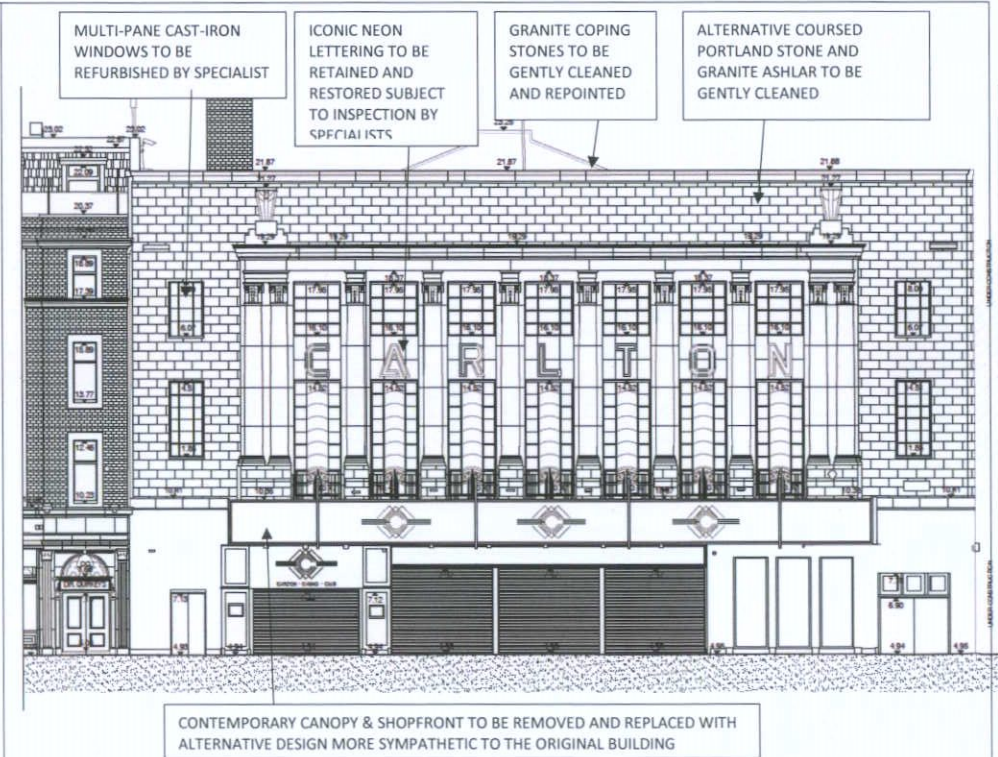
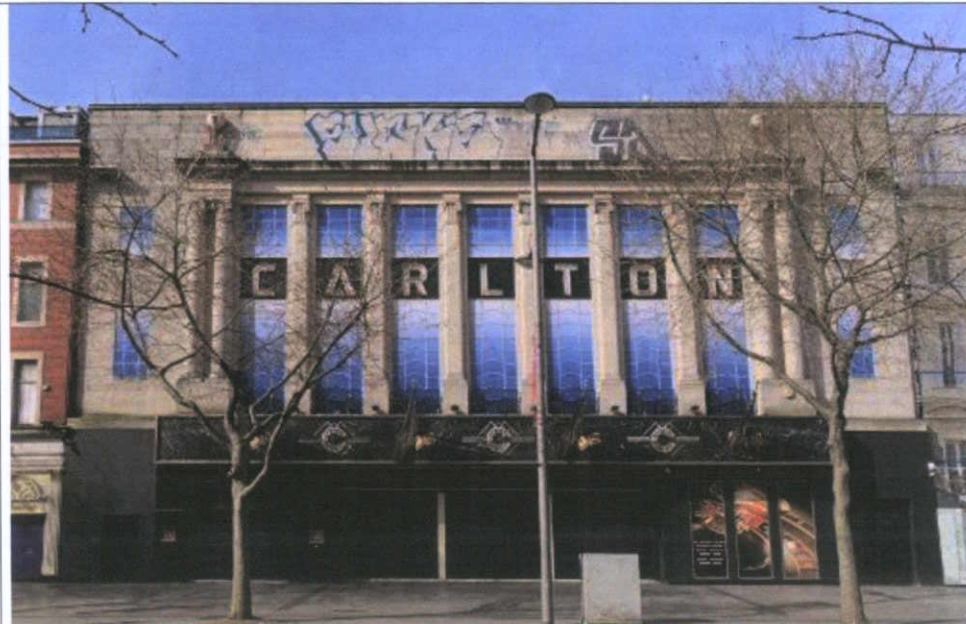


Fig. 29 The façade of No.52-54 O'Connell Street Upper will be retained and repaired. The new development will be constructed behind the façade.

Fig. 30 No.52-54 O'Connell Street Upper. Note: Drawings are not to scale. The drawings within this report are for illustrative purposes only. Please refer to detailed drawings submitted with the application for accurate dimensions and information.



Fig. 31 Decorative railings at first floor level between bays, to be restored and refinished.



Fig. 32 Integrated bowls of light supported on tripods to be integrated into new lighting scheme.



Fig. 33 Detail of art deco inspired detail on capitals. All masonry elements to be gently cleaned to remove graffiti and soiling.



Fig. 34 Neon lighting in individually mounted lettering. Signage to be retained and restored subject to inspection by specialist.



Fig. 35 Example of damage to capitals requiring stone graft repair.



Fig. 36 Detail of graffiti staining to be removed from parapet.

3.1.5 No.57 O'Connell Street Upper

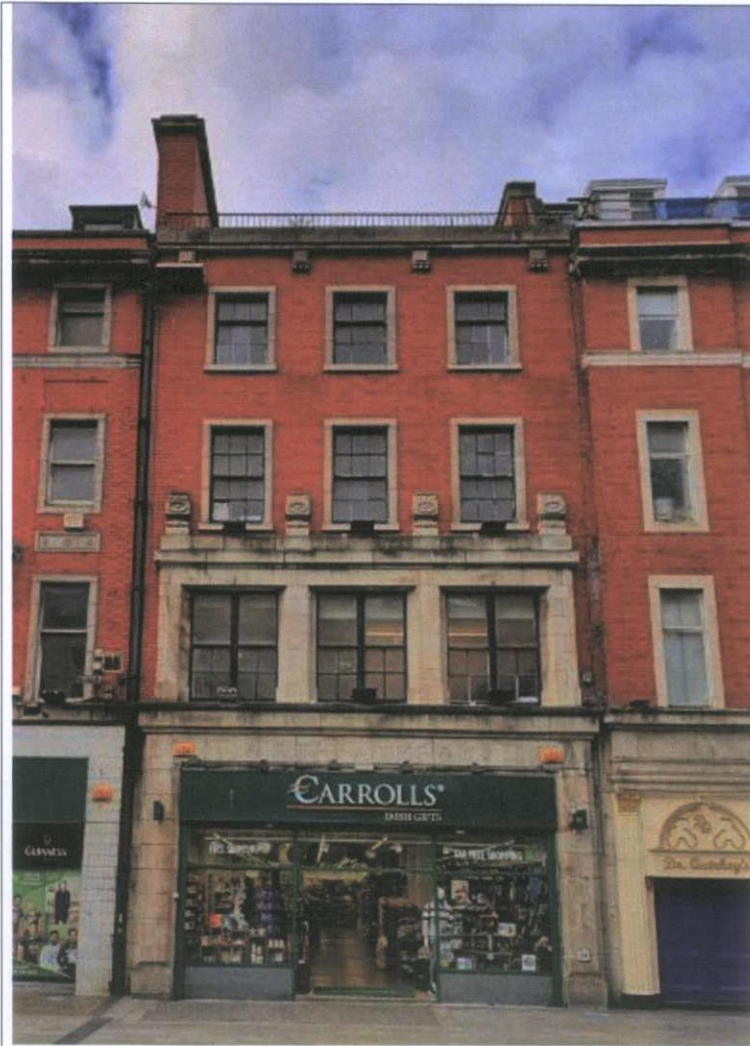


Fig. 37 The façade of No.57 O'Connell Street Upper will be retained and repaired. The new development will be constructed behind the façade.

Fig. 38 No. 57 O'Connell Street Upper. Note: Drawings are not to scale. The drawings within this report are for illustrative purposes only. Please refer to detailed drawings submitted with the application for accurate dimensions and information.

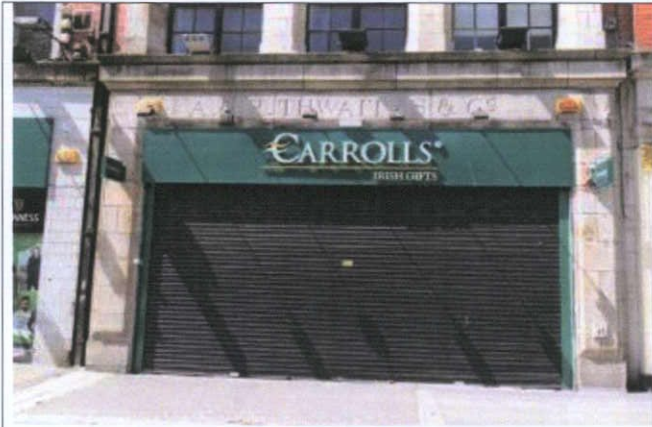


Fig. 39 Granite ashlar shop front with solitary plinths flanking either side of modern shopfront infill; incised lettering to fascia reading, A & R THWAITES & CO



Fig. 40 Projecting granite ashlar, tripartite breakfront, having cornice and blocking course of carved granite ashlar surmounted by stylised granite medallions. Granite ashlar surrounds and cills to all window openings



Fig. 41 One-over-four paired timber windows at first floor.



Fig. 42 Six-over-six timber sash windows.



Fig. 43 Detail of carved granite medallion.



Fig. 44 Parapet railing, damage to brickwork from removed fixings

3.1.6 No.58 O’Connell Street Upper

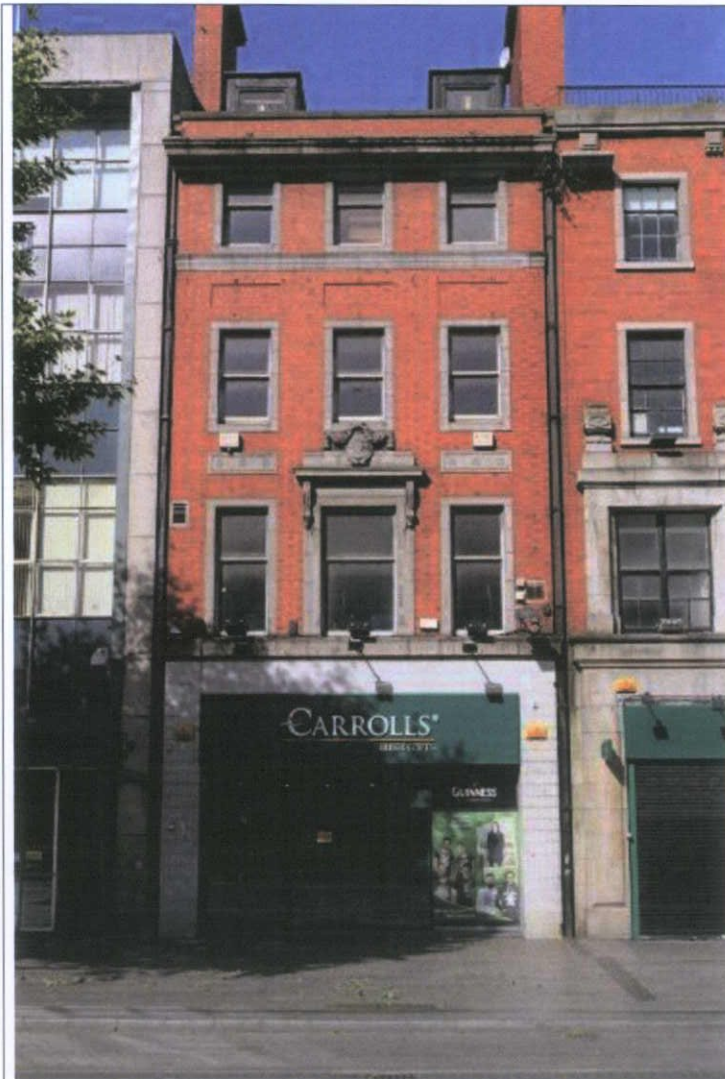


Fig. 45 The façade of No.58 O’Connell Street Upper will be retained and repaired. The new development will be constructed behind the façade.

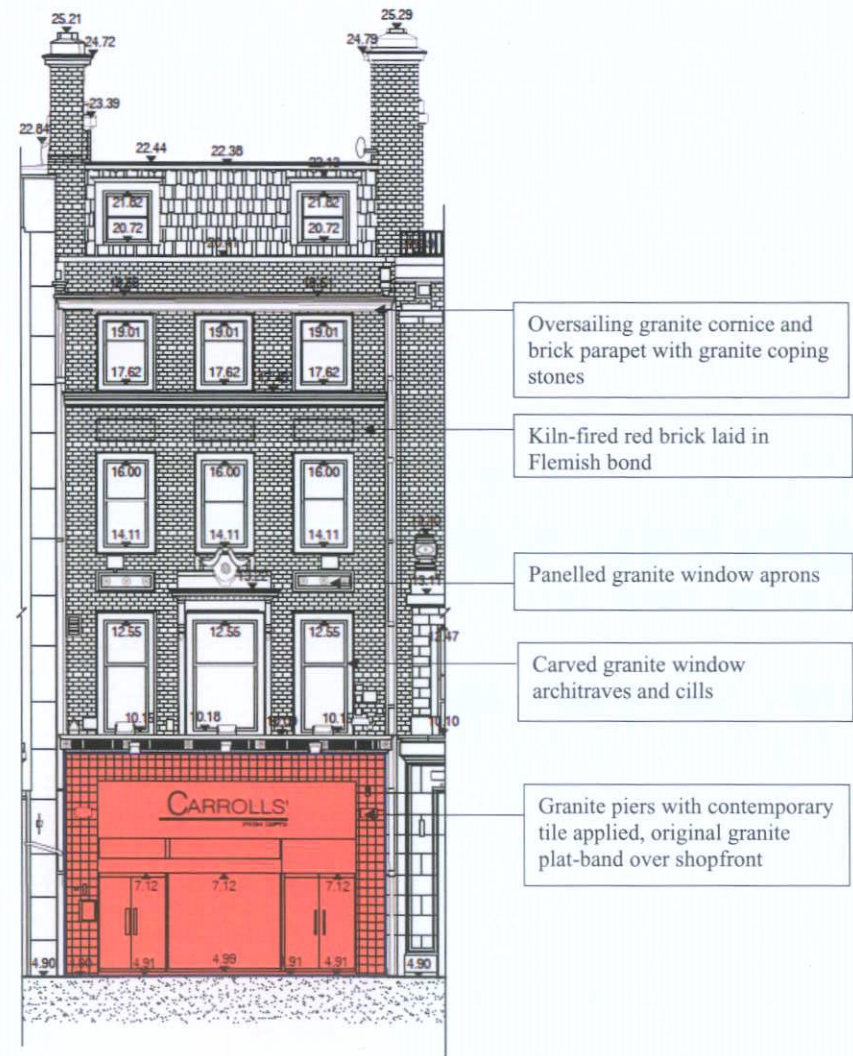


Fig. 46 Note: Drawings are not to scale. The drawings within this report are for illustrative purposes only. Please refer to detailed drawings submitted with the application for accurate dimensions and information.

3.1.7 No.61 O'Connell Street Upper



Fig. 47 Decorative plaque with swags over corniced hood moulding set to central, first floor window.

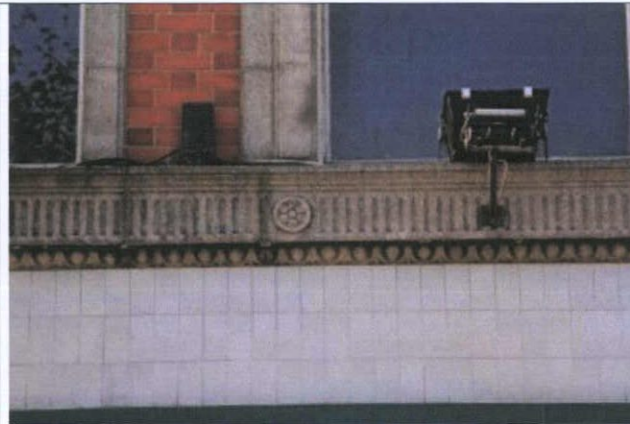


Fig. 48 Original granite plat band over modern shop front.



Fig. 49 Plaque bearing inscription, "JGC."



Fig. 50 Panelled granite window aprons to second floor, with decorative rosettes.



Fig. 51 Granite cornice, with water-staining evident.



Fig. 52 Timber sash windows with moulded architraves internally and without shutters.

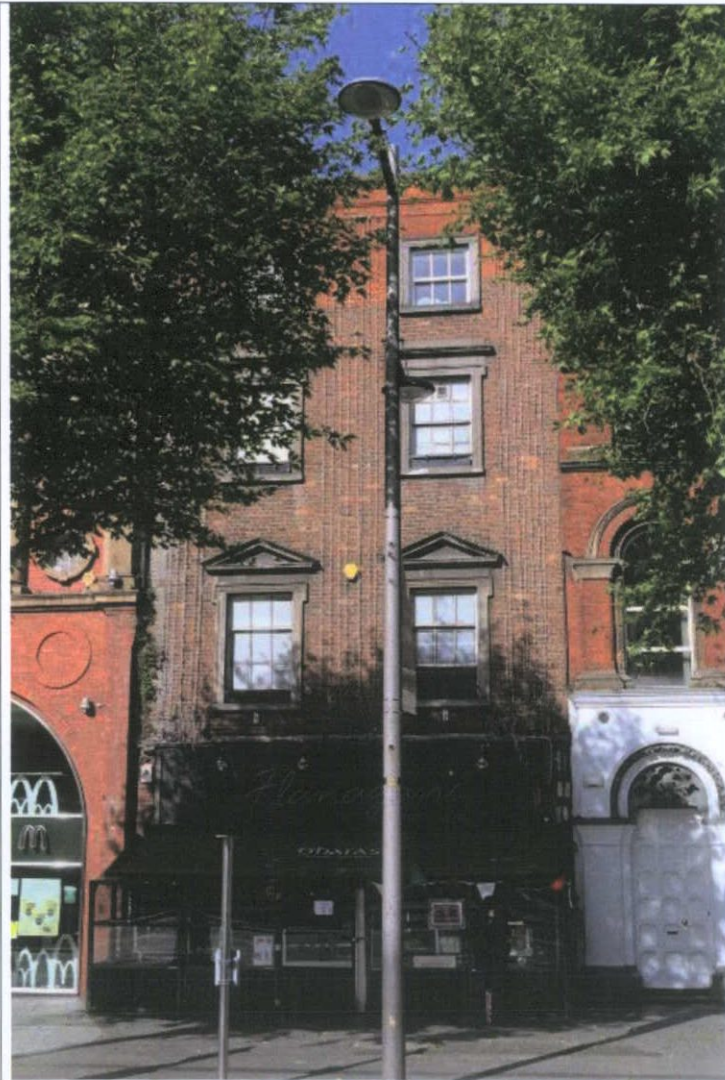


Fig. 53
The upper levels of the existing front façade of No.61 Upper O'Connell Street (a Protected Structure) will be retained and repaired. The later shopfront will be removed and a new, contemporary shopfront installed, incorporating a pedestrian link through the structure from O'Connell Street to Henry Place.

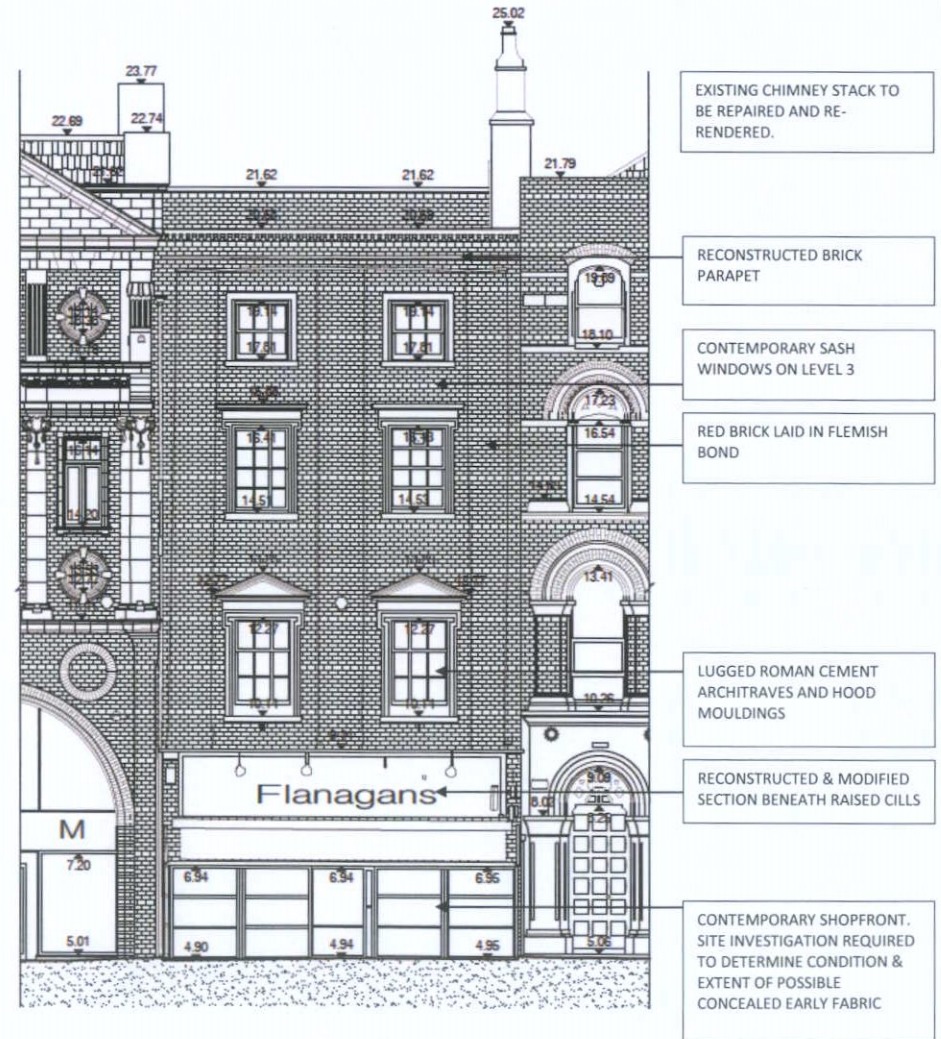


Fig. 54
Illustrative drawings of No.61 Upper O'Connell Street.
Note: Drawings are not to scale. The drawings within this report are for illustrative purposes only. Please refer to detailed drawings submitted with the application for accurate dimensions and information.

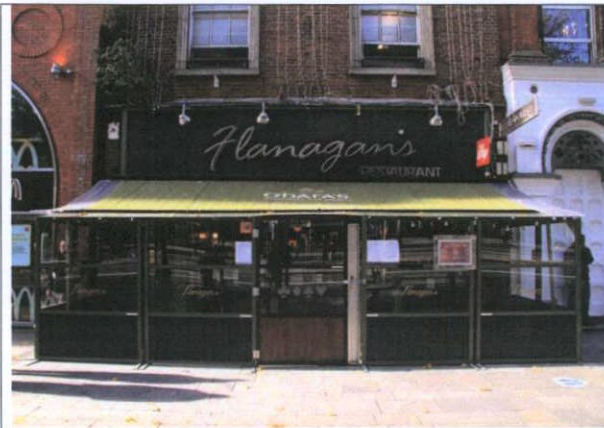


Fig. 55
Contemporary shopfront, with external seating area. Explorative site investigations are required to determine the condition & extent of historic fabric that might be concealed behind the existing shopfront.



Fig. 56
Note reconstructed / infilled brick below first floor cills. Historic photographs show the design of the earlier windows as having lower cills with scrolling architraves. The first floor windows are not original. The existing composition will be retained and repaired.



Fig. 57
Level 1 windows: Lugged, Roman cement architraves and hood mouldings, repaired with cement, pedimented to first floor. The architraves will be retained and repaired.



Fig. 58
Level 2 Windows: Moulded Roman cement architraves; granite sills with later rendered finish coat applied, and now failing. The architraves will be retained and repaired.

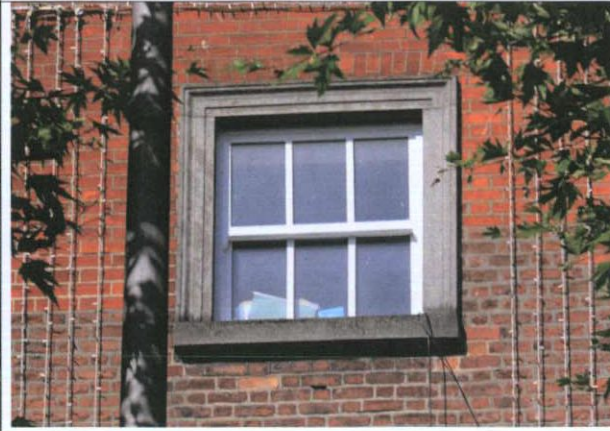


Fig. 59
Level 3 windows: Roman cement architraves. Recent sash windows have been installed at third floor, not matching original window profiles. Historic photos depict the earlier timber sashes as having slimmer profiles with 4 over 4 fenestration pattern. It is proposed to replace the 3rd floor windows with a new timber sash to match the original. Architraves will be repaired.



Fig. 60
Detail of the reconstructed parapet, with granite coping on flashing and dentil brick cornice. The brickwork and granite coping will be repointed.



Fig. 61
Detail of eroded pointing and decayed brick behind the rainwater downpipe. The rainwater downpipe will be repaired and replaced to match original profile. Biocide will be applied and vegetation removed. The affected brickwork will require repair and repointing.



Fig. 62
Detail of contemporary brick positioned in front of the fascia and shopfront. Underlying fabric to be inspected for surviving historic fabric. It is clear from examination of historic photographs that the early 20th century shopfront has either been significantly altered or previously altered.

3.2 Schedule of proposed works to retained façades

Façade element		No.43 RPS.6023	No.44 RPS.6024	No.45	No.52-54 (Carlton) RPS.6025	No.57 RPS.6026	No.58 RPS.6027	No.61 RPS.6029
Shopfront	Description	Original shop front to ground floor comprising; polished pink granite pilasters with carved rosette detail and Ionic capitals supporting Portland stone frieze and carved cornice, with modern lettering fixed to stone. Canted bay to shop entrance, flanked by large, glazed windows on granite stall risers, having overlights with timber glazing bars. Terrazzo threshold to entrance.	Original shop front to ground floor, comprising pink granite pilasters with stylised capitals having circular medallions supporting Portland stone frieze and carved modillion cornice. '44' numbering on frieze above capital. Double-leaf timber panelled doors to south with raised central studs, carved timber architrave with circular medallion motif and plain glazed transom; ventilated grille over. Replacement glazed shop windows set to timber frames over granite stall risers.	Square-headed door opening to ground floor, with nosed granite threshold. Square-headed window opens; Modern windows to ground floor, grilles below cills, and steel security shutter.	Late 20 th century projecting canopy to centre with modern fascia, flanked by modern shop fronts concealed behind steel roller shutters. Neon lettering 'CARLTON' between central bays.	Granite ashlar shop front with solitary plinths flanking either side of modern shopfront infill; incised lettering to fascia reading, A & R THWAITES & CO	Plaque bearing inscription, "JGC." Modern shop front, with original granite plat band over. Granite piers with modern tile adhered on top.	Contemporary timber fascia and late 20 th century bricks piers framing the contemporary glazed shopfront. Comparison with historic photos suggest that the original, early 20 th century shopfront operating as 'WELLS' chemist has been substantially altered. The first floor cill levels were evidently raised, the exterior architraves modified and the shopfront fascia was removed, at least in part. Opening up works are required to confirm the extent of underlying historic fabric.
	Condition	Fair- good	Fair- good	Fair- good	Fair- good	Fair- good	Fair- good	Condition and extent of any underlying historic fabric unknown.
	Proposed works	The shopfront surround will be retained. The central canted entrance will be modified to achieve Part M compliant access. All fixings and wires for lighting, security, alarms and other redundant fixtures to be removed.	The shopfront surround will be retained. The central entrance will be modified to achieve Part M compliant access. It is intended that this entrance will serve as an entrance to the Metrolink Project, subject to separate application by Transport Infrastructure Ireland. Redundant 'Garda' signage and lantern will be carefully removed, and holes plugged with matching coloured repair mortar. Staining under the frieze will be subject to appropriate cleaning, as described in Section 6.5 of the AHIA.	The existing doors and windows will be replaced. Side door security shutter to be removed. Contemporary grilles in stall risers will be replaced with contemporary versions.	Reinstate canopy to match original. Repair and retention of iconic neon lettering by specialist.	The shopfront surround will be retained.	The historic shopfront surround will be retained.	It is proposed to install a new shopfront incorporating an entrance arch to proposed passageway connecting O'Connell Street and Henry Place. New shopfront proposed. The shopfront has been designed in adherence with the ACA policies. Please refer to architect's drawings accompanying application for details.
Masonry (upper levels)	Description	Portland stone coursed ashlar flanked by giant order, Ionic, engaged pilasters flanking first, second and third floors. Recessed bays of paired windows flanked to corners and to centre by projecting piers. Limestone cills throughout	Coursed Portland stone ashlar, with recessed bays of paired windows to first and second floors flanked to corners and to centre by projecting piers, with outer piers being pilasters with stylised fluted capitals.	Coursed, ashlar granite, with projecting, carved granite cornice at third floor level and first floor level, with channelled granite façade to ground floor.	Granite copings over blocking course; blocking course and front façade comprised of alternating courses of Portland stone and ashlar granite.	Kiln-fired red brick laid in English garden wall	Kiln-fired red brick in a cement-lime mortar laid in Flemish bond. Inset brick panelled aprons to third floor windows	Red brick laid in Flemish bond, with reconstructed third floor.

Façade element		No.43 RPS.6023	No.44 RPS.6024	No.45	No.52-54 (Carlton) RPS.6025	No.57 RPS.6026	No.58 RPS.6027	No.61 RPS.6029
	Condition	Fair- good	Fair- good	Fair- good	Fair- good	Fair- good	Fair- good	Front ground level, extensive loss of pointing was observed adjacent the failed rainwater downpipe. Localised brick repairs and full repointing are anticipated. The brick requires inspection at close range to quantify the extent of brick repairs required
	Proposed works <i>Following cleaning as described in Section 6.5 of the Architectural Heritage Impact Assessment (AHIA)</i> <i>Refer to relevant conservation methodology in Section 6.5 of the AHIA.</i>	Refer to methodology in Section 6.5 of the AHIA. The building behind the existing façade will be removed. The internal architraves will be removed and attempts made to reinstate on completion of finished internal structural wall. A breathable insulation will be applied to the inside face of the retained façade. Please refer to façade retention policy document submitted with the application for details.	Refer to methodology in Section 6.5 of the AHIA for conservation method statement for repair of Portland stone elements. A breathable insulation will be applied to the inside face of the retained façade. Please refer to façade retention policy document submitted with the application for details.	Refer to methodology in Section 6.5 of the AHIA for conservation method statement for repair of Portland stone elements. A breathable insulation will be applied to the inside face of the retained façade. Please refer to façade retention policy document submitted with the application for details.	Refer to methodology in Section 6.5 of the AHIA for conservation method statement for repair of Portland stone elements. A breathable insulation will be applied to the inside face of the retained façade. Please refer to façade retention policy document submitted with the application for details.	Refer to methodology in Section 6.5 of the AHIA for conservation method statement for replacement of damaged brick with salvaged or new brick to match existing in size, colour and texture. Renew existing brick façade pointing. A breathable insulation will be applied to the inside face of the retained façade. Please refer to façade retention policy document submitted with the application for details.	Refer to methodology in Section 6.5 of the AHIA for conservation method statement for replacement of damaged brick with salvaged or new brick to match existing in size, colour and texture. Renew existing brick façade pointing. A breathable insulation will be applied to the inside face of the retained façade. Please refer to façade retention policy document submitted with the application for details.	Refer to methodology in Section 6.5 of the AHIA. <i>It is proposed to replace damaged brick with salvage or new brick to match existing in size, colour and texture, or repair using a mortar, as described in the accompanying method statement. It is proposed to rake out the existing cementitious pointing and reinstate traditional pointing. The final selection of mortar and pointing style will be determined on site by way of trial samples.</i> <i>A breathable insulation will be applied to the inside face of the retained façade to improve the thermal performance of the building.</i>
String courses, cornice, decorative carvings etc.	Description <i>Following cleaning as described in Section 6.5 of the Architectural Heritage Impact Assessment (AHIA)</i>	Carved string courses to recessed bays to first and second floors. Oversailing, modillion cornice to third floor. Swags between second floor and a modillion cornice above third floor. Round-headed window openings springing from Portland stone cornice, having carved surrounds to third floor. Panelled window aprons to second and third floors, with decorative swags to former.	Carved Portland stone aprons to second floor with raised panelled mouldings. Oversailing cornice to second floor over frieze of triglyphs and circular medallions. Third floor flanked to outer bays by pilasters with triglyph pediments.	At shopfront level, carved granite sills over recessed panelled, carved granite aprons. Carved Portland stone surrounds to first floor, and central ope having carved granite hood moulding supported on corbel brackets; Portland stone sills to second floor, with central window having carved, Portland stone panelled apron.	Portland stone, carved eaves cornice to central, seven-bay breakfront; bays of two-storey, multi-pane glazing panels delineated by giant-order, engaged pilasters of a stylised Ionic order with rounded arrises, flanked to both ends by paired, engaged columns of a similar order, surmounted by bowls of light supported on tripods. Preliminary investigations previously carried out by others c2008 confirm that the cornice, frieze, columns and capitols are sandstone affixed to reinforced concrete, and the infill façade is stucco render on reinforced concrete.	Projecting granite ashlar, tripartite breakfront, having cornice and blocking course of carved granite ashlar surmounted by stylised granite medallions. Granite ashlar surrounds and cills to all window openings.	Oversailing mounded granite cornice to parapet. Carved string course to third floor. Carved granite window architraves with matching cills throughout. Panelled granite window aprons to second floor, with decorative rosettes, flanking decorative plaque with swags over corniced hood moulding set to central, first floor window.	Lugged, Roman cement architraves and hood mouldings, repaired with cement, pedimented to first floor. Moulded cement architraves; granite sills with later rendered finish coat applied.

Façade element	No.43 RPS.6023	No.44 RPS.6024	No.45	No.52-54 (Carlton) RPS.6025	No.57 RPS.6026	No.58 RPS.6027	No.61 RPS. 6029	
	Carved hood mouldings and keystones to fourth floor window openings.							
Condition	Fair- good	Fair- good	Fair- good	Fair- good	Fair- good	Fair- good	Inspection at close range is required to assess.	
Proposed works <i>Refer to relevant methodology in Section 6.5 of the AHIA.</i>	Clean stone string course Provide Lead weather flashing String course at high level is Portland stone and will require removal of cement render over coat with repair with stone mortar repair. Renew / introduce lead flashings to projecting cornices as required.	Renew / introduce lead flashings to projecting cornices as required.	Renew / introduce lead flashings to projecting cornices as required.	Renew / introduce lead flashings to projecting cornices as required. Reinstate uplights to light bowls.	Renew / introduce lead flashings to projecting cornices as required.	Renew / introduce lead flashings to projecting cornices as required	Renew / introduce lead flashings to projecting cornices as required.	
Parapet	Description	Carved granite eaves cornice with central, raised pediment or blocking course bearing inscription date, "1925."	Granite blocking course with central, raised pediment over granite coping over Portland stone eaves course with Greek key pattern carving.	Coursed, ashlar granite parapet.	Portland stone, carved eaves cornice	Carved granite parapet with wrought-iron railing and projecting blocking course supporting on stylised carved granite brackets with gigantic order guttae.	Granite copings over red brick blocking course, surmounting projecting cut granite cornice; cut granite string course at third floor level.	Granite copings over rebuilt red brick parapet wall with dentil detail..
	Condition	TBC post high level inspection.	TBC post high level inspection.	TBC post high level inspection.	TBC post high level inspection.	TBC post high level inspection.	TBC post high level inspection.	TBC post high level inspection.
	Proposed works <i>Refer to relevant methodology in Section 6.5 of the AHIA.</i>	The flat roof of the new building will be dressed into the rear of the parapet. Repairs to masonry and coping stone to be undertaken in accordance with methodology.	The flat roof of the new building will be dressed into the rear of the parapet. Repairs to masonry and coping stone to be undertaken in accordance with methodology.	The flat roof of the new building will be dressed into the rear of the parapet. Repairs to masonry and coping stone to be undertaken in accordance with methodology.	The flat roof of the new building will be dressed into the rear of the parapet. Repairs to masonry and coping stone to be undertaken in accordance with methodology.	The flat roof of the new building will be dressed into the rear of the parapet. Repairs to masonry and coping stone to be undertaken in accordance with methodology.	The flat roof of the new building will be dressed into the rear of the parapet. Repairs to masonry and coping stone to be undertaken in accordance with methodology.	The flat roof of the new building will be dressed into the rear of the parapet.
Lightwell / former lightwell finishes	Description	Coursed ashlar on façade at basement, painted brick.	Legible- but concealed	Legible- but concealed	Condition unknown due to concealed nature of lightwell	As per Nos 43-45	Red brick barrel-vaulted 18 th century brick vaults under pavement. Rubble calp limestone to east and west wall, with contemporary concrete floor finish.	
	Condition	Fair-good	Damp ingress noted, condition yet to be fully determined			As per Nos 43-45		
	Proposed works	It is proposed to retain and conserve front lightwells and coal cellars where existing. Due to the present inaccessibility of most lightwell fabric, at this time it is intended generally to observe the suite of masonry consolidation and repair proposals cited in sections above, with extent of works to be qualified on a site by site basis following safe access to all areas. It is also proposed to ventilate each lightwell and cellar, in a manner yet to be determined- which will also be qualified by later agreement with DCC. Access to lightwells from replacement buildings might be considered as part of a future planning application, when each lightwell is examinable at construction stage.				As per Nos 43-45		

Façade element		No.43 RPS.6023	No.44 RPS.6024	No.45	No.52-54 (Carlton) RPS.6025	No.57 RPS.6026	No.58 RPS.6027	No.61 RPS.6029
Pavement fabric / former lightwell	Description	Open lightwell (modified); cut granite plinth with railings. Northern length of granite plinth is later. Modern steel stairs to basement.	Late 20 th century fabric, granite paving slabs.	Late 20 th century fabric, granite paving slabs.	Late 20 th century fabric, granite paving slabs.	Granite flags surrounds pertaining to former lightwell embedded in footpath. Tarmacadam surface to infilled lightwell.	Concrete pavement lights supports on steel I-sections over former lightwell.	Late 20 th century fabric, granite paving slabs.
	Condition	Good	Good	Good	Good	Fair-good	Steel supports show signs of corrosion	Good
	Proposed works	As above						
Metalwork: Railings	Description	Lightwell railings: Wrought-iron railings with cast-iron corner posts with cast-iron urn finials. Northern posts removed or concealed by modern fabric.	N/A	N/A	Decorative railings between bays above first floor canopy.	N/A	N/A	N/A
	Condition	Fair			To be confirmed when high level access possible			
	Proposed works	Metal work to be repaired in accordance with the methodologies in Section 6.5 of the AHIA.			To be conserved-methodology to be confirmed when high level access possible			
Windows	Description	<p>Entrance Level Leaded transom light above side door.</p> <p>Level 1 Square-headed window opes, uPVC windows with moulded timber transom.</p> <p>Level 2 Square-headed window opes, uPVC windows.</p> <p>Level 3 Round headed openings with uPVC casements, with original moulded timber transom.</p> <p>Level 4 Square-headed window opes, uPVC windows.</p>	<p>Level 1 and Level 2 multi-pane steel casement windows, paired to first and second floors with Portland stone mullions and leaded, multi-pane overlights.</p> <p>Level 3 Eight-over-eight timber sash windows.</p>	<p>Level 1 and 2 Six-over-six timber sash windows to first and second floors;</p> <p>Level 3 Three-over-six timber sash windows to third floor.</p>	<p>End bays Multi-pane cast-iron windows, with central opening casement on level 1, all obscured by canvas.</p> <p>Central bays Fixed multi-pane cast-iron windows, obscured by canvas.</p>	<p>Level 1 Three, paired mullioned windows with one-over-four timber sash windows.</p> <p>Level 2 Six-over-six timber sash windows.</p> <p>Level 3 Three-over-six timber sash windows to third floor.</p>	<p>Level 1 One-over-one timber sash windows.</p> <p>Level 2 One-over-one timber sash windows.</p> <p>Level 3 One-over-one timber sash windows.</p>	<p>Front: Level 1 Modified three-over-six timber sash windows, no historic glass, no interior architraves. Non-original.</p> <p>Front: Level 2 Modified six-over-six timber sash windows, no historic glass, no interior architraves.</p> <p>Front: Level 3 Late 20th sash windows to third floor, no interior architraves. Contemporary fabric of no architectural value.</p> <p>Rear windows There is a combination of contemporary uPVC windows in modified openings and modified timber sash windows in the rear elevation.</p>
	Condition	Varies	Varies	Varies	Varies	Varies	Varies	Varies
	Proposed works	New timber casement windows to be provided throughout. The composition of the windows to be based on original window design. Historic photos depict dark	Allow for secondary glazing system (bespoke timber or slim type proprietary aluminium system) to all upper floor windows. To accommodate secondary glazing this will involve	Allow for secondary glazing system (bespoke timber or slim type proprietary aluminium system) to all upper floor windows. To accommodate secondary glazing this will involve	Steel windows to be cleaned down and repaired in accordance with the methodologies in Section 6.5 of the AHIA.	Allow for secondary glazing system (bespoke timber or slim type proprietary aluminium system) to all upper floor windows. To accommodate secondary glazing this will involve	Allow for secondary glazing system (bespoke timber or slim type proprietary aluminium system) to all upper floor windows. To accommodate secondary glazing this will involve	Allow for secondary glazing system (bespoke timber or slim type proprietary aluminium system) to all upper floor windows. To accommodate secondary glazing this will involve

Façade element	No.43 RPS.6023	No.44 RPS.6024	No.45	No.52-54 (Carlton) RPS.6025	No.57 RPS.6026	No.58 RPS.6027	No.61 RPS. 6029
	<p>timber windows with a inward opening transom above a fixed pane on levels 1-3 inclusive and 6 over 1 timber sash windows on Level 4.</p>	<p>resetting position of architrave, where they survive, and introducing additional timber member to achieve sufficient depth between sash and shutter box to fix secondary glazing panel.</p> <p>'Slimlite', or equivalent, narrow dimension double glazed units will be provided in new external sash windows.</p> <p>Steel windows to be cleaned down and repaired in accordance with the methodologies in in Section 6.5 of the AHIA.</p> <p>Timber sash windows to be repaired in accordance with the methodologies.</p>	<p>resetting position of architrave, where they survive, and introducing additional timber member to achieve sufficient depth between sash and shutter box to fix secondary glazing panel.</p> <p>'Slimlite', or equivalent, narrow dimension double glazed units will be provided in new external sash windows.</p> <p>Timber sash windows to be repaired in accordance with the methodologies.</p>		<p>resetting position of architrave, where they survive, and introducing additional timber member to achieve sufficient depth between sash and shutter box to fix secondary glazing panel.</p> <p>'Slimlite', or equivalent, narrow dimension double glazed units will be provided in new external sash windows.</p> <p>Timber sash windows to be repaired in accordance with methodologies</p>	<p>resetting position of architrave, where they survive, and introducing additional timber member to achieve sufficient depth between sash and shutter box to fix secondary glazing panel.</p> <p>'Slimlite', or equivalent, narrow dimension double glazed units will be provided in new external sash windows.</p> <p>Timber sash windows to be repaired in accordance with the methodologies in Section 6.5 of the AHIA.</p>	<p><i>be retained and repaired, and modified to take slim-line double glazing and proprietary draught-proofing to improve the thermal performance. Works will be undertaken in accordance with the methodologies outlined in Section 7 of the Architectural Heritage Impact Assessment. If, post close examination, the existing sashes are found to be of limited heritage value, and in need of extensive repairs, it is proposed to replace these non-original sashes with new multi-paned timber sash windows, designed to replicate the original, as informed by historic reference.</i></p> <p>Front: Level 2</p> <p><i>If found to be salvageable, the windows will be retained and repaired, and modified to take slim-line double glazing and proprietary draught-proofing to improve the thermal performance. Works will be undertaken in accordance with the methodologies outlined in Section 7 of the Architectural Heritage Impact Assessment. If, post close examination, the existing sashes are found to be of limited heritage value, and in need of extensive repairs, it is proposed to replace these sashes with new multi-paned timber sash windows,</i></p>

Façade element		No.43 RPS.6023	No.44 RPS.6024	No.45	No.52-54 (Carlton) RPS.6025	No.57 RPS.6026	No.58 RPS.6027	No.61 RPS. 6029
								<p><i>designed to replicate the original, as informed by historic reference.</i></p> <p>Front: Level 3</p> <p><i>It is proposed to replace these windows with new multi-paned timber sash windows, designed to replicate the original, as informed by historic reference.</i></p> <p><i>Rear: All uPVC windows to be replaced with timber sash windows. The extant opening will be retained and a new multi-paned timber sash window will be installed. Design of the fenestration pattern to be informed by historic references..</i></p>
Rainwater goods	Description	Internal	Internal	Internal	Mix of cast-iron, cast-aluminium and uPVC rainwater goods.	Shared with No. 58?	Downpipes	Surface mounted RWP on left-hand-side of façade. Cast iron hopper head, with uPVC sections
	Condition							Close range inspection required to assess
	Proposed works	Note spout at LHS	Note spout at RHS		Allow for repair / renewal with cast iron rainwater goods			<i>Cast iron sections to be retained and repaired. Later sections to be replaced to match original.</i>
Other	Description	The entrance foyer – which has 1920's style lettering mosaic will be retained within the depth of the retained façade, with localised repairs carried out where necessary.						

Table 3.1 Outline schedule of proposed works to retained façades

Area	Original Wall Fabric	Original ceiling fabric	Original floor fabric	Original skirtings	Original fenestration	Original doors	Other features of interest
(Room No. assigned on Reference Plan in accompanying Building Inventories)	<i>Description of Proposed works in italics.</i>						
	recessed niches; all niches and fireplace having segmental-headed arches with glazed brick voussoirs. Modern plaster finish to other walls, with plasterboard partition forming room B-13. <i>The glazed brick finishes on the ovens will be retained.</i> <i>The existing non-original stud partition will be replaced with a new stud partition wall.</i>	<i>The suspended ceiling will be removed and replaced with a fire-rated ceiling.</i>	<i>Original flagstones may survive beneath later linings. The floors will be inspected and recoded. If extant, original flagstones will be retained in place. A new finish will be installed to provide a hygienic finish for the proposed kitchen area.</i>	X	<i>The existing windows will be retained and repaired in accordance with methodologies</i>	X	Check with RKD
B-15 Lightwell	Walls comprised of painted rubble Calp limestone to east and west at low level; painted brickwork to north wall; plastered finished to east wall at high level and timber boarded finished at high level to remainder; blocked-up round-headed ope in west wall. <i>The room to the north formed by painted brickwork will be removed to accommodate a new stairs from ground level. Calp limestone walls will be inspected and repointed/ re-rendered to ensure weather-tightness.</i>	This space is presently enclosed by the 20 th century extension to the rear, with a pitched roof with corrugated sheeting. <i>The later 20th century fabric will be removed. The lightwell will be retained and externalised in the proposed scheme.</i>	Limestone pavious. <i>The flagstones will be gently cleaned down and retained in position.</i>	X X	Windows into B-14 as described above. <i>The existing windows will be retained and repaired in accordance with methodologies</i>	Timber boarded doors with flat timber architraves. <i>The doors will be removed when the lightwell is amalgamated with the small room off the main space.</i>	X X
B-16 Room off lightwell	Walls comprised of painted rubble calp limestone; recessed niche to north wall.	Exposed soffits of rectangular-section ceiling joists to ceiling; exposed painted soffits of timber floorboards above.	Limestone pavious.	X	X	Timber boarded doors with flat timber architraves and integrated transoms, now blind.	20 th century closed-string, L-plan staircase with quarter landing; steel, nosed treads with rectangular-section stringer / skirting boards. Lower flight having balustrade

Area	Original Wall Fabric	Original ceiling fabric	Original floor fabric	Original skirtings	Original fenestration	Original doors	Other features of interest
(Room No. assigned on Reference Plan in accompanying Building Inventories)	<i>Description of Proposed works in italics.</i>						
	<i>It is proposed to use this space as a back-of-house store. Calp limestone walls will be inspected and repointed/ re-rendered to ensure weather-tightness.</i>	<i>A new plasterboard ceiling will be provided within this space.</i>	<i>The flagstones will be gently cleaned down and retained in position.</i>	X	X	<i>The doors will be removed when the lightwell is amalgamated with the small room off the main space.</i>	forms of rectangular-section timber handrail set to square-section newel posts with infill of diagonal cross braces; upper section of flight has matching balustrade alongside vertical tongue-and-groove panelled enclosure, supported on timber posts. <i>This later stairs will be removed.</i>
Rear No.59 Entrance Level							
G-1 – G-10	These rooms are outside the site boundary. No works proposed.						
G-11	<i>This area will be demolished.</i>						
G-12	Part of original reading room. Double height space. Plaster finish. <i>A new stairs and lift will be installed within this space to provide accessible vertical access between ground and basement level. New opening are proposed in the south wall to create a pleasant light-filled space connected with the exterior public realm works.</i>	Roof pitches and hips articulated to interior. Lath-and-plaster finish to ceiling. Rooflights, now blinded. <i>The overrun of the lift will be contained within the volume of the original space and will not necessitate any alterations to the roof fabric. The rooflights will be repaired and uncovered post repair / replacement of the roof linings. The cornice will be repaired in accordance with methodologies</i>	Original floorboards are likely surviving under later linings. <i>Investigative opening up works will be required to determine the nature and condition of concealed fabric. Original floorboards and joists will be retained and repaired in accordance with methodologies</i>	X <i>If original joinery is found concealed behind later linings, they will be restored and retained in place.</i>	Former rooflight openings now blinded externally, having wrought-iron frames. <i>Original rooflights to be restored and retained in place.</i>	X X	Roof supported on down stand bulkhead to north, bearing on projecting masonry nib to west. Truncated brick chimneystack on south wall. <i>Roof structure. Linings and chimney stacks will be inspected at close range post removal of later linings. The original roof fabric, including the stacks will be repaired / reinstated in accordance with methodologies</i>
G-13 – Former Reading Room (main room)	Part of original Reading Room. Plastered finish. Room is presently subdivided into cellular offices by partition wall, with suspended ceiling over.	Original ceiling above suspended ceiling as follows; Roof pitches and hips articulated to interior, with flat ceiling to centre having expansive oval-shaped recessed rooflight, now blinded. Lath-and-plaster	Original floorboards are likely surviving under later linings.	X	Square-headed window opes, now blinded and interrupted by suspending ceiling noted to north wall; additional round-headed ope, now blinded, to east wall.	X	X

Area	Original Wall Fabric	Original ceiling fabric	Original floor fabric	Original skirtings	Original fenestration	Original doors	Other features of interest
(Room No. assigned on Reference Plan in accompanying Building Inventories)	<i>Description of Proposed works in italics.</i>						
	<p><i>This room will be adapted for use as a café / bar. Non original sub-dividing partition walls will be removed and the volume of the original Reading Room will be reinstated. To retain the symmetry of the space, another matching opening will be created on the other side of the chimney breast.</i></p> <p><i>The blind round-headed opening on the north wall will be reopened and fitted with a window.</i></p>	<p><i>finish to ceiling. Heavily moulded modillion cornice to perimeter of ceiling, with damaged sections due to water ingress.</i></p> <p><i>Non original ceiling above partitions will be removed. The ceiling and roof of the former reading room will be repaired and restored. The roof linings will be inspected at close range and a methodology for their removal will be subsequently prepared. The repaired roof to have a natural slate finish. The central oval rooflight will be inspected to confirm that this was indeed a rooflight and not part of a coffered ceiling design. It is intended that the original design will be reinstated.</i></p> <p><i>The rooflights will be repaired and uncovered post repair / replacement of the roof linings. The cornice will be repaired in accordance with methodologies provided in</i></p>	<p><i>Investigative opening up works will be required to determine the nature and condition of concealed fabric. Original floorboards and joists will be retained and repaired in accordance with methodologies</i></p>	<p><i>If original joinery is found concealed behind later linings, they will be restored and retained in place.</i></p>	<p><i>Former flanking rooflight openings now blinded externally, having cast-iron mullions.</i></p> <p><i>The existing windows will be retained and repaired in accordance with methodologies</i></p>	X	X

Table 4.1: Schedule of modifying works to internal historic fabric – No.59 'Reading Room'.

4.2 Schedule of proposed works to No.61 O'Connell Street Upper

Area	Original Wall Fabric	Original ceiling fabric	Original floor fabric	Original skirtings	Original fenestration	Original doors	Other features of interest
(Room No. assigned on Reference Plan in accompanying Building Inventories)	<i>Description of Proposed works in italics.</i>						
Rear No.61 O'Connell Street Upper							
B.1 – Vaults under pavement	Plaster finish	Plasterboard finish	Carpet finish	X	X	X	X
B.2 – 18th century cellar	Red brick, barrel-vaulted ceiling continuous with walls.	Red brick, barrel-vaulted ceiling continuous with walls, circular coal hole to centre plan, blocked up above. Low-level, irregularly shaped opening in north wall	Concrete floor.	X	X	X	X

Area (Room No. assigned on Reference Plan in accompanying Building Inventories)	Original Wall Fabric	Original ceiling fabric	Original floor fabric	Original skirtings	Original fenestration	Original doors	Other features of interest
	<i>Description of Proposed works in italics.</i>						
	<i>No modifying works proposed.</i>	accessing Room B-3, blocked up to north side. Rubble calc limestone walls to east and west. <i>No modifying works proposed.</i>	<i>No modifying works proposed.</i>	X	X	X	X
B.3 – 18th century cellar	Red brick, barrel-vaulted ceiling continuous with walls. <i>No modifying works proposed.</i>	Red brick, barrel-vaulted ceiling, continuous with walls. Circular coal hole opening to centre plan, blocked up above. Rubble calc limestone walls to east and west. Square-headed door opening to west. <i>No modifying works proposed.</i>	Concrete floor. <i>No modifying works proposed.</i>	X X	X X	X X	X X
B.4 – Basement under main house	Projecting nibs of former chimney breast retained to north wall. Walls lined with modern fabric, likely concealing original fabric along party walls. Timber stud partition to south enclosing stairwell to ground floor. <i>Revised configuration internally, new stairs etc.</i>	Downstand bressummer to centre plan under spine wall on north-south axis, bearing on projecting nibs / piers. Square-section column to south-west supporting ceiling. Plasterboard finish to ceiling. Structural interventions required to support pedestrian passageway at entrance level. <i>New ceiling to suite revised spatial configuration.</i>	X Structural interventions required to support pedestrian passageway at entrance level.	X X	X X	X X	X X
B.5 – Under later extension	X <i>This later extension will be removed and replaced with a new single story extension.</i>	X X	X X	X X	X X	X X	X X
B.6 – Corridor	X <i>New finishes throughout.</i>	X X	X X	X X	X X	X X	X X
B.7 – WC under later extension	X <i>New finishes throughout.</i>	X X	X	X	X	X	X
B.8 – WC under later extension	X <i>New finishes throughout.</i>	X X	X X	X X	X X	X X	X
B.9 – Stairs under later extension	X	X X	X X	X X	X X	X X	X X

Area	Original Wall Fabric	Original ceiling fabric	Original floor fabric	Original skirtings	Original fenestration	Original doors	Other features of interest
(Room No. assigned on Reference Plan in accompanying Building Inventories)	<i>Description of Proposed works in italics.</i>						
	<i>Stair will be removed and additional sanitary facilities provided.</i>						
No.61 Entrance Level							
G.1 Main room	Projecting nibs of former chimney breast retained to north wall, plaster finish, modern lining, likely concealing original fabric along party walls. <i>Ground floor altered to create a new externalised pedestrian link through the building. This will necessitate the removal of the chimneybreast at ground floor level. Steel beams will be installed to create the opening and carry the loading of the chimneybreasts on the upper floor level. Existing party wall will be weathered and lined with contemporary linings. New stair provided in likely position of original stairs. New walls internally to give effect to revised spatial configuration.</i>	Modern finishes and modern perimeter cornice. <i>Ground floor altered to create a new externalised pedestrian link through the building. New plasterboard ceilings throughout.</i>	Modern parquet flooring. <i>Ground floor altered to create a new externalised pedestrian link through the building. New floors throughout.</i>	X X	X <i>New shopfront proposed.</i>	X X	Downstand bulkhead which consisted of 19 th century rivetted I-beam bearing the name 'Dorman Long & Co Ltd – Middlesbrough - England.' <i>Beam to be retained</i>
G.2 Main room	Projecting chimney breast to north wall, with fireplace now blocked up / altered. <i>This later extension will be removed and replaced with a new single story extension.</i>	Downstand nib of spine wall to east, clad in timber. Modern finishes and modern perimeter cornice. <i>This later extension will be removed and replaced with a new single story extension.</i>	Modern parquet flooring. <i>This later extension will be removed and replaced with a new single story extension.</i>	X <i>This later extension will be removed and replaced with a new single story extension.</i>	Square-headed opening in original rear (west) elevation, supported on square-section columns. <i>This later extension will be removed and replaced with a new single story extension.</i>	X X	X X
G.3 WC	Modern linings, likely concealing original fabric along party walls. <i>As above</i>	X <i>As above</i>	X <i>As above</i>	X <i>As above</i>	X <i>As above</i>	X <i>As above</i>	X <i>As above</i>
G.4 Stairs	X	X	X	X	X	X	X

Area	Original Wall Fabric	Original ceiling fabric	Original floor fabric	Original skirtings	Original fenestration	Original doors	Other features of interest
(Room No. assigned on Reference Plan in accompanying Building Inventories)	<i>Description of Proposed works in italics.</i>						
	<i>As above</i>	<i>As above</i>	<i>As above</i>	<i>As above</i>	<i>As above</i>	<i>As above</i>	<i>As above</i>
F.1 Lobby	X <i>All later internal partitions removed. New stairs will be installed at rear of original house, within existing enclosure. An opening will be created in the spine wall. All interior finishes will be replaced. Services will be replaced throughout. Concealed historic fabric will be retained and repaired.</i>	X	X	X	X	X	Modern short flight of stairs.
F.2 Commercial kitchen	Modern linings possibly concealing original fabric and non-original timber stud partitions. <i>As above</i>	X Plasterboard finish.	X	X	X	X	X
F.3 Commercial kitchen / wash up	Modern linings possibly concealing original fabric. Chimney breast to north party wall legible in plan <i>As above</i>	X Plasterboard finish.	X	X	3 over 6 timber sash window <i>The existing windows will be retained and repaired in accordance with methodologies outlined</i>	X	Fireplace blocked up. Modern linings possibly concealing original fabric.
F.4 Commercial kitchen	Modern linings possibly concealing original fabric and non-original timber stud partitions. <i>As above</i>	X Plasterboard finish.	X	X	3 over 6 timber sash window <i>The existing windows will be retained and repaired in accordance with methodologies</i>	X	X
No. 61 - Second Floor							
S.1 Stair	Non-original dog leg stairs. Brick exposed beneath plaster on rear elevation. <i>All later internal partitions removed. New stairs will be installed at rear of original house, within existing enclosure. An</i>	X <i>A new plasterboard ceiling will be installed.</i>	X	X	X	X	X

Area	Original Wall Fabric	Original ceiling fabric	Original floor fabric	Original skirtings	Original fenestration	Original doors	Other features of interest
(Room No. assigned on Reference Plan in accompanying Building Inventories)	<i>Description of Proposed works in italics.</i>						
	<i>opening will be created in the spine wall. All interior finishes will be replaced. Services will be replaced throughout. Concealed historic fabric will be retained and repaired.</i>						
S.2 Lobby	Modern plaster finish on walls. <i>As above</i>	X Contemporary suspended ceiling tiles. <i>A new plasterboard ceiling will be installed.</i>	Modern linings possibly concealing original fabric.	X	X	X	X
S.3 Store	Modern linings possibly concealing original fabric. Projecting chimneybreast on north wall. Contemporary partition walls. <i>All later internal partitions removed. All interior finishes will be replaced. Services will be replaced throughout. Concealed historic fabric will be retained and repaired.</i>	X Contemporary suspended ceiling tiles. <i>A new plasterboard ceiling will be installed.</i>	Modern linings possibly concealing original fabric.	X	X	X	X
S.4 WC	Modern linings possibly concealing original fabric. Contemporary partition walls. <i>All later internal partitions removed. All interior finishes will be replaced. Services will be replaced throughout. Concealed historic fabric will be retained and repaired.</i>	X Contemporary suspended ceiling tiles. <i>A new plasterboard ceiling will be installed.</i>	Modern linings possibly concealing original fabric.	X	X Square-headed window opening to west wall with uPVC casement window.	X	X
S.5 Store	Modern linings possibly concealing original fabric. Projecting chimney breast to north wall; now blocked up, interrupted by non-original partition to east. <i>All later internal partitions removed. All interior</i>	X Plasterboard ceiling. <i>A new plasterboard ceiling will be installed.</i>	Modern linings possibly concealing original fabric.	X	X	X	X

Area	Original Wall Fabric	Original ceiling fabric	Original floor fabric	Original skirtings	Original fenestration	Original doors	Other features of interest
(Room No. assigned on Reference Plan in accompanying Building Inventories)	<i>Description of Proposed works in italics.</i>						
	<i>finishes will be replaced. Services will be replaced throughout. Concealed historic fabric will be retained and repaired.</i>						
S.6 Staff area	Modern linings possibly concealing original fabric. Modern plaster finish to walls; timber stud partitions to north and east finished in plasterboard and timber boarding with exposed frames. <i>All later internal partitions removed. All interior finishes will be replaced. Services will be replaced throughout. Concealed historic fabric will be retained and repaired.</i>	X Plasterboard ceiling. <i>A new plasterboard ceiling will be installed.</i>	Modern linings possibly concealing original fabric.	X	X	X	X
S.7 Store	Projecting chimney breast to north wall; now blocked up, interrupted by non-original partition to east. Modern plaster finish to walls; timber stud partitions to east and south finished in plasterboard and timber boarding with exposed frames. <i>All later internal partitions removed. All interior finishes will be replaced. Services will be replaced throughout. Concealed historic fabric will be retained and repaired.</i>	X Plasterboard ceiling. <i>A new plasterboard ceiling will be installed.</i>	Modern linings possibly concealing original fabric.	X	X	X	X
S.8 Office	Modern linings possibly concealing original fabric. Contemporary partition walls. <i>All later internal partitions removed. All interior finishes will be replaced. Services will be replaced</i>	X <i>A new plasterboard ceiling will be installed.</i>	Modern linings possibly concealing original fabric.	X	Six-over-six timber sash window to east wall with nosed internal timber sill. <i>The existing windows will be retained and repaired in accordance with methodologies outlined</i>	X	X

Area	Original Wall Fabric	Original ceiling fabric	Original floor fabric	Original skirtings	Original fenestration	Original doors	Other features of interest
(Room No. assigned on Reference Plan in accompanying Building Inventories)	<i>Description of Proposed works in italics.</i>						
	<i>throughout. Concealed historic fabric will be retained and repaired.</i>						
S.9 Staff changing area	Projecting chimney breast to north wall; now blocked up. Modern plaster finish to walls; timber stud partitions to west and south finished in plasterboard and timber boarding with exposed frames. <i>All later internal partitions removed. All interior finishes will be replaced. Services will be replaced throughout. Concealed historic fabric will be retained and repaired.</i>	X <i>A new plasterboard ceiling will be installed.</i>	Modern linings possibly concealing original fabric.	X	Six-over-six timber sash window to east wall with nosed internal timber sill. <i>The existing windows will be retained and repaired in accordance with methodologies</i>	X	X
No.61 Third Floor							
T.1 Stairs	Replacement dog-leg, closed-string flight of stairs.	X Plasterboard finish to ceilings and to soffit <i>A new plasterboard ceiling will be installed.</i>	X Modern plaster finishes to walls and to partitions enclosing flights above and below.	X	Remnant of original round-headed window to west wall at half-landing, enclosed with wired glass; flat plastered reveals and vestige of simple moulding to surround. <i>New window will be installed within existing round-headed opening.</i>	X	X
T.2 Front Room , office	Projecting chimney breast to north wall; now blocked up. Modern plaster finish to walls. Later opening in west spine wall. <i>All later internal partitions removed. All interior finishes will be replaced. Services will be replaced throughout. Concealed historic fabric will be retained and repaired.</i>	X Plasterboard finish to ceiling; non-original coving to ceiling perimeter. <i>A new plasterboard ceiling will be installed.</i>	X Modern linings possibly concealing original fabric.	X	Contemporary sash windows to east wall with nosed internal timber sills. <i>New window will be installed as per architectural drawings.</i>	X	X
T.3 Rear Room, subdivided office	Projecting chimneybreast to north wall; now blocked up, interrupted by non-original partition to west. Opening in east	X Plasterboard finish to ceiling; non-original coving to ceiling perimeter.	X Modern linings possibly concealing original fabric.	X	X	X	X

Area	Original Wall Fabric	Original ceiling fabric	Original floor fabric	Original skirtings	Original fenestration	Original doors	Other features of interest
(Room No. assigned on Reference Plan in accompanying Building Inventories)	<i>Description of Proposed works in italics.</i>						
	spine wall enclosed with modern part-glazed timber panelled door flanked by mullioned screen with opaque glazing. <i>All later internal partitions removed. All interior finishes will be replaced. Services will be replaced throughout. Concealed historic fabric will be retained and repaired.</i>	<i>A new plasterboard ceiling will be installed.</i>					
T.4 WC	Modern ceramic tiles possibly concealing original fabric on rear / west wall. <i>All later internal partitions removed. All interior finishes will be replaced. Services will be replaced throughout. Concealed historic fabric will be retained and repaired.</i>	X Plasterboard finish to ceiling. Water ingress from roof noted. <i>A new plasterboard ceiling will be installed.</i>	X Modern ceramic tiles possibly concealing original fabric.	X	X uPVC casement window. <i>New window will be installed as per architectural drawings..</i>	X	X
T.5 Plant room / Water tank	Modern linings possibly concealing original fabric. <i>All later internal partitions removed. All interior finishes will be replaced. Services will be replaced throughout. Concealed historic fabric will be retained and repaired.</i>	X Plasterboard finish to ceiling <i>A new plasterboard ceiling will be installed.</i>	X Modern linings possibly concealing original fabric.	X	X Window opening to west wall blind to interior. <i>New window will be installed as per architectural drawings.</i>	X	Large water tank supported on ad-hoc beams. <i>Water-tank will be removed and services rationalised within the building. Alternative tanks will be provided</i>

Table 4.2: Schedule of modifying works to historic fabric No.61 O'Connell Street Upper.

EIAR Chapter 15 Cultural Heritage (Architectural)

Appendix 15.16 Impact Assessment of the Public Realm

Dublin Central Masterplan Area Sites 2AB, 2C

Dr. John Olley

Impact Assessment of the Public Realm

DUBLIN CENTRAL SITES 2AB, 2C

EIAR Chapter 15 -Appendix 15.16

March 2022



John Olley BEng(Sheffield) PhD(Cambridge)

Historic Landscape and Architecture Consultant

The Glebe, Kilskyre, Kells, Co. Meath

Contents

- 1. Introduction: Purpose of the Report**
- 2. Historical Background: Radical Changes to the public realm on O'Connell Street**
- 3. Creation of new connections into the Dublin Central Masterplan Area**
- 4. Impact on O'Connell Street**
- 5. Moore Lane**
- 6. Henry Place**
- 7. O'Rahilly Parade**
- 8. Giving form to the Public Realm**
- 9. Landscape**

Frontispiece: Detail showing Parnell Square and O'Connell Street Upper from *Dublin from the Spire of Saint George's Church, Hardwicke Place*, James Mahony, 1854 (National Gallery of Ireland)

1. Introduction: Purpose of the Report

The purpose of this brief report is to identify and comment on the impact of the proposed Dublin Central Sites 2AB and 2C development on the character, setting, and significant fabric and features of the public realm within and surrounding the site. This report should be read in conjunction with the separate report Appendix A3 of the Dublin Central Masterplan Area Conservation Management Plan; 'The Urban Landscape of Dublin Central and its Environs', which discusses the history and evolution of the site.

2. Historical Background: Radical Changes to the public realm on O'Connell Street

A detailed account of the history and evolution of the site is included in the aforementioned Appendix A3, 'The Urban Landscape of Dublin Central and its Environs'. For the purposes of this Impact Assessment of the Public Realm, it is important to note the continuously evolving character of this part of the city centre, into which the proposed development will sit. The public realm of O'Connell Street Upper has undergone dramatic changes in its form and nature since the mid-eighteenth century. The changes have been wrought by shifting cultural, social and economic circumstances and historical events – from the southward expansion of the street to the Liffey, to its role as a transportation interchange for the tram network in the late-nineteenth and early-twentieth century, to the increasing level of noise and pollution from motor vehicles during the second half of the twentieth century, to the introduction of the Luas and the planting at the beginning of the twenty-first century.

The west side of O'Connell Street Upper contains the last remnants of the original architecture and a survival of a significant number of original plots. In that, it also documents some of the transformation of facades - adapted, rebuilt or otherwise that reflect the changes of style, taste and the desire to assert and give identity to individual buildings. The original parapet heights were varied and at certain moments increased to gain a presence on the street. Notwithstanding these changes, the scale remained significantly less than that of the east side. On the east side, the original plots were on the whole wider and the buildings taller and changes amalgamated plots especially following rebuilding after 1922.

3. Creation of new connections into the Dublin Central Masterplan Area

It is long recognised that the development site, does not positively contribute to its nationally important urban environment. In order to establish a new vibrant and economic base for the city block between O'Connell Street and Moore Street increased access to the interior of the block is required. It should signal its existence and invite movement through its interior and achieve this in a quiet way that respects and takes its signal from the public realm of the streets that surround the block.

Two roads join the east side of O'Connell Street Upper: Cathedral Street and Cathal Brugha Street and its association with Findlater Place. Cathal Brugha Street was created as a new street taking an opportunity presented by the destruction wrought in 1922. Both Findlater Place and Cathedral Street appear to owe their existence to the original mews lanes laid out on the Moore Estate to serve Parnell Street (Great Britain Street) and Henry Street/Earl Street. From the analysis of map and documentary evidence, there appears some possibility that the mews lanes may have been projected to come through onto the west side of O'Connell Street. The analysis in Appendix A3 suggests that it would have occurred at the two plots, No. 48 at the northern end and No. 61 at the southern end. However, there is no sure evidence that those aspirations were carried out. However, the continuation of Henry Place further east was very likely before the widening of Drogheda Street to create the Mall.

In addition, with the creation of the market zone to the west of Moore Street (now the site of the ILAC Centre), connections were made from Moore Street to access the markets in addition to those already afforded by the two mews lanes, Sampsons Lane and Riddles Row. These routes through were seen as necessary for the viability and functioning of the markets behind the west

side of Moore Street. However at the outset there was criticism of the mean dimensions and constricted nature of the public realm of this quarter and its connections to Moore Street.

Therefore, in order to regenerate the interior of the block between O'Connell Street and Moore Street, it seems entirely appropriate that new connections to O'Connell Street, Moore Street and Henry Street should be made and to allocate more space to the public realm. The proposed pedestrian street leading to Moore Lane, the new square and Moore Street beyond has taken advantage, in part, of the current vacant site on O'Connell Street (perhaps analogous to the opportunity that led to the creation Cathal Brugha Street). The entrance to the new street overlaps with the original plot of No. 48 O'Connell Street, the site of the possible projected mid-eighteenth century lane.

Given the requirement of the new routes from O'Connell Street, Henry Street and Moore Street into the Dublin Central Quarter to ensure its viability and attractiveness, the views into and along this route is of great importance.

4. Impact on O'Connell Street

The west side of O'Connell Street Upper is of great interest because it contains not only the last surviving fragments of the buildings and plots of the original Sackville Street and Mall from the middle of the eighteenth century, but it also documents the modifications to individual buildings and plots through the nineteenth and into the twentieth century.

The proposed retention of a number of facades along O'Connell Street on the Dublin Central site is noteworthy. Their legibility and contribution to the rich medley of architecture surviving on the west side is important. At the moment, prior to the completed development of the designs for projected Site 1, north of Site 2C, it is difficult to assess fully the impact of views along and across O'Connell Street and the impact upon the traditional dominance of the grand portico of the GPO within the streetscape. Further insights will be possible as the proposals for Site 1 crystallise.

The masterplan's proposal for the retention and meticulous conservation of No. 42 O'Connell Street, as a central objective of the delivery of Site 1 is very welcome. The intended carving out of part of the original garden space will add to the interiors at the rear of the plan. No. 42 gains more prominence in the locality as it appears in the view down Cathal Brugha Street.

The early twenty-first century planting along O'Connell Street has done much to obscure the views of the buildings along and across the street at pavement level and where the windows of floors above look into the canopies of the trees. Even under the leafless winter conditions views along the street are curtailed by the "haze" of the combined branches and twigs of the rows of trees. Furthermore, with the progressive set back of the upper levels of the proposed building masses, their presence is slight. Where new facades are proposed they represent the latest addition to the medley of architectural expression that has evolved along O'Connell Street over the last two centuries.

From the outset the parapet heights along the street varied and then throughout the nineteenth century individual plots vied for attention by their architectural style and in some cases by raising the building height. One case in point was the Gilby building which was located just north of where the proposed new pedestrian street enters O'Connell Street. The roof form and chimneys combined to create a sculptural form for the overall building. At this location the proposals raise the street-side height with some sculptural articulation.

Within the current proposals, where the bulk of the building mass that progressively sets back from the street becomes potentially noticeable is in long views down Cathedral Street, Cathal Brugha Street and Findlater Place as they approach O'Connell Street, and is also the case for views from Parnell Square. The tallest section of the development to the north of the proposed new pedestrian street becomes discernable in distance views looking north along O'Connell Street. At one moment, seen from O'Connell Bridge, it appears above the GPO. Although at

this distance it is a small detail, the contrast of the red brick and buff coloured stone of the proposed development and the ashlar of the GPO gives greater definition.

The tallest section of the Site 2 proposals, in spite of its considerable set back from O'Connell Street has a marked impact of the view down both Cathal Brugha Street and Findlater Place. Here it appears above No. 42, the sole surviving house from the eighteenth century. The current vacant site north of No. 42 makes it difficult to assess this view as there may be an opportunity to mitigate the impact through the future proposals for Site 1.

Coming down Parnell Square East into Cavendish Row the tall block again becomes visible. Here it appears in views set well back from the facades onto O'Connell Street and its impact is minor in comparison to that of the recent development on the east side of the street. However the views down Parnell Square West are where the development becomes most visible. The recent development along Parnell Street moving towards the junction with O'Connell Street has introduced a larger scale of building. Again there remains the opportunity for the proposals for Site 1 to mitigate the impact lower down Parnell Square West. Site 1 would also be the key to managing the relationship to the important eighteenth-century building of the Rotunda Hospital and the views from its interiors.

With the uses at street level the proposals will contribute to a regenerating and regaining of the dignity of the public realm of O'Connell Street Upper on the west side.

5. Moore Lane

Within the current context, the shared backlands of O'Connell Street and Moore Street, with Moore Lane as its access, has lost economic purpose and has suffered dereliction. In parts it has become a setting for antisocial behaviour resulting in visually aggressive security responses. Giving purpose to this lane without diminishing its form and its relationship to its historic import as the 1916 battleground landscape of the retreat from the GPO and surrender is central and essential to the Dublin Central Quarter. The new pedestrian street accessing this area from O'Connell Street has the promise to increase footfall and reinvent its economic and social identity.

Notwithstanding the partial demolition of buildings or rebuilding boundary walls or fences, the building line and the containment of the Moore Lane has survived. This enclosure defined the landscape of the battleground of 1916 evacuation route as discussed in section 10 of Appendix A3. In the current proposals, the extent of the surviving building lines along the lane have been reduced. On the east side, from O'Rahilly Parade to the southern end of the location of the new square, the Dublin Central Master Plan suggests the buildings either side of the new pedestrian route from O'Connell Street have been set back. However, the proposed detailing of the ground surface along the length of the lane records the original width. The most notable loss to the 3D definition of the battlefield site would be the corner building, the survival, in part, of the stable building to No. 60 O'Connell Street. While regrettable, this is an imperative to ensure emergency and utility vehicle access.

It is, at the moment, difficult to comment on the impact of the development on the northern section of Moore Lane. It depends to what extent, if any, the new building completed on the west side engages with the public realm or simply ignores it as is the case onto O'Rahilly Parade. Furthermore, the final form of the proposals for Phases 1 and the current proposals for Site 2C will contribute to the nature of the northern end of Moore Lane.

As part of the overall Dublin Central development, great care is to be taken to re-establish the ground surface on Moore Lane and Henry Place. Stone setts with some elements of kerbs and flags are to be used with detailing that regards today's imperative for accessibility. This will add a note of authenticity, particularly to the important junction of Moore Lane and Henry Place that is in front of where the former "White House" (No. 10 Henry Place) stood in 1916.

6. Henry Place

At present, Henry Place contains remnants of its late nineteenth century and twentieth century industrial buildings. It is planned that the buildings in the first section from Moore Street to the intersection with Moore Lane are to be rehabilitated and incorporated into the proposals for each side of the lane as part of a Site 3 development. Beyond, at the elbow of Henry Place, the scale is projected to increase. It is here that the proposals would rise well above its neighbours and would look down onto the rears of the current buildings along the west side of O'Connell Street.

However, in the current proposals for Site 2, the northeast section of Henry Place emerges as a small square which along with the refurbished late eighteenth-century building with nineteenth century modifications, referred to as the reading room, would confirm the original scale of this section of the site. To the north of the square the buildings rise to the new development where access is given to the atrium at the core of this section. At the eastern end of the square the inert escape stairs from Metrolink emerges inside its bronze cage. This area is overlooked by the traditional rears of the plots of 59 and 60 O'Connell Street (not part of the site) and a proposed new pedestrian connection leading to O'Connell Street (subject to a separate planning application) at No. 61.

7. O'Rahilly Parade

Currently, O'Rahilly Parade is bounded on the north side with the urban block that contains a single building that has as its central use an hotel. This building treats the street merely as the back end of their building as a delivery yard. Opposite is an open yard, a depot where once stood three and four storey buildings, workshops originally for the printers and bookbinders. Dominating the view at the end, the bulk of the T-shape building and its almost blind façade at the rear of Nos 46-49 O'Connell Street. Directly on the line of the street is the entrance to the car park. The pavement to the north that serves the hotel building is but a very crudely executed concrete narrow space, adding to the hostility of the street.

The proposed office building in Site 5 of the masterplan will enjoy the new square and the southern aspect, naturally assigning the service zones to the O'Rahilly and northern side to the building. It is proposed that this will be the central location for the delivery for the whole Dublin Central development. In doing so, it will confirm the service character of the street and ensure activity and animation in that capacity. The current proposals for Site 2 terminate the view down the street from Moore Street with the major office block confirming the emerging increase in scale at the northern end of the city block. This view will also reveal an entrance to Metrolink.

8. Giving form to the Public Realm

Are the elements of the public realm to be the accidental spaces between buildings or composed places, outside rooms and spaces to inhabit? Are these spaces/rooms found or announced? Given the cultural and social importance that has come to be assigned to the street market of Moore Street, how do the activities and uses proposed contribute to drawing the clientele for the surviving market tradition on Moore Street? The composition of the enclosing buildings of the new square should combine to give a unique identity to this public space and one that could accommodate, contribute to and mould a myriad of activities. The challenge has been to resolve the juxtaposition of buildings of different scales and materiality. At the moment, the proposals, the north west corner of the new square the south facing façade of the large building with its particular expression meets the back of the modest buildings on Moore Street. The design of the new square has risen to a number of challenges. Firstly, there is the present pressure to increase the scale of buildings on central city sites and the recent realisation of projects with taller buildings in surrounding locations. This is of course also driven by the economics of development. Secondly, there is added complexity arising from working in the context of valued and significant historic urban design and architecture, their consequent modification over time, their historical associations and present demands to respect the scale of the west side of O'Connell Street, and even the more modest scale on Moore Street. Thirdly,

the current preference for mixed-use development adds further to the restraints on the creation of a set piece urban space. The proposals deal sympathetically with these constraints with the manipulation and variation of scale. The designs of the buildings combine to achieve an urban space, backed to the north and east by higher development and opening itself to the sun from the south and west.

9. Landscape

A characteristic of the area through the second half of the eighteenth century was the presence of gardens. There were those of no mean proportions associated with each grand residence in addition to the surviving large, possibly productive gardens off the west side of Moore Street. Through the nineteenth century, as the nature of O'Connell Street was transformed from residential to commercial and institutional, the gardens were reduced and eventually extinguished as the need for extra buildings to support the functions of the properties on O'Connell Street. Other than with the very late attempts to introduce trees into the streets of Dublin at the end of the nineteenth century, nature was banished. Within the overall masterplan, the landscape proposals that begin to suggest miniature gardens on balconies and areas of roof, would be a welcome return of nature. Aspirations to extend, in a co-ordinated way, across the roofscape of the Dublin Central Quarter could be a twenty first century contribution to the urban landscape of Dublin. However, it is acknowledged that there are many issues such as fire safety and security that remain challenging.