

Conservation Report

1-8 Tyrell Place
Dublin 1.



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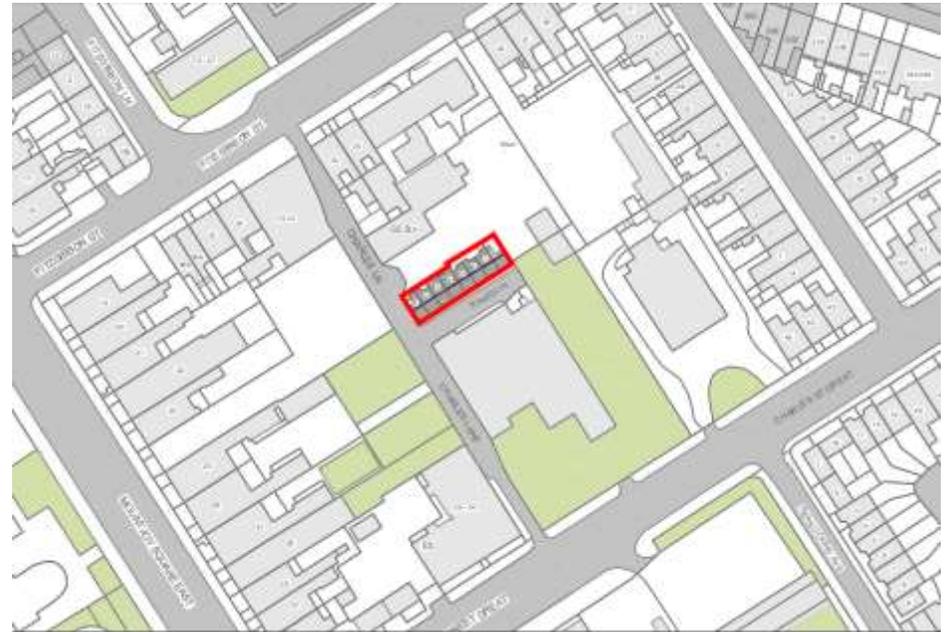
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1. Introduction

This report has been compiled by Kenneth Hennessey Architects, accredited in Conservation at Grade 3, as part of a planning application to Dublin City Council for development at no.'s 1-8 Tyrrell Place, Dublin 1.

The buildings form a terrace of houses on an infill site, off Charles Lane dating to the C19th, though they are currently vacant and in a dilapidated condition. The building was visited and inspected in June of 2021. This report should be read in conjunction with drawings and reports accompanying this application.

A Part 8 Planning application proposal is sought by Dublin City Council, Housing Maintenance Section, for the following -



Renovation works to 8 no. existing two storey terrace dwellings which are in a dilapidated condition comprising:

- Partial demolition of existing buildings, excluding existing Southeast (front) and Southwest (side) external walls
- Demolition of existing rear extensions & rear boundary wall
- Repairs to existing Southeast (front) and Southwest (side) elevations including new windows, doors & roofs
- Reinstatement of one no. new two-storey dwelling, with one-storey rear extension, at No. 1 Tyrrell Place
- Reinstatement of seven no. new two-storey dwellings, with two-storey rear extensions, at Nos. 2 to 8 Tyrrell Place
- Reconstruction of rear boundary wall
- Associated drainage, site boundary & site development works

2. Building Description and Architectural/Historical Context



Though none of the buildings are protected structures, or buildings registered on the National Inventory of Architectural Heritage, and as such they do not have a defined conservation special interest, they are zoned Z1, which is a Sustainable Residential Neighbourhood, and there are Georgian and Residential Conservation areas nearby. Additionally they are located within a defined Architectural Conservation Area (ACA), and as such any proposed works must protect the special character of the ACA.

USE ZONING OBJECTIVES

Zone Z1	To protect, provide and improve residential amenities	Yellow
Zone Z2	To protect and/or improve the amenities of residential conservation areas	Light Yellow
Zone Z3	To provide for and improve neighbourhood facilities	Red
Zone Z4	To provide for and improve mixed-services facilities	Pink
Zone Z5	To consolidate and facilitate the development of the central area, and to identify, reinforce, strengthen and protect its civic design character and dignity	Cyan
Zone Z6	To provide for the creation and protection of enterprise and facilitate opportunities for employment creation	Purple
Zone Z7	To provide for the protection and creation of industrial uses and facilitate opportunities for employment creation	Dark Purple
Zone Z8	To protect the existing architectural and civic design character, and to allow only for limited expansion consistent with the conservation objective	Orange
Zone Z9	To preserve, provide and improve recreational amenity and open space and green networks	Light Green
Zone Z10	To consolidate and facilitate the development of inner city and inner suburban sites for mixed-uses with residential the predominant use in suburban locations, and office/retail residential the predominant uses in inner city areas	Dark Green
Zone Z11	To protect and improve canal, coastal and river amenities	Light Blue
Zone Z12	To ensure that existing environmental amenities are protected in the predominantly residential future use of these lands	Light Green
Zone Z14	To seek the social, economic and physical development and/or rejuvenation of an area with mixed use of which residential and "Z6" would be the predominant uses	White with Blue Border
Zone Z15	To protect and provide for institutional and community uses	Blue

The immediate area is characterised by commercial and residential developments, with variations in style and character. No.'s 1-8 Tyrrell Place form a terrace of two storey dwellings, running perpendicular to Charles Lane. They are uniform in their character to the front (southeast) façade with matching red brickwork, and flat facades originally with one door and one window to ground floor and one window to first floor; though many of these windows are now missing or boarded up. The terrace shares a pitched slated roof and each pair of houses share a red brick chimney stack, centered on the pitch of the roof. Both the front windows and door openings are flat segmentally-arched with granite sills, with moulded red brick voussoirs. The side (southwest) facade is rendered, with a window ope to first floor level.

The rear (northwest) elevation is more haphazard, with a variety of C20th additions and extensions to each unit evident, consisting of a mix of flat roof and pitched roof extensions of one and two storeys built up to the existing boundary wall. There are a number of first floor openings overlooking the yard of Fitzgibbon Street Garda Station to the rear. There are no front or rear gardens to any of the units.

3. Current Condition of the Building

3.1 Use

All eight units have always been used as residences and, though now vacant and dilapidated, their most recent use was residential. The proposed development is to enable future viability and habitability of the buildings by providing for modern residential needs. The proposed development is expected to further prolong the life of the buildings by providing for current habitability and rationalizing the various extensions and additions to the rear of the buildings which detract from the character of the area. According to the Burra Charter article 16 *“Maintenance is fundamental to conservation and should be undertaken where fabric is of cultural significance and its maintenance is necessary to retain that cultural significance”*.

3.2 Current physical condition

The houses are in dilapidated condition, with many of the windows and doors boarded up. To the rear there are many windows and doors missing, broken or boarded up. Internally, each unit is in a dilapidated condition, though some are worse than others due to structural and fabric deterioration, damp ingress and mould evident, as well as missing fabric, partitions and sanitaryware.

3.3 Successive building phases and interventions

Later additions include the C20th century single and two storey extensions to the rear. Windows to the front elevation have since been removed and boarded up. Internally, though the original ground floor layouts are generally intact, there have been major C20th additions so that original features include only stairs, and some internal doors, albeit these elements are now in a dilapidated condition. It should be noted that the existing stairs in all units are substandard and unsuitable for safe usage by occupants.

3.4 Overall rationale for proposed works

Proposed works are detailed on the accompanying drawings and reports below. The overall rationale for the works is to:

- Allow for habitation of the houses whilst maintaining the architectural quality which contributes to the residential conservation area
- Provide new mechanical services to improve thermal comfort, protect property from risk of water damage and internal moisture build up and to modernise property for continued habitation.
- Provide new electrical services to eliminate potential fire, security and health & safety risks and to modernise the properties for continued habitation.
- Rationalise the layout, form, materials, and services to provide a cohesive visual appearance to rear

4. Statement of Significance

Though the buildings are not protected structures, they have a special interest in their contribution to the special character of the ACA and the wider area. As such, their significance lies in their contribution to the architectural significance of the area and the contribution of the front facades back to preserving this character. There may also be some historic interest by virtue of the terrace layout and interior fabric.

4.1 Architectural interest

No's 1-8 Tyrrell Place contribute visually to the character of the wider area, though this is in relation to its front elevation in the main as the rear elevation has undergone successive alterations in a haphazard fashion. The repetitive pattern of the chimneys, windows, façade, door openings - using traditional construction methods and using a shared palette of materials - gives the terrace character and a sense of scale and harmony. The terrace frontage alignment contributes to the heritage of the built environment in this area.

The interior of the buildings, though maintaining much of their original layout has not maintained this character, as few original features remain and the structures and fabric – including C20th modern additions are in an advanced state of dilapidation. The C20th extensions to the rear of the dwelling do not add to the architectural character or interest of the property and their development in a piecemeal fashion in a variety of materials and finishes detracts from the character of the rear of the dwelling.

4.2 Historical interest

The houses, by virtue of their front terrace elevation give a record of past urban Dublin life.

5. Architectural Heritage Impact Assessment

The impact of the proposed development on the historic context, and Architectural Conservation Area in which it sits needs to be considered.

5.1 Demolition of existing houses (except for front façade)

The demolition of the houses (except for front facades) is necessary due to the advanced stages of deterioration of the houses and their associated fabric & structure, and to enable occupation of the houses which will otherwise continue into a state of further dilapidation. Although this is loss of original fabric it is not appraised to be fabric contributing to the architectural quality of the ACA and the proposed replacement with new structure will enable use and occupation of the site, with maintenance of the contributing facades to the streetscape being preferable than allowing further deterioration of the original fabric. Additionally, the scale, layout and proportions of the original houses is preserved, as well as the use as housing.

Such an approach is in keeping with policy 11.1.5.7 on demolition in conservation areas in the Dublin City Council Development plan 2016-2022 as this demolition will be replaced with high-quality buildings, enhance the character of the area, improve the environmental performance of the buildings, secure the retention of the facades which contribute to the streetscape, and maintain the scale of original rooms behind the principal façades.

The alternative solution was considered – to retain and repair the original fabric, however due to the current dilapidated structural and environmental condition of the two houses this would involve the removal and replacement of the majority of original fabric in any case, both to make the building thermally comfortable, secure and protected from moisture damage but also to allow for changes to the layout to allow for modern habitation.

Therefore, although the demolition results in the loss and removal of original fabric, and as such is a negative impact, on balance, the current condition of the houses requires this measure.

Mitigation measures to minimise the impact will be followed as below:

- Contemporary materials should be used on proposed works to clearly identify the new works.
- Method statements to be followed in the carrying out of the works

- A photographic survey to be carried out on the existing houses for inclusion in the architectural archive.

5.2 Repair and Retention of Front (North) façade

Given the front façades make a contribution to the character of the local area, they are to be retained and repaired. The impact on the wider context will also be positive as their contribution to the character of the ACA will be improved, with the reinstatement of windows and doors to the front facades; which will enhance and complement the overall visual appearance and character of the area. This approach is in keeping with policy CHC4 of the Dublin City Council Development plan 2016-2022.

Likewise, the rationalisation of the haphazard rear elevation will allow for a more uniform elevation, allowing for secure daylighting to ground floor and removing overlooking issues at first floor. The current rear elevation has a negative visual impact on the surrounding area and the proposed development will improve the visual character and quality of the ACA.

The overall impact therefore, though requiring loss of original fabric, will allow the use as residences to continue and the original front façade retained and repaired. This allows for continued habitation of the buildings, helping to preserve the front façade and preventing further deterioration.

Overall, the proposed works, including the retention and repair of the front façade is in keeping with the architectural and historical character of the ACA, maintaining the character and setting whilst enabling continued use of the buildings. The architectural and historic significance of the buildings lie in the contributions of their external facades to the ACA, rather than the interior layout and as such their architectural and historic significance is on the whole maintained and enhanced.

6. Repair works to Front Facade

The specific repair works to the front façade are as follows:

- Repair works to existing brick, pointing and brickwork features including structural supports.
- Repair / replacement of windows, doors, rainwater goods and roof coverings.

Method statements will be followed in the carrying out of these works, which are to be carried out sensitively and in consistency with appearance of the dwelling and neighbouring dwellings. Important features are to be retained and conserved.

Method statements prepared by Kenneth Hennessy Architects will be followed in the carrying out of these works, which are to be carried out sensitively and in consistency with appearance of the dwellings. Important features are to be retained and conserved. Underpinning all proposed repair works is the philosophy of minimum intervention to the building fabric. It is the intention to retain all sound original fabric. The works to be carried out will require careful adherence to the project documentation and no work will be undertaken unless what is required is fully and clearly understood by all concerned. The following method statements refer to the scope of works specifically:

3.1 Brick Repairs and Re-pointing

The brickwork and pointing of the front external walls are generally in poor condition. In addition, there are a number of cracks that have been exacerbated by a combination of weathering (as well as wetting and drying cycle, where walls become saturated), air-borne pollution and evidence of vegetation growth giving to these cracks and brickwork failure.

Many of the Flemish bond brickwork joints in the front elevation have been washed out such that they require repair and re-pointing. Missing elements will be replaced with appropriate replacement units bedded in lime mortar where re-bedding loose or damaged bricks is not achievable. It is also noted that in several areas there is localised bulging over window & doors heads.

A detailed examination of the building will be undertaken to determine the most appropriate profile and finish for the joints, and this will be agreed with DCC Conservation Office prior to any works being undertaken. It is not intended that patch pointing will be used and these works envisage the re-pointing of the entire façade. Decayed mortar will be cut out using appropriate hand tools, by skilled operatives. The depth of cutting will be 2.5 times the width of the joint and they will be finished with a squared seating. All surfaces will be vacuumed clean of debris on completion of cutting out. Re-pointing will be undertaken only by bricklayers with proven experience of high quality work using traditional materials. A pointing sample panel may be required to demonstrate the required standard for workmanship for re-pointing and joint finishing.

All brick re-pointing, brickwork repair and limited replacement will be carried out in accordance with the recommendations of the DAHG's Series – Guide to the repair of historic brickwork and in conjunction with the Conservation Section of Dublin City Council.

3.2 Structural Timber Members

The extent of decay of structural timber members has been assessed as detailed in the Structural Engineer's Report. The ends of the roof & floor timbers have been subjected to moisture ingress and loss of section. In several areas it is possible that there has been water penetration through the floor/ ceiling finishes and this has had consequential effect to the integrity of the joist ends at their seatings in the wall.

It is proposed to remove all existing timber from the dwellings as part of the demolition works. All necessary temporary supports to the existing front walls will be provided. New timber shall be sound, well-conditioned, properly seasoned to suit the particular use and free from defects or combination of defects rendering it unsuitable for the purpose intended.

3.3 Roof Works

Roof works will consist of the stripping the existing roof covering fully, removal of existing roof structure and construction of a new roof matching the existing heights and falls on the front section of the building. New roof timbers will be erected and insulation will be applied and the roof will be finished in a combination of reused existing (where possible) and new slates. All gutters, flashings, etc. will be renewed and existing downpipes will be removed, rehabilitated and properly reinstalled where feasible. As the existing open fires will no longer be required and given the area occupied by the chimney breasts, it is proposed to remove the existing damaged chimneys, and chimney breasts and reinstate a lightweight chimney which will match the existing materials and features.

3.4 Joinery Works

Joinery throughout the building is in very poor condition and is to be removed. The new staircase will be constructed to current building standards to improve circulation for residents. All woodwork is to be carried out in the best manner possible with pieces in one length where feasible. Joints will be made directly over supports and these will be suitably scarfed and spiked where required.

3.5 Plaster Works

Plaster finishes to the front external walls will be lime-based and works will be consistent with and sympathetic to existing wall finishes. All plaster repair materials will be agreed in advance with the Project Architect. Existing lath and plaster ceilings will be removed as part of the demolition works and new ceilings will be formed with gypsum plasterboard.

3.6 Replacement Materials

Materials used will be compatible with, and in as far as is possible, match those existing. Work will be carried out using traditional or appropriate methods and natural materials. The aim will be to use natural and traditional materials in preference to synthetic materials which will, in general, be avoided.

7. Photographs of Existing Structure

Please refer to the detailed photographic survey included in the Structural Survey Report - Appendix B.

8. Appendix A1: Supporting Documentation

The following drawings illustrate clearly the works proposed for Nos 1 to 8 Tyrrell Place:

DRAWING NO.	DRAWING TITLE
2129 KHA ZZ ZZ DR PD 0001 S1 P01	SITE LOCATION MAPS
2129 KHA ZZ ZZ DR PD 0002 S1 P01	EXISTING & PROPOSED SITE PLAN.
2129 KHA ZZ ZZ DR PD 1000 S1 P01	PROPOSED SITE LAYOUT PLAN
2129 KHA ZZ ZZ DR PD 1100 S1 P01	EXISTING & PROPOSED GROUND FLOOR PLAN
2129 KHA ZZ ZZ DR PD 1110 S1 P01	EXISTING & PROPOSED FIRST FLOOR PLAN
2129 KHA ZZ ZZ DR PD 1120 S1 P01	EXISTING & PROPOSED ROOF PLAN
2129 KHA ZZ ZZ DR PD 2001 S1 P01	EXISTING & PROPOSED SOUTHEAST ELEVATION
2129 KHA ZZ ZZ DR PD 2002 S1 P01	EXISTING & PROPOSED NORTHWEST ELEVATION
2129 KHA ZZ ZZ DR PD 2003 S1 P01	EXISTING & PROPOSED ELEVATION / SECTIONS
2129 KHA ZZ ZZ DR PD 3001 S1 P01	EXISTING & PROPOSED SECTIONS

Overall, the proposed development enables modern habitation and protection of the significant elements of no.'s 1 to 8 Tyrrell Place, whilst maintaining the architectural quality in the context of the residential conservation area.

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