Part 8 Submission

INCHICORE LIBRARY Access & Refurbishment Works 34 Emmet Road, Dublin 8

Appendix C

Conservation Architect's Report





REPORT ON THE ARCHITECTURAL/HISTORIC SIGNIFICANCE OF NO. INCHICORE LIBRARY, 34 EMMET ROAD, DUBLIN 8.

&

OBSERVATIONS ON THE IMPACT OF THE CURRENT PROPOSAL



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Report On The Architectural/Historic Significance Of Inchicore Library 34 Emmet Road, Dublin 8, And Observations On The Impact Of The Current Proposal

1. Introduction

This report has been completed on instruction from DW Walsh Architects & Project Managers Ltd., on behalf of their clients Dublin City Libraries. It provides an assessment of the significance of Inchicore Library, its setting and context, and identifies any associated special architectural and historic character and any other features which are of note. An evaluation of the chronology of the site is also included. The report schedules the proposed works to the Protected Structure, and assesses the works' potential impact on the significance of the site. In the preparation of this report the site was fully evaluated and photographically recorded internally and externally. These photographs are appended to the report. The impact of the proposal on the significance and character of the site has been assessed in accordance with the 2000 Planning Act and the DoCHG Guidelines on Architectural Heritage.

The Library is not a Protected Structure but has been recorded by the NIAH (National Inventory of Architectural Heritage) and given a Regional Rating, refer below.

The site is zoned Z1, with the objective -

"to protect, provide and improve residential amenities of residential conservation areas".

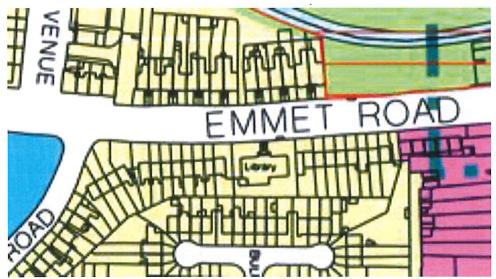
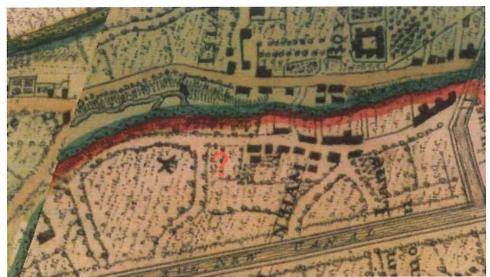


Fig. 1 Extract of Zoning Map showing largely residential setting and no immediate protected structures.

2. Context, Setting, Typology, Chronology

2.1 Cartographic Mapping of the site

In order to determine the chronology of building on the subject site, a number of historic maps and images were consulted (the relevant plates are appended to the report and should be referred to). These are as follows –



Fiq.2 - 1816 John Rocque Map indicating undeveloped site of Twentieth Century Library - refer notes below.

2.1.1 John Rocque's Map of the Environs of Dublin, 1760

This map is diagrammatic and it is difficult to locate the site even by cross reference to later Maps. Kilmainham Gaol is not shown on this map and can be used on later maps to assist in locating the site. While Emmett Road is shown it does not have the cross-road junction with Kilmainham Bridge road at this time. It would appear the site was undeveloped, but it is noted the map is somewhat distorted.



Fig.3 – 1816 John Taylor Map indicating undeveloped site of Twentieth Century Library – refer notes below.

2.1.2 John Taylor's Map of the Environs of Dublin, 1816

This map while again diagrammatic has much clearer detail and notes two buildings immediately east of the site. These are identified on later maps as 'Air Mount House' parallel with the road and a building head-on to the road east of this building. The area of the Library west of the house is undeveloped. Kilmainham Gaol, Emmett Road and the roads around the area are all in place by this time, including Kilmainham Bridge Road.



Fig.4 – 1821 William Duncan Map indicating site of later Library – refer notes below.

2.1.3 William Duncan's Map of the County of Dublin, 1821

This map conflicts with the earlier map indicating the building head-on to the road east of the site but not Air Mount House which is on later maps as well as the 1816 map. Perhaps a mapping error as a building is shown on the other side of the 'head-on' building.



Fig.5 – 1837 First Edition Ordnance Survey Map indicating site of later Library – refer notes below.

2.1.4 1st Edition Ordnance Survey Map, 1837-43

This map records Air Mount House parallel with the road and a building head-on to the road east of it as noted on the 1816 map. It also records a smaller semi-detached double fronted house added to Air Mount's west gable and two further semi-detached double fronted houses further west of Air Mount House. The location of the Library transverses the garden of the house attached to Air Mount and the first of the two western semi-detached houses.

This mapped arrangement and first development of the site therefore dates from the period 1821-1837. This building arrangement persisted in to the twentieth century as mapped in 1907. All the houses referred to were cleared for interwar development of the area for public housing and mapped first in 1943.

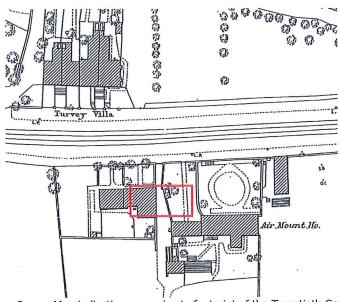


Fig. 6 – 1889 Ordnance Survey Map indicating approximate footprint of the Twentieth Century Library Building. Refer to appended maps for larger area.

2.1.5 Ordnance Survey Map, 1889

As noted above the arrangement dating from 1816-21 development of the site continued to be mapped. The level of detail on this map is considerable, indicating garden arrangements with centred paths to each house (indicating Georgian styled double fronted houses.

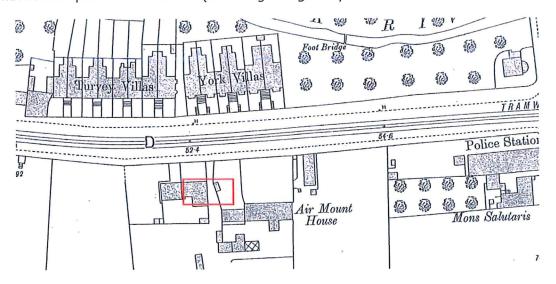


Fig. 7 – 1907 Ordnance Survey Map extract indicating approximate footprint of Library, refer notes below.

2.1.6 Ordnance Survey Map, 1907 Published 1908

The revised Ordnance Survey Map of 1907 records late nineteenth century development on the north side of Emmett Road including York Villas, Turvey Villas and Turvey Avenue. The site of the Library remains as previously mapped.

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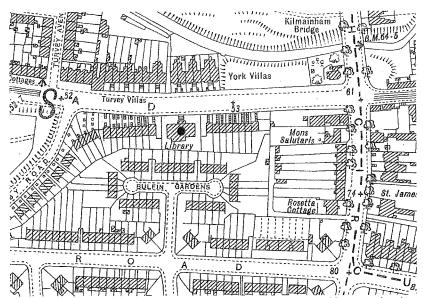


Fig. 8 – 1943 Ordnance Survey Map extract showing extent of inter-war period housing development and first mapping of the Library as part of the area's development.

2.1.7 Ordnance Survey Map, Revised 1943 Published 1963

This Map records the extent of public housing undertaken in the Inchicore Area between the first and Second World War. The new Library was built to address the needs of this new community. The pre-existing nineteenth century houses on and around the site were cleared to allow development and the rear of the site (on the Library's south boundary) required a tall retaining wall to achieve the housing layout shown.

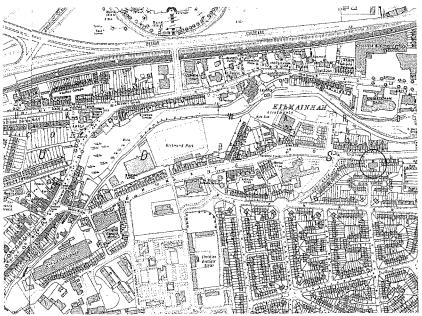


Fig. 9- 1985 DCC Planning Map extract.

2.1.8 <u>Dublin Corporation Planning Base Map circa 1985 (1:5000 Map 5)</u>

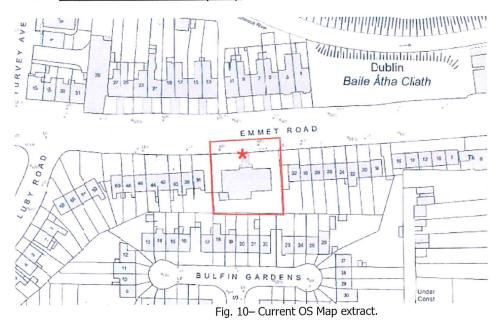
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This Map shows housing development in the greater area up to and including the N4 also the Library in the context of the wider area's twentieth century sub-urban development and developing national road infrastructure.

2.10 Current Ordnance Survey Map



Inchicore Library in the current context of a mature residential area.

2.2 Twentieth Century Development of the Inchicore Library.

In order to determine the background to the building of the Library on the subject site, a number of reference sources and images were consulted.

The following key information on the building are established from the notes below:

- The Library was built in 1937.
- The Architect of the Library was Robert Lawrie directed by Dublin City Architect Horace O'Rourke.
- It is one of four similar libraries built by Dublin Corporation between 1935 and 1940, in the suburbs of Phibsborough, Ringsend, Drumcondra and here Inchicore.
- Philbsborough Library appears to have been the first and prototype for the later three Art Deco inspired Libraries.
- Phibsborough in design terms appears to have been influenced by the Pembroke Library in Ballsbridge completed in 1930.

2.2.1 National Inventory of Arhitectural Heritage. (Reg. No. 50080156)

The Library is noted as of Social Interest/ Architectural Historical with a Regional Rating.

Following is the detailed description on the NIAH database:

NIAH Description -

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"Detached seven-bay single-storey Art Deco library, built 1937, having taller entrance breakfront to front (north) elevation, and lean-to extension to rear. Hipped tiled roof having red brick chimneystack to rear, cast-iron rainwater goods. Channeled rendered parapet. Red brick walls laid in English Garden Wall bond over rendered plinth, having recessed brick string courses. Strip windows having square headed window openings chamfered sills and rendered header and sill courses, red brick mullions. Steel windows, having pivoting lights. Corner wrap-around windows to all elevations. Entrance bay having decorative parapet, and recessed square-headed door opening having stepped surround with saw-tooth motif. Glazed timber paneled double-leaf doors having plain over-light. Interior having plastered finish to walls and ceiling, glazed internal porch, fixed timber reception desk and timber shelving. Set back from road on raised site having concrete steps and steel handrail. Enclosed by steel railings on rendered plinth wall, having double leaf pedestrian gates.

NIAH Appraisal -

An elegantly-composed library, built in 1937 to designs by Robert Lawrie, who was working for Dublin City Architect Horace O'Rourke during this period. This building was one of four similar libraries built by Dublin Corporation between 1935 and 1940, in the suburbs of Phibsborough, Ringsend, Drumcondra and Inchicore. Understated and elegantly detailed, Inchicore Library is a remarkably complete surviving example of this typology. The Art Deco-inspired door-case and metal windows by Crittall are of particular note and add aesthetic appeal. While Art Deco was a popular style internationally in the 1930s, surviving buildings of the style are relatively rare in Dublin and throughout Ireland. The quality of materials, and composition and scale of the building in its associated landscaping create a pleasing sense of uniformity of design, making a positive architectural contribution to the street. This library remains in active use and is of great social importance to the local community."

2.2.2 Dictionary of Irish Architects - Architect Robert Lawrie:

"Robert Lawrie was a Scottish architect in the department of the Dublin City Architect, Horace O'Rourke during the 1930s. He studied architecture at Robert Gordon's College, Aberdeen and later Robert Gordon's College and qualifying in 1925.

Under O'Rourke Lawrie was 'responsible for the major share of the work' of converting Charlemont House into the Municipal Gallery 1933. He designed the Inchicore public library on Emmet Road in 1937 and was probably also responsible for the three other very similar libraries at Ringsend, Drumcondra and Phibsborough which were erected the same year. He left in 1947 returning to Scotland to take up the appointment of County Architect for Fife."

2.2.3 <u>More than concrete blocks: Dublin City's twentieth-century buildings and their stories</u> Ellen Rowley edited this book, published in 2016 and it is focused on the period 1900 to 1940. It does not address Inchicore directly, but includes a section on Drumcondra Library and a section on 'New Libraries for 1930s Dublin!'. This section notes in the following extracts:

"The Corporation acknowledged the need for public libraries in the suburbs and set about researching built precedents in England and Scotland. In 1934 a report by Councilor Maurice

O'Sullivan was followed by an announcement that four new libraries would be constructed to serve Phibsborough, Drumcondra, Inchicore and Sandymount or Ringsend.

The relatively modest budget of £20,000 for the construction of all four libraries was to include equipping the libraries with books.'.....'According to a 1935 Dublin Corporation Report (No.12), H+J. Martin's tender was accepted for the construction of three branch libraries, allowing each to be built for the sum of £4,500, while Cullen + O'Brien were appointed Quantity Surveyors.

Phibsborough Library, which opened in January 1935, set a unique precedent in terms of Library use. It reputedly broke records in its first year, with 1,700 books being issued on Saturday's and c. 1000 books issued during the week.

In 1932, following an announcement by the Corporation that further branch libraries were to be constructed, the City Architect, Horace O'Rourke, and the Chief Librarian, Roisin Walsh, embarked on a research trip to inspect libraries in England and Scotland. It may have been on this trip that they encountered the Scottish Architect Lawrie. Lawrie was reported to have commenced work in Dublin Corporation Architects' Department some time before 1933 and then went on to design the four branch libraries between 1935 and 1937. He undoubtedly brought knowledge of Scottish and English library design precedents.

The clarity of the single-room plan allowed the generic library design to adapt equally successfully to three different sites — the park setting in Drumcondra, the landscaped slope in Inchicore and the hard landscaping in the heart of Ringsend Village. The single volume is the most defining aspect of each building.'

(At Drumcondra, repeated at Inchicore and Ringsend) - 'For example, recessed brick string courses, a projecting plinth and a channeled parapet provide depth and texture to the façade surface. The deeply recessed entrance door features an elaborate stepped surround and a saw-tooth motif decorates the architrave. The delicacy of the steel Crittall windows, which wrap around the corners is emphasized by the rendered header and sill courses. The entrance breakfront featured elegant lights, parts of which survive, and timber-glazed entrance doors, Pretty steel grilles displaying Art Deco patterning decorated and protected the glass of the doors and fanlight: The walls are constructed in red brick that was sourced from Dolphin's Barn Brickworks and which is broken up with painted rendered bands that form a base plinth, sill course and header course. A channeled rendered band forms the parapet surrounding the hipped tiled roof. Concrete paths and steps make an approach to the main entrance. Painted steel railings and a base concrete plinth enclose the library grounds, with painted steel gates allowing access to the front and side. Internally, built-in timber shelving lines the main reading room extending to cill height, with built-in paneled storage presses. The lower sections of the bookshelves are splayed for ease of viewing. The shelving incorporates built-in radiator surrounds with painted steel cover grilles. The decorative timber-glazed entrance enclosure protrudes in to the main reading space.

The design of Drumcondra Library, and indeed the other contemporary Dublin Libraries, was influenced by the Art Deco movement that had emerged in 1920's Paris. The libraries are described by Susan Roundtree as 'modest but important examples of public buildings in Art Deco, a style that marked a transition between Classicism and the Modern Movement' (Roundtree, 2004 Architecture Ireland).... Though Art Deco was a popular style internationally in the 1930's surviving buildings of the style are relatively uncommon in Dublin and for that reason these libraries are treasured.

'Brendan Grimes draws comparison with the Carnegie Libraries and the emphasis on associated landscaping; 'Like many of the Carnegie libraries, they had gardens attached, which resonates with Cicero's idea that gardens and libraries are all that anyone needs' (Grimes 2014 – Art & Architecture Ireland 4)."



Fig. 9 — Ringsend Library above and Drumcondra below. Both these libraries are of the same design approach and material palette as Inchicore. Ringsend is the most urban/ street setting of the three. The Library has been the subject of urban place improvement addressing access issues and railings around the building were removed.



Fig 10 – Drumcondra Library, the building was substantially refurbished by DCC addressing similar concerns to those prevailing at Inchicore with new New access ramp with glazed handrails, Automatic doors, signage, Public toilets, lighting, heating, furniture and decoration.

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Fig 11 – Phibsborough Library, with Georgian styled casement windows, arched breakfront entrance and stepped entablature and tiled hipped roof.

2.2.4 Phibsborough Library - Refer NIAH Reg. No. 50060231 with Regional Rating

This Library is the earliest of the four – Phibsborough, Drumcondra, Ringsend and Inchicore. As noted above it was constructed in 1935 and appears to be the prototype for the later Art Deco styled Libraries. It is of a similar but earlier design ethos (pre full adoption of Art Deco) and the following is noted by the National Inventory of Architectural Heritage on the building:

''Appraisal

The earliest of four public library buildings, Phibsborough, Drumcondra, Inchicore and Ringsend, attributed to the architect Robert Lawrie. Lawrie, a Scottish architect, was employed in the Dublin City Architects office in the 1930s. A simple, but well detailed, public library with Georgian and Art Deco influences. Built as part of the social infrastructure of the city."

The buildings design and detailing reflects early twentieth century design trends with understated classical influences. It appears to be of a richer palette of materials than the later Art Deco inspired libraries. The later larger buildings sought to refine the typology while also increasing the scale in to a standardised scheme that could be replicated across the city.

A search of the Dictionary of Scottish Architects did not support the suggestion that Lawrie had experience in Library design or tendencies in Scotland or England and the similarities that Phibsorough Library has with the Pembroke Library in Ballsbridge seems a more likely source design wise.

2.2.5 Pembroke Library Ballsbridge - Source Archiseek:

This Library was built by the Pembroke Urban District Council (which ceased to exist in 1930 when it was incorporated into Dublin Corporation), on part of the site occupied by Pembroke

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Town Hall. The building was designed by architect Arnold F. Hendy of Kaye-Parry, Ross & Hendy, Kildare St Dublin, and constructed by G & T Crampton Building Contractors.



Fig 12 – Pembroke Library, with similarly Georgian styled (sash) windows, arched entrance and breakfront porch with pediment.

While this building is two storey it is primarily open plan on both floors, it pre-dates Phibsborough Library by five years and many of the design elements including the palette of materials/ brick detailing, breakfront entrance with arch and pediment, hipped roof, open plan space, traditional windows are to be found in this building.



Fig 13 – Pavement view of Inchicore Library showing height of floor level and grassed area behind railings.



Fig 14 - View of Front setting

3. <u>Description</u>

3.1 External & Setting

Refer NIAH description above (2.2.1), the building is perched high on a slope with a central set of steps in an almost bombastic 1920's style. However the main steps are concrete changing to granite only at the landing area before entering the building. There is considerable space around the building, kept as mowed grass with some inconsequent tree/ bush planting. A large retaining wall dominates the area to the rear and the side boundary walls in concrete also appear quite high of a security nature. The access steps are steep and there are clear issues with ambulant and disabled access. There are simple but appropriate interlaced rounded steel railings on a concrete plinth along the pavement somewhat over-securing the site, carried up the steps with side gates at landing level to a concrete path running around the building.



Fig 14 – Existing stepped entrance in concrete, granite at entrance door.

As noted above the steel framed critall windows wrap around the rear corners and so suit the building to prototypical use in different locations. There is a mono-pitch rear projecting section containing Library offices, boiler room and plant room with rear escape to a green area circa 4.5m deep in front of the tall retaining wall and 20th century housing high above the site.

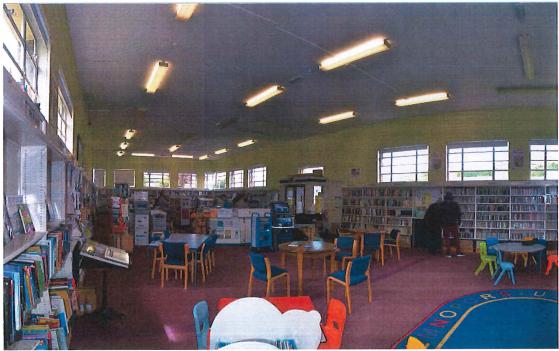


Fig 14 - View of open plan Library space from the northeast corner

3.2 <u>Internal</u>

The Library is essentially an open plan space with a high flat plastered ceiling and central desk with side entry and exit aisles, elements of these appear to be original with handrail detailing typical of the period. The double door entrance and aisle arrangement appears restricted for modern access requirement of a public library.

The high level single glazed steel windows deliver considerable daylight and secondary lighting is provided by surface fixed fluorescent fittings.

The shelving throughout the library while dated is not original, the raised timber floor is carpeted throughout.

A single door opposite the entrance leads to the Library office and two toilet cubicles and maintenance office/ back door all in the mono-pitch back section.

Sub-Basement Level:

Room B1: The boiler Room

This room is accessed by an internal stair down a concrete flight of steps within the maintenance office in the rear mono-pitch section of the building. A simple space with boiler and associated plant.



Fig 15 - Entrance Lobby, desk and paneled aisles

Ground Floor Level:

Room G1: Lobby Space

The entrance lobby is a restricted wind lobby between two sets of fine timber half (outer) and fully glazed (internal) double doors with good quality polished brass ironmongery. The sides of the internal lobby are also fully glazed giving views in to the library space left and right with a low ceiling allowing light through a fanlight over the front door.

Room G2: Main Library Space

As noted above, large open plan space with primarily painted finishes, high level steel framed single glazed windows, flat ceiling, mostly appearing as a tired interior with dated shelving perhaps of 1970's origin.

Room G3: Back Office

Again basic painted finishes and fit-out with domestic type single four panel doors to back corridor, low flat ceiling with surface fixed fluorescent fittings. Crittal window with architrave and cill moulding typical of interwar period internal domestic detailing. Timber framed fully glazed door to main library space.

Room G4: Back Corridor

As before described, basic painted finishes and fit-out with domestic type single four panel doors to back corridor, low flat ceiling with surface fixed fluorescent fittings. Part glazed back door with shutter panel.

Room G5: Maintenance Office

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Again basic painted finishes and fit-out with domestic type single four panel doors to back corridor, low flat ceiling with surface fixed fluorescent fittings. Crittal window with architrave and cill moulding. Simple steel handrail to boiler room stair with vertical railing and simple flat iron handrail. Electrical cupboard on gable wall.

Room G6/7: Toilet cubicles

Basic fit-out singular cubicles and sanitaryware with narrow crittall windows over WC's and exposed hot and cold pipework.

Room G8. External plant room – sub ground level

Access from back lawn to room containing two fuel tanks for oil boiler, constructed below corner crittal window with a concrete flat roof.

3.3 Attic Level

Singular large attic with rafter roof on purlins on steel frame truss support at large centres.

4. Assessment of Cultural Significance

4.1 <u>Architectural Significance</u>

The three libraries of the same design are described by Susan Roundtree as 'modest but important examples of public buildings in Art Deco, a style that marked a transition between Classicism and the Modern Movement' (Roundtree, 2004 Architecture Ireland).... Though Art Deco was a popular style internationally in the 1930's surviving buildings of the style are relatively uncommon in Dublin and for that reason these libraries are treasured.'

This is a fair assessment of the importance of this building, noting it is not a Protected Structure but has a NIAH Regional rating. The building has a prominent public setting in the area of Inchicore – Kilmainham and represents a key public infrastructure asset in the considerable housing expansion of the area in the interwar years. It is appropriate it should maintain its current significance well in to the future and to that end the current proposals seek to address public access requirements in particular and using best principals of design and conservation.

4.2 Historic Significance

The building was completed circa 1937 and could not be considered historic. Earlier buildings on the site were completely removed for its construction and surrounding twentieth century public housing.

4.3 Technical Significance

The building is not of any technical significance.

4.4 <u>Vernacular Significance</u>

The building is not vernacular.

4.5 Group Significance

The building is one of three libraries of the same design built around the same date, but not part of a group on one site, it was constructed in response to surrounding urbanisation.

4.6 Personal Association

There are no known personal associations with the structure.

4.7 Unique/Rarity

The building is not unique, it is one of three almost identical Library buildings at Drumcondra, Ringsend and here Inchicore.

4.8 Detail/ Design

While adopting the contemporary Art Deco style the building is quite standard for its time in construction, detail and execution.

4.9 <u>Archaeological Significance</u>

This report does not address archaeological issues.

4.10 Materials

The use of materials in this building is standard for its time, and could not be considered to be significant.

4.11 Setting

The setting perched high above Emmett Road gives the building appropriate significance as a Public Building in the locality. The road excluding the school is otherwise characterised by residential development. The site is relatively close to an urban junction with Kilmainham Bridge Road and the South Circular and the Library forms part of the civic presence of and around Kilmainham.

5. Proposed Works

The detail of this proposal to be submitted as a Part 8 Application is clearly illustrated on the accompanying documentation, prepared by DW Walsh Architects & Project Managers Ltd. and described as follows:

'The proposed works can be divided into following main groups of works:

Refurbishment and alteration to existing building:

The existing building is a significant and popular structure, however it has become dated and requires attention. Main works will include upgrade of the building fabric and building services to improve the energy performance. Further improvements include interior fit-out and repair of windows and other elements of the building as required. The main intention is to keep the main features of the existing main building as they are or renovate them with minimum change to their current appearance. The existing rear extension, including the external store and the basement area will undergo a major alteration to include accommodation as required by a modern library.

New extension:

The new extension will include larger rooms to improve library services, including a new multipurpose room, staff office, canteen/kitchen and other ancillary accommodation. The new single-storey extension is hidden from the road and utilises the external areas behind the existing library building.

External works:

The front landscaped area including the existing external stairs will undergo a major change including the provision of accessibility measures and a new landscaped layout. The site entrance will be relocated. The existing embankment will incorporate a ramp system, a platform lift and

new steps. The street front boundary will retain the existing railing which will be refurbished; a new sliding gate will be provided at a new location, at the old gate's location the fencing will be made continuous. The new layout will include upgrade to the side boundary wall, the provision of an entrance platform, benches and new planting. Note, in front of the site entrance, there is an existing public car parking zone. Provision of a disabled car parking space was considered at this location, however the available space is too narrow to provide a disabled car parking space in line with Building Regulation's Part M requirements. At the side and rear of the existing building the areas will be better utilised. A bicycle parking areas is proposed to the side of the main building. At the rear an external activity space is proposed with good connection to the new multipurpose room.

Following is a shortlist of the refurbishment and alterations proposed to and around the building:

- Refurbishment and alteration to existing building including:
 - Upgrade of the building fabric to improve the energy performance
 - New building services to improve the energy performance
 - Interior fit-out
 - Repair/ refurbishment of crittal windows
 - Reconfigured small basement area
- New rear extension including
 - Larger rooms to improve library services,
 - New multipurpose room,
 - Staff office, canteen/ kitchen and other ancillary accommodation.

External works:

- Provision of accessibility ramp in the grass embankment area traversing the existing entrance
- New stepped access arrangement to compliment the accessibility ramp
- Platform Lift access
- Front reconfigured landscaped area
- The site entrance will be relocated.
- Pavement boundary will railing will be retained refurbished in keeping with the new arrangement
- A new sliding gate will be provided at the west boundary pavement area,
- The side boundary wall will be upgraded
- A new entrance platform will be provided
- Benches and new planting will also be added
- A bicycle parking area is proposed to the side of the building.
- An external activity space is proposed accessible to the new multipurpose room.

Area by area summary proposals:

5.1 External ramp

The difference in level between the pavement and floor level of the Library is significant at 2.5 metres. Consequently to achieve an accessible ramped access to the front of the building a number of alternatives were considered before the current proposal was chosen. This proposal provides a small civic space in front of the main entrance at floor level. From that a ramped approach descends to the north-western corner of the site at pavement level. A stepped approach will also be provided in a symmetrical arrangement to the ramp.

5.2 <u>Sub-Basement Level</u>

Room B1: The Boiler Room

New boiler equipment with new stair accessed from new ground level rear gable corner store.

5.2 Ground Floor Level

The Library will have a new fit-out to later design and will remain an open plan space as always intended. A new desk will be provided inspired by the existing and relocated to assist in improving access requirements around the entrance lobby.

Room G1: Lobby Space

The existing internal lobby will be replaced by an enlarged accessible dual door arrangement allowing the main entrance doors to be retained in a fixed position during opening hours. The new lobby will adopt the same detailing as the small existing lobby and the single doors will match the existing inner lobby doors.

Room G2: The Main Space

It is proposed to reconfigure the open plan layout of the reading room, as noted the Library desk will take a new position opposite the front door and in front of the existing door to the rear office space. A new doorway/ door-screen will be formed in the back wall to access the existing back office spaces, reconfigured as public toilets within the rear mono-pitch 'back of house' area.

The walls will be insulated internally with a breathable insulation product. The ceiling will be repaired and new suspended light fittings added. The crittall windows will be refurbished and secondary glazing provided to increase thermal efficiency, reduce draughts and sound transmittance.

The Library floor will have a new linoleum finish over the existing timber finish (floor-boarding on battens on base concrete slab).

Room G3,4 & 5: Back Office, Corridor, Maintenance Office and Toilet Cubicles
These rooms all within the secondary mono-pitched single storey area behind the library space
will be stripped out completely, doors and other extant joinery will be set aside for re-use.
The rooms will be reconfigured to suit new requirements including Back lobby, public toilet
cubicle, disabled toilet, part staff corridor to new extension with a small equipment store.

The corridor will be accessed from the rear of the Library Desk and the public toilets from a new doorway made through the internal wall opposite the existing back door.

Room G8. External plant room – sub ground level

This room remains unchanged, the flat roof will be recovered in a modern felt.

Room G9: New Toilet Lobby - as described above.
Room G10: Disabled Toilet - as described above.
Room G11: Public Toilet - as described above.
Room G12: Cleaners Store - as described above.
Room G13: New corridor - as described above.

Room G14, 15, 16 & 17 - New rooms

These rooms are located in a new extension to the present mono-pitch rear area of the Library. The largest room will be a multi-purpose room with direct access to an external space. The facilities will include a small staff canteen, a new office, staff toilet/ shower (to disabled standard) and a small cleaner's store.

5.3 Attic Level

New attic access via specialist ladder and trap-door inset level with the refurbished ceiling.

5.4 Note on asbestos removal

An asbestos survey was carried out by McAllister Devereux Keating – Safety Health & Fire Environmental Consultants due to the prevalence of its use in the period the building was constructed. Areas noted to be addressed included rope insulation on pipework in the plant room and boiler room, toilet cisterns and radiator housings in the main Library room. These will be addressed prior to any other works being carried out by a specialist contractor and any asbestos products suitably disposed of.

6. <u>Assessment of the Architectural Heritage Impact of the Proposals</u>

6.1 Impact of the proposal on the building itself

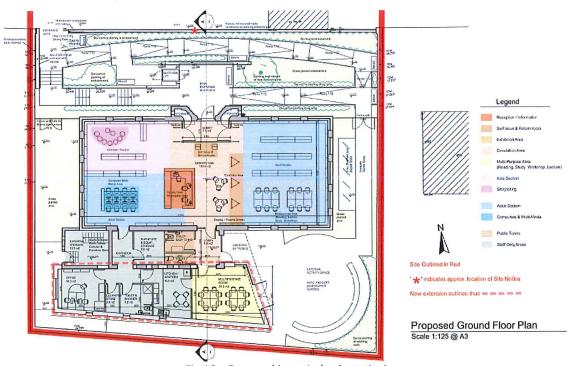


Fig 16 – Proposed Layout plan in context

The proposal sets out to reinvigorate the Library in its daily public use, thermal performance and its landscaped setting. The design has undergone careful consideration over a period covering mid-2017 to date, recognising that while it is not a protected structure it is a building

of considerable interest in view of the period and approach adopted to its design when it was built.

The proposal allows for greatly improved accessibility, it also expands the use of the site around the building through provision of an external space. This space is complimentary to the extension proposed at the rear of the building and redevelopment of the mono-pitch 'back-of-house' area.

All details have been given detailed consideration in view of the minimalist nature of the Art Deco detailing in and around the building. These details have been maintained, are to be restored where appropriate and considered in relation to any works proposed so that they enhance the nature of the building's design.

The location of the extension is greatly concealed by its setting to the rear of the structure, itself in an elevated position but enclosed by tall retaining walls to the rear and increasingly from north to south on both the east and west boundaries.

6.2 <u>Impact internally</u>

6.2.1 Basement

Revised access to plant room and removal of service steep maintenance access stair from back office. The revised arrangement improves access and separates it from internal to external which is recommended on fire and safety grounds.

6.2.2 Ground Floor layout – Principal floor Library space

The proposal maintains the main library space intact with alterations to improve public access, thermal efficiency/ comfort and the service provided to the public. A new lobby is required to meet access requirements and the public counter will meet the requirements of a new public library. The space will be thermally upgraded without compromising the understated details associated with the Art Deco design of the buildings (refer below). The crittal windows will be retained/ refurbished and have minimalist secondary glazing added internally all to maintain the building in its present use to improved standards, securing the building far in to the future.

6.2.3 Ground Floor – Secondary space/ back of house area

The rear mono-pitched secondary area will be reconfigured to assist in expanding the Libraries facilities to meet new layout requirements. This area will be stripped out internally, fully upgraded as required to meet the standards being met in the Library space. Extant joinery elements will be set aside for re-use in the new staff areas of the rear extension.

As noted by Mary McDonald acting Conservation Officer DCC in her inspection report:

" the retention of the existing envelope is welcome, and the new extension is a polite intervention and allows all parts of the existing building to be read."

6.1 Impact on the Front Setting



Fig 16 – Existing view from proposed entry point in the new access arrangements.



Fig 17 – Architects CGI presentation of revised access arrangements - ramp and steps.

A key aspect of the revised access arrangement is the relocation of the access point to the west boundary. However the original boundary railings are to be retained/ refurbished and extended throughout, replicated where appropriate to maintain the original pavement impact. It is also noted moving the entrance away from the bus stop will give it a better prominence on the street and pavement. The climbing nature of the ramp and steps will increase the podium nature of the structure and its grounding on the site appropriate to the Art Deco flavour of the building design.

Architectural Heritage Assessment of



Fig 18 – Existing view from east boundary pavement and bus-stop.



Fig 19 – Architects CGI presentation view of east corner area with revised access arrangements

The south-eastern view of the structure is somewhat compromised by the unfortunate placing of the bus stop shelter, this detracts from the linear impact of the boundary railings and elevated front setting of the building. Similarly it shields views of the access improvements proposed. However the entrance podium with its retaining wall in finished in a similar brick and the traversing nature of the new ramp will again increase the prominence of the building on the street and its stature as a public building. Adoption of good quality hard landscaping finishes and brick on the entrance gate west boundary wall, along with soft landscaping all assist in expanding the impact of the building beyond its external walls to provide a more generous setting along this road.

Architectural Heritage Assessment of



Fig 20 – View of current setting of the building on rising ground with little by way of integration with the road and pavement setting/ public realm.



Fig 21 – Proposed new arrangement with entrance platform, landscaped accessible ramp, also symmetrical stepped access.

The traversing nature of the ramp and symmetrical stepped access will add interest to the front aspect landscaped setting of the structure, appropriately detailed it will enhance the setting. The impact on the existing arrangement will be mitigated by maintaining the simple boundary detailing that exists around the building.

Architectural Heritage Assessment of

The main views and vistas from the building's entrance are informal street views. These views are improved by the creation of an entrance podium. Views and vistas towards the building are roadside views, these are enhanced by the scope and detailing of the landscaping works.

6.2 Impact on the rear setting



Fig 22 – View of rear setting with retaining wall to left.



Fig 23 – Proposed External activity space in south east corner of the site.

The impact on the rear of the building will be to bring this unused space in to public use, expanding the library into multi-use spaces internal and external to the rear of the building. The materials used on the extension will be complimentary to the existing. The dual monopitch roof both maintains the existing building envelope while also adding a contemporary extension and allowing an expansion of the services the library can provide to the public. The new landscaped setting will increase the enjoyment of the building in its context.

7. <u>Conservation Officers Inspection, report and comments on same.</u>

Mary Mc Donald DCC Acting Conservation Officer visited the building and made an assessment based on the current proposal on the 3rd August 2018.

It was noted the building is not a Protected Structure but is included in the NIAH Building Survey Reg.No.50080156 and has been given a Regional Rating, based on its architectural, historical and social special interest.

Following is the Conservation Officer's Executive Summary Appraisal

"The above statement (NIAH appraisal – ref 2.2.1) still applies, and although this library building, which is in the ownership of Dublin City Council, is not included in the Record of Protected Structures, it is one of four public libraries constructed in the 1930s by Dublin Corporation and is an important part of the 20th century architectural legacy of the City of Dublin and is largely intact and unaltered since its construction. As noted above, it is included in the NIAH Building Survey with a Regional Rating and is of Architectural, Historical and Social interest (Reg. No. 50080156). Designed in an Art Deco style by Robert Lawrie in 1937, it is very much of its time, and as noted in the NIAH Survey, 'the quality of the materials, and composition and scale of the building in its associated landscaping create a pleasing sense of uniformity of design, making a positive architectural contribution to the street.....and is of great social importance to the local community'."

7.1 Architects Response to observations noted during the inspection

External

7.1.1 Re-use of granite entrance Steps

These will be salvaged and re-used in the landscape scheme to the front of the building.

7.1.2 Cherry blossom tree

It is proposed to retain the tree or replace it with a similar semi-mature specimen in the landscaping works.

7.1.3 Painted render external wall fabric

The entire façade will be cleaned with a light biocidal wash, the existing paint condition will be assessed with a view to preparing a suitable base for re-painting with a breathable paint (Remmer's product or equal approved, all in accordance with the Conservation Specification). It is not anticipated that full repointing would be required.

7.1.4 Front boundary Railings

The existing railings will be repaired where/ refurbished or replaced with new to match existing to achieve the same aesthetic across the front boundary of the site. The entrance gates and lock case will be relocated to one of the side gated points of the building within the landscaping proposal.

7.1.5 Crittal windows

It is proposed to undertake a full assessment of the crittal windows to determine the level and extent of repair/ refurbishment required, noting typically for long-term restoration they are typically removed, glass removed, sand blasted, treated with a galvanising undercoat, repainted and re-glazed. It is also proposed to install selected hinged secondary glazing

internally on the line of the wall surface. Thermal analysis will also be undertaken in relation to jamb, cill and head detailing.

7.1.6 Building Name

The signage lettering (old Gaelic script) above the front door identifying the library will be refurbished as part of the façade works previously referred to.

7.1.7 Light fitting over entrance

A new lighting proposal will be undertaken as part of the proposed works.

7.1.8 Retaining walls in new landscaping

The new walls associated with the provision of the new ramp and steps detailed in a similar manner, adopting a similar brick to the existing to maintain the Art Deco impact on the street, including the capping.

7.1.9 French drain to perimeter.

This has been addressed in the Engineers submitted drawings.

7.1.10 External space – Permeable surface

This has also been addressed in the Engineers submitted drawings.

7.1.11 Material finish of external paths, ramps, platforms

Chosen material will as requested incorporate a light-coloured coarse aggregate to provide a suitable setting for the building (e.g. Dun Laoghaire East Pier).

Interior

7.1.12 Entrance doors

These will be retained/ refurbished and will be on hold open devices during opening hours.

7.1.13 Entrance/ draught Lobby – Art deco detailing

This will not meet the new accessibility and access requirements proposed. It will be carefully recorded, taken down and either have sections incorporated in to the new lobby or the lobby will be inspired by the current design in all its details. The new lobby will act as part of the external envelope (entrance doors on hold open devices) and will be double glazed.

7.1.14 Lozenge-shaped reception desk & panelled barriers

This will not meet the new Librarian or working requirements proposed (This was confirmed by DCC Librarians and the Architects department of DCC to Walsh Associates Architects. It will be carefully recorded, taken down and the new desk will be inspired to some extent by the current design. The panelled barriers are no longer necessary or appropriate, but will be recorded along with the desk.

7.1.15 Wall mounted & free standing shelving

The existing perimeter shelving will be assessed in relation to its re-use or possibilities for matching its detailing if considered original or worthy of replication (including radiator recesses), in the new layout. It is noted as the internal face of walls will be insulated all shelving will have to be removed at least temporarily. Free standing shelving which is a modern intervention will be replaced.

7.1.16 Cast Iron Radiators

These will be replaced with selected new radiators either contemporary or of a design appropriate to the period. This will be developed as part of the Mechanical layout proposal. It is noted re-use of cast-iron radiators on new pumping circuits is not advised as lining internally does not remove the risk of damage to boiler equipment from rust particles etc. The existing detail of recesses in the library shelving will be replicated in the new layout.

7.1.17 Architraves and skirting's, ironmongery and panelled doors

Existing joinery will be recorded, set aside for re-use and/or replicated within the main library space to match existing profiles. Existing ironmongery will be refurbished.

Existing panelled doors shall be retained and reused in the staff areas, new doors in the public area will be contemporary influenced by the existing prototypes and the Art Deco nature of the building design.

7.1.18 Plaster cornice bands at ceiling level

These will be replicated on the new insulated internal wall surface.

7.1.19 Lighting

A new low-energy electrical lighting design will be adopted.

7.1.20 Roof access

As noted in the description above a new system ladder access will be installed flush with the ceiling.

7.1.21 Floor finish

A timber floor exists along with concrete sections to the perimeter etc. beneath the present carpet on battens on a base slab. The flooring is not of any historic interest or special finish. It is proposed to lay a Linoleum floor finish over it and over any concrete sections as referred to

7.1.22 Internal insulation to external walls

Proposals to address thermal performance by adopting an insulating product on the face of the wall will be based on breathable products only - Calsitherm or Diathanite will be considered along with other breathable alternatives. Insulation applied internally will be carefully coordinated with existing window reveals, alignment on internal wall to mono-pitch area to rear and also to library shelving runs to maintain the holistic nature of the interior, cornice bands etc.

8. <u>Conclusion</u>

Inchicore Library is not a Protected Structure but is identified by the NIAH as having architectural and historical significance at a Regional level. The building clearly adds interest and significance to its locality within a mature urban area. The proposed alterations and extension have been developed recognising the building's heritage interest and applying conservation principals in design-development and scope of works.

The proposed alterations seek to enhance the buildings accessibility to the public, expand its facilities and usability/ multi-use for all age groups, while also enhancing the experience of visiting the library, its comfort level, thermal efficiency and setting in the streetscape.

The proposal presented by DW Walsh Architects & Project Managers Ltd. have been carefully considered in conservation terms, are detailed and are worthy of favourable consideration.

9. <u>List of Appendices</u>

- 1. Historic Maps Record
- 2. External and Internal Photographic Record

Inchicore Library, 34 Emmet Road Dublin 8 Mapping Review

August 2017

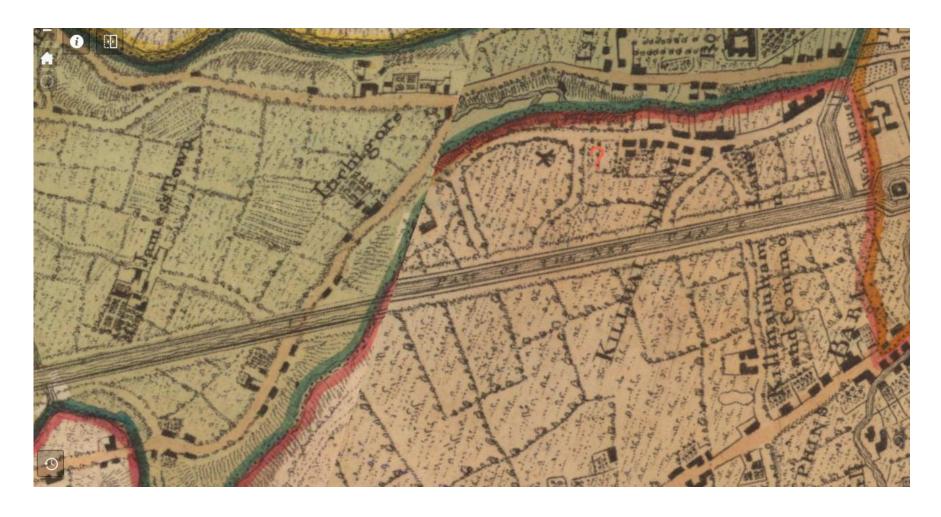


Fig. 1 – John Rocque Map of Dublin 1760 - Red ? indicating approximate location of 20th Century Library

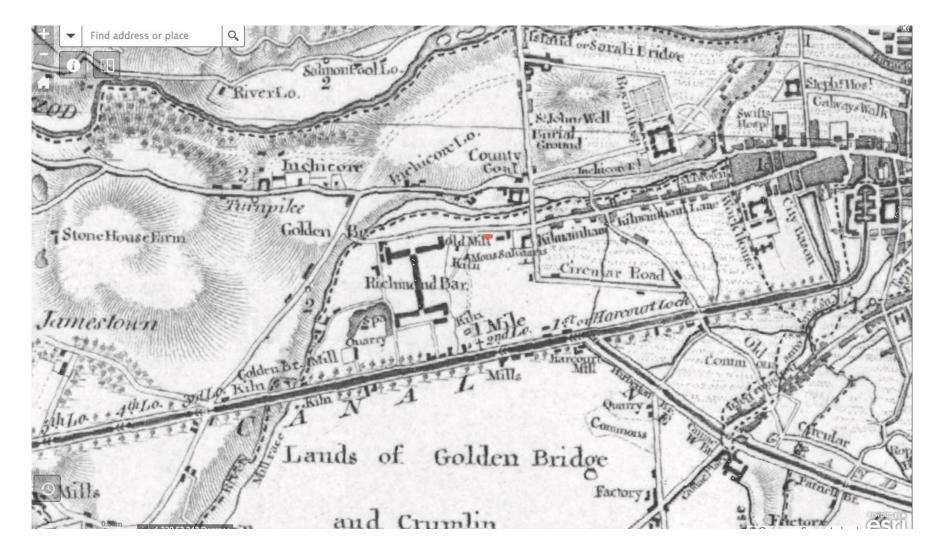


Fig. 2 – John Taylor Map 1816 - Red box indicating approximate location of 20th Century Library



Fig. 3 – Duncan Map 1821 - Red dot indicating approximate location of 20th Century Library



Fig. 4 – First Edition Ordnance Survey Map – Surveyed 1837 and published 1843. Red oval indicating approximate location of 20th Century Library and buildings first recorded on the site.

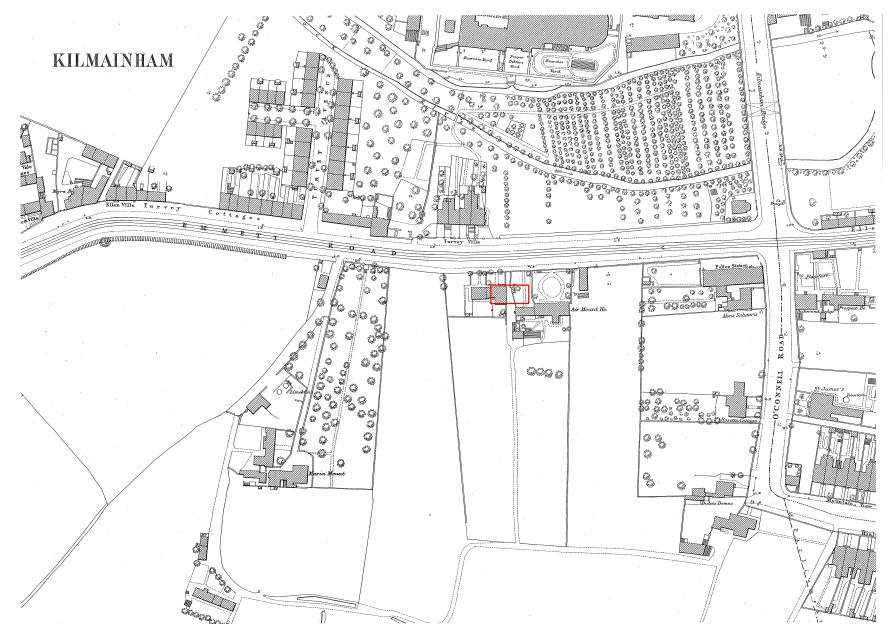


Fig. 5 – Ordnance Survey Map - Surveyed and published 1889. Red box indicating approximate location of later Library

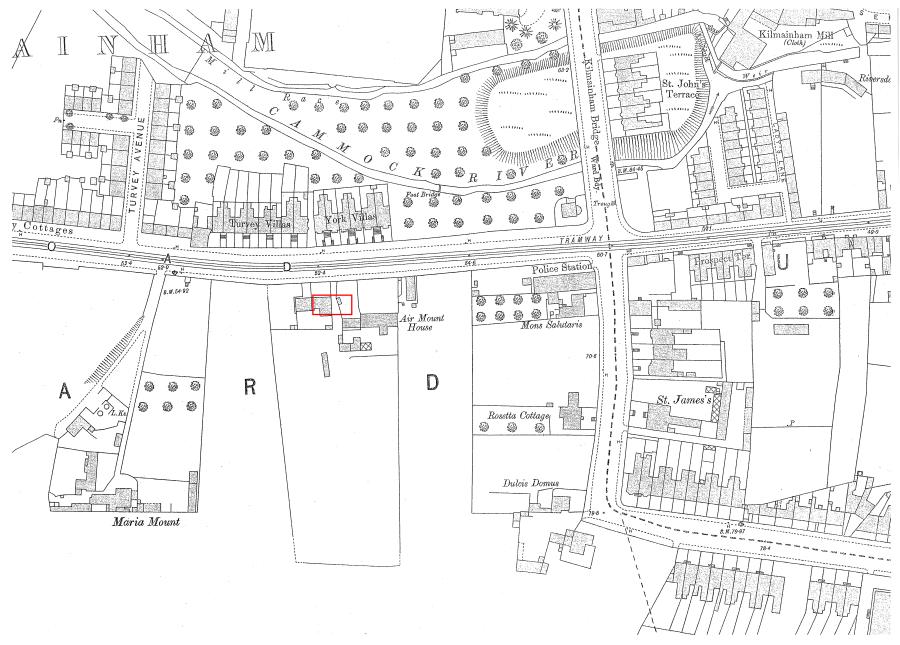


Fig.6 – Ordnance Survey Map – Revised 1907 and published 1908. Red box indicating approximate location of later Library



Fig. 7 – Ordnance Survey Map – Revised 1943 and published 1963 - Red dot indicating location of the Library

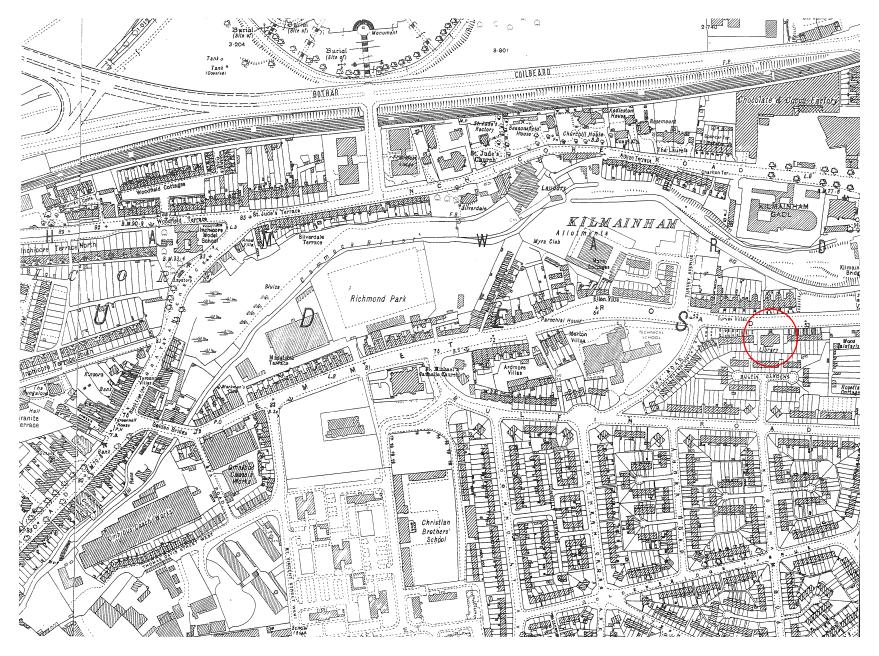


Fig. 8 – Dublin Corporation Planning Base Map – Map 5 (circa 1985). Red circle indicating location of Library in the wider context and developed urban setting/ context.

Inchicore Library, 34 Emmet Road Dublin 8

Part 1 – External Photographic Record

June 2017



Fig. 1 – View west on Emmet Road – Showing setting of library & boundary wall to adjacent housing.



Fig. 2 – View east on Emmet Road – setting of library in surrounding residential development.





Fig.3A & 3B – Pavement views west



Fig. 4A & 4B – Pavement views east



Fig. 5 – Emmet Road panorama of North front.



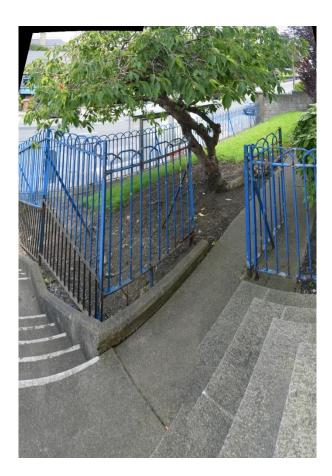


Fig. 6 – Front entrance steps views west (above) and east (left). Top steps are granite with concrete paths and two lower flights.







Fig. 7A – East gable view from pavement.

Fig. 7B – Entrance gate & steps from pavement. Fig. 7C – West gable view showing rear

Fig. 7C – West gable view showing rear boundary retaining wall and housing behind.



Fig. 8 – Rear garden northeast panorama, plantroom in foreground.



Fig. 9 – Rear garden northwest panorama



Fig.10A - Rear corner detail east with corner steel window, patterned recessed brick bands, concrete base, cill, lintol and parapet courses. Vents to raised floor.

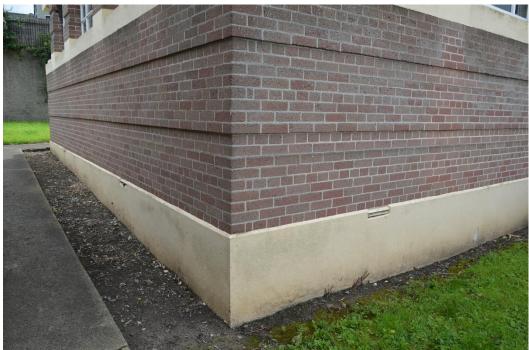


Fig. 10 B – Front east corner detail with raised floor vents and flush struck brickwork.





Fig. 11B – Entrance threshold with small wind lobby

Fig.11A – Entrance front projection and roof drainage.



Fig. 12 – Façade east of entrance showing banding.



Fig. 12B – East Façade, close up of steel window recesses. Circa 50mm diameter drilled holes in window reveal brick.

Inchicore Library, 34 Emmet Road Dublin 8

Part 1 – Internal Photographic Record

June 2017



Fig. 14A, B & C – Entrance Lobby Arrangement – Narrow space, glazed sides, polished brass ironmongery, low ceiling with emergency lighting added, fluted art deco detailing on inner wall. Glazed natural timber doors.



Fig. 15 – Entrance desk and aisles to entrance lobby







Fig. 16A - Above - Entrance door from inside the library with antique radiators both sides.

Fig. 16B – Centre above – Entrance area splayed walkway arrangement.

Fig. 16C – Far right – Simplec joinery panel elements around access to Library desk.



Fig. 17 – Southeast corner panorama view of open plan interior.



Fig. 18 – Northwest corner panorama of open plan interior, note no windows for section where rear office accommodation provided.





Fig. 19A – Above – Corner steel window from inside with cantilever structural ringbeam over.

Fig.19B – Above right – area of dry lining removed to inspect wall condition at window. Plasterboard lining on vertical battens on brick wall.

Fig.19C – Opposite – External wall is brick & half solid construction/ no cavity with red facing brick compared to yellow stock brick internally.





Fig. 20 – Back office – door centred in library with door to second office/ staff toilets on left.









Fig. 21A - Above – View down staff corridor to end room west.

Fig. 21B – Above 2nd from left – Staff toilet 1, with steel casement window and obscure glass.

Fig. 21C – Above 3rd from left – Back door centre return off corridor between toilets.

Fig. 21D – Above far right – Staff toilet 2



Fig. 22A - Above – Door Joinery Details – 4 panel doors.

Fig. 22B - Above right – Architrave details.

Fig.22C - Window cill detail

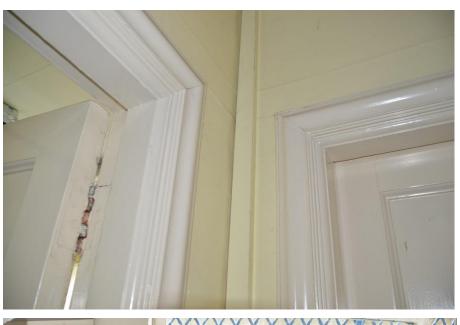






Fig. 23 – Back office west with corner stair access to boiler room below floor/ gated.

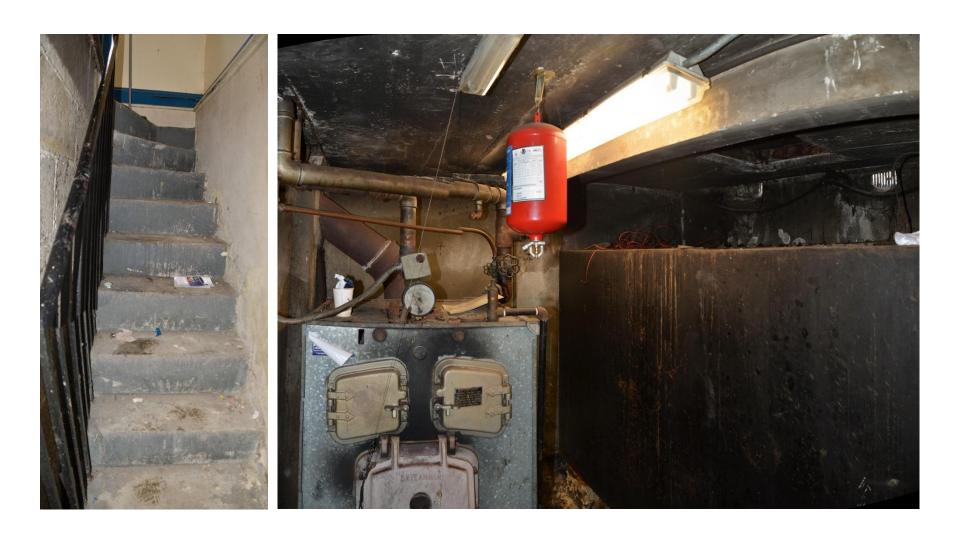


Fig. 24A – Above - Internal concrete service stair to Boiler room.

Fig. 24B – Above right – Boiler room view from bottom of stair.

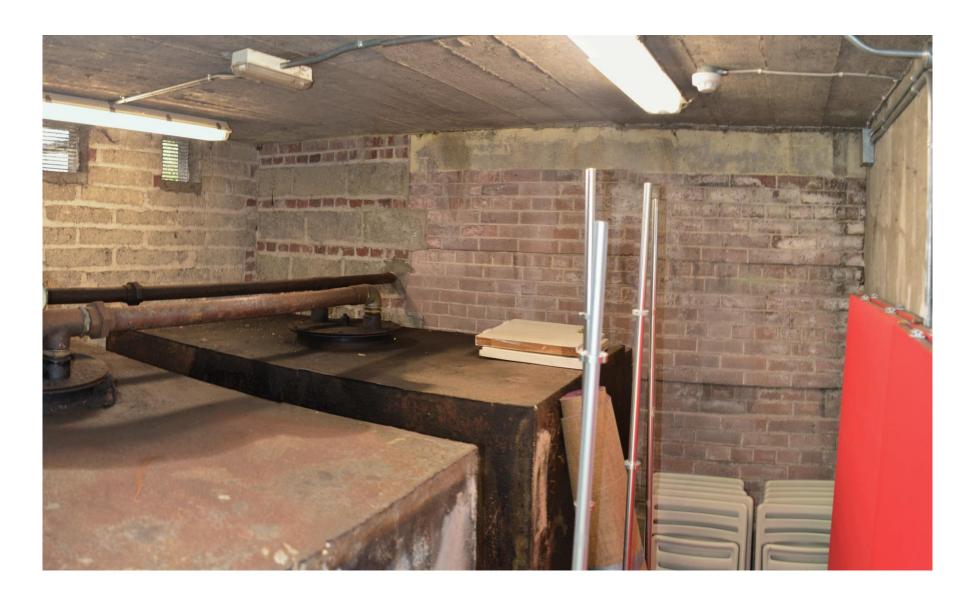


Fig.25 – External plant room adjacent to internal boiler room. Accessed from rear garden/ refer above.



Fig. 26A - Above — Attic view east from trapdoor. Traditional rafter roof with dated sarking felt on timber purlins and steel truss structural framing.

Fig. 26B – Right – Detail of steel frame embed in external wall. Timber sarking boarding to concealed roof gutter area.



