

Parnell Square Library Project Hugh Lane Gallery

Architectural Heritage Impact Assessment
[Part 8 Application 2024]

[PSL-CRG-XX-XX-RP-X1-00011]



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DOCUMENT ISSUE RECORD

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1 INTRODUCTION & PLANNING HISTORY

1.1 INTRODUCTION

This report was commissioned by Hawkins/ Brown as part of the Parnell Square Library project. This project is preceded by Parnell Square Cultural Quarter (2013-2021) and Hugh Lane Gallery Works (2021). Both projects were combined into Parnell Square Project in 2021 of which Phase 1 of works included upgrade works to the Hugh Lane Gallery¹. The subject of this report is the Hugh Lane Gallery; [Charlemont House, Parnell Square North, Dublin 1, D01 F2X9](#). This building is a protected structure (RPS: 6384) and has been deemed to be of national importance by the National Inventory of Architectural Heritage (NIAH: 50010915).

Carrig has been commissioned to prepare an Architectural Heritage Impact Assessment (AHIA) report as part of a Part 8 application for upgrade and alterations works to the Hugh Lane Gallery associated with the new library. In 2019, a Part 8 application for works to the Hugh Lane Gallery was granted permission in June (ref: 3196/19). This report assesses the impact of additional works which were not described in the 2019 approved application, as well as amendments to those approved works.

This report will assess the architectural heritage and historic environment impacts potentially arising from these additional proposed works. This report describes the built features of heritage significance in the environs of the proposed work area, assesses potential impacts arising from the works, and outlines mitigation measures which are recommended to be undertaken to manage those impacts.

Site visits were carried out on the 23rd of March, 30th of August and 7th of November 2023. The site and its context were visually inspected and photographed. No additional opening up works were undertaken at the time of this report to inform this assessment.

The following impact assessment should be read in conjunction with drawings prepared by the Design Team, the Protected Structure Impact Assessment Report² submitted along with the approved 2019 application, [and the recent An Board Pleanála S146B Submission from 2023 related to the new Parnell Square Library. A Pre-Part 8 submission was lodged in late 2023 and amendments following feedback from DCC have been reflected in this version of the AHIA report.](#)

1.2 PLANNING HISTORY

There have been 3 previous planning permissions granted for works to the Hugh Lane Gallery: 1996 (ref: 1517/96); 2002 (ref: 1462/02) and the latest and current Part 8 permission from 2019 (ref: 3196/19).

The 2019 approved Part 8 submission documentation included:

- Drawings of the proposed works;
- Acoustic Report on Noise Impact of Building Services Plant for 1930's wing Hugh Lane Gallery;
- Protected Structure Impact Statement Report.

¹ ITT, Vol D Information, PSP Background Information.

² Shaffrey Architects, "Protected Structure Impact Assessment Report, Upgrade Works, Dublin City Gallery The Hugh Lane, Dublin 1", June 2019. Available at:

https://consultation.dublincity.ie/hugh-lane-gallery/dublin-city-gallery-the-hugh-lane-dublin-1-upgrade/supporting_documents/Protected%20Structure%20Impact%20Assessment%20Hugh%20Lane%20June%202019.pdf

1.3 COMPARISON OF APPROVED AND PROPOSED WORKS

The following table outlines the key works proposed in the 2019 approved application, notes if variations are proposed to those approved works and lists newly proposed works under the current application.

Part 8 application, 2019 approved works (Planning Ref: 3196/19) ³	STATUS	VARIATION TO THE APPROVED WORKS
Upgrades to the existing roof of the 1930s Wing.	Works to proceed as approved during main contract.	N/A
Replacement of existing rooflights.	Works to proceed as approved.	N/A
Installation of a fall-arrest and ladder/access systems for safe permanent roof access.	Works to proceed as approved.	N/A
Insulation of vertical faces to walls.	Works to proceed as approved.	N/A
Installation of environmental services in the 1930s Wing and associated Building Services Management System and the integration of same with the systems serving the wider gallery complex to ensure a continuity of environmental conditions throughout the gallery complex appropriate for the exhibition and curation of works of art of international importance.	Works to proceed as approved.	N/A
New M&E plant located on the roof of the Francis Bacon studio within an acoustic enclosure.	Works to proceed as approved but with amendments.	Acoustic enclosure will no longer proceed. The previously consented M&E Plant above the Francis Bacon Studio is to be relocated to the Plant area in the New Parnell Square Library, to the rear north and withing within the new building. Small Plant area to be retained on Francis Bacon as an upgrade to the existing. Refer to Section 146B submission for Parnell Square Library documentation.
Upgrades to the existing roof to the Francis Bacon Studio.	Works to proceed as approved but with amendments.	As above.
New Mechanical ductwork at roof level of the 1930s Wing.	Works to proceed as approved.	N/A

³ Dublin City Council, Citizen Portal Planning, available at: <https://planning.agileapplications.ie/dublincity/application-details/133547> (accessed on 04/10/2023)

New Mechanical ductwork at roof level of the Francis Bacon studio serving the 1930s Galleries.	Works to proceed as approved.	N/A
The Installation of new data cabling and/or wireless electronic services as required to meet existing and changing future needs to the 1930s Wing.	Works to proceed as approved.	N/A
The Installation of a new gallery lighting system in the 1930s Wing.	Works to proceed as approved.	N/A
Provision of the new environmental control lobby to the public gallery entrance (Lobby 1) ⁴ .	Works to proceed as approved.	N/A
Provision of the new environmental control lobby to the public staff entrance of Charlemont House. (Lobby 2).	Works to proceed as approved with amendments.	Enclose full area to rear of east curved wing by forming new roof to form new environmentally controlled staff access (lobby 2). Area to be fully roofed in. Extend service outlets above the roof to terminate behind the parapet level.
Provision of the new environmental control lobbies in front of the current Harry Clark exhibition (Lobby 3).	No longer being proposed.	Omitted.
Provision of the new environmental control lobbies to the rear Service entrance to the 1930s wing. (Lobby 4)	Works to proceed as approved.	N/A
Provision of the new environmental control sliding door to the opening into the 2006 wing. (Lobby 5)	No longer being proposed.	Omitted.
Additional Proposed Works (New Part 8 Application 2023-2024)	STATUS	DESCRIPTION OF PROPOSALS
New link connection between HLG and New Library from Ground Floor Level.	Newly proposed.	Relocation of Harry Clark exhibition within the premises of the Hugh Lane Gallery. Alter existing window opening to west wall to form new doorway. Remove ground floor male & accessible bathrooms and circulation area to west. Construction of new link and associated demolition works at lower ground floor.

⁴ Shaffrey Architects, "Protected Structure Impact Assessment Report, Upgrade Works, Dublin City Gallery The Hugh Lane, Dublin 1", June 2019, pg. 12 (Fig. 16).

Change existing female bathroom layout to accommodate new accessible toilet at ground floor level.	Newly proposed.	Remove fabric to female bathroom at west ground floor. Construction of new toilet.
New bathrooms at Lower Ground Floor Level.	Newly proposed.	Form new door opening from existing window openings to north wall of public toilets. New built bathrooms proposed at air alleyway between Charlemont house and 1930s extension.
Repair and reinstatement of cast iron rainwater goods to 1930s wing area.	Newly proposed.	Repair, reinstatement and upgrades of existing cast iron rainwater goods to 1930s wings and FB studio.
Alterations to structure of 1930s wing roof.	Newly proposed.	To facilitate any repairs to existing structure and/or reinforcement for new rooflights and ducting support, to be determined in upcoming opening up works (Q1 2024) and during the project.
Floor detail repair around 2no. cast iron radiators in Gallery 7.	Newly proposed.	Retain existing 2no cast iron radiators and make good to herringbone timber floor detail.
Removal of existing metal lantern rooflight above Sculpture Hall (room no.22.00.05).	Newly proposed.	To allow for MEP duct routing as part of the proposed MEP strategy. NOTE: This was part of the previously developed and tendered scheme but had not been included in the previous planning application.

2 METHODOLOGY

2.1 BASIS OF ASSESSMENT

The architectural heritage appraisal will describe and evaluate the heritage values of those features within the proposed works area that are part of this application and its immediate context, which are considered to be of heritage value. The following sources have been consulted to understand the development of the building and the significance of the affected assets:

- Dublin City Development Plan 2022-2028
- Record of Protected Structures (Dublin City Development Plan 2022-2028)
- National Inventory of Architectural Heritage (NIAH)
- Record of Monuments and Places (RMP)
- Historic area maps
- Previously undertaken studies and reports

Assessments adhere to the following guidelines and standards:

- Architectural Heritage Protection, Guidelines for Planning Authorities (2011)
- Irish Standard I.S EN 16096:2012: Conservation of cultural property – Condition survey and report of built cultural heritage.
- BS 7916-2013: Guide to the Conservation of Historic Buildings.
- ICOMOS Charters
- Technical Guidance Documents
- Department of Housing, Local Government and Heritage Advice Series

The design team consultants have contributed to this heritage appraisal and impact assessment with respect to the mitigation measures which form part of the design proposals.

2.2 SCOPE OF THE ASSESSMENT

This report will appraise the existing historic fabric and features of the proposed work areas that have not been previously described in the approved Part 8 planning of 2019 (ref: Ref: 3196/19). The rooms included in this report are located in areas at Lower Ground Floor and Ground Floor level.

Our assessment is based on visual inspections and available data. Opening up works were carried out previously for the 2019 Part 8 application and are included in Appendix A of Shaffrey's Protected Structure Impact Assessment report. Additional opening up works are scheduled to occur at a later stage in the design programme, to accommodate with the Hugh Lane Gallery's program of exhibitions to be agreed.

3 DESCRIPTION OF THE SITE, HUGH LANE GALLERY

3.1 SUMMARY DESCRIPTION OF THE BUILDING

The Hugh Lane Gallery was founded in January 1908 by Sir Hugh Lane, originally in Clonmel House at Harcourt Street, as the first known public gallery of modern art in the world⁵. It then moved to its current location at Charlemont house in 1933⁶.

Charlemont House was purpose-built as a home in 1763 for James Caulfeild, the first Earl of Charlemont, and designed by William Chambers. It is a three-storey over basement house, with distinctive swept curved walls to its forecourt. The façade to ground floor level is of limestone with a rusticated cementitious render, and the walls of the upper levels are squared coursed limestone ashlar. Side gables walls have a cementitious rendered finish. To the east gable, a modern extension wing was added in 2006. The windows to the front façade are square head timber sash 6 over 6 windows to all levels. The main entrance to the building is central round-headed with Portland limestone Ionic prostyle portico with double columns to each side⁷. Originally the portico was formed by a single pair of columns⁸ and modified to its current form in the 1930s.

The interior of Charlemont House has experienced a number of interventions and alterations to its original layout but a number of original historic features remain. Examples include the Corinthian columns and fireplace surrounds at the entrance hall, the main cantilever staircase to the west, the cabinet of medals and the cabinet of antiques⁹, cornices and plasterwork. Other notable features include the terrazzo floors and joinery craftsmanship at ground floor level.

The basement of Charlemont house has a series of barrel and groin vaulted ceilings, mainly to rooms at the south and west. The walls are of stone and brick with a mix of cementitious render and lime plaster finish.

The roof of the front house is an M-profile slate roof behind a parapet wall¹⁰. To the rear over the 1930s wing, there is a series of aluminium framed hipped roofs, with a mix of asbestos tiles, perforated metal sheets and single-unit obscured glass rooflights. Only one mild steel frame hipped roof lantern was observed during site visits, located between the front house and 1930s wings. A security fence surrounds the [parapet walls to the north, west and east](#). The existing rainwater goods are a mix of uPVC and cast iron components.

The Hugh Lane Gallery site chronology can be phased as below (refer to Fig.1):

- **Phase 1: 1763:** Charlemont is purpose built as a townhouse for James Caulfeild, the first Earl of Charlemont, and designed by William Chambers.

⁵ Sean O'Reilly, *Charlemont House, a Critical History, 'Hugh Lane, Founder of a Gallery of Modern Art for Ireland'*, Barbara Dawson, ed. 2008 (article).

⁶ Hugh Lane Gallery, *Arts and Artists, History of the Hugh Lane Gallery Collection*. Available at: <https://hughlane.ie/art-artists/> (accessed on 07/11/2023).

⁷ NIAH, <https://www.buildingsofireland.ie/buildings-search/building/50010915/dublin-city-gallery-the-hugh-lane-gallery-22-parnell-square-frederick-lane-north-dublin-1-dublin> (accessed on 07/11/23).

⁸ Shaffrey Architects, *Protected Structure Impact Assessment Report, Upgrade Works, Dublin City Gallery The Hugh Lane, Dublin 1*, June 2019, pg. 10 (Fig.12).

⁹ Cynthia O'Connor, *The Charlemont House of Medal Cabinet*, Irish Arts Review (1984-1987), Vol 1, No.2 (Summer, 1984), pp. 23-27.

¹⁰ NIAH, Ibid (accessed on 07/11/23).

- **Phase 2: Late 18th C:** James Gandon builds a two-story over basement library wing known as “The Rockingham Library”.
- **Phase 3: Pre-1870:** Some minor works occur to the west of the Charlemont House (Ref: green in Fig.1 below).
- **Phase 4: 1876:** Charlemont house is sold to the government to become “The General Register & Census Offices”.
- **Phase 5: 1927-33:** Dublin Corporation buys the house to convert it into a public art gallery. City architect O’Rourke designed the 1930s gallery extensions to the rear of Charlemont House. In 1933, Charlemont House opened as the Municipal Gallery of Modern Art.
- **Phase 6: 1980-2000:** An east annex of Charlemont House is built. In 2000, the construction of Francis Bacon Studio occurred, designed by David Chipperfield¹¹.
- **Phase 7: 2006:** Gilroy MacMahon architects build a new wing to the east of the 1930s galleries.

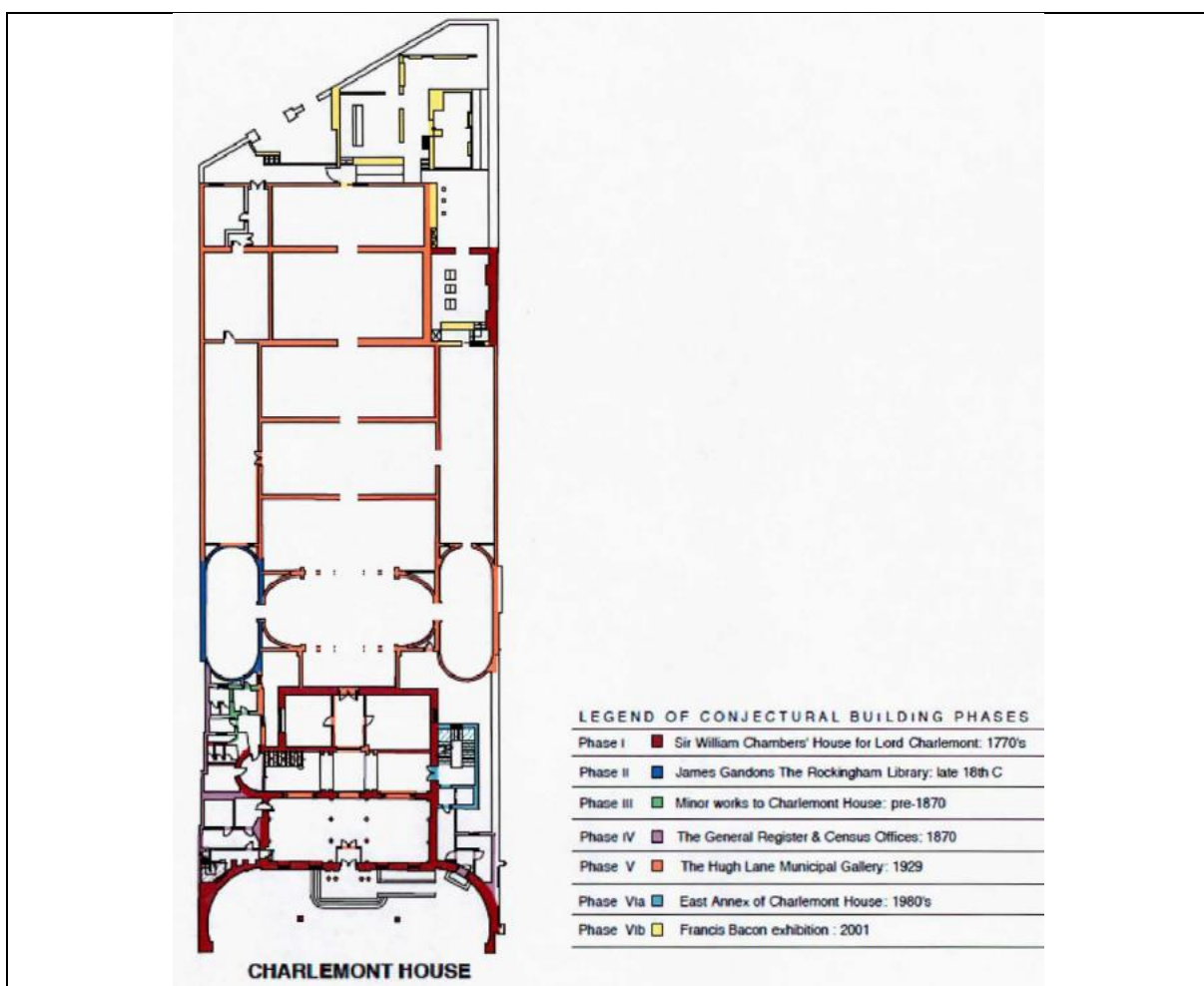


Fig 1. Hugh Lane Gallery “Conjectural Plan” by Paul Arnold Architect, 2002. Image extracted from Shaffrey’s 2019 report, pg. 9.

[For more details on Site and Building Context refer to Chapter 3 of Shaffrey’s 2019 Report]

¹¹ Dublin City Architects Blog, available at: <http://www.dublincityarchitects.ie/hugh-lane-gallery-1930s-wing-refurbishment/> (accessed on 07/11/2023).

3.2 INVENTORY AND CONDITION OF AREAS PROPOSED FOR ALTERATION

In this section we will describe the condition of the rooms where the works are proposed. It includes areas of new work and amendments to the approved 2019 works. These works are located mainly to the south-west of the lower ground floor and ground floor level. These rooms have been individually numbered for inventory purposes (refer to floor plan drawings in Appendix 1 of this report).

3.2.2. GROUND FLOOR LEVEL

The following section include the description, condition appraisal and conservation recommendation for each of the ground floor rooms scheduled to be altered as part of this Part 8 application. Reference numbers as per floor plans included in Appendix 1.

ROOM 22.00.02 (Harry Clarke Exhibition Room)

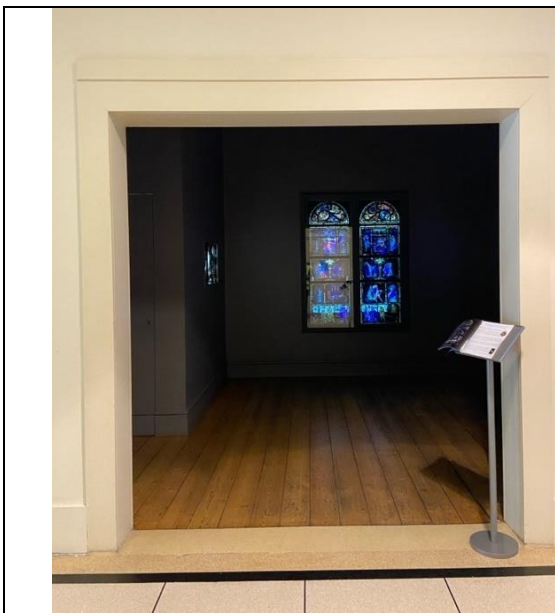


Fig 2. Entrance to Harry Clark room looking west.

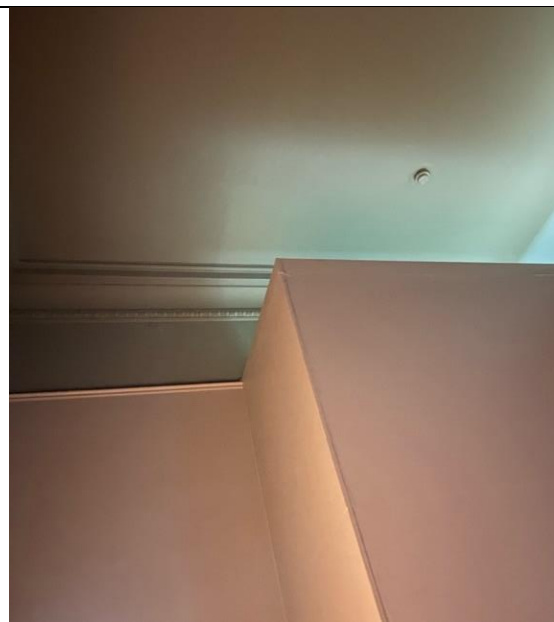




Fig 3. Detail of existing historic detailed cornice.

Description / Inventory	<p>This room was designated for the Harry Clark permanent exhibition. It has timber floorboards and modern partition walls along the south, north and west, set back from the rooms perimeter walls and built to a lower height than the ceiling. The partition walls contain the stained-glass exhibition pieces. Historic cornices remain. Services run behind these partitions to serve the exhibition. Access to service zone is through a door located to the north-west of the room.</p> <p>To the west main wall, there is a tripartite timber sash window, with 3 over 3 side sashes, and a 9 over 9 sash to centre. All sashes with ogge horns. Modern metal bars are fixed to the reveal on the outside. Architrave remains intact.</p>
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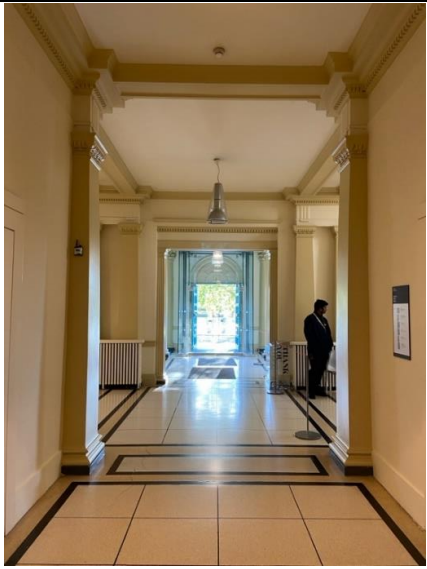


<p>Condition</p>	<p>Floor boards [modern from 12pprox.. 2006] are in good condition; except to the north area behind the partitions walls where a whole through floor is visible.</p> <p>Architrave and window board to the tripartite window are in good condition. The windows are blocked up internally and their functionality has not been tested.</p> <p>Main walls and cornice are in good condition.</p>
<p>Proposal & High Level Conservation Recommendations</p>	<p>The Harry Clarke exhibition which is located in this room is scheduled to be relocated within the Hugh Lane Gallery premises.</p> <p>A new opening is proposed to be formed to the west wall, to allow for new link between HLG and New Parnell Square Library.</p> <p>Conservation recommendations:</p> <ul style="list-style-type: none"> - Harry Clark exhibition should be re-located to a new location agreed with HLG. Extreme care must be taken while removing and transporting these art pieces. Works to be monitored by art conservation specialists of the HLG. HLG conservation staff to coordinate in advance of the refurbishment. - Partitions walls to be carefully removed to avoid damage to surrounding fabric. - Cornices should be protected at all times while remodelling works occur. - Details to be carefully designed, particularly where the new structure meets the old, and approved by conservation consultant.

ROOM 22.00.036 (Reception)

	
<p>Fig 4. Hugh Lane Gallery Reception desk.</p>	<p>Fig 5. Cracks to terrazzo floor to east, where entering 2006 link.</p>
<p>Description / Inventory</p>	<p>The reception room was introduced as part of the 1930s alterations. This work included the removal of a section of wall which formerly separated the entrance hall from the current front reception. A screen mimicking that of the entrance hall was built at this time¹².</p> <p>Terrazzo floor throughout, no cornice visible at present above the reception desk opening.</p> <p>Doric paired columns to the left hand side of the wall.</p>
<p>Condition</p>	<p>Cracks to terrazzo floor as per Fig.5 above.</p>
<p>Proposal & High Level Conservation Recommendations</p> <p>[NB: Works to this area refer to lobby 5 works which were previously proposed and are now omitted]</p>	<ul style="list-style-type: none"> — Partitions walls scheduled for removal to be carefully dismantled to avoid damage to terrazzo floor. — Doric columns should be protected at all times while remodelling works occur. — New proposed intervention and details to be carefully designed, particularly where the new structure meets the old, and reviewed by conservation consultant. — Any historic details discovered during the demolition works to be recorded and assessed for possible reinstatement / conservation.

¹² Shaffrey Architects, “Protected Structure Impact Assessment Report, Upgrade Works, Dublin City Gallery The Hugh Lane, Dublin 1”, June 2019, pg. 7 (Fig.6).

ROOM 22.00.04 (Lobby 3)

	
<p>Fig 6. Corridor looking north towards 1930s galleries.</p>	<p>Fig 7. View to main entrance hall (south).</p>
	
<p>Fig 8. East partition wall.</p>	<p>Fig 9. Cornice and carpentry detail.</p>
<p>Description / Inventory</p>	<p>This corridor was added in the 1930s. Prior to this intervention, there were secondary stairs in this location which can be seen on drawings predating these works¹³.</p> <p>Terrazzo floor and detailed cornice to all sides, except south. Squared based Doric columns to the south portico.</p> <p>Modern partition walls to west and east. Fire extinguishers to both sides of north portico.</p>

¹³ Shaffrey Architects, “Protected Structure Impact Assessment Report, Upgrade Works, Dublin City Gallery The Hugh Lane, Dublin 1”, June 2019, pg. 6 (Fig.5).

	Detailed curved timber frame to glazed double doors and fanlight. Checked bronze canes to glazed panes. Distinctive curved brass handles and modern door closers to both door eaves.
Condition	Elements described above are in good condition overall.
Proposal & High Level Conservation Recommendations	<p>Modern partitions walls to the east are scheduled for removal.</p> <ul style="list-style-type: none"> - Retain and protect glazed double doors and fanlight during works. - Retain and protect terrazzo floor during works.. - Retain and protect cornice while partition walls are removed. - Junction details to be carefully designed and approved by a conservation consultant.

ROOM 22.00.30 (Male Bathroom)

	
Fig 10. Male bathroom, looking north.	Fig 11. Terrazzo floor and carpentry details.
Description / Inventory	Male bathroom with 1930s features including terrazzo flooring, green coloured glazed tiles and carpentry.


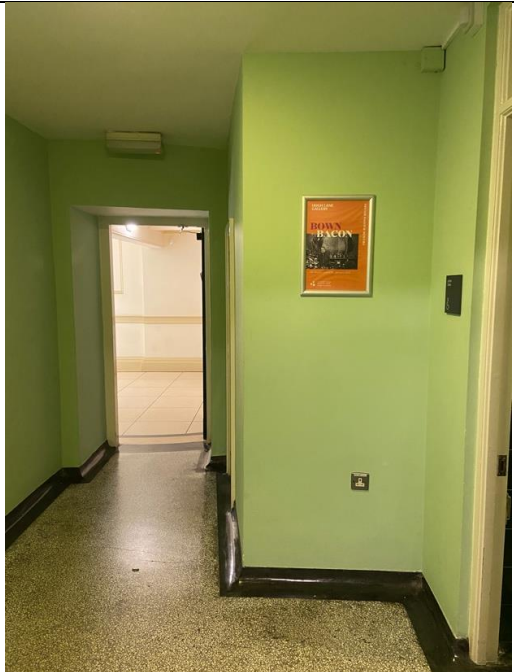
	Modern latrine to north wall below 3 over 3 timber sash window, with tiled window board, ironmongery and metals bars fixed to the inside.
Condition	Fair condition overall to all mentioned features above. Modern services are operating properly. Timber sash window remains slightly open for ventilation thanks to a timber subframe with metal mesh.
Proposal & High Level Conservation Recommendations	Room scheduled to be removed to introduce new link to New Parnell Square Library. <ul style="list-style-type: none"> - Carefully record and remove all carpentry, label individually and store for salvage or reuse. - Where possible, remove and retain terrazzo floors and tiles. - New proposed intervention and details to be carefully designed, particularly where the new structure meets the old, and approved by conservation consultant.

ROOM 22.00.31 (Universal Access WC)

	
Fig 12. South wall of toilet with 1 over 1 timber sash.	Fig 13. Green coloured glazed tiles with leaf detail.
Description / Inventory	Small bathroom to west, also introduced as part of 1930s works. Terrazzo floors with green coloured glazed tiles.

	<p>3 over 3 timber sash window to south wall with metal bars fixed internally.</p> <p>Modern bathroom accessories and handrails fixed to walls to accommodate accessible toilet.</p> <p>6no panelled timber door leaf and original timber frame.</p>
Condition	<p>Described elements are in fair condition and in working order.</p> <p>The window remains slightly open for ventilation purposes thanks to a timber subframe with metal mesh.</p>
Proposal & High Level Conservation Recommendations	<p>Room scheduled to be removed to introduce new link to New Library.</p> <ul style="list-style-type: none"> - Carefully record and remove all carpentry, label individually and store for salvage or reuse. - Where possible, remove and retain terrazzo floors and tiles. - New proposed intervention and details to be carefully designed, particularly where the new structure meets the old, and details approved by conservation consultant.

ROOM 22.00.32 (Circulation within GF bathrooms)

	
<p>Fig 14. East wall with window permanently slightly open at bottom rail.</p>	<p>Fig 15. View from hall towards its entrance, looking south.</p>



Description / Inventory	<p>Distribution hall to bathrooms and storage room. One single opening to east wall, formed by a 3 over 3 timber sash window with ironmongery remaining in place and metal bars fitted internally.</p> <p>Terrazzo floor and skirting board throughout.</p> <p>Modern radiator below window. Modern lighting, services and ceiling.</p>
Condition	<p>Terrazzo floors are in good condition, and so they are the timber doors and sash window.</p> <p>Modern services in good working order.</p>
Proposal & High Level Conservation Recommendations	<p>Room scheduled to be removed to introduce new link to New Library.</p> <ul style="list-style-type: none"> - Carefully record and remove all carpentry, label individually and store for salvage or reuse. - Where possible, remove and retain terrazzo floors. - New proposed intervention and details to be carefully designed, particularly where the new structure meets the old, and approved by conservation consultant.

ROOM 22.00.33 (no access internally)

	
<p>Fig 16. Terrazzo floor and 4no panelled door leaf.</p>	<p>Fig 17. Wall vent above door, over-painted.</p>
Description / Inventory	<p>Storage room, with no access at the time of this report.</p> <p>4no panelled timber door and door frame. Wall vent above door.</p>
Condition	<p>Handle missing. Door in good condition overall.</p> <p>Wall vent above is over painted.</p>

Proposal & High Level Conservation Recommendations	Conservation
	<p>This room is scheduled to be removed as part of the new link proposal.</p> <ul style="list-style-type: none"> - Carefully remove, label and storage timber door and frame. - New proposed intervention and details to be carefully designed, particularly where the new structure meets the old, and reviewed by conservation consultant.

ROOM 22.00.34 (Female Bathroom)

	
<p>Fig 18. Curved 6no. panelled entrance door to toilet.</p>	<p>Fig 19. 3no internal partitions and metal frame windows to the rear wall, looking west.</p>
<p>Description / Inventory</p>	<p>Room introduced as part of 1930s works with terrazzo floors and green coloured glazed tiles walling.</p> <p>3no partitions, each with its own door frame and 6no panelled timber doors and obscured glass fanlight.</p> <p>No.16 panes metal window to the rear wall with metal bars fixed internally. 2no. pivot casements remain opened. This is the only metal window observed in the front house.</p> <p>Modern bathroom fitting installed throughout the room. Xpeliar vent fitted to north wall next to metal window casement.</p>

	Square shaped aluminium-frame rooflight with 9no panes of obscured glass.
Condition	<p>Carpentry is in very good condition, as well as the tiles and terrazzo floor.</p> <p>Metal window was not assessed due to limited access but appears to be in fair condition with lack of maintenance.</p>
Proposal & High Level Conservation Recommendations	<p>Room scheduled to be removed to introduce new link to New Library.</p> <ul style="list-style-type: none"> - Carefully record and remove all carpentry, label individually and store for salvage or reuse. - Where possible, remove and retain terrazzo floors and tiles. - New proposed intervention and details to be carefully designed, particularly where the new structure meets the old, and approved by conservation consultant.

3.2.3. LOWER GROUND FLOOR LEVEL

The following section include the description, condition appraisal and conservation recommendation for each of the lower ground floor rooms scheduled to be altered as part of this Part 8 application. Reference numbers as per floor plans in Appendix 1.


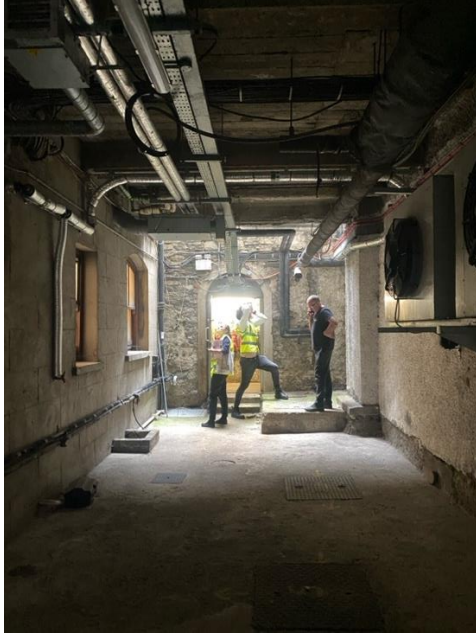
ROOMS 22.B1.004 & 005 (Male & Female Bathrooms)



Fig 20. North wall of room no.22.B1.004.







Fig 21. North wall of room no.22.B1.005.

	
<p>Fig 22. 3 over 3 timber sash windows visible from the air alleyway to the north side of the bathrooms.</p>	<p>Fig 23. View to west end of alleyway.</p>
<p>Description / Inventory</p>	<p>Both rooms have modern partitions walls, dry lining boards, bathroom fittings, radiators and services.</p> <p>Green coloured tiles to sections of the wall to imitate the bathroom above.</p> <p>Ceramic tiles to floor are not original.</p> <p>Historic groin vaulted plastered ceiling to both rooms.</p>
<p>Condition</p>	<p>All modern interventions and services are in good condition and working order.</p> <p>Vaulted ceilings are in good condition with some modern fittings.</p> <p>The north wall, where new openings are proposed, are currently dressed with modern dry lining, a wall vent at top, radiators and other services.</p> <p>The condition of the historic wall behind it is only assessable externally. There is ruled and lined cementitious render to the outside. Windows are arched head, 3 over 3 timber sashes with ogge horns and a concrete cill. Glass is in fair condition; these are not historic panes.</p>
<p>Proposal & High Level Conservation Recommendations</p>	<p>The existing window openings are proposed to be lowered to host new door openings that will connect to the extended lower ground floor bathrooms.</p>



	<p>Conservation recommendations:</p> <ul style="list-style-type: none">- Remove modern linings to north walls to reveal condition of historic wall behind. Carefully remove cementitious render to the external face of the wall. Visual inspection to these by conservation consultant should be carried out. New finish to these walls to be define after inspection and to be discussed with the conservation consultants.- Make good new openings to historic wall following conservation consultant specifications.- New proposed intervention and details to be carefully designed, particularly where the new structure meets the old, and reviewed by conservation consultant.- During construction and demolition work for the bathrooms, it must be taken into consideration that the walls are located close to the Hugh Lane Gallery Archives where the entire gallery collection is stored. Vibrations, dust, should be reduced to a minimum and monitored throughout the works.
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ROOM 22.B1.008 to 012

	
<p>Fig 24. Barrel vaulted ceiling to room no.22.B1.008.</p>	<p>Fig 25. Brick arched entrance to room no.22.B1.009.</p>

	
<p>Fig 26. View to service space with limited access in room no.22.B1.012.</p>	<p>Fig 27. Groin vaulted ceiling and timber door in room no.22.B1.012.</p>
<p>Description / Inventory</p>	<p>Historic brick and stone walls with lime mortar render (predominantly) and original barrel and groin vaults to all these rooms. Brick arch visible over entrance.</p> <p>Emergency Exits to room no. 22.-01-008.</p>
<p>Condition</p>	<p>Very poor condition to all rooms. Finish render is dislodging from the wall in several areas.</p> <p>Modern services have been installed, mainly at ceiling level, with trays suspended from the vaults. Services and props are poorly fitted.</p> <p>Moisture presence in walls.</p> <p>Some existing doors are blocked up and were not accessed at the time of this report.</p>
<p>Proposal & High Level Conservation Recommendations</p>	<p>Works proposed above these rooms to introduce new opening and link to New Library. The ceiling of these rooms will be altered by these works.</p> <ul style="list-style-type: none"> - Assess condition of the walls and mitigate moisture presence. - Structural engineer to inspect condition of vaulted ceilings and propose recommendation accordingly. - M&E consultants to assess existing services and design new proposal, following alteration from works above. - New design proposal to be consulted with structural engineer and conservation consultant. - Protect historic fabric during works.

LANTERN ROOFLIGHT, SCULPTURE HALL (ROOM no.22.00.005)

	
<p>Fig 28. Overall view of the lantern</p>	<p>Fig 29. Close-up of lantern gable with one side hinged casement.</p>
<p>Description / Inventory</p>	<p>Historic metal frame lantern with obscured single glaze units and 14n bays. Side-hinged casement to at least west facing gable.</p>
<p>Condition</p>	<p>Fair to poor condition overall. Access is restricted only visual assessment from neighbour roofs.</p> <p>Corroded bottom rail and handle to window casement. Corrosion signs to north corner of the gable, at bottom.</p> <p>Several capping covers over glazing bars are loose and with very poor ends.</p> <p>Glass panes seem fair overall, with the exception of the gable ends.</p> <p>Lead at ridge level appears to be in fair condition.</p>
<p>Proposal & High Level Conservation Recommendations</p>	<p>Works proposed include the removal of the existing lantern to allow for a new flat roof to be installed. This is to allow for MEP ducts that form part of the MEP strategy upgrades for the Hugh Lane Gallery.</p> <p>Lantern to be carefully removed and made available for salvage and storage.</p>

3.3 SUMMARY STATEMENT OF SIGNIFICANCE

Charlemont House was built in 1763-78 for the first Earl of Charlemont and designed by William Chambers. The building is distinctive 18th century townhouse that neighbours with Georgian terraces nos.20-21 to the east and nos.23-28 to the west, all of these also protected structures. Charlemont house is located in front of the Garden of Remembrance (formerly now as New Gardens of Palace Row) over Parnell Square, which is Dublin's first residential square of the Georgian period¹⁴.

Remarkable curved walls with balustrades form the forecourt of Charlemont House, which is a distinctive feature among such grand Georgian houses. The façade retains the original layout of 6 over 6 timber sash windows to all levels. Timber roof structures, fanlights, curved architraves, windows, and doors are highly regarded, the latest with an extensive presence in the site.

The Hugh Lane Gallery complex has undergone a series of alterations throughout the years, of which some include modern alterations with contemporary materials of varying value and significance. These include concrete slabs, modern partition walls, extensive surfaced mounted services installations to basement, dry lining finish to walls, suspended dry lining ceilings and carpentry.

“While the extensive remodelling by the City Architect, Horace O’Rourke in 1931-3, and extensions to the rear have obscured some of the original scheme, these interventions have considerable architectural merit in their own right.(...) The work of master craftsmen such as Simon Vierpyl, the master mason; John Ivory, the carpenter and Christopher G. Plummer, the bricklayer are a further testament to the importance of the house”¹⁵

The 1930s interventions are significant as an example of early 20th century concrete construction and emerging technologies in engineering. The later wing dating from the 2000s, while not of high architectural value has some cultural value due to its association with the housing of the Francis Bacon studio.

The Hugh Lane Gallery is of special interest under Architecture, Cultural, Artistic, Historical, Social and Technical characteristic; is of major importance on many levels and continues to serve the country as one of its great cultural institutions¹⁶.

¹⁴ Shaffrey Architects, “Parnell Square Cultural Quarter, New Dublin City Library Project at Nos 20-21& 23 - 28 Parnell Square North and adjacent public realm, Protected Structures Impact Statement”, 2018. Pg.5.

¹⁵ NIAH, <https://www.buildingsofireland.ie/buildings-search/building/50010915/dublin-city-gallery-the-hugh-lane-gallery-22-parnell-square-frederick-lane-north-dublin-1-dublin> (accessed on 01/11/23).

¹⁶ Ibid.

4 STATUTORY CONTEXT

4.1 STATUTORY PROTECTIONS FOR HERITAGE

The subject building is a protected structure and has been deemed to be of national importance by the National Inventory of Architectural Heritage. It is affected by Section 51 (Record of Protected Structures) and 52(1) of the Planning and Development Act, 2000 (as amended)¹⁷.

Subject Address:	RPS no:	NIAH ref:
Charlemont House, Parnell Square North, Dublin 1, D01 F2X9	6384	50010915

There are protected structures adjacent to the subject building. These buildings are also included in the National Inventory of Architectural Heritage, marked with blue dots on the map extracted from the Historic Environment Viewer (see Fig.28 below).

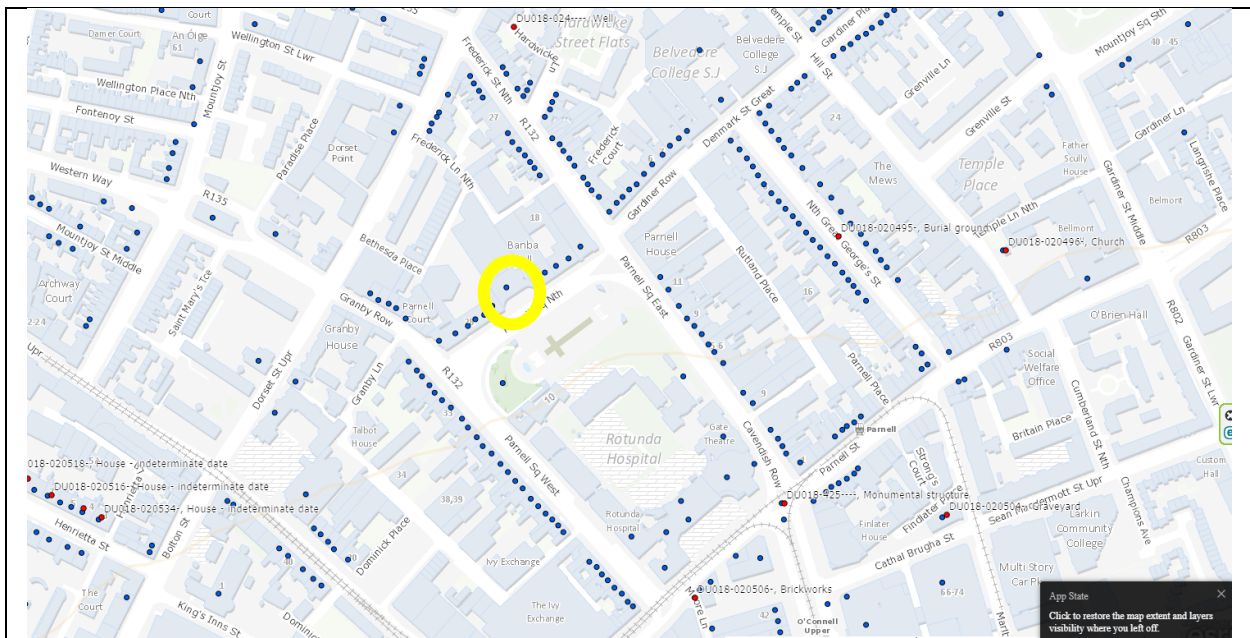


Fig 30. Screenshot from the Historic Environment Viewer where blue rows denote structures on the NIAH. Subject of this report in yellow circle.

Hugh Lane Gallery is located on Parnell Square North, Dublin 1. It lies within a Conservation Area, zoning objective Z8: Georgian Conservation Areas, on the Dublin City Development Plan¹⁸ (Map E, indicated by a red hatch in Fig.29 below). It is therefore affected by Section 81 and Section 82 of the Planning and Development Act, 2000 (as amended)¹⁹.

¹⁷ Government of Ireland, *Planning and Development Act, 2000, Part IV*, available at <https://www.irishstatutebook.ie/eli/2000/act/30/enacted/en/html> (Accessed 22/09/2023).

¹⁸ Dublin City Development Plan 2022-2028, available at: <https://www.dublincity.ie/residential/planning/strategic-planning/dublin-city-development-plan/development-plan-2022-2028> (Accessed 22/09/2023).

¹⁹ Government of Ireland, *Planning and Development Act, 2000, Part IV, Chapter II*.

“The special interest/value of Conservation Areas lies in the historic and architectural interest and the design and scale of these areas (...). The City Council will encourage development which enhances the setting and character of 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 possible²⁰.

The Dublin City Development Plan 2022-2028 further states there is currently a total of 24no. Priority Architectural Conservation Areas (ACA). 15no. ACA’s have been identified for prioritisation following careful consideration of the aspects required to identify areas for protection under an Architectural Conservation Areas, as set out in Chapter II, Part IV of the Planning and Development Act, 2000 (as amended), and expanded upon in Chapter 3 of the Architectural Heritage Protection Guidelines for Planning Authorities (2011). Parnell Square is listed as a Priority ACA.

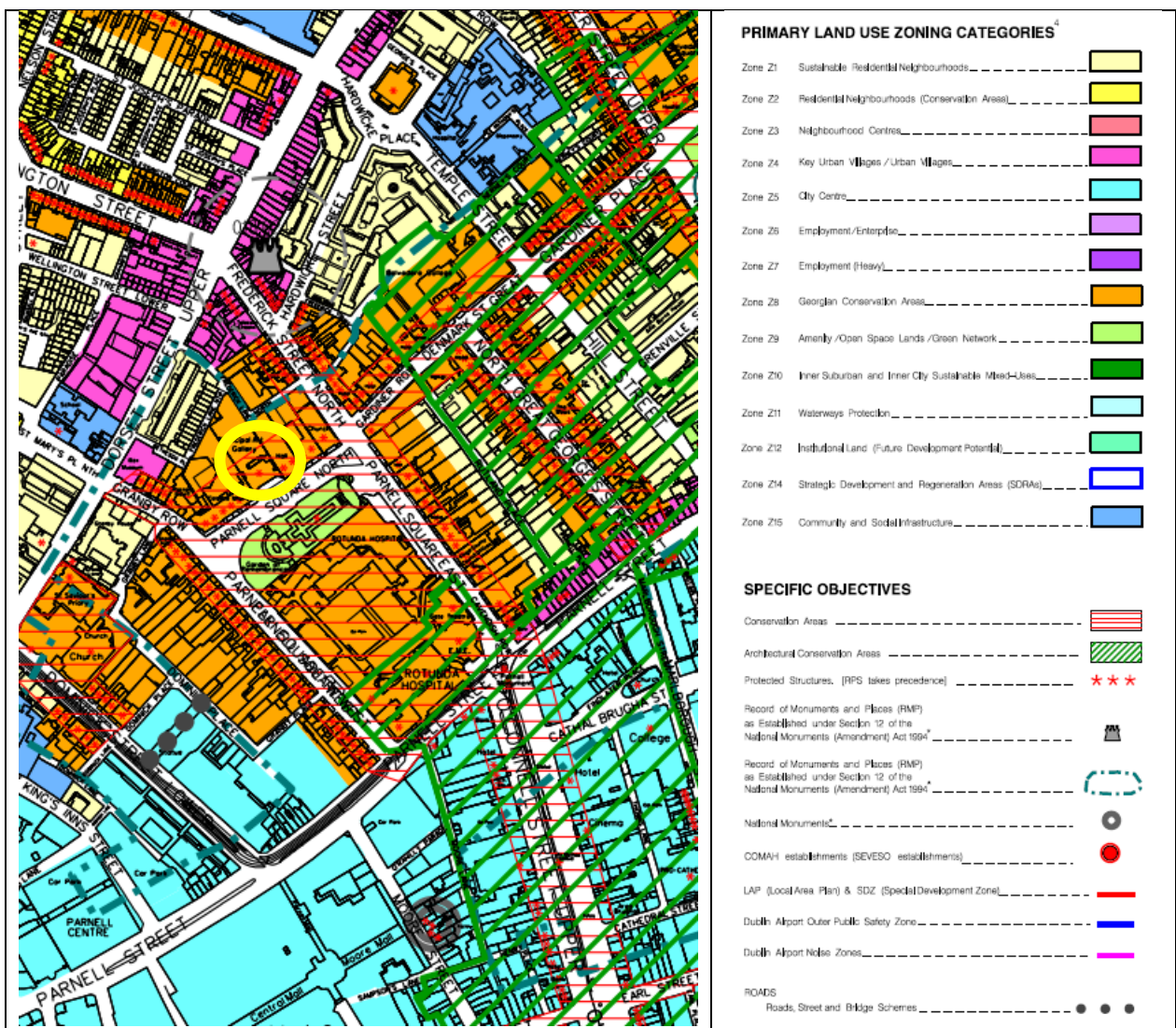


Fig 31. Extract from Map E- Land Use Zoning Map from the Dublin City Development Plan 2022-2028 showing subject of this report in yellow circle. The subject lies within Conservation Area zone Z8.

²⁰ Dublin City Development Plan 2022-2028, Built Heritage and Archaeology, Pg. 357.

4.2 POLICY CONTEXT

Under the Dublin City Development Plan 2022-2028, Chapter 11: “Built Heritage and Archaeology”, the site is subject to the following policies²¹:

- BHA1: Record of Protected Structures
- BHA2: Development of Protected Structures
- BHA3: Loss of Protected Structures
- BHA4: Ministerial Recommendations
- BHA6: Buildings on Historic Maps

Parnell Square is listed, as mentioned above, as a Priority ACA and is subject to the following policies²²:

- BHA7: Architectural Conservation Areas
- BHA8: Demolition in ACA
- BHA9: Conservation Areas
- BHA10: Demotion in Conservation Area

Additionally, in the Dublin City Development Plan 2022-2028, Appendix 6, 2.2, Parnell Square East, North and West is listed under the ‘Historic Granite Kerbing and Associated Features to be Protected, Conserved and Reintroduced’. This states that the paved areas and streets with historic (antique) granite kerbing and pavers/flags to be protected, conserved, and reintroduced under the programme for areas with historic ground/street surfaces, together with any associated historic features. Therefore, the site is subject to:

- BHA18(a): Historic Ground Surfaces, Street Furniture and Public Realm. Furthermore, Chapter 11.5.4, “Retrofitting, Sustainability Measures and Addressing Climate Change”, states Part L requirements of the Building Regulations do not apply to RPS buildings, but the Council recognizes the need to improve the energy efficiency as long as the measurements do not harm or compromise the special interest of the protected structure. Therefore, no.22 Parnell Square is also subject to the following policies²³:
- BHA21: Retrofitting Sustainability Measures
- BHA22: Upgrading Environmental Performance
- BHA23: Climate Action

4.3 STATUTORY CONSULTATIONS

[This AHIA report is preceded by a Pre-Part 8 Submission from 2023. A Conservation Officer’s Report dated from 19/12/2023 was made available to the DT and amendments following that are reflected in this report.](#)

We have used previously approved reports as the basis for interpreting the conservation objectives of the previously approved design.

DCC Economic and Cultural Department, has notified the Central Area Committee of the forthcoming application.

No other pre-planning consultation has taken place with the Local Authority.

²¹ Dublin City Development Plan 2022-2023, *Chapter 11: Built Heritage and Archaeology*, Pg. 348-250.

²² *Ibid*, Pg. 351-358.

²³ *Ibid*, Pg. 363-365.

5 THE PROPOSED DEVELOPMENT

5.1 THE CONSERVATION NEED

A New Library is proposed next to Charlemont House, The Hugh Lane Gallery. There is a need to connect both buildings to form a connected cultural complex and improve visitor access to both facilities. The proposed works which are the subject of this Part 8 planning application are primarily related to forming this new link, and the associated layout alterations required.

Upgrades to M&E services and replacement of components beyond their functional lifespan, are necessary to meet the demands of the art gallery facility.

5.2 CURRENT STATE OF CONSERVATION

The rooms proposed for alteration have been visually inspected and recorded as described in Section 3.2 of this report. The condition of the rooms at Ground Floor level is generally good while the Lower Ground Floor rooms, with original brick and stone walls and distinctive vaulted ceilings, are in poor to fair condition.

All the rooms described in this report are in use by the Hugh Lane Gallery and their services are in good working order. The most significant room proposed to be altered is the Harry Clark exhibition room which has been a permanent exhibition since 2006²⁴.

The west rooms behind the Harry Clark room, which are proposed to be removed completely, are currently the Ground Floor Level accessible toilets (female, male and universal access). The historic fabric from 1930s interventions in these rooms such as carpentry works, cornices, terrazzo floors and green coloured glazed tiles are all in good condition and of heritage value.

5.3 THE PROPOSED WORKS

As outlined in Section 1 of this report, there are approved proposed works to the Hugh Lane Gallery which formed part of the 2019 Part 8 application. Of these, only works which are proposed to be amended compared to the approved scheme form part of this AHIA. The newly proposed works are generally associated with forming the new link connecting the Hugh Lane Gallery to the New Parnell Square Library and are covered in detail in this AHIA.

Summary of 2019 Part 8 approved application proposed works:

- 5no. new environmental control lobbies.
- Environmental services upgrade and installation throughout 1930s galleries.
- Roof renewal and glazing upgrade works to 1930s and Francis Bacon wing.
- Construction of new M+E plant room over Francis Bacon wing ([this plant is now proposed to be located within the plant area in the New Parnell Square Library building](#)).
- Redecoration of 1930s galleries.
- [To Include Security Upgrades – Grade 3 Security Systems; Cameras and Placements, and PIR's.](#)

[For status of these works refer to table in Section 1.2 of this report]

²⁴ Confirmation date from HLG staff member, received: 9th November 2023.

Summary of 2023-2024 Part 8 application proposed works:

Demolition/Removal:

- Full removal of the Ground Floor Male Bathroom and existing Accessible WC, and associated constructions and services.
- Removal of Ground Floor Female toilets, internal partitions, and fittings only.
- Adapt existing doorway in Harry Clarke room to align with location of proposed new link doorway.
- [Harry Clarke exhibition installations to be relocated within the Hugh Lane Gallery premises.](#)
- New Library link requires partial removal of floor over basement rooms in this area and alteration to Harry Clarke room Wyatt window; extend the opening from window cill to floor level.
- [Remove existing metal frame lantern over sculpture hall \(room no. 22.00.005\)](#)

Proposed:

- Lower Ground Floor: Construct new bathroom extensions to existing male and female WCS to meet WC provision requirements into existing external services alleyway. Provide services to newly formed bathrooms.
- Lower Ground Floor: Adapt ceilings of basement rooms below new link to accommodate new construction.
- Ground Floor: Construction of a stone/reconstituted stone lined link connection with [Wicklow granite](#) floor finish and [bronze](#) door set connecting former Harry Clark room to new library.
- Ground Floor: Install new Accessible WC and Unisex toilet in location of former female WCs. Provide services as required.
- Ground Floor: Form new roof over staff lobby 2 space and relocate existing services to new roof level. All construction and plant to be lower than existing parapet height.
- Ground Floor: Making good to herringbone timber floor in gallery 7 around existing 2no. cast iron radiators.
- Roof Level: Replacement of existing plant over Francis Bacon wing with sound attenuation covers for reduced scale new plant provision.
- Roof Level: Alterations to structure of 1930s wing roof to facilitate any repairs to existing structure and/or reinforcement for new rooflights and ducting support, to be determined in upcoming opening up works (Q1 2024) and during the project.
- Roof level: Repair and reinstatement of cast iron rainwater goods across 1930s wing roofs.
- [Roof level: New flat roof and MEP ducts over sculpture hall \(room no. 22.00.005\)](#)

NOTE: Roof level ductwork over 1930s wing will be broadly as per previously approved scheme. The key change to the MEP scheme is that the main plant room has been relocated from over the Francis Bacon Wing to within the plant room of the new library on the adjacent site.

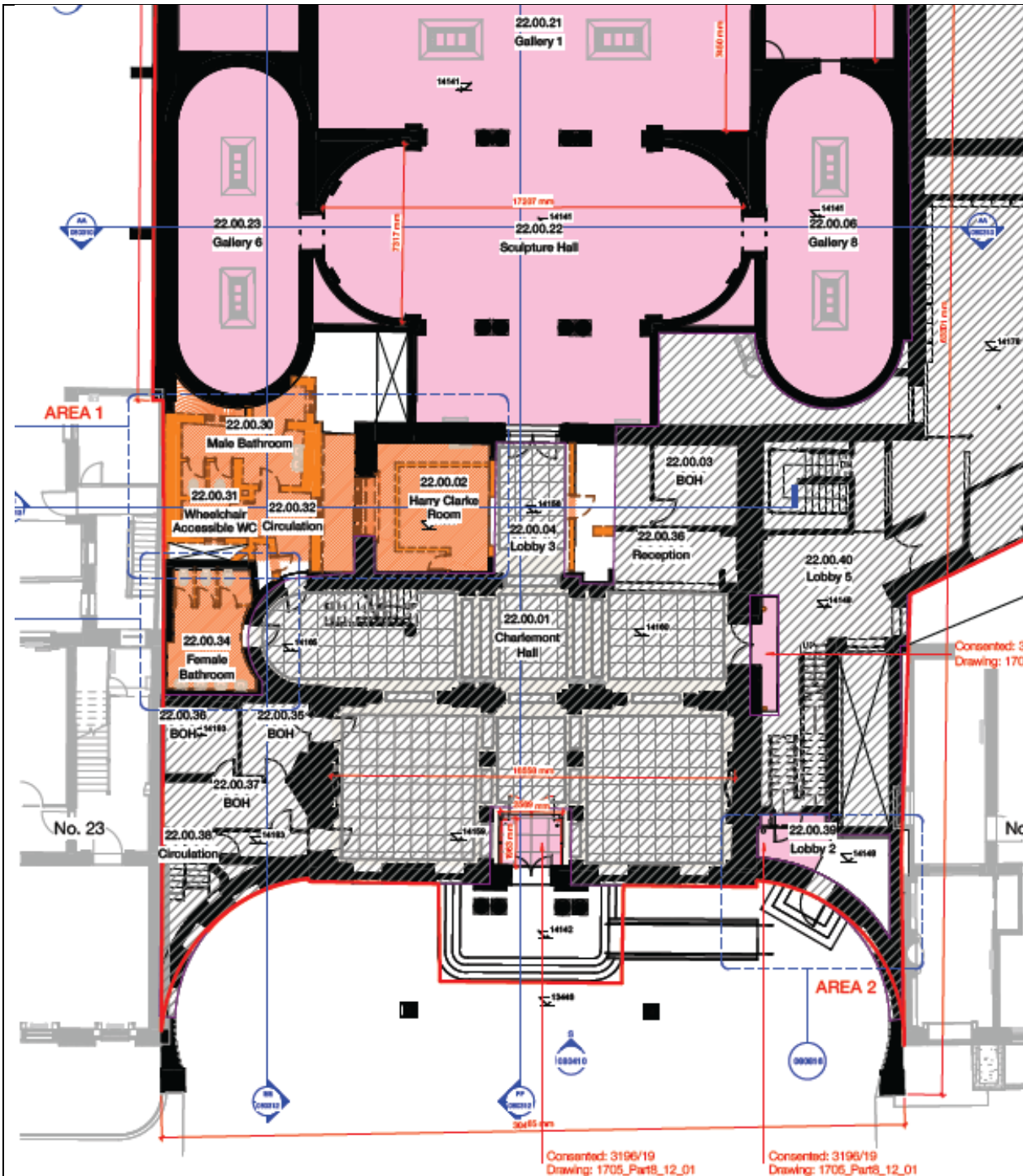


Fig 32. Partial **existing** ground floor plan with fabric proposed for removal in orange. Not to scale. (Source HB drawing ref: PSL-HBA-HL-00-DR-A-080207 - Rev P04)

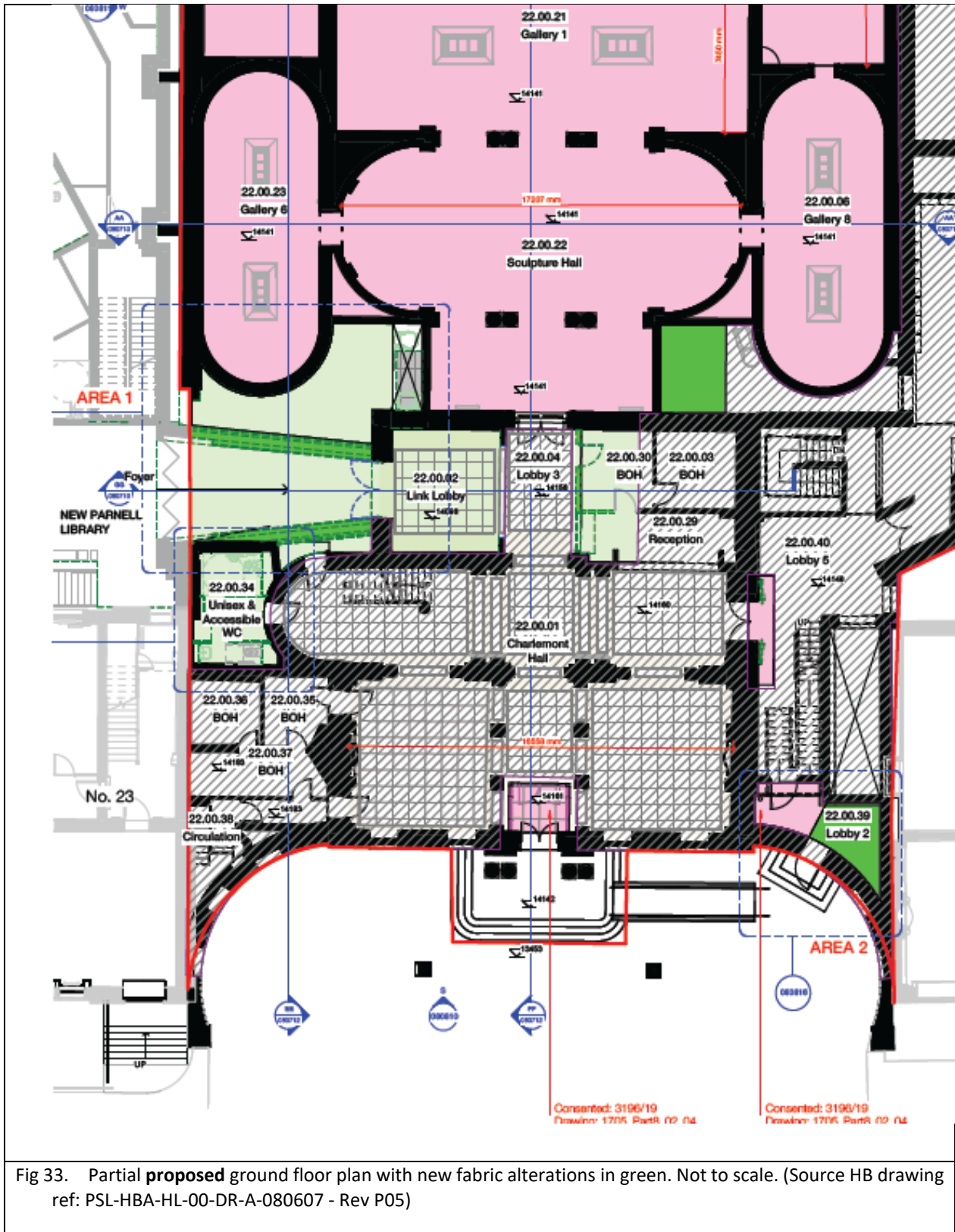


Fig 33. Partial **proposed** ground floor plan with new fabric alterations in green. Not to scale. (Source HB drawing ref: PSL-HBA-HL-00-DR-A-080607 - Rev P05)

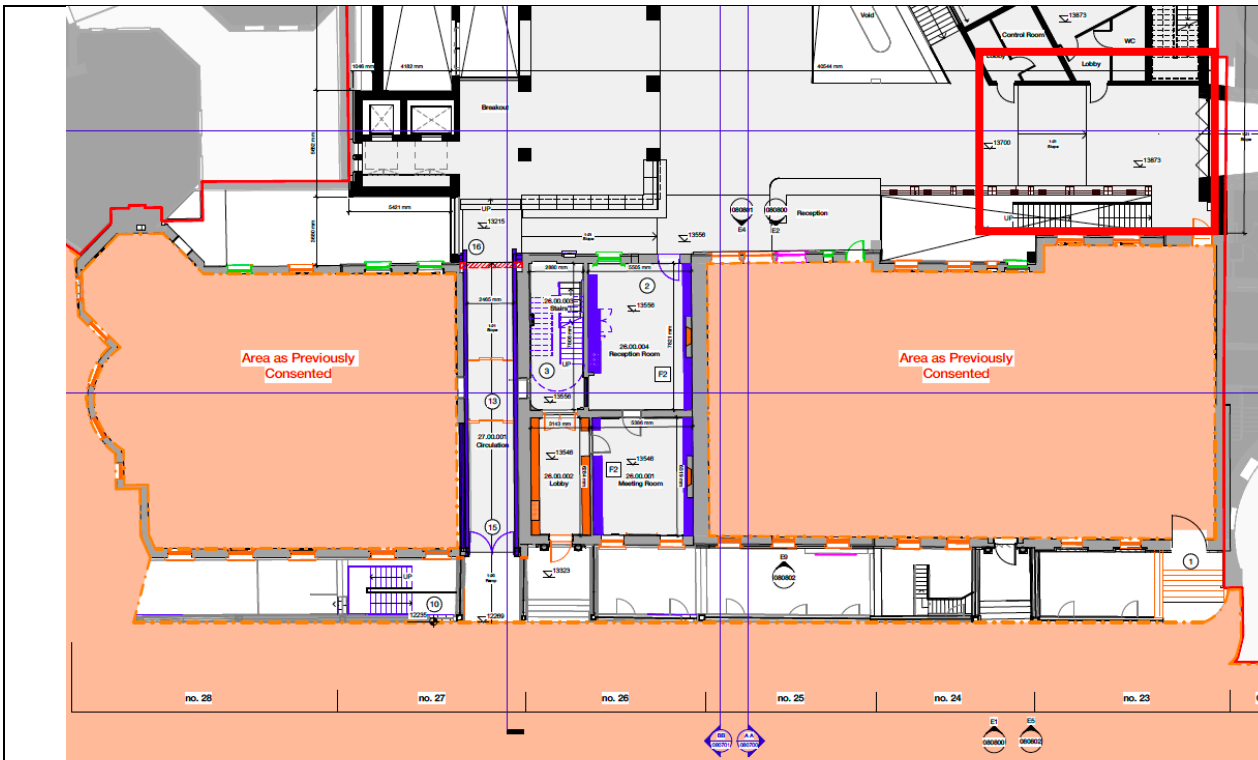


Fig 34. Partial **proposed** ground floor of New Parnell Library showing new link connection to the east directly into the new building -not through Georgian terrace no.23. (Source: S146B application, HB drawing ref: PSL-HBA-NL-RF-DR-A-080606. Rev P02)

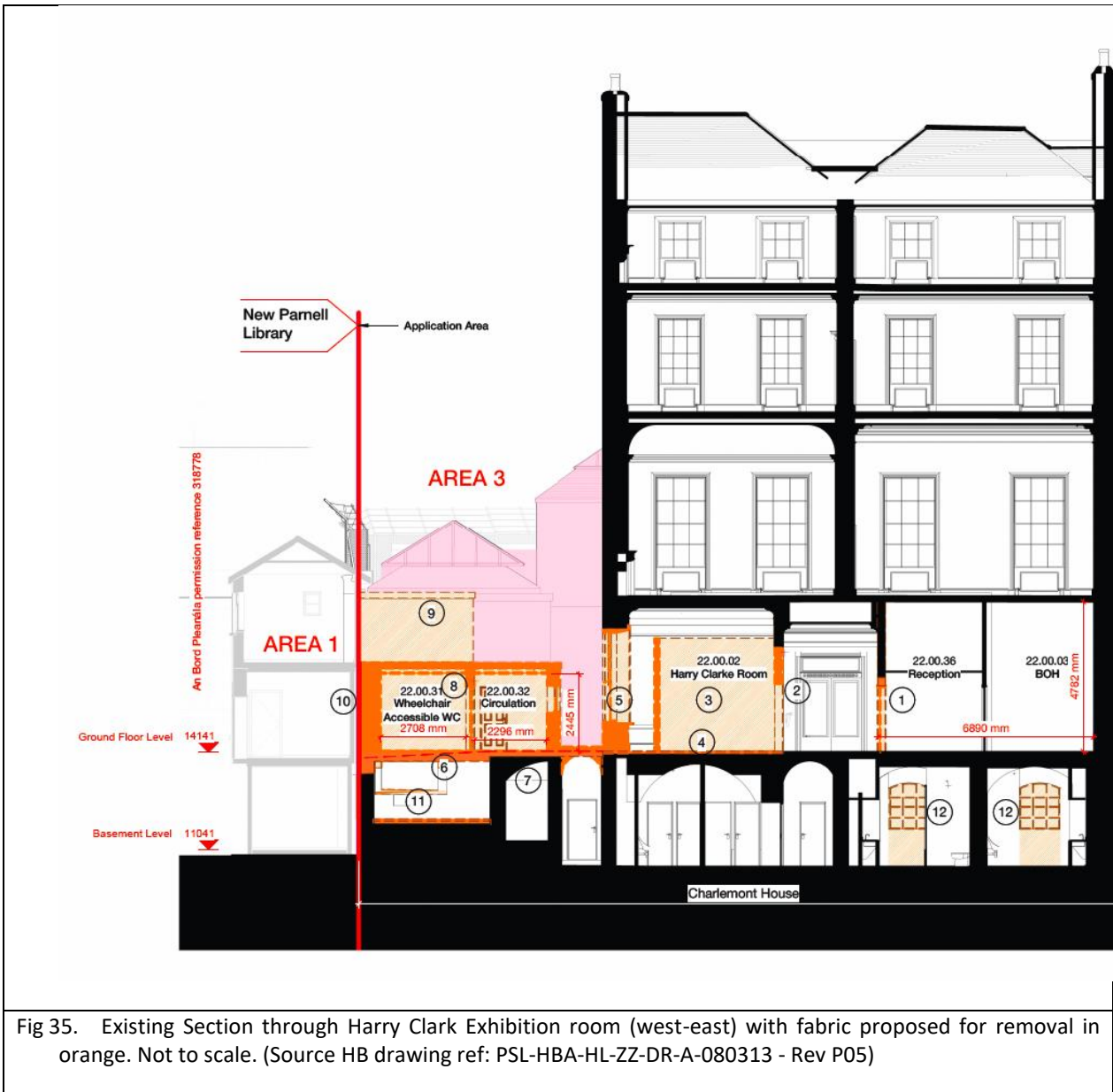


Fig 35. Existing Section through Harry Clark Exhibition room (west-east) with fabric proposed for removal in orange. Not to scale. (Source HB drawing ref: PSL-HBA-HL-ZZ-DR-A-080313 - Rev P05)

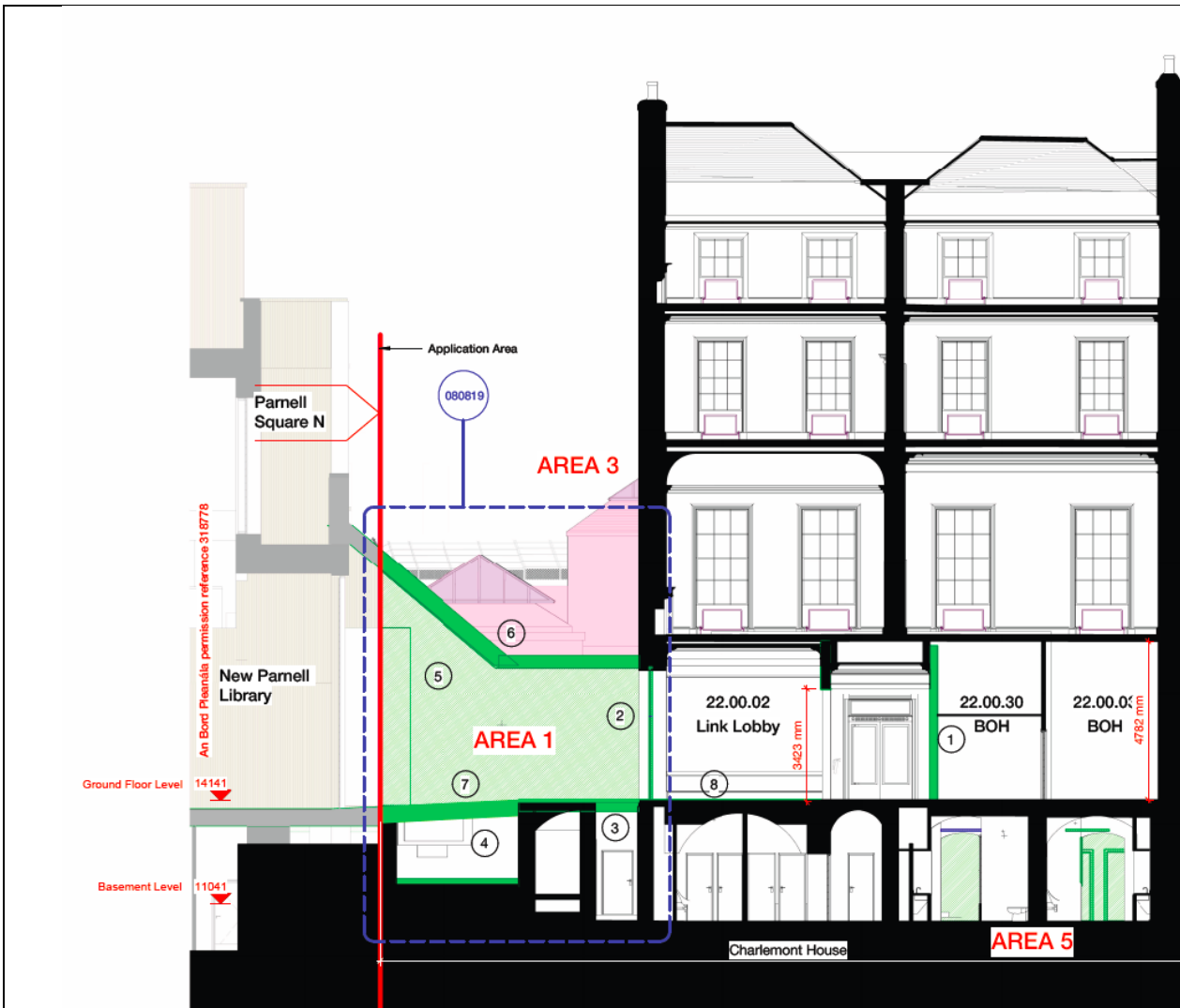


Fig 36. **Proposed** Section through new link (west-east) with new fabric alterations in green. Not to scale. (Source HB drawing ref: PSL-HBA-HL-ZZ-DR-A-080713 - Rev P05)

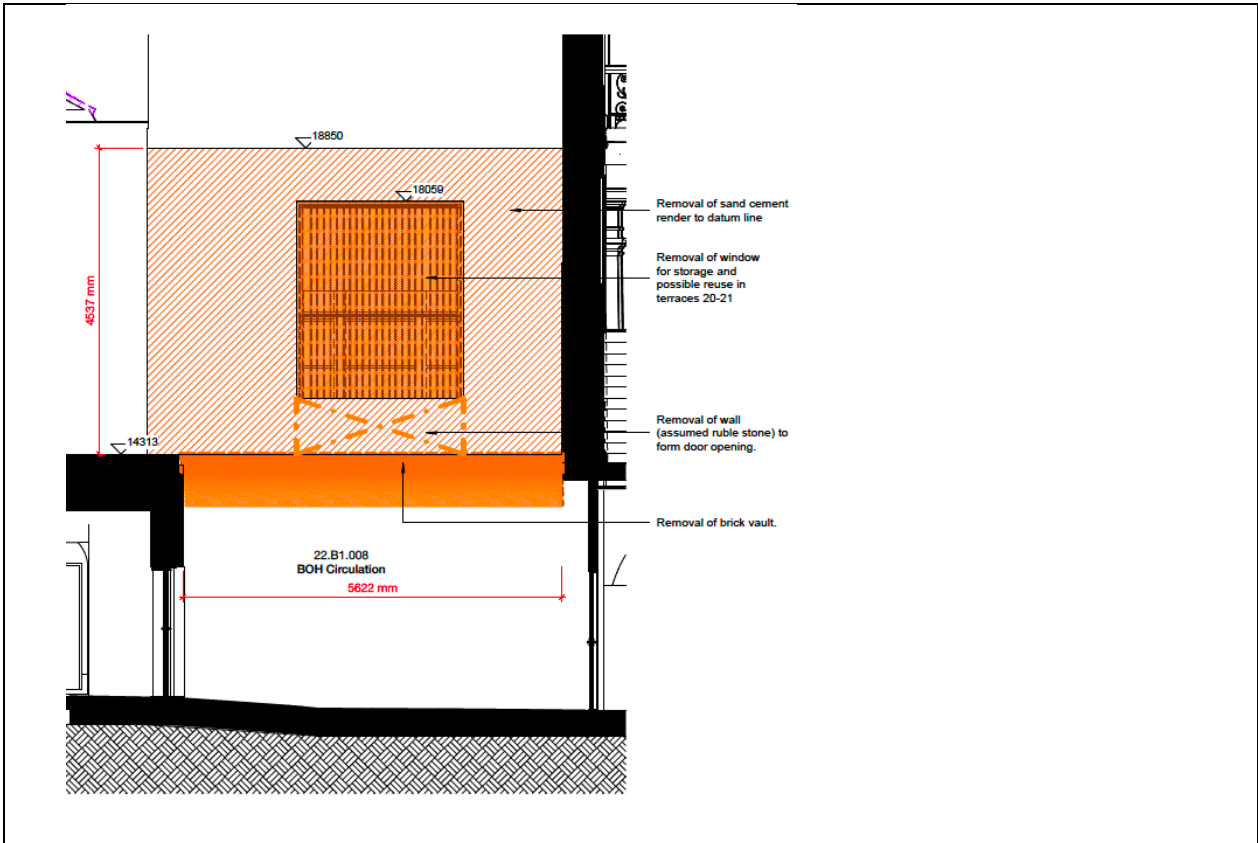


Fig 37. Partial North-south **existing** section with fabric proposed for removal in orange (including Wyatt window) to form new opening. Not to scale. (Source HB drawing ref: PSL-HBA-HL-XX-DR-A-080819 – Rev P02)

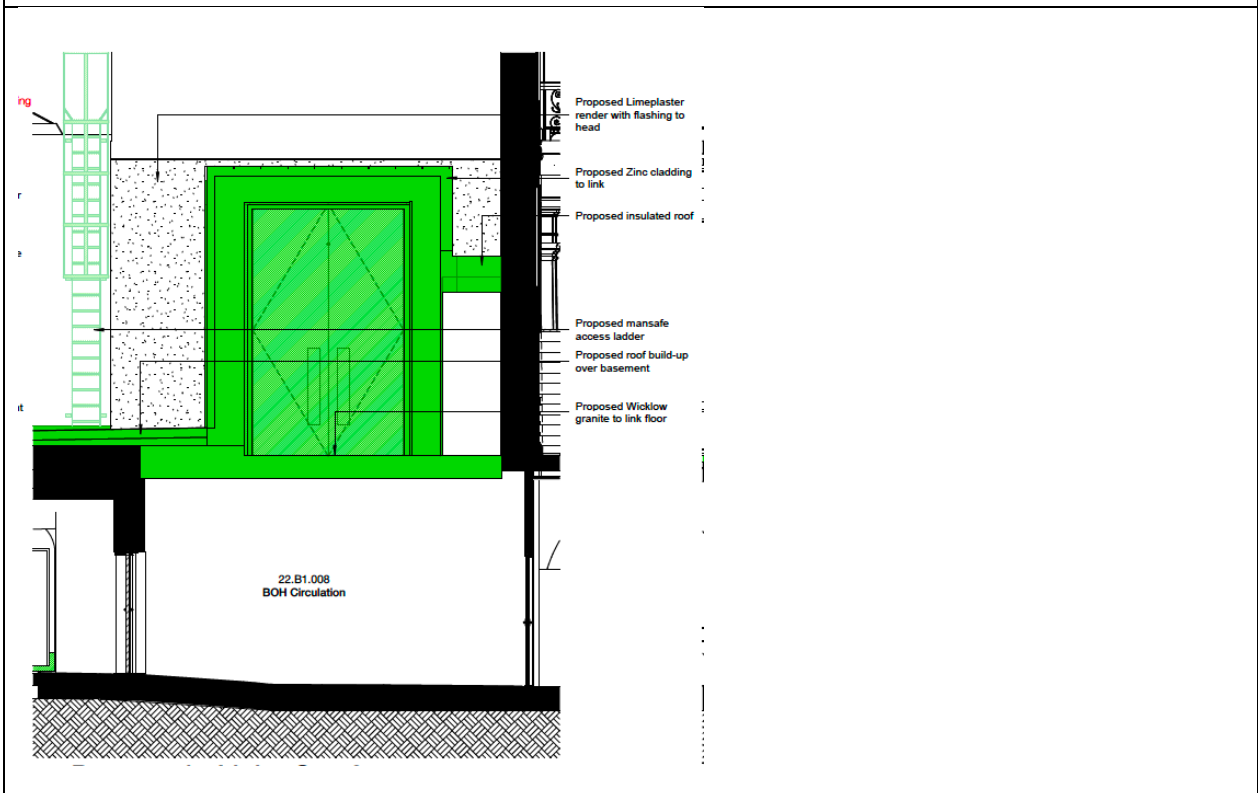


Fig 38. Partial North-south **proposed** section with new fabric proposed in green with new door link. Snap of North-south section with new fabric in green. Not to scale. (Source HB drawing ref: PSL-HBA-HL-XX-DR-A-080819 – Rev P02)



Fig 39. Graphic by HB Architects, illustrating view from Parnell Square North across street from the Hugh Lane Gallery. Dated: 09/01/2024.



Fig 40. Graphic by HB Architects, illustrating view from Parnell Library to Entrance doors to Hugh Lane Gallery. Dated: 09/01/2024.

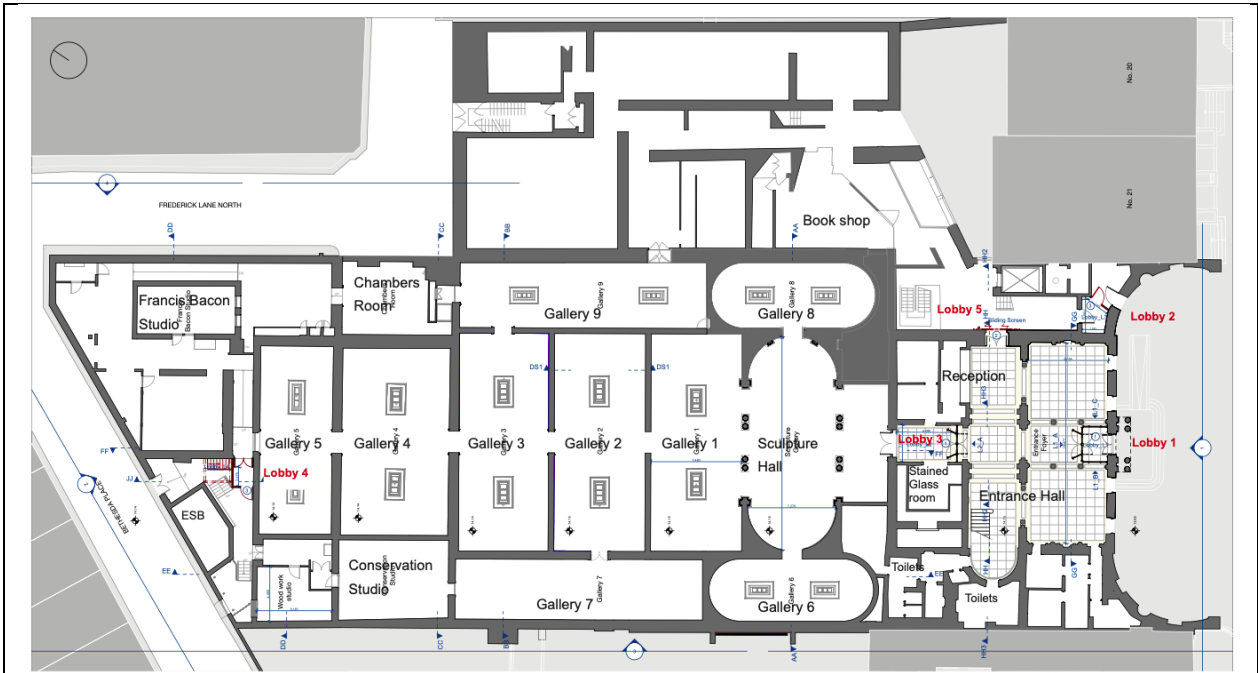


Fig 41. Ground floor plan showing proposed Lobbies and their designated numbers. Lobbies no.3 and 5 have been omitted in this application. (Source: Shaffrey’s Protected Structure Impact Assessment, pg.12)

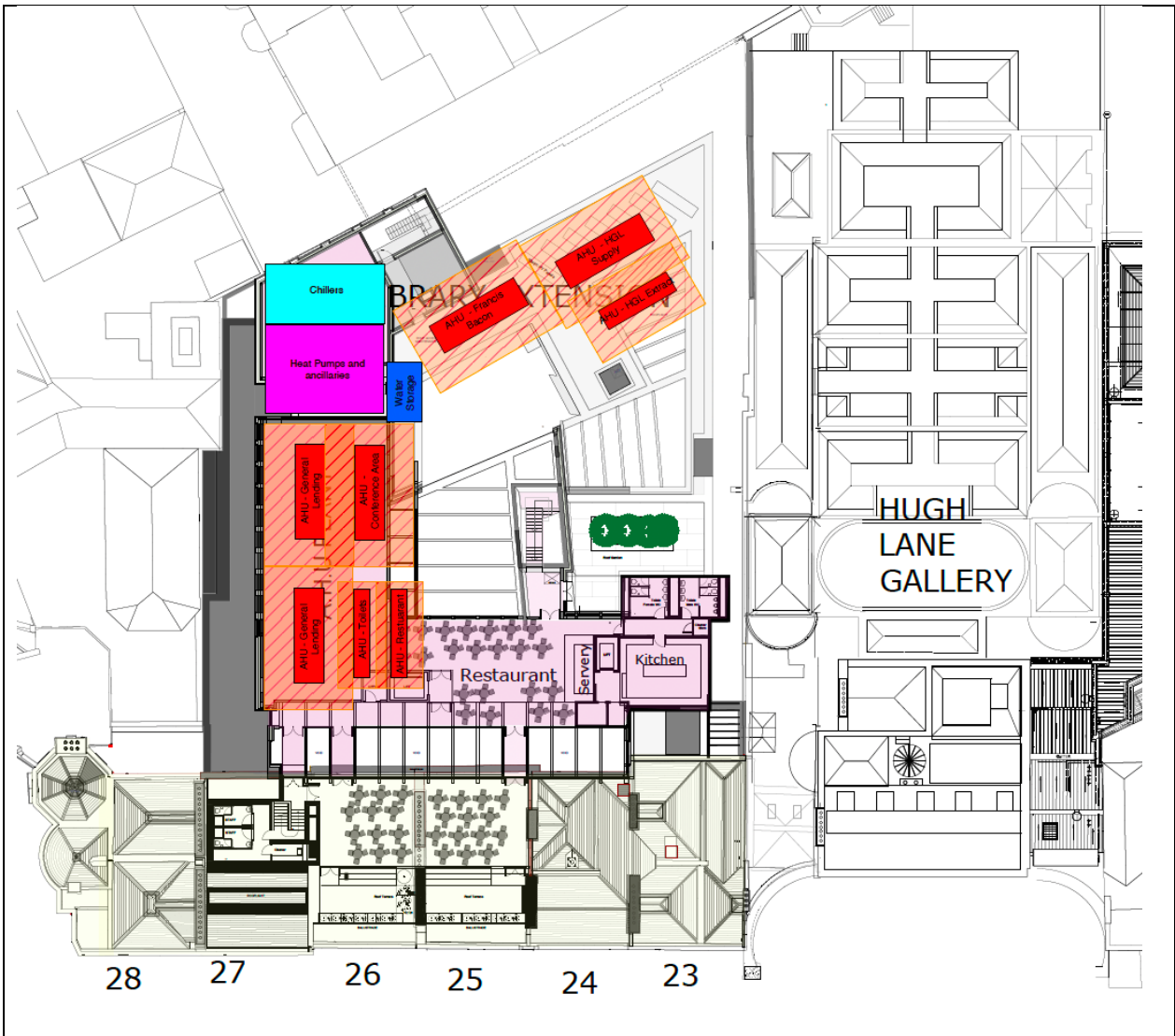


Fig 42. Diagram strategy for proposed MEP services areas on new Parnell Library which includes those of Hugh Lane Gallery. (Source: Aecom M&E)

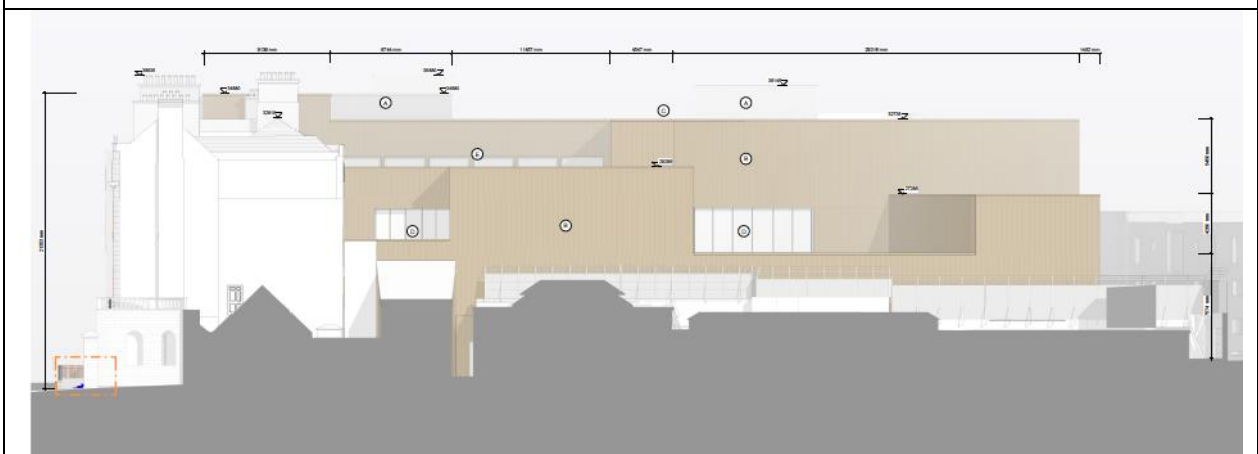


Fig 43. East Elevation proposed from Section 146B Planning Drawings for Parnell Library. Hugh Lane Gallery profile in the grey hatch.

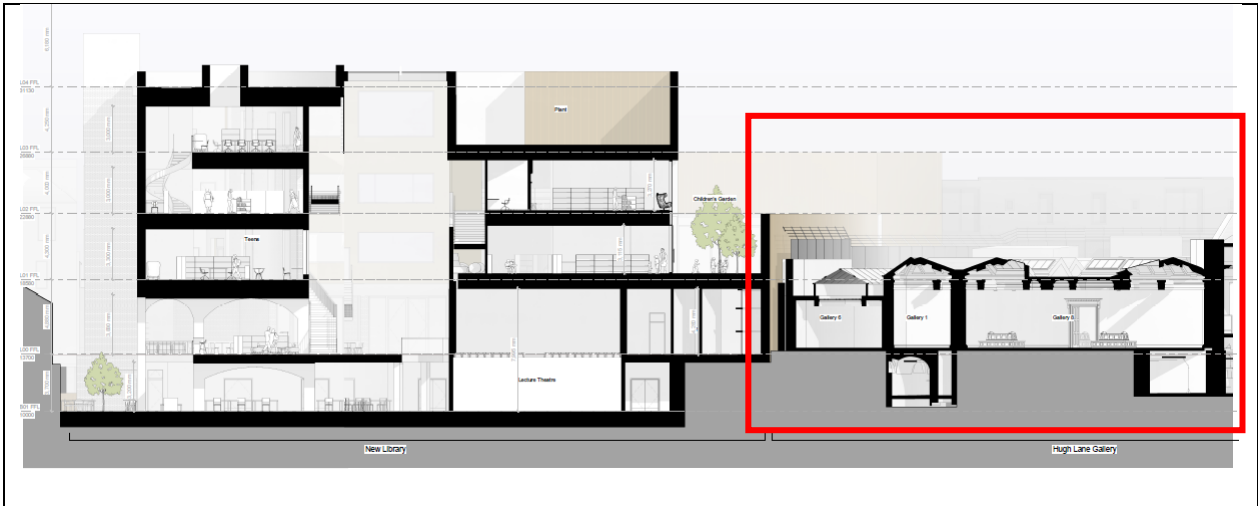


Fig 44. Partial Section Proposed, E-E from Section 146B Planning Drawings for Parnell Library, showing Hugh Lane Gallery to the right hand side and faded projection view of new Parnell Library.

6 ARCHITECTURAL HERITAGE IMPACT ASSESSMENT

6.1 INTRODUCTION AND OVERVIEW

The objective of the Architectural Heritage Impact Assessment (AHIA) is to analyse all potential impacts of proposed development on the historic fabric, character and setting of the historic building, structures and grounds. The assessment is presented below in table format where fields detail the rationale for each of the new proposed works (part of this Part 8 application only), a description of potential impacts and proposed mitigation strategies.

Impacts are defined here as the physical or visual effect that the proposed works may reasonably be predicted to have on the architectural heritage in the environs of the Charlemont House. These proposed works, their anticipated impact and the mitigation measures proposed are considered in further detail below.

This impact assessment should be read in conjunction with the design team’s documentation, in particular the drawings and the visual impact assessment report.

The Architectural Heritage Impact Assessment adheres to the government publication *Architectural Heritage Projection, Guidelines for Planning Authorities (2011)*.

This report should be read as an active document which will be added to as more details of the proposal are established during the ongoing design process. The discussions that are part of this process contribute to the mitigation of impacts through thoughtful and considered design.

The objective of the AHIA is to analyse the potential impacts of works on the historic building fabric and special architectural character of Hugh Lane Gallery. The proposed works are set out in the table form below. Each proposed intervention is described and accompanied by a rationale, description of potential impacts and any mitigation.

This document should be read in conjunction with the architects proposed drawing package, MEP Strategy and SE Strategy reports and other design team consultant’s reports that form part of this submission, as well as Section 146B Planning Submission for New Parnell Library.

Visual and material impact on historic fabric is categorised as follows:

Negative Impact:	Loss or obstruction of historic fabric. Rationale and impacts will be described in table below and method to mitigate any negative impacts will be detailed.
Neutral Impact:	The impact of the work has no significant effect to historic fabric.
Positive Impact:	Impact is considered an improvement on the existing condition. General mitigation listed above is to be implemented.

The proposed works, the rationale for the proposed works, the anticipated impact of the proposed works and the mitigation measures in response to the anticipated impacts are outlined below in table format. Refer to *General Mitigation Measure and Salvage (Strategy, Methodology and Schedule) sections 7.2 – 7.6 for further mitigation measures.*

Prior to any demolition or fabric removal works, a detailed schedule of salvage items should be prepared by the appointed contractor as well as a methodology statement for the careful removal and storage of the same. These reports should be approved by conservation consultant prior to any work commencing.

PROPOSED WORKS – KEY				
2019 Part 8 approved (ref:3196/19) WORKS with amendments				
2023 Part 8 Newly proposed WORKS				
CRG REF	PROPOSED WORKS	RATIONALE	IMPACT	MITIGATION
001	<p>The previously consented M&E plant area above the Francis Bacon Studio is to be relocated to the plant area in the New Parnell Library, to the north of the site.</p> <p>Existing units serving the Francis Bacon wing will be replaced and located in the same existing footprint.</p> <p>Smaller footprint plant area to be retained with new enclosing acoustic screen.</p> <p>Refer to Section 146B submission for Parnell Library Project and Hugh Lane Gallery MEP Strategy for further details on the new M&E plant area.</p> <p>[Extracts from these drawings have been included in Chapter 5 of this report]</p>	<p>Removal of existing services to allow for new upgrades to be installed. These upgrades are to meet the functional requirements of a contemporary gallery.</p>	<p><u>Positive Impact:</u> installing of upgrades contribute to the use and environment of the gallery.</p> <p>The location of the new M&E plant is proposed in the New Library building so no impact to the existing HLG fabric.</p>	<p>All existing ductwork to be carefully removed and disposed of taking care to not harm any adjacent affected historic fabric.</p> <p>Use existing structural openings and ‘softs spots’ for new ductwork connections where possible.</p> <p>New ducts to be of discrete sizes and main connection to new library to the rear will have no visual impact on the public realm.</p> <p>New acoustic screen will be designed to have minimal visual impact. Final details to be provided to conservation consultant for approval.</p>

PROPOSED WORKS – KEY				
2019 Part 8 approved (ref:3196/19) WORKS with amendments				
2023 Part 8 Newly proposed WORKS				
CRG REF	PROPOSED WORKS	RATIONALE	IMPACT	MITIGATION
002	<p>Enclose full area to rear of east curved wing by forming new roof to form new environmentally controlled staff access (lobby 2).</p> <p>Area to be fully roofed in, and extend service outlets above roof to terminate behind parapet level.</p> <p>Existing fire exit to be relocated.</p> <p>Refer to Architects drawings that form part of this submission for plan and sections details. Drawing ref: PSL-HBA-HL-XX-DR-A-080816.</p>	<p>The control lobby is to separate the indoor environment from the outdoor environment, limit the transfer of heat, air, moisture, noise and dust.</p>	<p><u>Minor negative impact:</u> minor loss of original fabric and change to the original form of the swept wing.</p> <p>No external visual impact.</p>	<p>New junction between proposed roof and existing stone wall to be carefully designed to minimise harm to original fabric.</p> <p>The proposed new flat lead roof will be at a lower level than the existing parapet to mitigate any visual impact on the streetscape.</p> <p>New rainwater goods to allow for appropriate water discharge, located to the south end of the new roof. No service outlets to be located to the front nor above the parapet of the historic wing. New proposed downpipes to be enclosed in new wall lining internally.</p> <p>All new materials to be appropriate for the context and to be approved by conservation consultant.</p>

PROPOSED WORKS – KEY				
2019 Part 8 approved (ref:3196/19) WORKS with amendments				
2023 Part 8 Newly proposed WORKS				
CRG REF	PROPOSED WORKS	RATIONALE	IMPACT	MITIGATION
000	<p>Form a new link connecting Hugh Lane Gallery with New Parnell Library from ground floor level.</p> <p>Refer to Architects drawings that form part of this submission for plan and section details of this proposal.</p> <p>Main reference drawings related to new link are: PSL-HBA-HL-XX-DR-A-080817 to PSL-HBA-HL-XX-DR-A-080825. Extracts of these drawings have been included in Chapter 5 of this report.</p> <p>Refer also to Section 146B submission for Parnell Library Project for further details on the new link connection and impact over the west Georgian terraces nos.23-28.</p> <p>The proposed new link includes works which are listed in the following sections.</p>	<p>To connect internally the Hugh Lane Gallery and the New Parnell Library at the ground floor level.</p>	<p><u>Negative impact:</u> There is a substantial loss of historic fabric involved in the formation of the new proposed link.</p> <p><u>Positive impact:</u> The new link facilitates the connection of the two cultural complexes and improves visitors' access to both buildings.</p>	<p>The proposed location of the new link is to be outside and away from the main walls of Georgian terrace no.23 to avoid damage and fabric removal to this neighbour protected structure.</p> <p>The proposed location was agreed with the client and Design Team having assessed all possible alternative locations. This location meets the brief while also representing the least harmful route in terms of loss of historic fabric and impact on the original form of the protected structure.</p> <p>The design and construction of the new link must minimise impact on the historic fabric and details should be carefully designed, particularly where the new structure / construction meets the old. All final junction details to be approved by the conservation consultant.</p> <p>Mitigation measures for the various works associated with this new link are set out below.</p> <p>See Section 7 for general mitigation measures and salvage strategy.</p>

PROPOSED WORKS – KEY				
2019 Part 8 approved (ref:3196/19) WORKS with amendments				
2023 Part 8 Newly proposed WORKS				
CRG REF	PROPOSED WORKS	RATIONALE	IMPACT	MITIGATION
001	Relocation of Harry Clark exhibition.	<p>To allow for the new link to be formed.</p> <p>There is a need to connect the Hugh Lane Gallery and the new library to form a connected cultural complex and improve visitor access to both facilities.</p>	<p><u>Positive impact:</u> existing installation obscures reading of this historic room, removal will allow conservation and reinstatement of some historic features.</p>	<p>Carefully remove existing art pieces following art conservator guidance and recommendations in order to protect them at all times during the removal and transportation to new location. The relocation of Harry Clark exhibition will be undertaken by the Hugh Lane Gallery staff who are skilled and experienced in this work.</p> <p>The relocation will allow for currently obscured historic details will be conserved and reinstated in line with best conservation practice [Cornices, skirtings etc].</p>

<p>002</p>	<p>Careful removal of historic Wyatt window from current opening.</p> <p>Partial demolition of west wall of Harry Clark room (no.22.00.002) by lowering cill of existing window opening to form new doorway opening.</p> <p>The remaining historic fabric such as cornice, architrave and historic plaster are to be retained.</p> <p>Adapt window surrounds to new door opening. Install new door in adapted opening.</p> <p>Form junction between existing floor and new floor finish in new link.</p> <p>Refer to Architects drawings that form part of this submission for plan and section details of this proposal.</p> <p><i>Main reference drawings related to this proposal are: PSL-HBA-HL-XX-DR-A-080817 and PSL-HBA-HL-XX-DR-A-080819.</i></p>	<p>As 001 above.</p>	<p><u>Negative impact:</u> loss of historic fabric, masonry, joinery and of the original form of historic window.</p> <p><u>Positive impact:</u> The new link facilitates the connection of the two cultural complexes, this adaption facilitates the link in its optimum location.</p>	<p>Demolition works to be carried out carefully so as to not damage adjacent historic fabric.</p> <p>Details to be carefully designed, particularly where the new structure / construction meets the old. New opening to be made good following best conservation practice. All final junction details to be approved by the conservation consultant.</p> <p>Existing architrave and profile of the opening to be retained, repaired, and reinstated, extending to profile to accommodate the new opening.</p> <p>Carefully remove the existing Wyatt timber sash window. If historic glass is present, this window must be protected, retained and stored for salvage or reuse elsewhere. Proposed location suggested as the rear ground floor of no.20 or no.21 Parnell Sq North. [NOTE: Works to these buildings are scheduled for a later phase].</p> <p>Historic details in this room such as cornices, skirtings architraves will be conserved, restored and enhanced as a result of the alterations.</p> <p>See Section 7 for general mitigation measures and salvage strategy.</p>
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PROPOSED WORKS – KEY

2019 Part 8 approved (ref:3196/19) WORKS with amendments

2023 Part 8 Newly proposed WORKS

CRG REF	PROPOSED WORKS	RATIONALE	IMPACT	MITIGATION
003	<p>Demolition of existing 1930s ground floor male and accessible bathrooms (rooms no.22.00.030-033).</p> <p>Remove the floor, roof slab over and the top of basement walls which support these rooms.</p> <p>Carefully remove terrazzo floor in sections and remove all sanitaryware fittings.</p> <p>Refer to Architects drawings that form part of this submission for plan and section details of this proposal.</p> <p>Main reference drawings related to this proposal are: PSL-HBA-HL-XX-DR-A-080817 and PSL-HBA-HL-XX-DR-A-080819.</p>	<p>As 001 above.</p> <p>All demolition works are needed to facilitate construction of the new link.</p>	<p><u>Negative impact:</u> substantial historic fabric will be lost including walls, roof, terrazzo floor, tiles and carpentry.</p> <p>Historic fabric removal also includes sections of brick vaulted ceilings to lower ground floor level rooms in this area.</p>	<p>Carefully remove, label and store timber doors and frames for salvage. Make items available to HLG for re-use.</p> <p>Removed terrazzo floor to be salvaged and reused elsewhere. Contractor to carry out trial of terrazzo removal and, if successful, these are to be re-used over the Harry Clark room/new Link lobby. Details to match floor elsewhere over this level (i.e. Charlemont Hall). Refer to <i>Lifting of Terrazzo Floor</i> section of this report.</p> <p>Demolition to be carried out carefully as to not damage adjacent historic fabric and to protect the removed fabric proposed to be salvaged.</p> <p>Intervention between ground floor and lower ground floor level (new link floor) to be carefully designed and consulted with SE and conservation consultant to minimise fabric loss.</p> <p>See Section 7 for general mitigation measures and salvage strategy.</p>

PROPOSED WORKS – KEY

2019 Part 8 approved (ref:3196/19) WORKS with amendments

2023 Part 8 Newly proposed WORKS

CRG REF	PROPOSED WORKS	RATIONALE	IMPACT	MITIGATION
004	<p>Remove interior fabric of existing ground floor level female toilet (room no.22.00.034), which includes:</p> <ul style="list-style-type: none"> - Partition walls and carpentry - Terrazzo floors - Tile finish to walls - Existing metal window <p>Refer to Architects drawings that form part of this submission for plan and section details of this proposal.</p> <p>Main reference drawings related to this proposal are: PSL-HBA-HL-XX-DR-A-080817, PSL-HBA-HL-XX-DR-A-080819 and PSL-HBA-HL-XX-DR-A-080823.</p>	<p>The current accessible and male bathrooms are proposed to be removed; therefore, a new accessible and a unisex toilet are to be introduced in response to this intervention.</p> <p>Removal of existing metal window and opening infill is required to allow for new link south walls.</p>	<p><u>Negative impact:</u> historic fabric will be removed including terrazzo floor, wall tiles and carpentry.</p>	<p>It is essential that contractors with prior experience with historic structures are responsible for undertaking all works in this area to avoid unnecessary harm to the historic structure during the works.</p> <p>Fabric removal to be carried out carefully as to not damage adjacent retained historic fabric.</p> <p>Carefully remove, label and store to re-use elements proposed to be salvaged, which include carpentry, tiles and terrazzo floors. The terrazzo, if salvageable, is proposed to be re-used in new lobby link if possible. Refer to Lifting of Terrazzo floor Section 8.5.3.</p> <p>Existing metal windows to be carefully removed, re-decorated and re-use elsewhere. There is no future location agreed with the client and Design Team currently, but the relocation of this item will be agreed at a later stage of this project, and in agreement with HLG.</p> <p>See Section 7 for general mitigation measures and salvage strategy.</p>

<p>005</p>	<p>Remove section of the wall below existing windows in lower ground floor male and female WCs.</p> <p>Existing arched timber sash windows to be removed.</p> <p>Contemporary internal wall lining to north walls to be removed and wall exposed.</p> <p>Remove existing non historic floor tiles and replace with new, matching new bathroom extension floor.</p> <p>Refer to Architects drawings that form part of this submission for plan and section details of this proposal.</p> <p>Main reference drawings related to this proposal are: PSL-HBA-HL-XX-DR-A-080824 and PSL-HBA-HL-XX-DR-A-080825.</p>	<p>Removal of a section of the wall will allow for access to new proposed bathroom extension in the adjacent open space.</p> <p>The need of additional bathrooms is required as a consequence of the proposed alterations to the ground floor level bathrooms.</p> <p>In the current proposal, 6no. toilets are being removed of which one is universal access. To the ground floor level, the universal WC will be re-incorporated as well as an extra toilet (see CRF REF 004 above). The remaining 4no toilets, plus 2no additional WC, are proposed to be incorporated in the extended lower ground floor toilets.</p>	<p><u>Neutral / minor negative impact:</u> existing windows scheduled to be removed are not historic. Relatively minor impact involved in the removal of the existing wall to form new openings. Existing tiling on walls and floor finish, as well as bathroom partitions are not historic.</p>	<p>Removal of modern linings to north walls will reveal condition of historic wall behind and appropriate conservation works can be undertaken if required.</p> <p>Carefully remove cementitious render to the external face of the wall. Visual inspection of this wall will be undertaken by the conservation consultant and any required conservation works to the masonry will be undertaken.</p> <p>New finish to these walls to be defined after inspection and to be agreed with the conservation consultant.</p> <p>SE to visually inspect the condition of the wall prior to any new works commencing and develop recommendations accordingly.</p> <p>Any new insulation or linings applied to the external face of the newly enclosed external wall of the 1930s extension will be vapor-open to allow historic masonry to breathe.</p> <p>Localised drainage upgrades to be carefully designed following engineers input to ensure that rainwater is diverted away from the base of the historic walls.</p> <p>Details to be carefully designed, particularly where the new structure / construction meets the old. New openings to be made good following best conservation practice. All junction details and new materials to be appropriate for the context and to be approved by conservation consultant.</p>
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PROPOSED WORKS – KEY				
2019 Part 8 approved (ref:3196/19) WORKS with amendments				
2023 Part 8 Newly proposed WORKS				
CRG REF	PROPOSED WORKS	RATIONALE	IMPACT	MITIGATION
006	<p>Floor detail repairs around 2no. cast iron radiators in Gallery 7.</p> <p>Old benches to be reinstalled over existing cast iron radiators.</p>	<p>To redecorate floor area and reinstate benches.</p>	<p><u>Positive impact:</u> The reinstatement of the old benches will match detail elsewhere in the gallery while providing additional seating area.</p>	<p>Allow for minor repairs to the existing radiators, if necessary, and reinstate them in their current location following floor decoration works.</p> <p>Reinstate old benches to match existing elsewhere in the Hugh Lane Gallery.</p> <p>Make good to the herringbone timber floor area where radiators are and benches are to be installed, in line with conservation best practice.</p> <p>Contractor to provide method statement for repairs to cast iron radiators if they need to be removed and reinstalled as part of the works. This method statement should be approved by the conservation consultant.</p>

<p>007</p>	<p>Construction of new link between HLG and proposed Parnell Library to include the following new details:</p> <ul style="list-style-type: none"> - Granite stone finish to internal faces of link to continue the proposed materiality of the New Library. Roof and external walls will be Zinc clad. - New bronze finish double doors within existing window frame with repairs as required. - Salvaged terrazzo floor to be installed sympathetic to detailing of Charlemont Hall terrazzo floor in former Harry Clark room. [NOTE: subject to trials, it is likely to be unfeasible if terrazzo cracks apart during the lifting process] <p>Refer to Architects drawings that form part of this submission for plan and section details of this proposal.</p> <p>Main reference drawings related to new link are: PSL-HBA-HL-XX-DR-A-080817 to PSL-HBA-HL-XX-DR-A-080825.</p> <p>Refer also to Section 146B submission for Parnell Library Project for further details on the new link connection and impact over the Georgian terraces nos.23-28.</p>	<p>To connect internally the Hugh Lane Gallery and the New Library at the ground floor level.</p>	<p><u>Negative impact:</u> this new construction alters the form of the existing building.</p> <p><u>Positive impact:</u> The new link forms a connected cultural complex and improves visitors' access to both buildings.</p> <p><u>Positive impact:</u> Historic details to former Harry Clark rooms such as cornices will be enhanced by the repair works proposed to this room.</p>	<p>New proposed interventions and details to be carefully designed, particularly where the new structure meets the old. All new materials to be appropriate for the context and to be approved by conservation consultant. Final designs to be provided to conservation consultant for approval. Salvaged terrazzo floor from demolition works to be used in former Harry Clark room, now new link lobby if possible.</p> <p>New bronze double doors with vision panel final design to be provided to conservation consultant for approval. Historic architrave to be repaired and extended, with matching profile, in the new enlarged opening (CRF ref 002).</p> <p>If required and following SE input, additional structural support for new doors to be mechanically fixed or a pre-cast concrete frame inserted into opening. The agreed approach will minimise historic fabric damage and allow for reversible intervention approach.</p> <p>Retain existing historic fabric in new lobby area and allow for conservation repairs, where required (i.e. skirting boards, window architrave, cornices).</p> <p>New standing seam zinc finish to new link to be carefully flashed into historic wall finish of Charlemont House. Repair wall finish where damaged.</p> <p>Allow for efficient water discharge rainwater goods design (new gutters, hopper and downpipes to be incorporated). Allow for access for maintenance.</p>
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PROPOSED WORKS – KEY				
2019 Part 8 approved (ref:3196/19) WORKS with amendments				
2023 Part 8 Newly proposed WORKS				
CRG REF	PROPOSED WORKS	RATIONALE	IMPACT	MITIGATION
008	<p>New proposed internal layout to existing ground floor female WC (room no.22.00.034) to form 2no new WC to include:</p> <ul style="list-style-type: none"> - Terrazzo floor to detail matching Charlemont Hall. - 2no single leaf timber doors. - Vertical risers to accommodate services, opening in existing slabs. - New tiling to existing walls and new partitions proposed. - Wall vents. <p>Refer to Architects drawings that form part of this submission for plan and section details of this proposal.</p> <p>Main reference drawings related to new link are: PSL-HBA-HL-XX-DR-A-080817, PSL-HBA-HL-XX-DR-A-080819 and PSL-HBA-HL-XX-DR-A-080823.</p>	<p>The current accessible and male bathrooms are proposed to be removed. Therefore, new accessible and unisex toilets to be introduced into existing female toilet area to response WC requirements.</p>	<p><u>Positive impact:</u> adaptation of existing available room to form new required WC.</p>	<p>All new materials to be appropriate for the context and to be approved by conservation consultant.</p> <p>Salvaged fabric will be re-used where possible, such as terrazzo floor, tiles, and carpentry from demolition works (see demolition notes on CRG ref 004 above).</p> <p>Final designs to be provided to conservation consultant for approval.</p>

PROPOSED WORKS – KEY				
2019 Part 8 approved (ref:3196/19) WORKS with amendments				
2023 Part 8 Newly proposed WORKS				
CRG REF	PROPOSED WORKS	RATIONALE	IMPACT	MITIGATION
009	<p>New proposed lower ground floor bathroom extensions of existing male and female WCs which includes:</p> <ul style="list-style-type: none"> - New bathroom flooring to match existing adjacent bathroom flooring. - New bathroom cubicles and doors to match existing. - New walls to be rendered and insulated with internal lining. - New risers to accommodate services, opening into existing slabs. - Proposed insulated roof build-up to men bathroom to be flashed and detailed into existing building. 	<p>The proposed new bathroom extension is necessary to meet WC provision requirements.</p> <p>This location is discrete and will not alter the existing layout of Charlemont house.</p>	<p><u>Neutral impact:</u> minor alteration to existing fabric will occur from this work. The new bathrooms are proposed into an area that is used by the HLG at present.</p>	<p>New proposed intervention and details to be of sympathetic designs and finishes, particularly where the new structure meets the old.</p> <p>Materials to be compatible with existing wall build up. Allow for ventilation. Allow for localized repairs to existing walls where and if required.</p> <p>Designs to be provided to conservation consultant for approval.</p> <p>New roof and walls design to be consulted with SE and conservation consultants. Refer to CRG ref 005 above.</p>

PROPOSED WORKS – KEY				
2019 Part 8 approved (ref:3196/19) WORKS with amendments				
2023 Part 8 Newly proposed WORKS				
CRG REF	PROPOSED WORKS	RATIONALE	IMPACT	MITIGATION
010	Repair and reinstatement of cast iron rainwater goods to 1930's wings and FB to be carried out with the rest of the roof works.	To improve rain water management and avoid water ingress. To contribute to maintenance of the structure.	<u>Positive impact:</u> Inappropriate plastic rainwater goods are proposed to be removed and replaced using high quality cast iron to match existing. In addition to this, repairs to existing cast iron elements will contribute to an efficient rain water discharge system, allowing the structure to dry out.	Assess the existing rainwater system and water travels. Allow for additional downpipes to be introduced if necessary. Allow for clearing and cleaning of gutters and hoppers. Allow for general repairs to flashings, brackets and gullies. Replace uPVC for high quality cast iron to match existing approved by conservation consultant.
011	Upgrades to structure of 1930s wing roof where it supports the rooflights.	To facilitate any repairs to existing structure and/or reinforcement for new rooflights and ducting support. (to be determined in upcoming opening up works - Q1 2024- and during the project).	<u>Neutral to Positive impact:</u> Additional structure not proposed to impact directly on historic fabric, and it will contribute to the new M&E system and approved new rooflights.	Structural alterations to be designed by SE and approved by conservation consultants to minimise fabric impact.

6.2 POTENTIAL CUMULATIVE IMPACTS

Construction Phase:

Hoarding and other protective measures will be provided as required during the works to mitigate against potential harm to the protected structures represented by environmental changes arising from the construction works. As such they will be robust and fully compliant with required health and safety standards. These protective measure will also serve to separate the publicly accessible parts of the gallery from the site area during the works.

The work to demolish those internal parts of the protected structure will have an impact on the retained historic fabric. This impact will be mitigated through the use of suitably qualified heritage contractors and in accordance with best practice methodologies. Opening up work are planned for March 2024, the results of which will serve to further mitigate against unexpected negative impacts on the historic fabric arising from the proposed works.

The main contractor's Construction Management Plan will consider the location of all proposed demolition and construction works in the context of the Hugh Lane Gallery, which is a protected structure. It will also take into consideration the adjacent protected structures at No. 21 and 23, and the surrounding ACA to ensure that adequate mitigation measures are in place to reduce the potential harmful impacts on the historic environment to the maximum extent possible. All works will be planned in consultation with HLG management to accommodate the gallery's functionality.

Operational Phase:

On completion of the development the cumulative impact of the conservation and alteration works on the existing protected structure will be significant and overall positive despite the loss of some original elements of Charlemont House. The building has experienced a number of interventions over the years, accommodating and serving the demands of the gallery. Upgrading the services is an essential need for the gallery, which must be met to ensure its suitability as a venue for hosting international exhibitions. Provided that the mitigation measures are applied, the negative impact associated with running new services will be greatly outweighed by the benefit of improving the gallery spaces and their functionality – this is particularly relevant for the 1930s wing which was purpose built for this use. For it to continue in use as a gallery is key to understanding the historical, architectural and cultural value of the built heritage.

The omission of the large M+E plant from the roof of the Francis Bacon Wing and relocating it to the new library on the adjacent site represents a positive impact of this proposed development. It also emphasises the value in establishing a synergy between the two projects, both logistically and conceptually.

[The Harry Clark exhibition will be carefully de-installed and re-installed within the Hugh Lane Gallery, thereby retaining the cultural value of the art pieces and artist's legacy in this location and ensuring the can continued to be appreciated by the public.](#)

The internal direct connection between the HLG and the New Library through the proposed link is anticipated to represent a positive impact overall encouraging the public to engage with both buildings and the cultural activities and services they offer. The lateral connection between Charlemont House and the adjacent terrace of Georgian buildings will offer a unique opportunity to move from the grand mansion interiors to the functional rear exterior of Georgian Dublin. This experience is further enhanced by the fact that the new library has the potential to introduce a wider section of society to the gallery and its cultural offering.

6.3 DO NOTHING IMPACT

It is essential for the gallery's future to upgrade the services and this need has been established for a number of years. To not proceed with this project will jeopardise the future of the building in its current use as an art gallery.

The proposed link, which is the major alteration being assessed by this impact assessment, is an important feature which has emerged from connecting the Hugh Lane Gallery and New Library projects. To not provide a physical link between these cultural institutions would represent a missed opportunity to enhance both cultural offerings and improve public access to both the gallery and the library. The development also sits within Parnell Square's Cultural Quarter and the linking of institutions enhances the cohesion of this vision.

7 CONSERVATION STRATEGY

7.1 GENERAL CONSERVATION APPROACH

In this section we will propose architectural heritage conservation strategies for the development which will mitigate harm to the designated and non-designated heritage assets on the site.

7.2 GENERAL MITIGATION MEASURES

All interventions have been discussed as a part of regular design team meetings with the view to balancing the needs of conservation with the brief, economy, practicality, health and safety, and accessibility. These meetings should be considered part of the assessment/mitigation process. Various mitigants will be put in place to ensure that the historic fabric and special architectural character of the complex's significant buildings and site are preserved during the repair and upgrading works. General mitigation measures to be applied to all interventions require that:

- Proposed conservation works must be carried out by an experienced main contractor and specialist subcontractors or crafts people.
- The delivery of a heritage induction to all contractors and subcontractors should be carried out.
- Where repair and upgrading to historic fabric is required, the conservation method statement and guidelines of product manufacturers must be followed by the contractor so that works can be carried out appropriately.
- Works must be supervised by the design team.
- Works will be carefully designed and interventions guided by the international conservation principles.
- Historic fabric will be adequately protected during all site stages.
- Demolitions and strip out will be guided by the design team and carefully conducted to ensure the protection of surrounding historic fabric and features.
- To prevent damage to adjacent fabric or substrates, where possible, power tools will be avoided.
- In so far as is possible, MEP services will use pre-existing pathways or joist notching. New services will also be surface-mounted to ensure reversibility.
- Where historic building fabric cannot be reused within the complex, it will be salvaged and sent to a reputable salvage yard or stored by the gallery for possible future use.
- If structural timbers such as joists are found to be non-performing, they will be retained and strengthened via coupling of members and or splicing. However defective timbers that show signs of spores/fungus attack or larvae will be removed to prevent the occurrence of a future breakout.
- To ensure quality, appropriate methods and materials, a series of samples will be required by the conservation and architectural teams including doors, joinery, sash windows, plaster removal and plastering, cornice running, and cleaning.
- The contractor will provide submittals of materials and products for the approval of the design team. Only high quality and fabric-compatible materials will be used during conservation and upgrades.

- Careful detailing is to be produced to provide a high-quality design and finish; this should be presented to the conservation consultant for comment where requested.
- All works undertaken will be monitored by qualified conservation architects and contractors.

7.3 RECORDING OF AREAS SCHEDULED FOR DEMOLITION

Demolition is only proposed where absolutely necessary to facilitate the proposed new functions or where its retention will compromise the overall progress of the development, preventing the provision of a viable sustainable future use for the designated protected structure. The locations for new work which require demolition have been carefully considered by the client and design team so as to minimise the loss of highly significant historic fabric.

In the event of the demolition of any part of the heritage structure, irrespective of their origin and level of significance, the fabric scheduled for removal must be preserved by record, by means of measured survey and photographic record of original features supplementing recording already undertaken in this report. This should be completed when the area is vacant and cleared of debris.

7.4 SALVAGE STRATEGY

It is proposed to salvage as much original fabric as possible to be reused in the new development or to be retained by the Hugh Lane Gallery. The items which will be considered for salvage and reuse include joinery, services fittings such as sanitaryware and finishes. The intention is to recover intact sections of terrazzo for re-use if possible and the viability of this will be explored during the detailed design stage, [see section below on Lifting of Terrazzo Floor](#).

The design team with the conservation consultant's input has assessed the existing elements identifying what appears to be suitable for architectural salvage and re-use. These items were categorised into 2 levels of salvage:

1. [Specific items with identified proposed new locations for reuse:](#)

Where practical, materials have been proposed to be salvaged and reused in specific locations on site.

2. [Suggested material to be salvaged for reuse on site:](#)

Suggested materials to be stored onsite and used for conservation repairs, replacement etc [e.g. brickwork, stone, finishes, joinery]. Facilities/ location of storage area to be identified or confirmed by Hugh Lane Gallery prior to commencement of fabric removal. The quantity of practical salvage is to be agreed upon between the design team and contractor.

Method statements should be supplied by the contractor to the conservation consultant for approval prior to the commencement of works. At commencement of the demolition, conservation consultant is to be invited to site to observe contractor methodology.

It should be noted that a range of approaches can be adopted for the reuse of salvaged materials on site:

1. Only use material where exact match:

This strategy could be applied to using the correct brick/stone colour/type and composition to repair scars due to demolition in order to blend well into the existing building.

2. Reuse materials in contemporary areas of the site:

An example of this strategy will allow for materials such as sanitaryware or the timber joinery from the bathrooms to be used within the new proposed bathrooms.

3. Adaptable Reuse of material for repairs as required:

To carry out honest and sustainable repair, it is recommended to reuse materials where they are compatible even if it doesn't match the original design exactly. The objective of this method will minimize waste, maximize salvage and capture/retain some significance of existing historic fabric.

The quantities of items listed for salvage should be considered as maximum estimations and may be reduced as result of damage or impracticality. All dimensions where provided, are rounded up and subject to checking. See Section *Salvage Inventory* list below.

Final quantities of materials required for repairs to be agreed with the design team and conservation consultant at detail design stage.

Method statements should be supplied by the contractor to the conservation team for approval prior to the commencement of works. The conservation consultant can provide typical method statements to assist in this process. At commencement of the demolition, conservation consultant is to be invited to site to observe contractor methodology.

7.5 SALVAGE METHODOLOGIES

7.5.1 REMOVAL OF SALVAGEABLE ITEMS

All elements identified for salvage shall be carefully removed by competent operatives to avoid damage to the historic fabric for reuse. Care shall be employed to ensure the prevention of damage to these materials due to mishandling, improper storage, contamination, and/or inadequate protection. All elements shall be recorded, cleaned and stored.

Initial demolition is to be carried out in the presence of the conservation consultant to confirm and agree methodology. Contractor to submit method statements for approval by the Design Team prior to the commencement of the task. Onsite meeting might be required with the demolition contractor to agree on the sequence of works and method statement.

All taking down is to be carried out in accordance with CP 94 and BS7913.

7.5.2 TEMPORARY STORAGE OF SALVAGE ITEMS

The contractor shall provide for suitable safe, secure storage of all salvaged items in appropriate environmental conditions during demolition works. Designated storage area and size to be approved by the Hugh Lane Gallery. NOTE: the gallery have a room in the basement which currently houses a large amount of salvaged material from the gallery. It is assumed at this stage that this location can be used for storage of newly salvaged items.

All salvage elements shall be palletised. Specified elements for reuse shall be recorded and numbered as works progress. At least one of the numbered labels to each element and pallet must be clearly visible once they are in their storage positions. Quantity of material for possible reuse to be recorded in number or square meterage. Where items consist of multiple component parts, all component parts shall be numbered with a unique reference number and shall be stored together, securely taped together where possible.

All timbers shall be assessed during removal and any decayed or infected sections of timber shall be discarded. Timber items must be stored in conditions similar to the space from which they have been removed and the space in which they will be installed to avoid warping.

Items identified for reuse on site shall be carefully removed and installed in their new positions. Items to be relocated on site shall be installed as soon as possible after removal to avoid the risk of warping, loss, or accidental damage. Reinstallation shall be performed by personnel experienced in all aspects of the conservation and refurbishment of historic buildings.

Remaining elements shall be carefully removed and made available for salvage to a reputable salvage merchant or appropriately disposed of.

7.5.3 LIFTING OF TERRAZZO FLOOR

There is an existing terrazzo floor into ground floor bathrooms on Charlemont House which are scheduled to be removed. An approved heritage contractor is to carry out a trial for lifting the tiled terrazzo to determine if sections can be acquired for salvage and re-use.

The method will be broadly as follows: carefully cut with either a diamond cutter or an angle grinder a sacrificial area of the existing floor. This area should preferably be where there is existing damage, poor decoration or too worn. If successful, a Methodology Statement should be prepared by Contractor to be approved by Conservation Consultants to salvage, protect and make available to store for re-use.

If it is determined that the original terrazzo cannot be re-use, a new terrazzo floor will be installed in the new link lobby. The design of this will be based on the historic terrazzo arrangement.

7.6 SALVAGE INVENTORY

Item	Location	Qty - Condition - Notes	Salvage Type 1/2	Proposed reuse location
Metal rooflight	Above Sculpture Hall, room no. 22.00.05	- x 1 - Fair condition some broken panes of glass. Limited access	2: Onsite storage by HLG (TBC due to size)	Item is not suitable for re-use as part of the design scheme at this stage.
Timber joinery, door leaves, frames, architraves and fittings (ironmongery)	Ground floor bathrooms, rooms nos. 22.00.30-31-32-34.	- x 9 - Good condition	1: Salvage and repair to re-use	If suitable, reuse on new proposed bathrooms at ground and lower ground floors.
Timber joinery, sash windows and fittings (ironmongery)	Ground floor bathrooms, rooms nos. 22.00.30-31-32-34. (2no windows at lower ground floor bathrooms, room nos. 22.B1.004-005 are not historic.)	- x 4 (at ground floor) - Fair to good condition - They have modern security metal bars on the inside. - Granite cills, if present, are to be salvaged.	2: Onsite storage by HLG	Item is not suitable for re-use as part of the design scheme at this stage.
Wyatt window and surroundings	Harry Clark exhibition room, room no.22.00.02	- x 1 - Fair condition. Modern metal security bars to the outside.	1: Salvage and repair to re-use in future phase.	Item is not suitable for re-use as part of the design scheme at this stage. Potential new location at rear ground floor

		<ul style="list-style-type: none"> - Potential granite cill to be salvaged. Not assessable at present. 		level of neighbour buildings nos. 20 or 21
Landscape orientation Metal window	Female bathroom, room no. 22.00.34	<ul style="list-style-type: none"> - x 1 - Fair condition. Metals security bars to the outside. - Granite cill, if present, is to be salvaged. 	2: Onsite storage by HLG	Item is not suitable for re-use as part of the design scheme at this stage.
Bricks	Vaulted ceiling at lower ground floor level	<ul style="list-style-type: none"> - Poor condition. Some with signs of water damage, pointing loose and several areas have cementitious render applied. 	1: As above in pallets, make available for repairs as required.	Good quality bricks should be used for making good of historic masonry where demolitions take place.
Masonry - Limestone	Basement walls below vaults; west wall of Harry Clark's room; below window cill of basement bathrooms, rooms nos. 22.B1.004-005.	As above	1: As above in pallets, make available for repairs as required.	Intact stones should be used for making good of historic masonry where demolitions take place. Leftovers can be set aside for use elsewhere.
Terrazzo Floor	Ground floor bathrooms, room nos. 22.00.30-31-32-34.	<ul style="list-style-type: none"> - 44.5 sqm approximately 	1: Salvage and repair to re-use (if possible following trial)	New link lobby (current Harry Clark exhibition room) if suitable following lifting trial.
Wall Tiles	Ground floor bathrooms, room nos. 22.00.30-31-32-34.	<ul style="list-style-type: none"> - 39.5 sqm approximately 	1: Salvage and repair to re-use (if possible following trial removal)	If suitable, reuse on new proposed bathrooms at ground and lower ground floors. It is expected that these are bedded in a hard mortar and may not be salvageable.
Cast Iron rainwater good elements	All roof plan	<ul style="list-style-type: none"> - Fair condition, needs further assessment 	1: Onsite storage for reuse.	All original rainwater goods will be reused.

8 PREDICTED IMPACT OF THE PROPOSED DEVELOPMENT

In this section we will summarise the predicted impacts arising from the proposed development on the architectural heritage, on the basis that the mitigations described in Section 6 and 7 above are applied. All proposed impacts described above are to be understood in the context of the wider principle of redevelopment and managed change which has been established in previously approved applications, as necessary for securing a viable future use for the historic structures.

8.1 PROPOSED AMENDMENTS TO THE APPROVED SCHEME

The approved upgrades to the Hugh Lane Gallery (Planning Ref: 3196/19) have been accepted in principle and as such are not being assessed as part of this report. The amendments to those approved works are generally minor in nature, with the exception of the new link, and will not represent a significant negative impact on the character and values of the protected structure. The removal of the large M+E plant room from the Francis Bacon Wing roof will represent a positive impact as it reduces the complexity of the construction project and the resulting potential harm to the gallery structures.

8.2 PROPOSED NEW INTERVENTIONS

The newly proposed works which are covered by this application include:

- Formation of new link between HLG and New Library at ground floor and associated demolition works at GF and basement levels.
- Alter existing female bathroom layout at GF to accommodate new accessible and unisex toilet.
- Provide new bathrooms at Lower Ground Floor Level in external undercroft area.
- Repair and reinstatement of cast iron rainwater goods to 1930s wing area.
- Structural upgrades to 1930s wing roof to facilitate roof works proposed.
- Form new staff access door from HLG reception room to 2006 wing. (Lobby 5 area)
- Floor detail repairs around 2no. cast iron radiators in Gallery 7 and the reinstatement of historic benches over.
- Removal of metal rooflight over the sculpture gallery to facilitate proposed M+E strategy.

The new interventions will result in the permanent loss of some original fabric where floors, masonry and partitions are being removed to facilitate new construction and to form new links. In so far as possible, these alterations have been planned in areas of lower significance [e.g., in the 19th C and 1930s infill sections of construction, away from the primary rooms of Charlemont House].

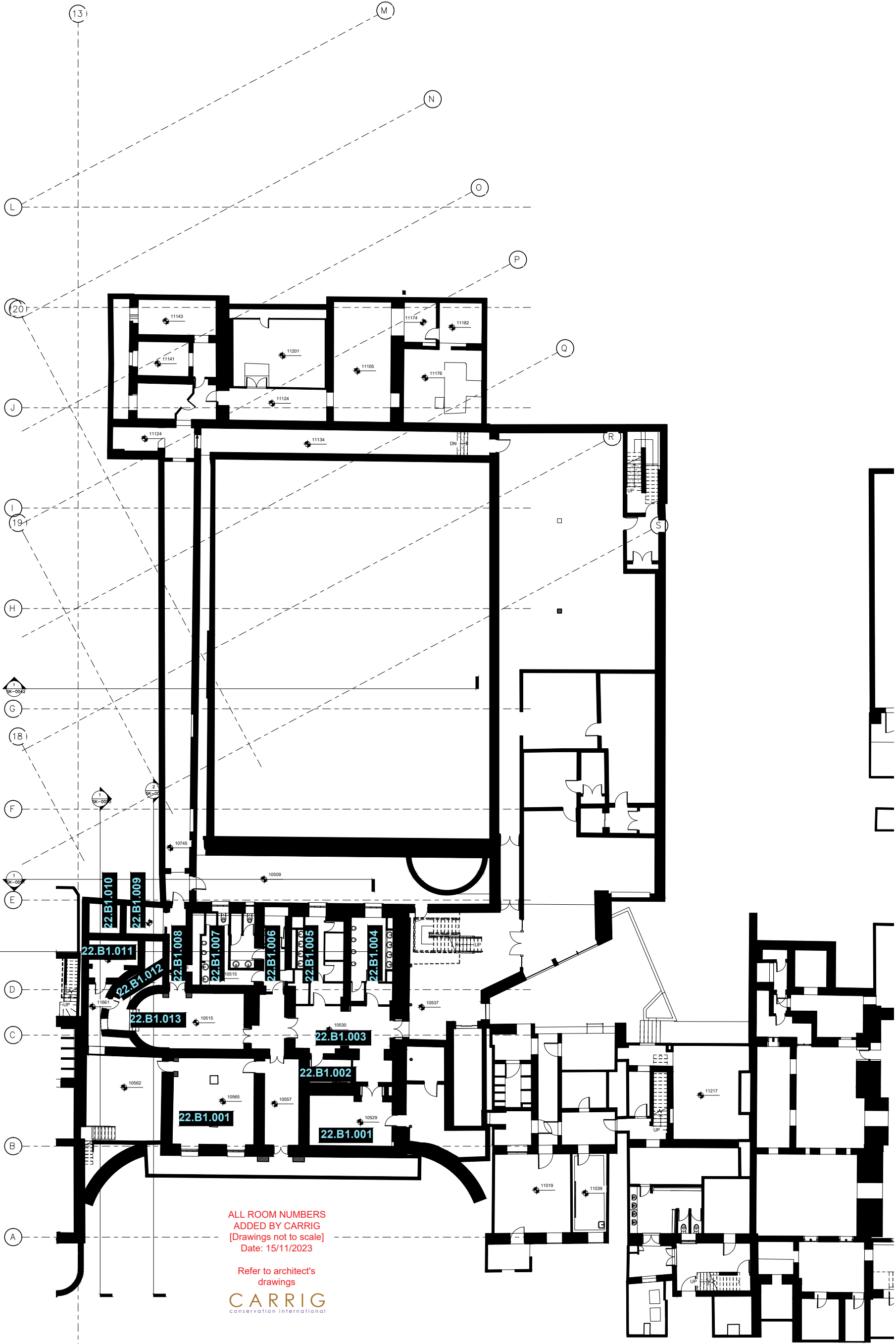
In general, the new interventions seek to respond to the needs of both the gallery and the new library development. The interventions have been designed through an iterative process between the various stakeholders and design team members, considering a broad set of parameters including the heritage values of the protected structure.

The proposed new link will be carefully designed and detailed to be an architectural asset in its own right. Through good quality and ambitious design, this component of the two interconnected projects will serve to enhance both.

Alterations to the form of the building will not be visible from the public realm and will not negatively impact on key views towards Charlemont House.

Provided the mitigation measures outlined in Sections 6 and 7 above are applied, it is considered that any negative impact arising from the new interventions will be outweighed by the significant public benefit of upgrading the gallery's services and facilitating a physical link between it and the new library.

APPENDIX 1: NUMBERED FLOOR PLANS



ALL ROOM NUMBERS
ADDED BY CARRIG
[Drawings not to scale]
Date: 15/11/2023

Refer to architect's
drawings
CARRIG
conservation international

Rev	Description	Date

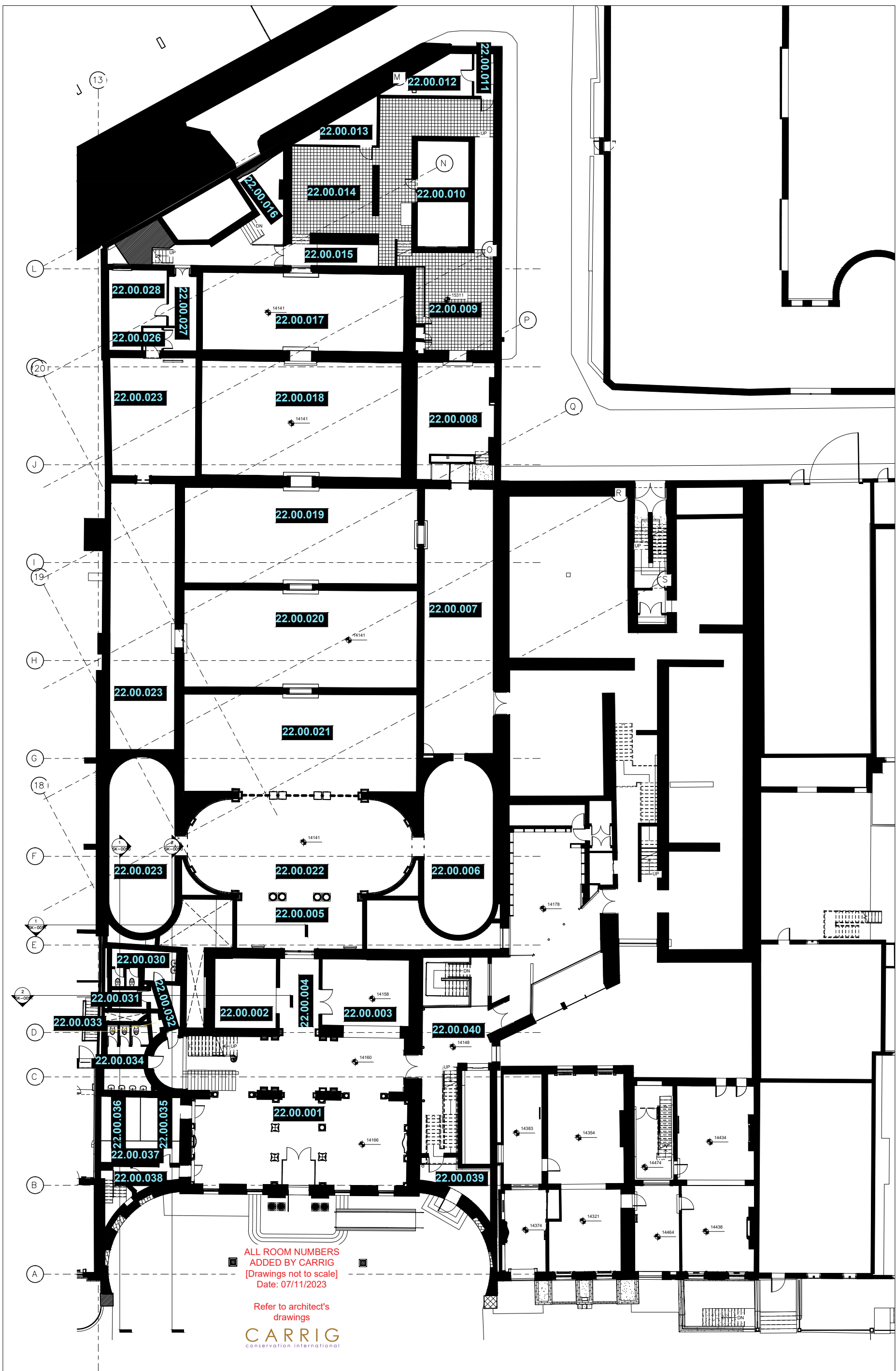
Copyright Hawkins/Brown Architects
No implied licence exists. This drawing should not be used to calculate areas for the purposes of valuation. Do not scale this drawing. All dimensions to be checked on the site by the contractor and such dimensions to be their responsibility. All work must comply with relevant British Standards and Building Regulations requirements. Drawing errors and omissions to be reported to the architect. To be read in conjunction with Architect's specification and other consultant information.

Scale @ A0	Date	Job Number	Project
1 : 100	06/28/23	220152	Parnell Square Library 20-28 Parnell Square N, Rotunda, Dublin 1.
Drawn By	Checked By	Status	
Author	Checker	SO	
Drawing No.	Rev	Purpose of Issue	Drawing
PSL-HBA-ZZ-B1-DR-A-SK-0045		Information	H.L.G. - Basement

Scale @ A0	Date	Job Number	Project
1 : 100	06/28/23	220152	Parnell Square Library 20-28 Parnell Square N, Rotunda, Dublin 1.
Drawn By	Checked By	Status	
Author	Checker	SO	
Drawing No.	Rev	Purpose of Issue	Drawing
PSL-HBA-ZZ-B1-DR-A-SK-0045		Information	H.L.G. - Basement

Suite 101, The Denton
21-22 Leeson Street Lower
D02 R538
mail@hawkinsbrown.com
hawkinsbrown.com

**Hawkins
Brown**



ALL ROOM NUMBERS
ADDED BY CARRIG
[Drawings not to scale]
Date: 07/11/2023

Refer to architect's
drawings
CARRIG
conservation international

Rev	Description	Date

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Scale @ A0

1 : 100

Date

06/28/23

Job Number

220152

Project

Parnell Square Library
20-28 Parnell Square N,
Rotunda,
Dublin 1.

Suite 101, The Ganton
21-22 Leeson Street Lower
D02 R638
mail@hawkinsbrown.com
hawkinsbrown.com

**Hawkins
Brown**

Drawn By

Author

Checked By

Checker

Status

SO

Drawing No.

PSL-HBA-ZZ-00-DR-A-SK-0046

Rev

Purpose of Issue

Drawing

HLG - Ground Floor

APPENDIX 2: MEP STRATEGY

Hugh Lane Gallery MEP Strategy

Dublin City Council
HLG-ACM-XX-XX-RP-M-000003
Project number: 60701274

Overview of Mechanical & Electrical Provision

Mechanical Interventions

- A new Heating, cooling, and humidification control air-based system to the 1930s galleries. Central plant will be located on the roof of the adjacent library
- New air handling unit to serve the Francis Bacon Studio and Gallery located on the roof of the Bacon Wing
- New close control units serve the Francis Bacon Studio and archives 1 & 2
- New air source heat pump to provide LTHW and CHW to serve the new gallery air handling units
- Building Management System (BMS) to control newly installed equipment
- Builder's work in connection

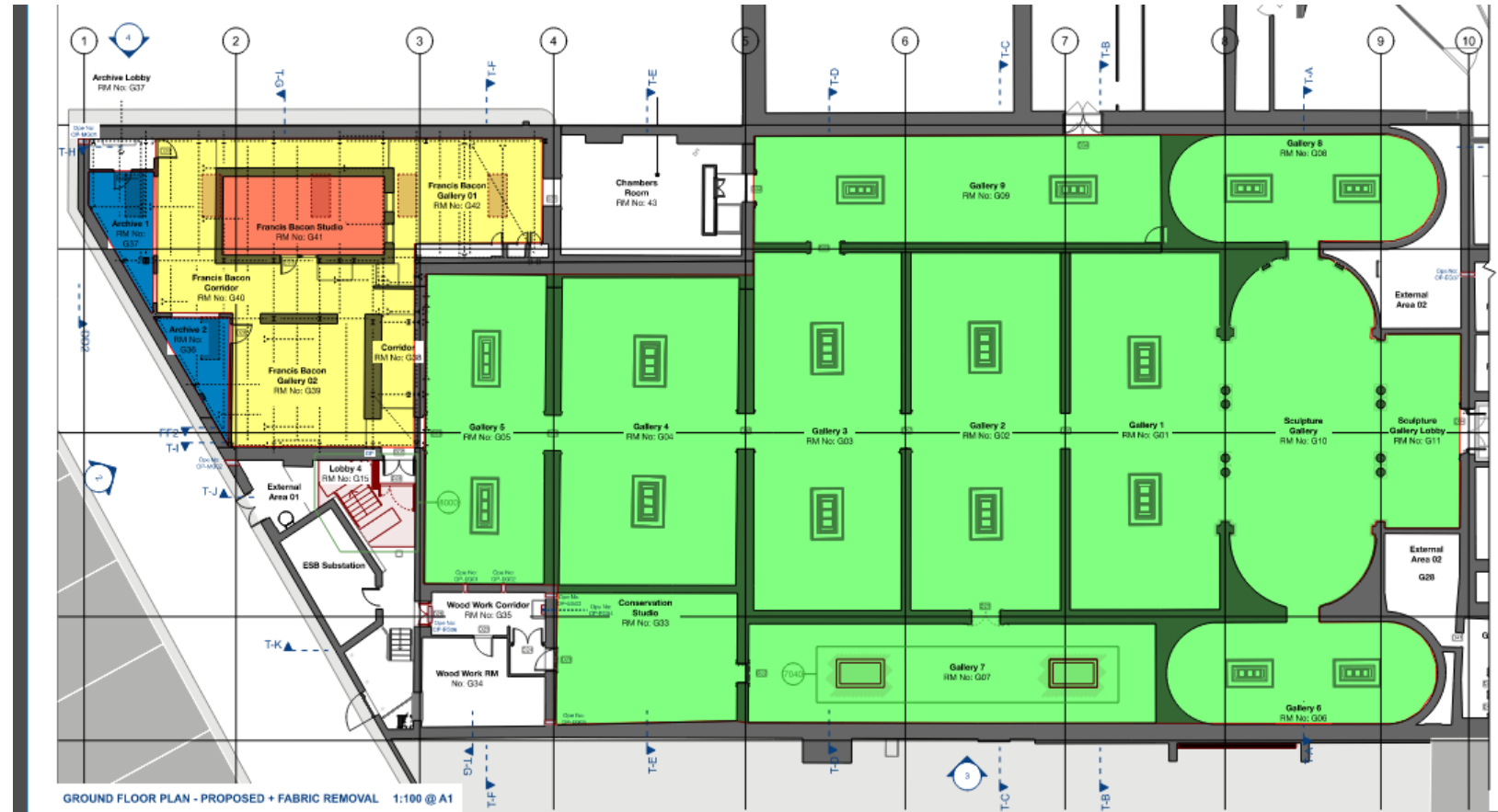
Electrical Interventions

- New switchgear (part) and modifications to existing switchgear
- New lighting & controls to 1930s wing ground floor (excludes Francis Bacon Wing) & roof
- New data points to ceilings of 1930s wing for CCTV and WiFi
- New security systems to 1930s galleries
- Strip out, temporary storage and reinstatement of existing light fittings to Francis Bacon Galleries and archives 1 & 2
- Power to new plant located at roof level
- Replacement of fire alarm panel with existing loops retained and re-terminated in the new panel.
- Additional loops added to new panel for additional devices installed as part of main works
- Energy monitoring platform to monitor electrical usage
- Builder's work in connection

Mechanical-Gallery Conditioning

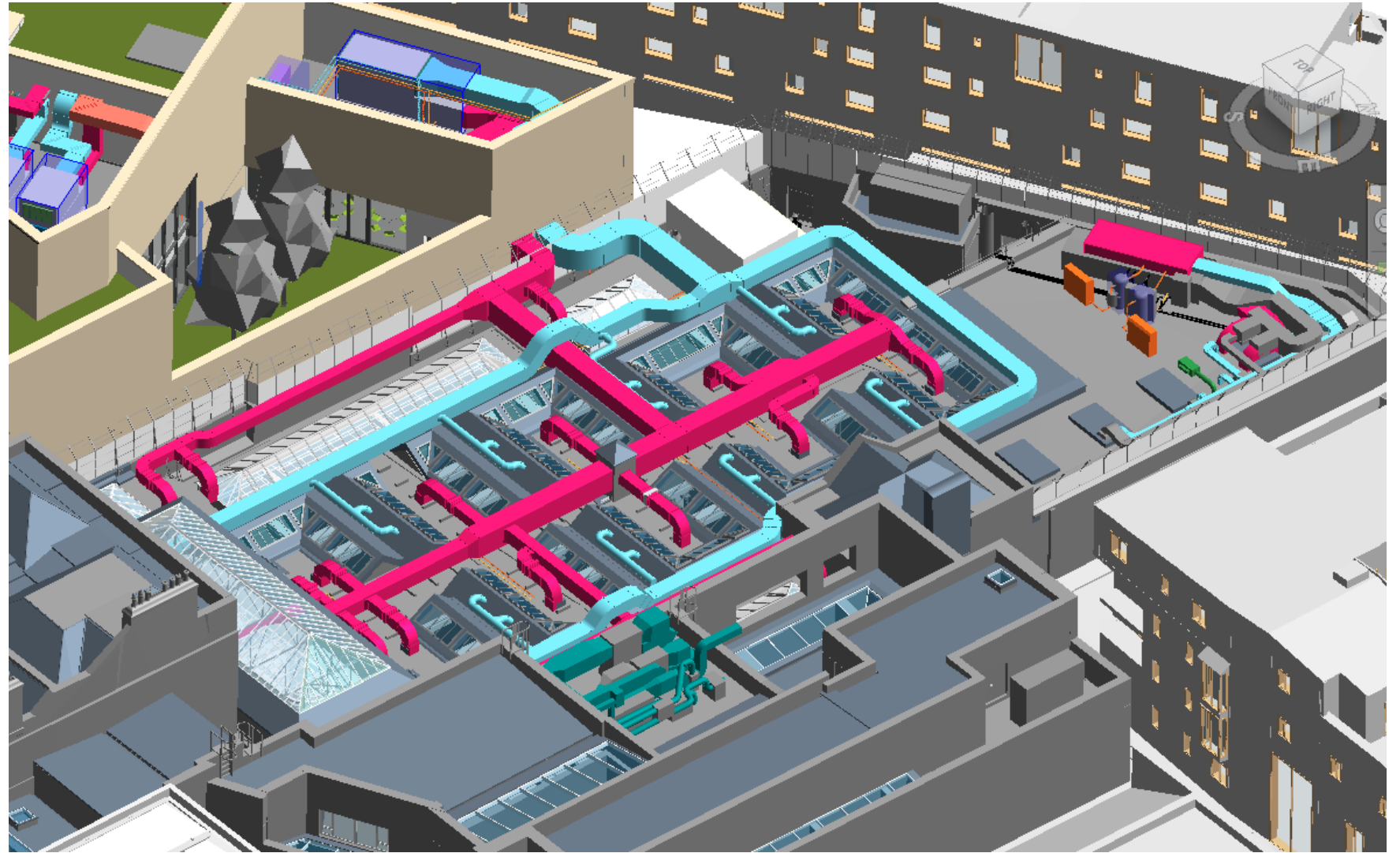
There are 4 No. environmental control systems

- Francis Bacon Studio to have a dedicated close control unit (located in archive 1 lobby)
- Francis Bacon archives 1 & 2 to have a shared close control unit (located in archive 1 lobby)
- Francis Bacon galleries to have a dedicated roof mounted air handling unit providing close control
- 1930s galleries to have shared roof mounted air handling unit providing close control



Ductwork distribution at roof level.

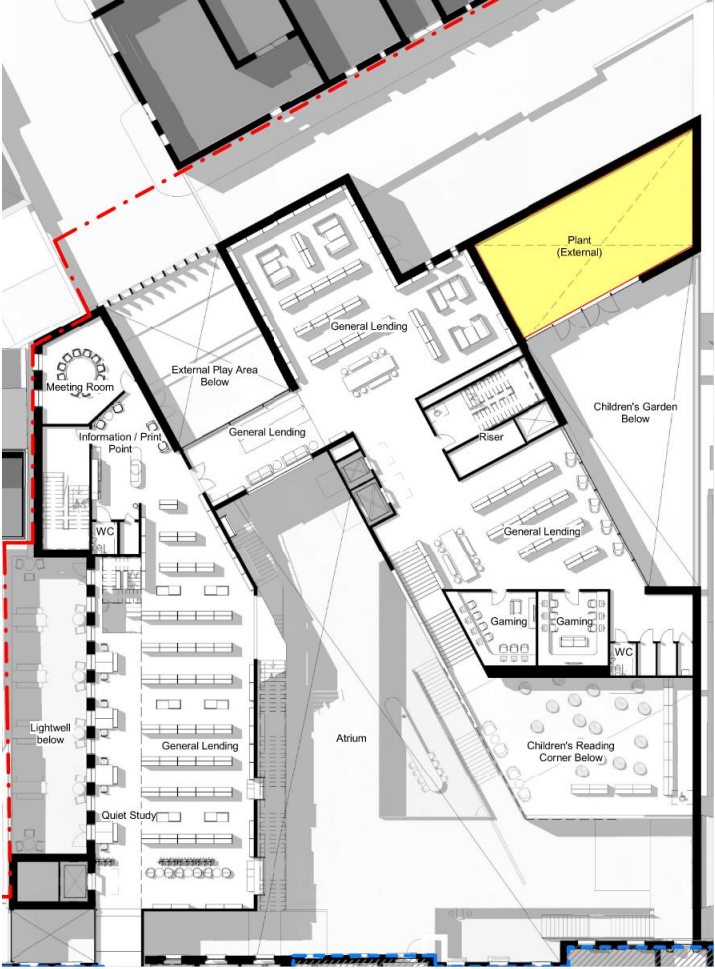
- Principle is to use existing structural openings and soft spots for ductwork connections
- New air handling unit to serve the Francis Bacon Studio and Gallery located above Bacon wing
- New air source heat pump to provide LTHW and CHW to serve the new gallery air handling units (located in library)



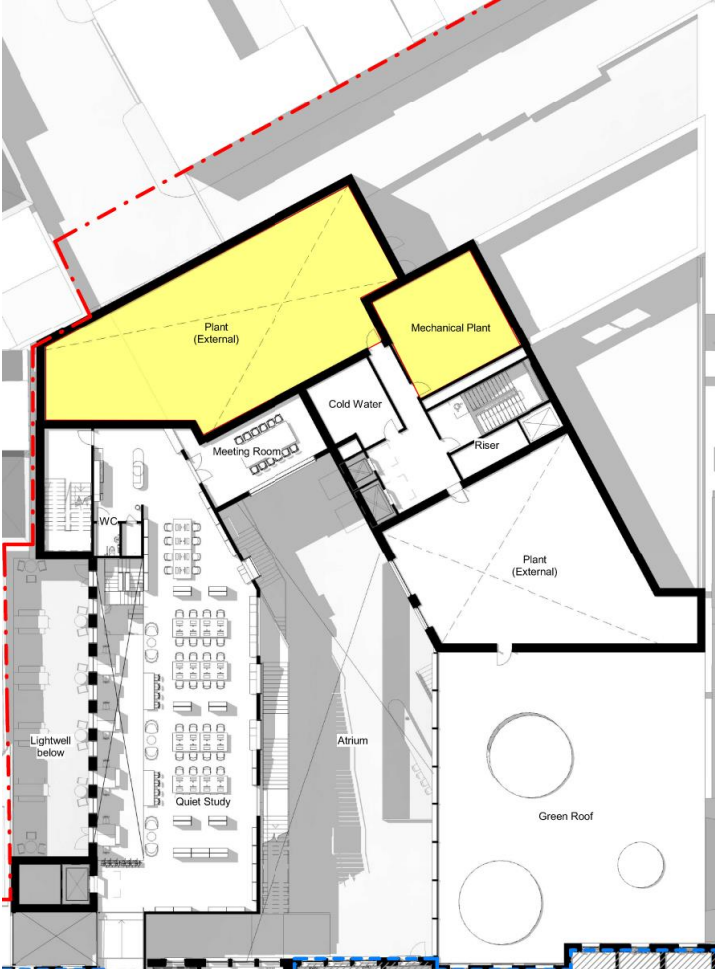
Central Plant – Areas in Library containing Hugh Lane Gallery equipment



Ground Floor



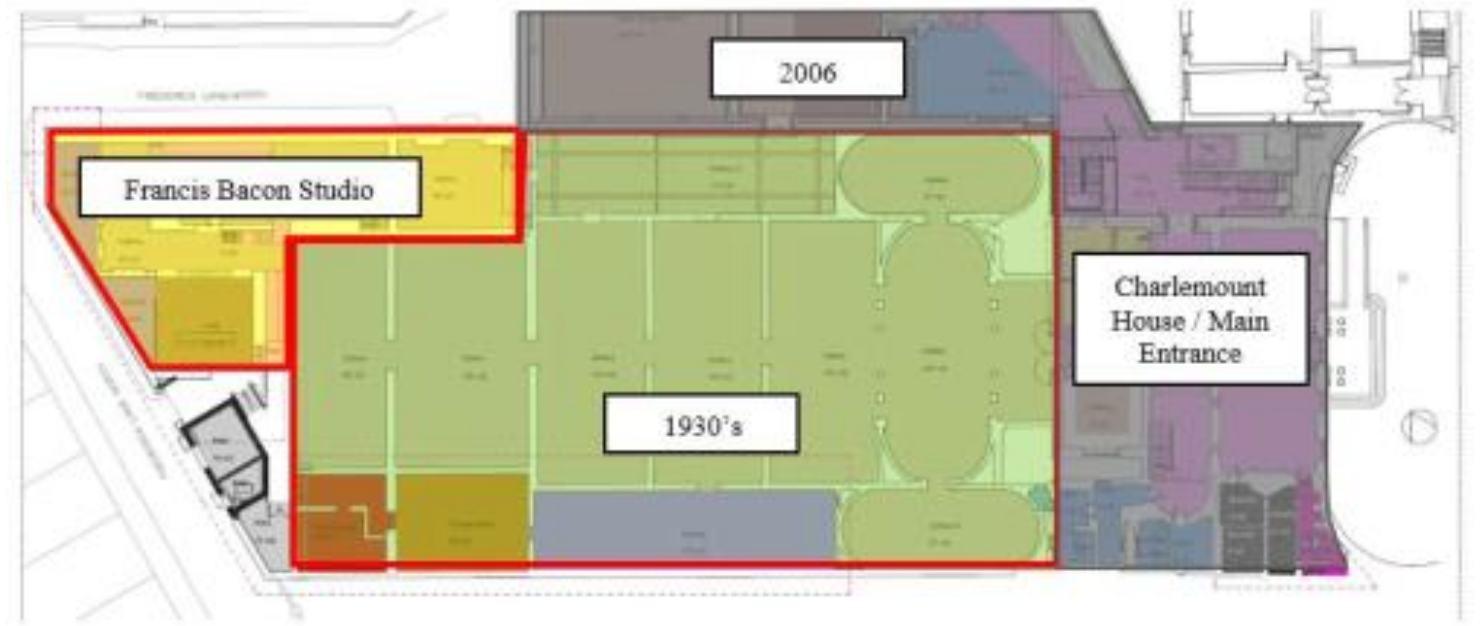
Second Floor



Third Floor

Areas of Electrical Interventions

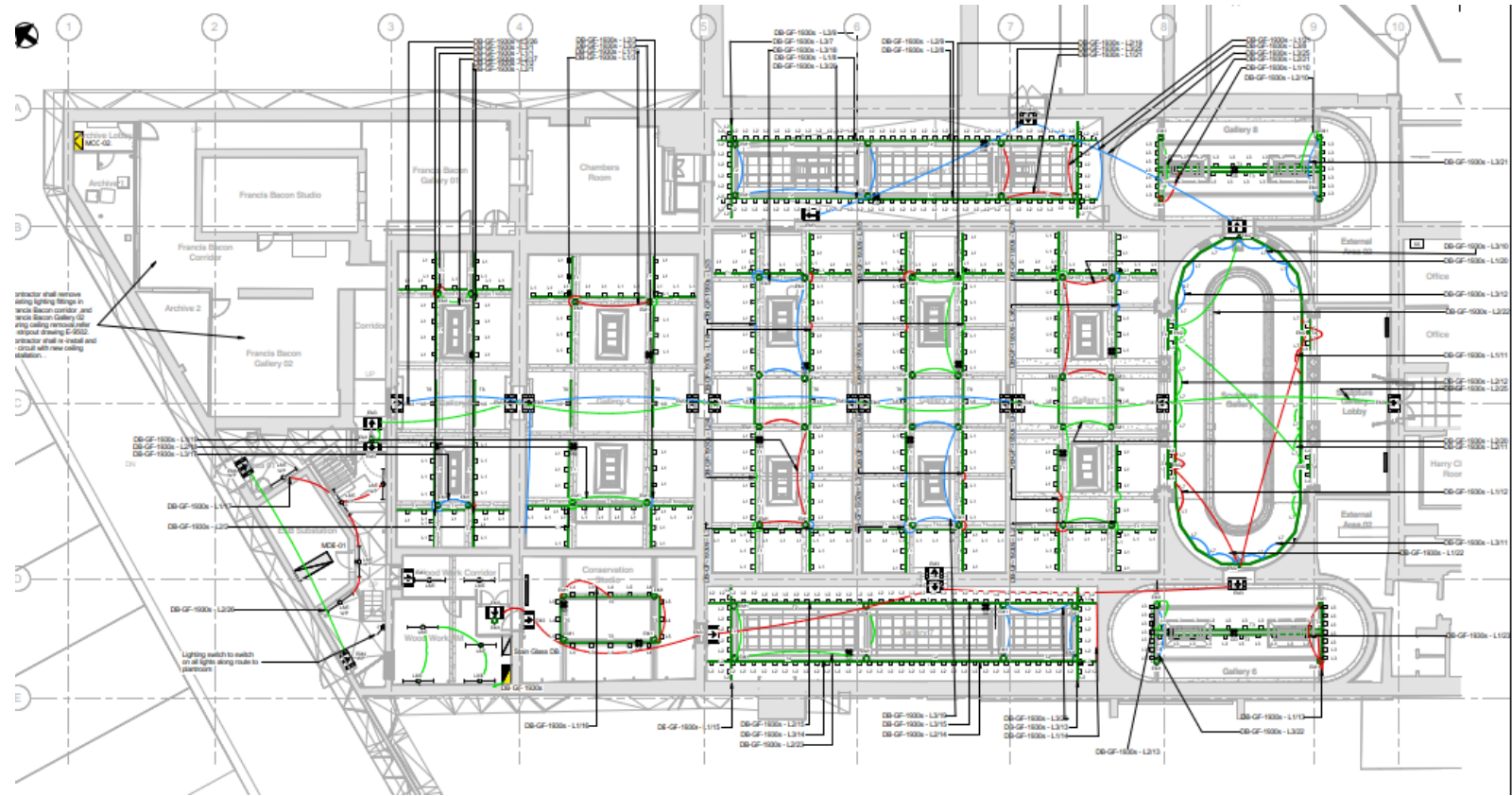
- 1930's Galleries
- Claremount House /Main Entrance
- Francis Bacon studio - Existing lighting in this area will be retained as it is .During Ceiling works contractor shall remove existing light fitting and re-install and re-circuit with new ceiling



1930's Galleries Lighting

Proposed Types of lights are,

- Wall wash type track and spotlights to evenly illuminate the walls in all galleries.
- Track and spotlights to illuminate the floor of central circulation routes in galleries 1 – 5.
- Track and spotlights to illuminate the floor in the Sculpture Gallery.
- Linear lighting within an architectural detail to illuminate the Sculpture Gallery.
- Track and spotlights for working artists within the Conservation Studio.
- Surface mounted luminaires for use during out of hours cleaning, maintenance and security patrolling.
- Recessed downlights in the main staff entrance.
- Surface mounted vapor proof luminaires within plant rooms and externally.



1930's Galleries Lighting



1930's Galleries Lighting

1930's Galleries Lighting

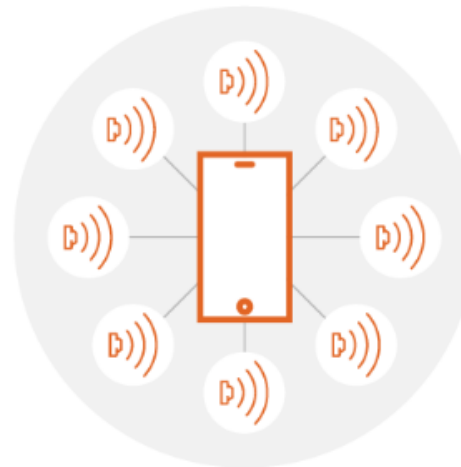


1930's Galleries Lighting

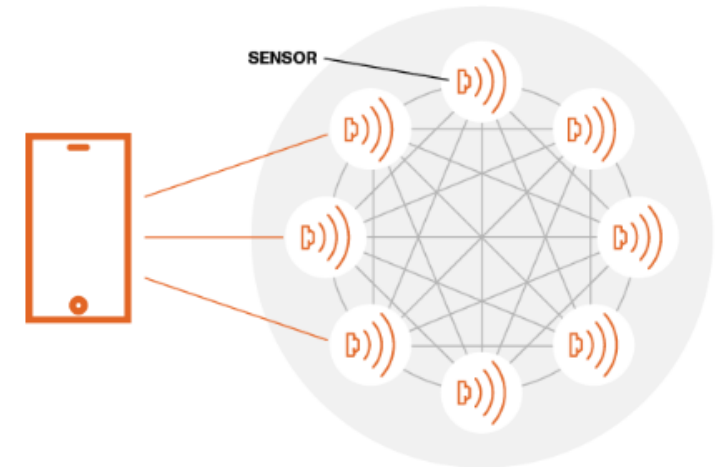
Lighting Control System

We are proposing Bluetooth Casambi type dimming system .

The Casambi solution is based on Bluetooth Low Energy, a cutting-edge wireless standard that can be included into contemporary smartphones and tablets. This makes Bluetooth Low Energy the only low power radio standard that is both widely used and future-proof .It will work on a mesh network in which each node replicates all of the system's intelligence, preventing any single points of failure. The Casambi app functions as one of the user interfaces for the Casambi lighting control system as well as a remote gateway and commissioning tool.



STAR TOPOLOGY



MESH TOPOLOGY

1930's Galleries Lighting

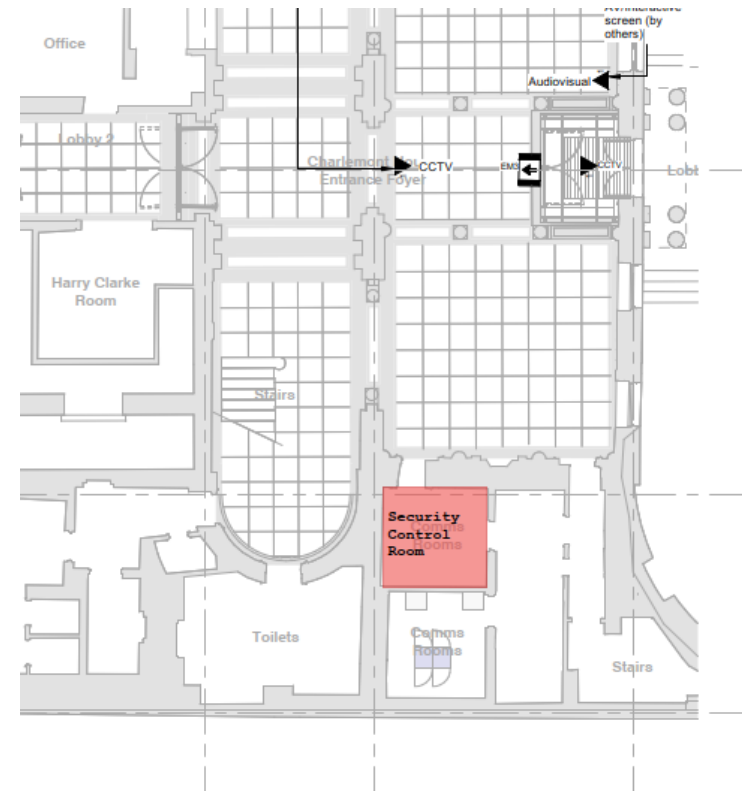
Lighting Control Philosophy

The track and spotlights shall be controlled by a combination of the scene set panel, daylight linking to the photocell located in each gallery and a timeclock to automatically switch on and off the lights at times.

Galleries 1 – 9	<p>Three Separate Modes</p> <p>Exhibition: - Track and spotlight luminaires shall be operated through two daylight linked photocells. The track and spotlight luminaires is linked with the overall level of daylight in each gallery.</p> <p>Cleaning: The bulkhead type luminaires are operated by a single button on the scene set panel and timeclock. All other luminaires are switched off.</p> <p>Night Walks: The bulkhead type luminaires are operated to facilitate security patrols after dark and out of hours when the gallery is closed. All other luminaires are switched off.</p>
Sculpture Gallery	All luminaires within in the Sculpture Gallery shall be controlled via the scene set panel and timeclock. Up light luminaire and gallery spotlights shall be assigned to different control groups and shall be controlled separately.
Roof and Exterior	All luminaires in the exterior or at roof level shall be linked to the lighting control system and operated by manual switches as shown on the layouts.
Staff Entrance	Luminaires at the staff entrance shall be linked to the lighting control system and controlled by presence detection.
Conservation Studio	Luminaires in the Conservation Studio shall be daylight linked with an ability to override manually from the mobile app.

Security Systems

- Intruder Alarm-The system generally comprises of the control panels complete with charger and battery, remote keypad, magnetic and vibration contacts, motion detectors and internal and external visual sirens and associated equipment.
- CCTV-The CCTV system generally comprises of internal and external colour dome cameras, fixed and full function pan-lift & tilt colour cameras, colour display monitors, server & video storage, playback monitors and associated equipment.
- Access Control-The existing ACS shall remain in place, with the following modifications required: Additional access-controlled door to be provided to Lobby 4, including all accessories as detailed on the drawings. Interlock required between two existing access-controlled doors at Lobby 3.
- All the above systems will be wired to security control room .



Security and Video Management System

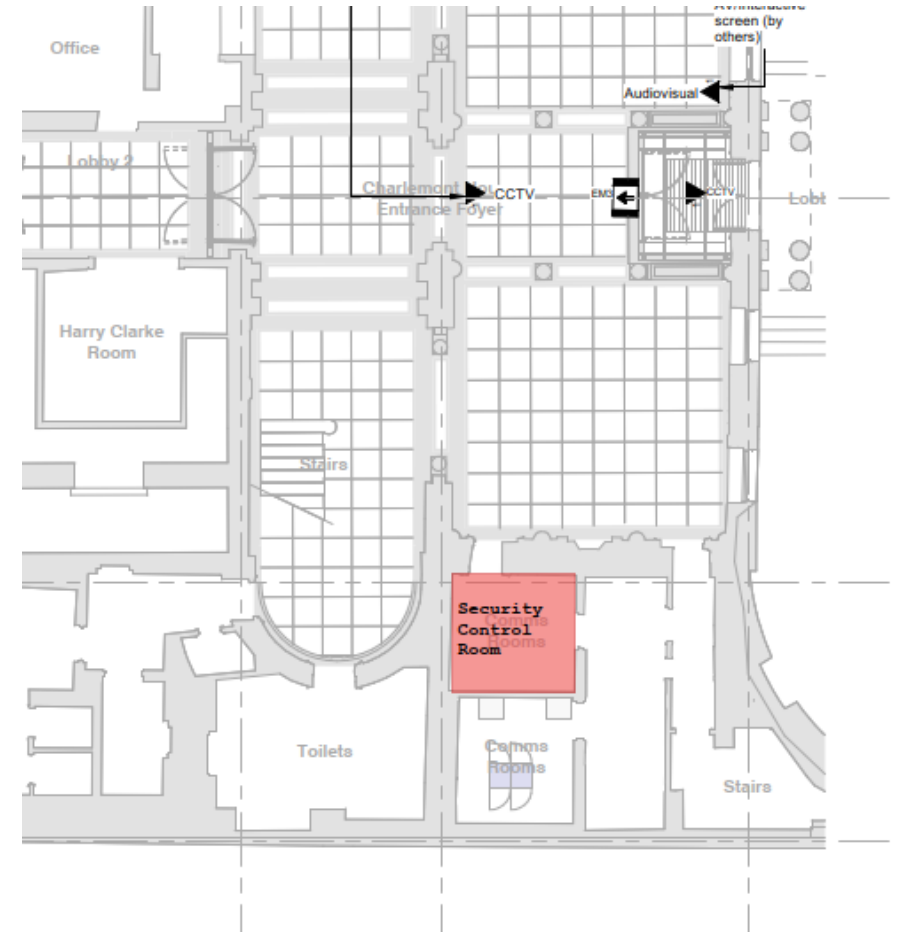
The system shall be used to integrate between the following existing systems:

- CCTV
- Access Control
- Intruder Alarm
- Fortecho Art Tagging system
- Fire Alarm

Should any event be triggered by the Access Control, Intruder Alarm or Fire Alarm system, this will prompt the appropriate CCTV image to be made prominent on one of the CCTV monitors.

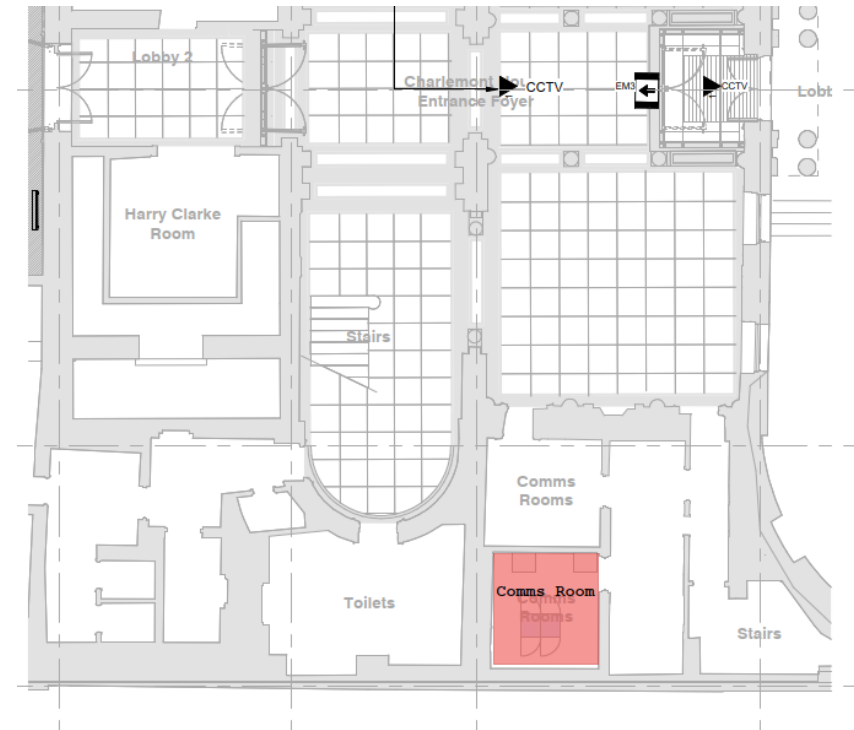
A dedicated desktop computer and monitor in the security control room to run various software such as

- Power Monitoring
- Access Control
- Lighting Control System (Normal and Emergency)
- Intruder Alarm System
- Fortecho Art Tagging System (existing software package to be migrated onto new computer)
- CCTV system



Information & Communication Technology (ICT)

The main ICT room will be in Charlemont house, on ground floor, adjacent to the security room. **2 no. communications cabinets** will be installed in the main ICT room. The communications cabinets will be connected to the main ICT intake point in the basement with **multicore copper and multimode fibre optic backbone cables**. ICT outlets on each floor will be connected to the communications cabinet on that floor using Cat 6a cables.

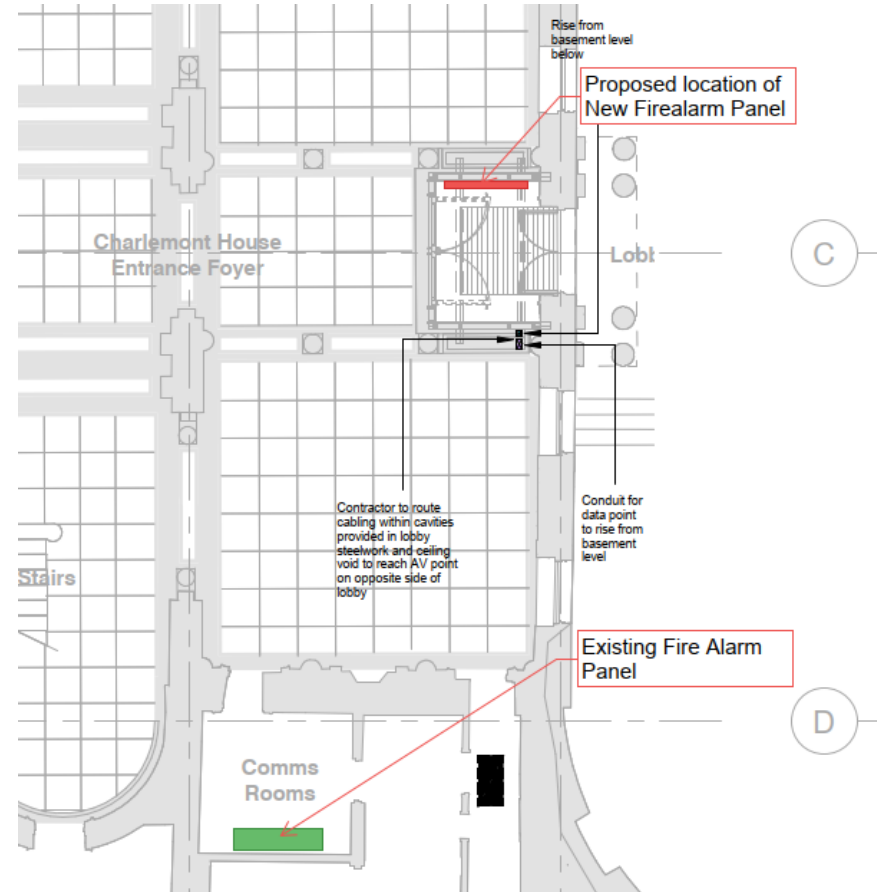


Fire Detection & Alarm System (FDAS)

A new fire alarm panel will be installed in the entrance lobby in accordance with I.S 3218 .

Existing fire alarm panel in the Control room shall be retained and a link between the new and existing fire alarm panel will be provided.

A new fire alarm loop to be installed to the feed the roof fire alarm devices , this shall be supplied from the existing main fire alarm panel



Benchmarking

The following benchmarking will be offered to the Dublin City council Facilities Management team .

- Containment installation.
- Conduit installation within galleries voids.
- CCTV and PIR installation.
- Submain termination and gland.
- Cable identification.
- Mechanical power installation.

APPENDIX 3: SE STRATEGY



Hugh Lane Gallery Structural Strategy

Extensive Opening Up Works & Investigations

- A programme of extensive opening up works has been developed to determine the existing structure. Works to take place on a phased basis to protect existing art installations.
- Surveys to be completed on existing exposed structure.
- A detailed understanding of the existing structure will allow us to utilise it to its full potential.



Existing concrete encased beams to be exposed



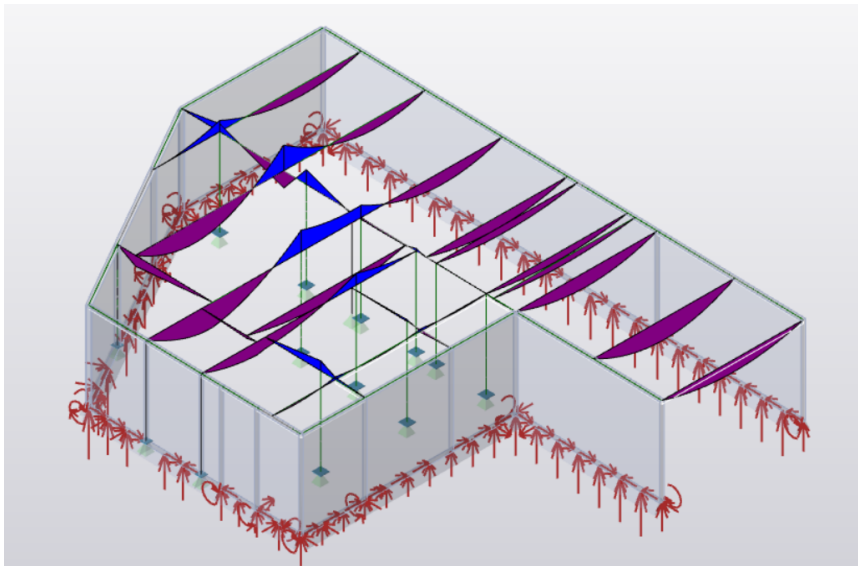
Existing exposed steel to be measured



Sculpture Gallery steel to be measured

Reduce/Reuse

- Existing structure to be retained in place. Detailed engineering calculations to determine capacities of existing structure will be completed
- Where possible, existing service openings will be reused to avoid additional penetrations through the existing structure/roof/facade, reducing the extent of construction work



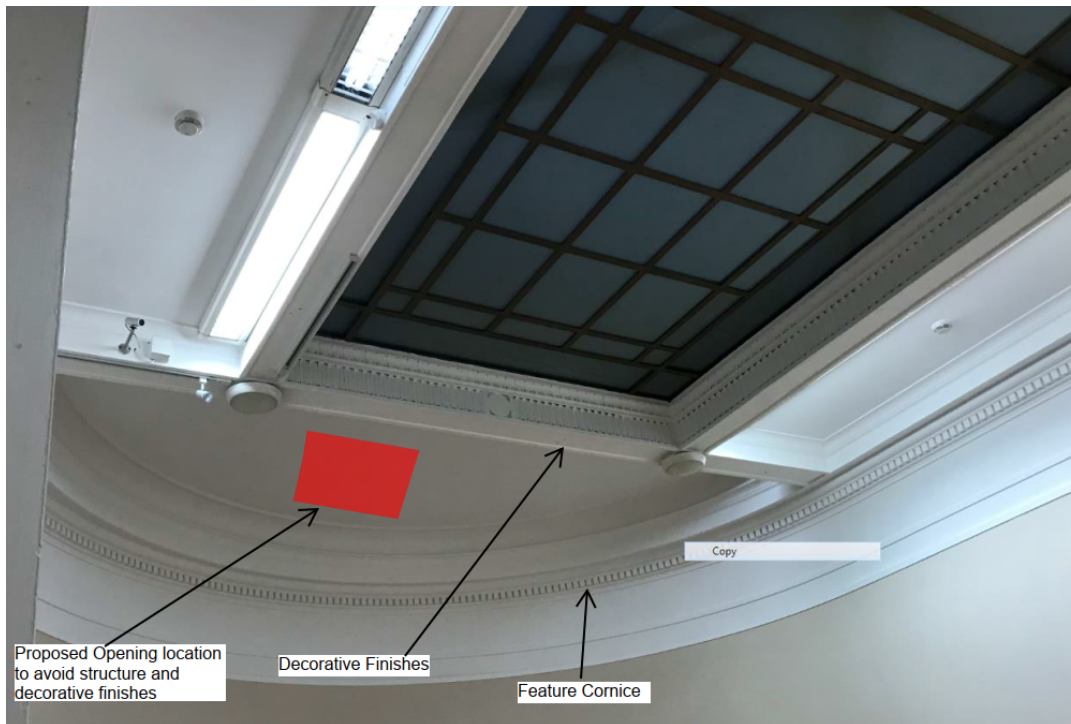
Bacon Gallery – Structural Analysis Model



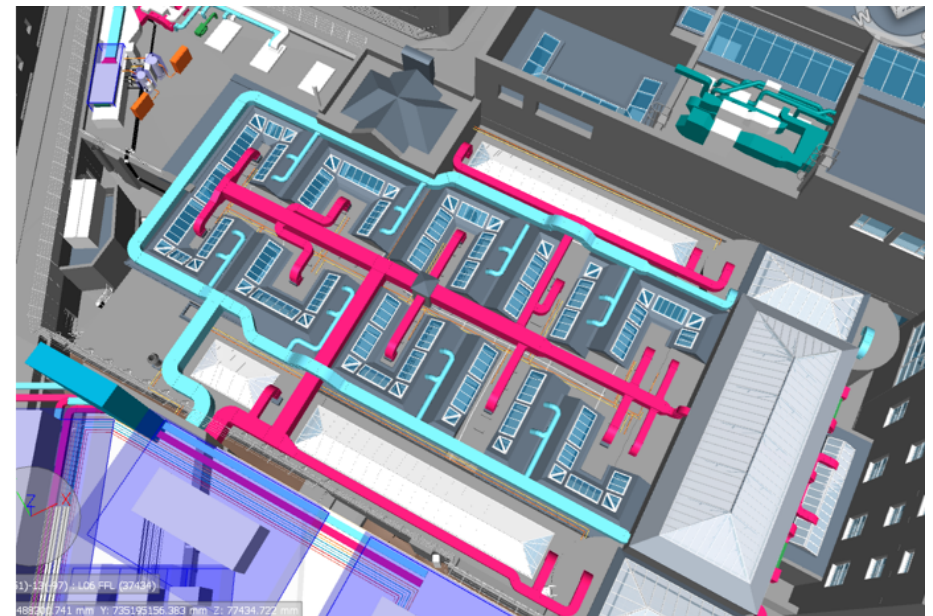
Existing Vents To be Utilised where possible

Protect Existing Structure & Decorative Finishes

- New Penetrations to avoid primary structure and existing decorative finishes where possible.
- Reducing clashes with primary structure reduces the extent of structural remediation.
- Reducing clashes with existing finishes helps retain the character and workmanship of the existing building



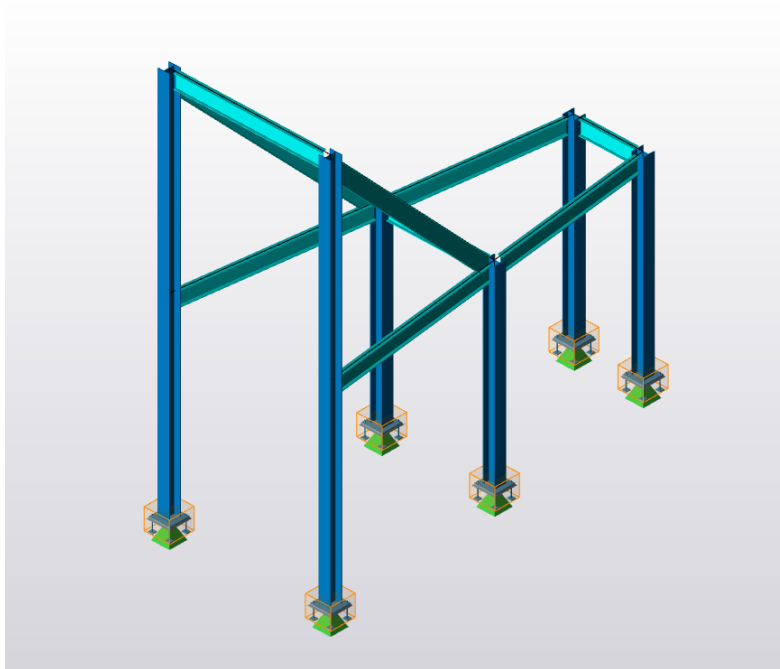
New Penetrations to be coordinated with structure and finishes



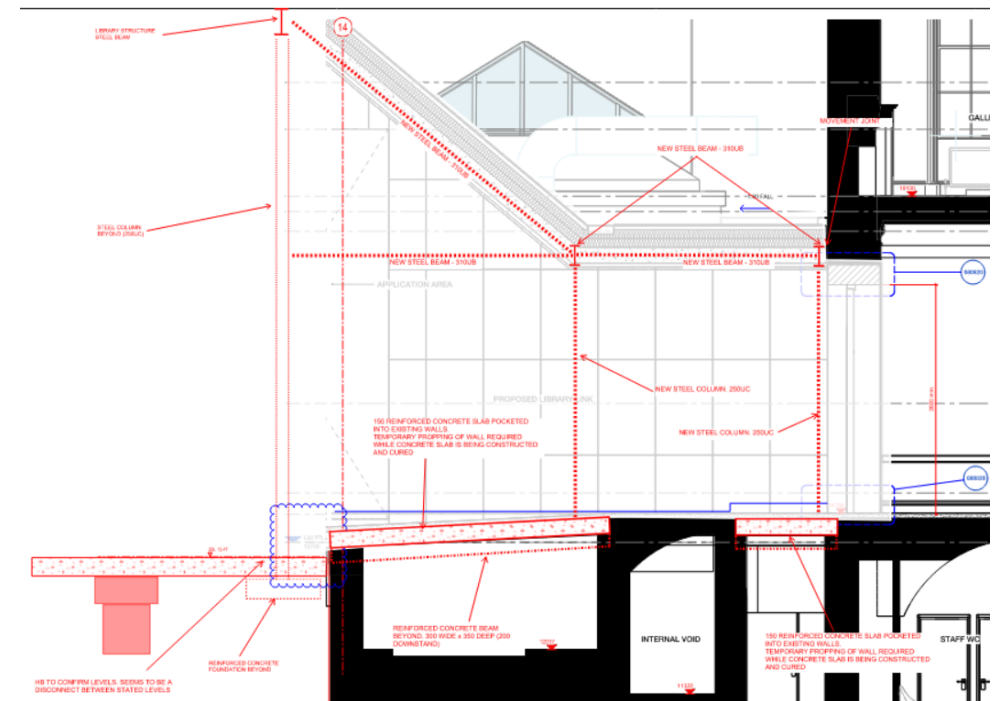
Existing Penetrations to be utilised where possible

Link to New Library

- Demolish Existing Male Bathroom & Wheelchair Accessible WC, including existing ground floor slab.
- New suspended ground floor reinforced concrete slab and beams on existing masonry walls. Existing walls to be deconstructed to a level to suit new slabs.
- New steel link structure with lightweight cladding above ground floor level.
- New lightweight timber framed roof over existing basement adjacent to Gallery 6.



Proposed New Link Steel Structure



Proposed New Link Cross Section

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