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**Architectural Heritage Impact Assessment
For Proposed
Universal Access Project at
The Mansion House, Dawson Street, Dublin 2**



November 2023

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I.0 INTRODUCTION

I.1 Purposes of Report

This Architect Heritage Impact Assessment (AHIA) report has been produced by Blackwood Associates Architects (Grade 1 Conservation Accreditation), on behalf of Dublin City Council, in support of a Part 8 Application to carry out Universal Access Works at the site of the Mansion House on Dawson Street, Dublin 2.

The report gives a brief outline the historical development of the Mansion House and highlights in more detail, areas closely impacted by the proposed scheme. In addition to the historical background, the report includes a description, condition, and photographic record of the areas of the site affected by the proposed works. An impact assessment of the works lists in detail, the elements of works and their impact on the existing setting. Outline conservation methodologies are also provided for the works being carried out.

This report is to be read in conjunction with the Architect's drawings submitted as part of the Part 8 Application.



Fig. I.1 The existing Approach Route leading up to the Entrance Vestibule to the Round Room

I.2 The Project Team

Client
Architect / Conservation Architect
Landscape Architect
Structural / Civil Engineers
Building Services & Fire Safety Engineers
Quantity Surveyors
Historic Landscape Consultant
PSDP
Design and Assigned Certifier

Dublin City Council, Chief Executive's Department
Blackwood Associates Architects
Dermot Foley Landscape Architects
David Kelly Partnership
FLN Consulting Engineers
D L Martin & Partners
Finola Reid
Safetydot.com
Blackwood Associates

1.3 Origins and Significance of the Mansion House

The documents credited below have been core sources of architectural historic information during the preparation of this report:

- ‘Analysis of the historical maps between 1728 and 1972’. Finola Reid, MI Hort, Historic Gardens Consultant
- Irish Architectural Archives

The Mansion House is distinguished as being the oldest free-standing house in Dublin and is a rare example of the Queen Anne Period in Ireland. Built by Mr. Joshua Dawson in 1710, its broad fronted two storey-over-basement stands behind a forecourt backed with railings and plinth. It was originally built for private use by Mr. Dawson but was later sold to Dublin Corporation for use as a place of residence for the Lord Mayor. Significantly, the building is still in use as the Lord Mayor’s residence today. Though the house has been remodelled on many occasions over time, it retains fine interiors with its main entrance hall and stair-hall holding onto their original 18th century character.

In more recent history The Mansion House is associated with the first sitting of Dáil Éireann in January 1919. Today The Mansion House boasts great civic and



Fig. 1.2 Boland, Collins, De Valera during a recess in The Lord Mayor’s Garden at the first Dáil Éireann



Fig. 1.3: The Mansion House as photographed in The Lawrence Collection 1865-1914

historic importance contributing to the built heritage in a rapidly changing and commercialised inner city.

1.4 Statutory Context

The Mansion House is both a protected structure (RPS Ref. 2254) and a recorded monument of National significance.

The Mansion House is located in a Zone of Archaeological Potential and a Conservation Area in the Proposed Dublin City Development Plan 2022-2028.

It is also in the Records of Monuments and Places (RMP Ref No: DU018-020327 Map 3264A) which places it under the protection of the National Monuments Act.

1.5 Construction Timeline

The Mansion House	1710
The Oak Room	1715
The Round Room	1821
The supper Room	1864-1888
The Addition of the Entrance Vestibule together with extensive changes to the Oak Room and Supper Room.	1928
Extensive alteration to approach route to Round Room	1928
Extension to Supper Room	1940’s
Extension to Supper Room	2012

2.0 DESIGN APPROACH & DESCRIPTION

2.1 The Project

The proposed project deals with the improvement of current access provisions in place at The Mansion House within a wider complex of partially co-dependent spaces; The Mansion House, The Supper Room (now in commercial use as a Restaurant) and The Round Room (now in commercial use as part of the Restaurant). The purpose of the project is to provide a universally accessible approach route and entrance to The Round Room together with providing fully accessible vertical access within the Mansion House proper.

The Mansion House continues in use today as the place of residence of Dublin's Lord Mayor and as such retains a significant civic status. Though The Mansion House is part of a complex of important public spaces, the building itself remains distinguished as an architec-

turally defined, historic landmark in the city centre. A recorded monument of national significance, the building is understood to be one of the oldest free-standing dwelling houses standing in the city with its construction first documented in 1710.

Currently neither The Mansion House, The Supper Room nor The Round Room have satisfactory universally accessible or inclusive entrances. These access issues have been the subject of consideration by Dublin City Council and other universal access advocacy groups for quite some time, and the proposed works seeks to greatly improve the access arrangements at the Mansion House to in order to provide accessible access to all.

The proposed works pertinent to the Part 8 Applica-



Fig. 2.1: The complex of buildings and spaces associated with The Mansion House. Current approach routes beside The Lord Mayor's Garden are marked with white arrows.

tion places the focus on two distinct areas of the site; 1) the external approach routes and connecting spaces leading into The Round Room, and 2) spaces within the Mansion House proper affected by the insertion of a new lift that will serve all three floors. These space include; at Basement Level, Store Rooms, at Ground Floor Level, the Rear Hall (currently in use as a Bar), and two WC's off the Rear Hall, and at First Floor Level, a Bedroom and modern En-suite at the North-East of the house.

The external approach route (1 above) is the current primary public approach route from Dawson's Street to the Round Room and is flanked by the Mansion House and its forecourt on one side (to the South)

and the Lord Mayor's Garden and the Supper Room on the other side (to the North). Externally, a flight of 9 steps rise up from street level to the upper part of the Main Approach that leads to the external entrance doors to the Entrance Vestibule to the Round Room. Internally, the approach route continues through the single storey Vestibule to the main doors of the Round Room. The vestibule dating from 1928, is a central shared space, from which access is possible to the Oak Room, Supper Room and the Round Room. The design proposes to reorder the volume of the Vestibule and its external approach, and to create a new approach route and entrance at a new level, one storey below its current level

2.2 Design Brief Challenges

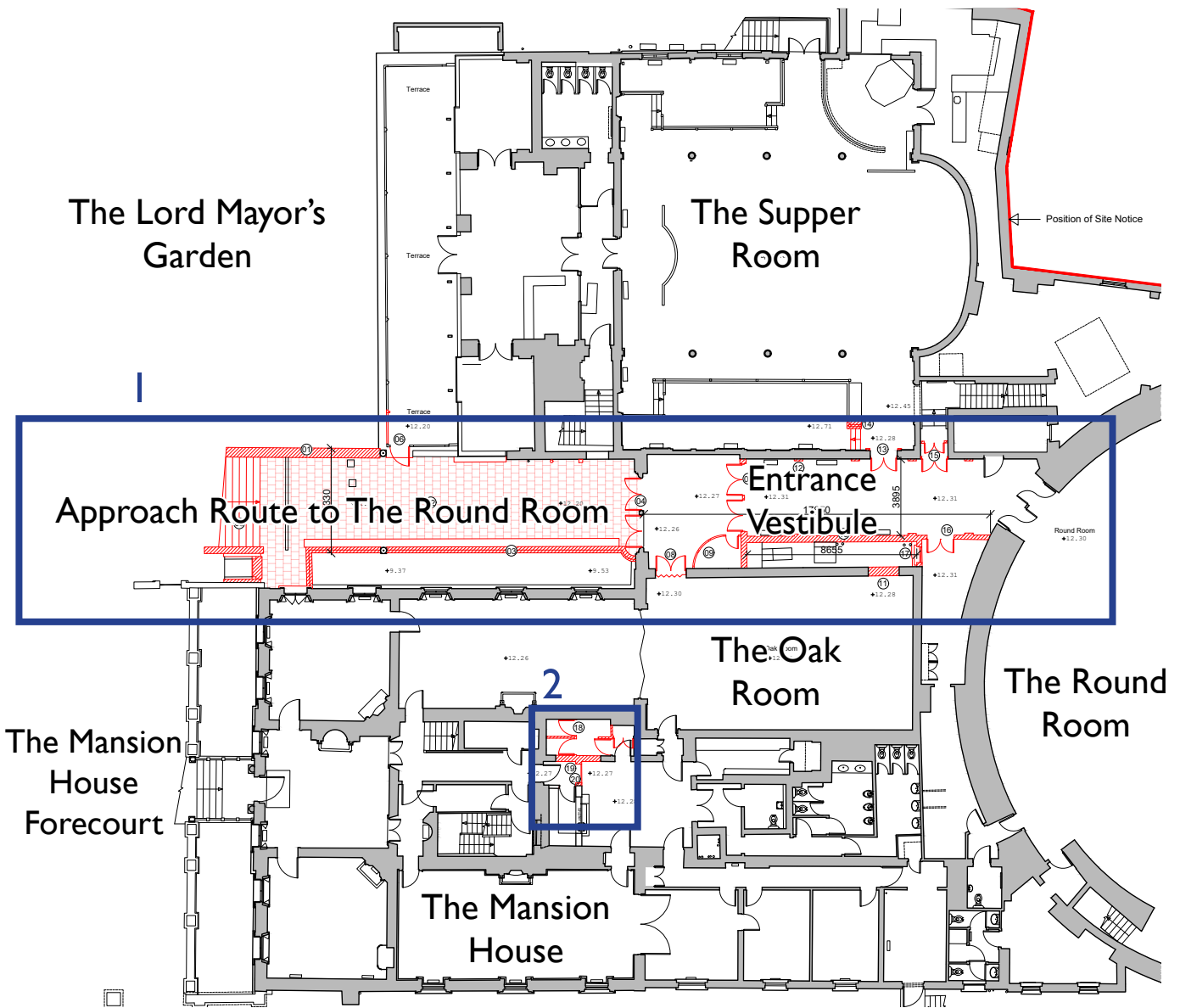


Fig. 2.2: Existing Approach Route in the context of the Ground Floor of The Mansion House and Civic Spaces

The brief presents a great challenge architecturally as to how best to spatially resolve the level change of 2.2m from Dawson Street to the internal ground floor level of The Mansion House. In addition to this, the relationship between The Mansion House and the aforementioned associated spaces must be integrated into the proposal due to their shared approach routes. The intimate setting of The Lord Mayor's garden and the historic setting of The Mansion House as well as their relationship to one another, within the context of Dawson Street must also be carefully considered as part of proposals.

2.3 Site Analysis; Opportunities & Challenges

The assessment of the Lord Mayor's Garden following historic map analysis quickly highlighted limitations of the site which would influence the proposed scheme. It was quickly established the Garden should not be reduced any further and that the previously altered hard landscaping should be the focus of the design for the external alterations.

When applying the principles of universal design and

TGD Part M (Accessibility) the design limits are even more pronounced due to the great lengths and space required to design comfortable, inclusive and robust approach routes, ramps, landings and steps. Early sketch designs indicated that a ramped approach would occupy a considerable footprint due the distance of ramps required to cover the difference in level between the public street and the entrance doors to the Mansion House and associated spaces. The sketches indicated that additional section of the garden would be required and this approach was quickly ruled out.

2.4 Design Parameters



Fig. 2.3: Different levels to be accommodated in the solution – Entrances to The Parlour, The Round Room and The Oak Room as well as the exit from the adjacent Restaurant's terrace

In addition to the physical, spatial limitations of the site, other design parameters included two trees in the Lord Mayor’s garden, the historic significance of The Mansion House and its setting, achieving a high standard of contemporary urban design with best-practice universal design.

Trees

The trees bring great value to the space given its central urban location and the maturity of the trees. Sketch design options which allowed trees to be retained were investigated in the early stages but unfortunately due to the size and number of ramps required, this was not possible in practical terms.

Conservation of The Mansion House and its Setting

The small, intimate nature of the garden and its strong historic relationship to The Mansion House as well its current contribution to a civic landscape in the centre of Dublin, must be respected and protected as part of all proposals. The risk of overwhelming the character of the space as well as the legibility of the history

meant that proposals had to be formulated with a particularly sensitive awareness. The Garden and the Supper Room have been impacted significantly in previous phases of development on the site. As a valuable and historic garden in the city centre, it is essential the garden is not further unnecessarily reduced with hard landscaping as part of proposals.

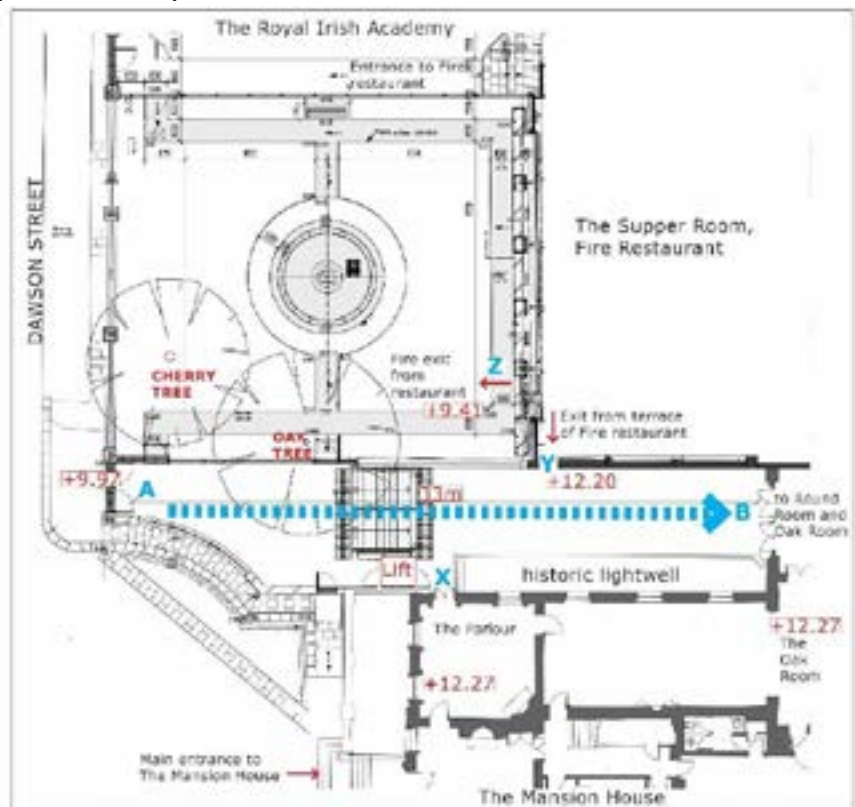
Universal Access Design

The reality of employing best-practice universal access standards in the proposal involved working with greater areas, gentler slopes and a more generously planned layout overall. The ‘Building for Everyone’ series was a core tool in the setting out of proposals for access. The current Irish Building Regulations (TGD Part M) were also consulted with as part of the design and in light of a future Disability Access Certificate which will be sought prior to the works commencing.

2.5 Outcome

Existing Levels

- Brief to rise **2.2m (7ft)** from **A** to **B**
- Entrance **X** to the Parlour to be raised for level access
- Entrance **B** to Round Room and Oak Room
- Existing fire exit **Z**
- Exit **Y** from the terrace
- Lift to be retained
- Relationship to Dawson St.
- Existing trees
- Fire Restaurant
- Encroaching on the garden



Plan of the existing path, steps and platform lift to the Round Room and the Oak Room with critical levels and entrance/exit points noted

Fig. 2.4: Diagram illustrating design parameters of the site. Note ‘X’ is The Parlour door

The brief required universal accessibility in the context of a National Monument which required careful consideration to balance a contemporary design solution with the constraints of built heritage. Considering the range of limitations in place and the historic and civic significance of the site, a careful balance was needed to achieve an outcome that improves the current access provisions.

The outcome of lengthy sketch designs and stakeholder consultations resulted in the current proposal, to create two universally accessible entrances from Dawson Street leading to basement level of the Mansion House and the basement level of a new Entrance Vestibule of the Round Room. The new entrances will have a shared universally accessible approach route constructed in place of the existing stepped approach.

Two new lifts will provide vertical circulation; one located in the Mansion House and one located in the new Entrance Vestibule of the Round Room.

The two locations for lifts are strategically identified to suit the layout of The Mansion House, minimise disturbance to historic fabric and optimise access provisions at all levels from lower ground floor level to first floor level.

The new entrance to the Round Room and the

side entrance to The Mansion House can operate independently or in conjunction to suit events and usage patterns. Within the new Vestibule, in addition to the lift, a grand staircase is proposed to suit the formality and grandeur of the spaces.

The issues of lift-only provisions as opposed to ramped access were raised during consultations. However, during consultation, the DLG acknowledged that the provision of indoor lift access suitably sized for performance was a positive improvement on the existing external platform lift which currently does not adequately perform to meet the needs or number of visitors during larger gatherings. Part of the reasoning for this approach was that the provision of two indoor lifts, would provide a more robust solution during periods of maintenance or particularly high numbers of visitors for events.

Key to the success of this scheme is the level change required from existing street level to lower ground level. At approximately 900mm, it is much less onerous to achieve this in a universally accessible design with gently sloped surfaces when compared to a ramped approach.

The proposal overall is a better acknowledgement of the importance of The Mansion House and The Lord Mayor's Garden. It also provides a much more comfortable universal access design, a generous entrance suited to the formality of the spaces being served and is a low impact solution for the wider context.

2.6 Description of Proposed Works

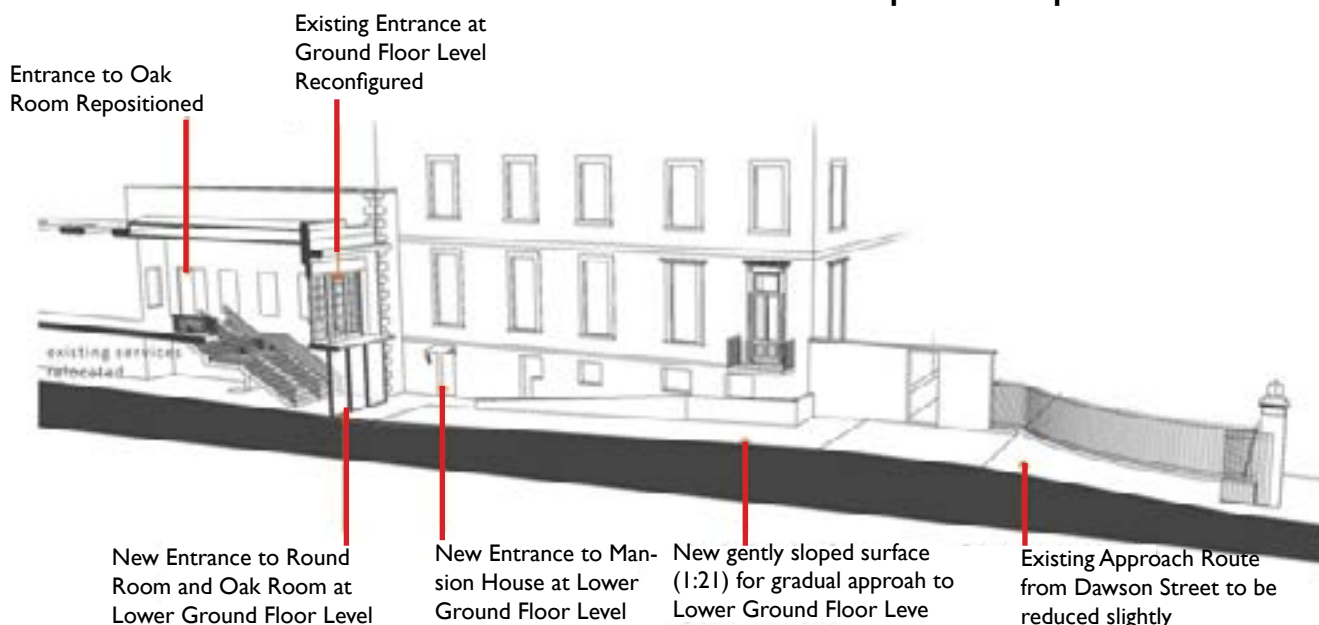


Fig. 2.5: Cut section through the proposed scheme showing the gently slope down to lower ground floor level with the lightwell behind.

The proposed work consists of a new accessible external approach route to the Round Room Entrance Vestibule and will include the removal of existing modern steps and existing raised approach route between Dawson Street and the Entrance Vestibule, located between the Mansion House and the Lord Mayor's Garden.

The existing raised approach route will be replaced by a new sloped approach route constructed at a new level one storey below the existing. A new lower storey addition to the main front elevation of the existing Vestibule will be constructed. The new lower part of the elevation will contain the proposed new main entrance to the Foyer, accessed from the proposed new approach route. Adjacent to this entrance a new accessible entrance to The Mansion House, located at Basement Level along its northern wall is also proposed. Both new fully accessible entrances will be covered with separate glazed bronze canopies.

The existing modern railings to the garden side of

the approach route, and the existing historic railings and lightwell wall to Mansion House side will be reduced in level to match the new ground levels.

A new external stairs is proposed, leading from the terrace of the existing restaurant down to the Lord Mayor's Garden, landing at the southeast corner of the existing garden. The stairs is proposed to be constructed using stone treads and glazed balustrades.

A new Juliet Balcony is proposed outside the external double doors from the former Lady Mayoress's Parlour.

A section of the modern paving at northeast corner of forecourt to Mansion House are to be adjusted in order to tie in with the new levels of the adjacent approach route.

Internally, alterations to the existing Round Room



Fig. 2.6 Artist's Impression of New Approach Route and Entrance to Proposed Foyer

Entrance Vestibule will consist of a new public entrance, one storey below the existing and remodeling of the full interior of the existing Vestibule. This work will include the adaption of the existing Entrance Vestibule space from a single storey to a new double height (in part) Entrance Foyer encompassing a section of the existing basement beneath.

The existing roof to the Vestibule will be replaced with a new roof at the existing location and will be of a similar type to the existing, not rising above any of the parapets. At roof level, a new single roof light is proposed to replace the existing three roof lights currently in place.

Within the proposed Foyer space, a new internal passenger lift and staircase will connect the new lower ground floor level and the existing upper ground floor level. Alterations to the interior expression will be wholesale and will include new wall panelling, new coffered ceilings and new terrazzo floors. The interior expression is a modern interpretation of the original Vestibule and draws from the original structural grid and bays of the Vestibule. The floors and stairs will be of terrazzo with brass inlays.

At the upper level of the Foyer, it is proposed to relocate the existing double doors to the Oak Room to a new location along the same wall. On the opposite wall, the Supper Room doors will also be adjusted slightly in order to meet Fire Safety regulations.

As part of the proposed reuse of the basement, under the existing Vestibule, sections of mechanical plant currently located throughout the basement will be relocated to the flat roof adjacent to the Round Room. A louvered screen will prevent the plant from being visible from Schoolhouse Lane.

Within The Mansion House a new passenger lift is proposed to serve all three floors. The works will include the provision of a new accessible entrance doorway at Basement Level in the northern wall of The Mansion House. This new entrance door will be accessed directly off the new sloped approach route.

The works will also include alterations to room layouts at Basement to provide a circulation route to the lift. At Ground Floor level, the internal wall between the Rear Hall and the adjacent toilets will need to be altered in order to provide door access into



Fig. 2.7 Artist's Impression of New Staircase and Lift within new Foyer

the lift. At First Floor level a new door opening is proposed on the external wall to rear of Mansion House to accommodate access to lift. Along the same wall, a second opening is proposed to link the internal space to the outside at this location.



Fig. 2.8 Artist's Impression at First Floor of new Foyer

3.0 THE PROPOSED WORKS IN THE HISTORICAL CONTEXT

The Proposal: The design proposes to provide a new stairs leading from the terrace of the Restaurant down to the Lord Mayor's Garden, landing at the south east corner of the existing garden. The design also proposes to modify the railings to the southern edge of the garden, and outside of these railings, the significant adjustment of the hard landscaping, the majority of which is modern; the hard landscaping currently occupies an area that was part of the original garden. A new Juliet Balcony will be introduced along the northern elevation of the Mansion House, outside the pair of doors from the former Lady Mayoress's Parlour.

The Context: The following section outlines the various

phases of development and changes that have occurred in The Lord Mayor's Garden from its original creation to the present day. It is important to understand how The Mansion House related to the garden originally, how this relationship stands today and how proposals will affect it. The current railings to the southern edge of the Garden date to the early 20th century phase of works when the Round Room Entrance Vestibule was being constructed, and when modifications to the Garden took place.

Rocque's Map (Fig.3.2)



Fig. 3.1 The modern-day layout of the Lord Mayor's Garden

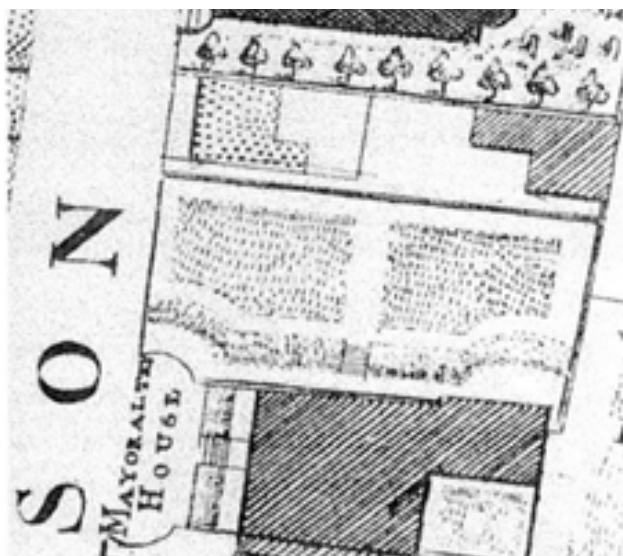


Fig. 3.2: Rocque's Map 1756

- The site is walled to create a private, formal pleasure ground for the Lord Mayor, their family and guests with the north gable overlooking the garden.
- Designed for use on north/south emphasising connection between The Mansion House and garden.
- Lawned grass and wide paths for two walking side by side. The lawn is the dominant, bisected by central path from Mansion House.
- A narrow embankment is flanking the flight of steps that directly connect the Mansion House with the garden, facilitating the change of level from house to garden.
- Curve of the perimeter wall to the forecourt of the house echoed in the border shape, the lawn ends, giving 'bow' effect to the design.
- There are no steps or light well indicated to the northern side of the house. However, light wells are shown in the front.

Ordnance Survey 6 Inch 1838 – 1843 (the early

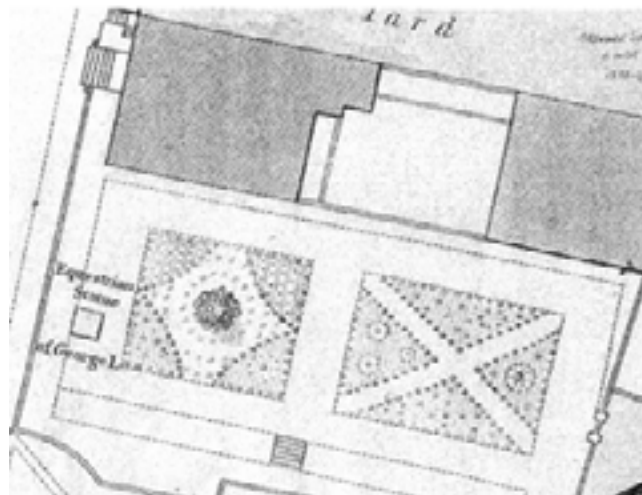


Fig. 3.3: Ordnance Survey 6 inch 1838 – 1843 (early Victorian Period)

Victorian Period) (Fig.3.3)

- This map documents a changed layout, perhaps to celebrate the beginning of Queen Victoria's reign.
- The lawn is replaced by two rectangular cultivated plots shown as 'parterre' style beds but not matching in size or shape.
- The right hand plot is divided into quadrants, all apparently bounded by 'boxed' hedging. The central feature shrub in the left bed continues to be recorded in later maps.
- The flight of steps are now shown out of alignment between the two main beds.
- An equestrian statue of King George IV is now installed to the west, also off-centre.
- The Round Room is visible to the rear of the Mansion House, added in the early 1800s.

Ordnance Survey - updates of 1864 - 1866

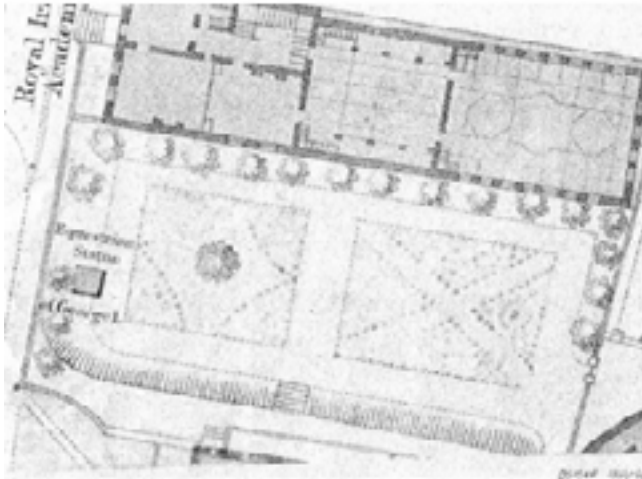


Fig. 3.4: Ordnance Survey updates of 1864-1866

(Fig.3.4)

- Note shrub still in the left bed and bed on right is the same.
- Revised Ordnance Survey with updates show the development of the garden's planting around the central parterre beds.
- This is the first time the small set of steps from the Lord Mayor's Parlour to the garden embankment are recorded.
- The bounding wall enclosure, embankment, steps from the Mansion House to the garden and statue of King George IV remain.
- The Supper Room is not yet constructed.

Ordnance Survey 6 inch 1892 (Fig.3.5)

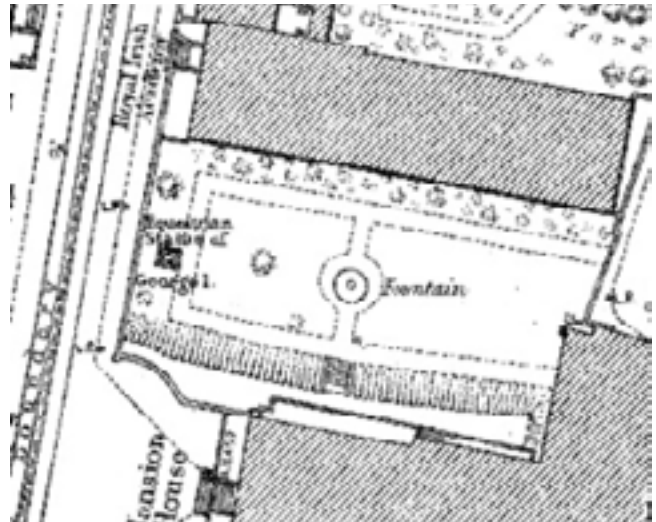


Fig. 3.5: Ordnance Survey 6 inch 1892

- The 'parterre style' central beds replaced with grass lawns once more and a water fountain and basin is shown for the first time.
- The lawn on the east side has been extended to the east boundary and the east border, its trees not recorded or removed, due to the extension of buildings on that side.
- The flight of steps increased from five to six steps with an additional landing step, are realigned on the central path. The embankment is now shown as curved with a dog leg turn at the east end.
- The path is widened at the west end and eliminated at the east end.
- The north path remains as before. The central path is widened and formed around the fountain.
- The statue of king George IV is shown slightly moved in position.

Unknown Author with estimated c. late 1800's

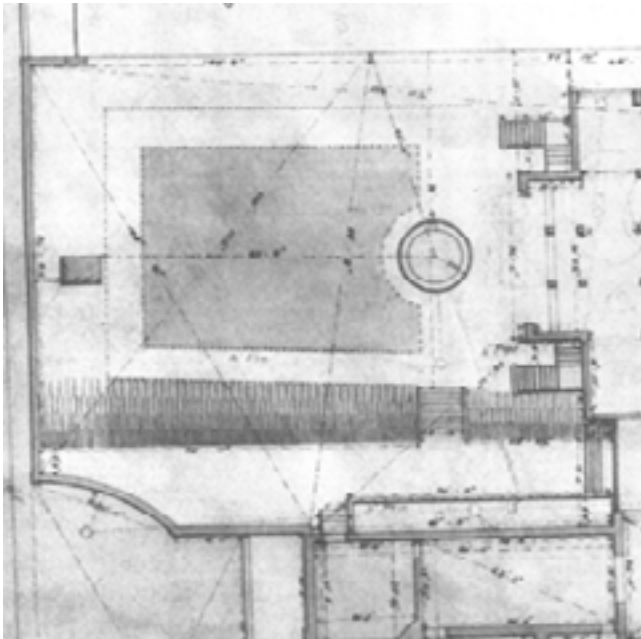


Fig. 3.6: Unknown Author, estimated c. late 1800's to early 1900's

to early 1900's (Fig. 3.6)

- The map records the addition of the Supper Room at the east end of the garden (where part of Fire restaurant is currently located).
- The fountain is shown set back towards the back of the garden, in line with a wide set of steps connecting the upper embankment of the Mansion House to the gardens.
- The statue remains in position as do the steps from the Lord Mayor's Parlour.
- Steps are seen outside the 'link' building leading down to a large hard standing area that runs along the northern side of the Mansion House. This hard standing is seen on images taken circa. 1921.

Ordnance Survey 6 inch 1908/09 (Fig. 3.7)

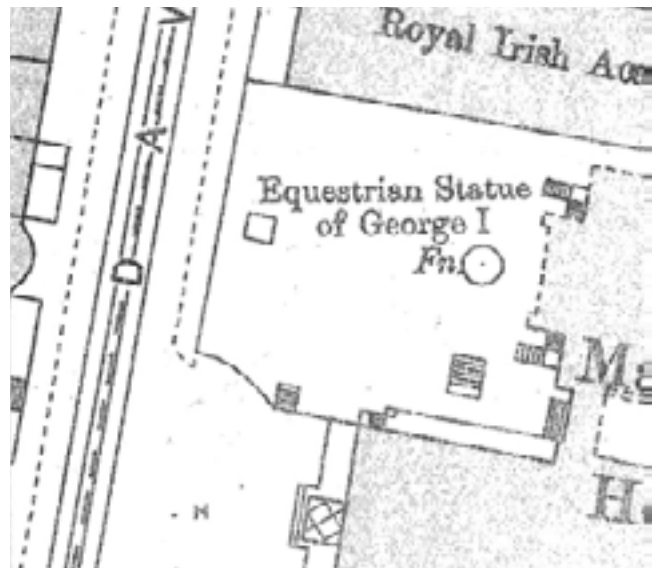


Fig. 3.7: Ordnance Survey 6 inch 1908/09

- Due to changes in mapping styles at this point, less detail is shown on this map.
- Key features are identifiable such as the statue, the fountain, the Supper Room structure behind the fountain, and various sets of steps including those to the Lord Mayor's Parlour.

Alterations in late 1920's

One period of significant alteration to the garden took place in 1928 with the construction of the new public entrance route from the Mansion House forecourt to a new Entrance Vestibule to the Round Room. This route, in essence, is the current main approach route that is used by the general public today to gain access to the Round Room. It has however been greatly altered under various construction schemes throughout the 20th century. The route enabled patrons to access the Round Room directly from Dawson Street without them having to pass through the Mansion House.

The approach was constructed on the embankment that ran along the southern edge of the Lord Mayor's Garden, as seen on many of the history maps. The embankment had already been construed upon when the 'link' building between the Oak Room and the Supper Room was constructed (between 1864 and 1886). Prior to this, the embankment may have been of grass, gravel or stone.

It is clear from the historic images that the only iron railings at the vicinity of the proposed works prior to 1928 were those around the light well to the Mansion House. The railings present in the images were raised to a new level when the Entrance Vestibule was constructed in 1928.

It is during this period that the Lord Mayor's Garden



Fig. 3.9: Image from RTÉ Archives C.1920. Railings and steps to the Lady Mayoress Parlour



Fig. 3.10: Image from RTÉ Archives C.1920. Railings to light well and former link between Oak Room and Supper Room



Fig. 3.8: Image from RTÉ Archives C.1920. Dawson St. in background. Railing and plinth stone to steps to Mansion House forecourt in background



Fig. 3.11: Image from RTÉ Archives C.1920. Railings to light well to north elevation of Mansion House

became more visible to the general public. The tall masonry walls to Dawson Street and the northern flanking wall to the forecourt of the Mansion House were removed and replaced with a plinth and railings. The position of the northern flanking wall to the forecourt was also changed at this time to a new location further north.

During this work, as part of the new approach route, a set of vehicular gates and a single pedestrian gate with flanking piers were constructed at the north-east corner of the forecourt. Inside the gates, two new sets of steps would accommodate the significant change in level from Dawson Street up to the new external approach to the Round Room Entrance Vestibule.

The upper level was constructed at a much higher level than the embankment that existed there previously; the original embankment was four steps lower than the floor level of the Mansion House and Supper Room Floor Level. The level of the upper part of the approach route is largely the same level today as it was in after the 1928 phase of works.

The widening of the Mansion House forecourt, together with new raised approach would take a significant section of the southern side of the garden. The southern flanking wall to the Mansion House forecourt appeared to remain until it was lowered in the mid-late 1970's.

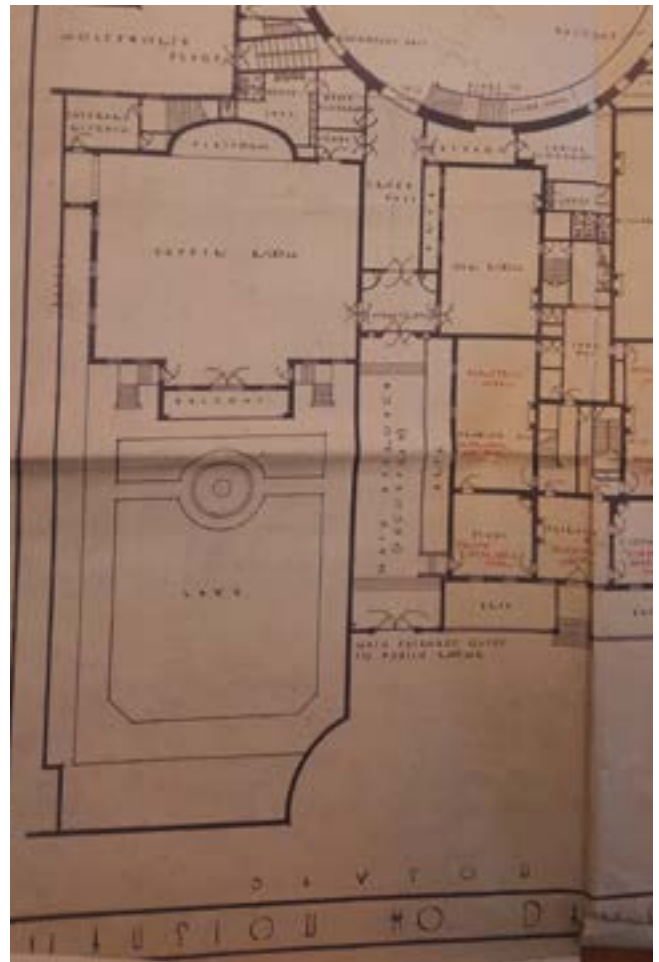


Fig. 3.13: Drawing from the Irish Architectural Archive dating from the 1920's



Fig. 3.12: North west corner of Mansion House dating from 1922



Fig. 3.14: Front of Mansion House dating from 1932



Fig. 3.15 Forcourt of Mansion House Circa. 1864



Fig. 3.16 Forcourt of Mansion House Circa 1930

Alterations in late 1940's

Changes to the external approach continued over the coming decades, each seeking to address the substantial level changes that existed, and edging ever closer to what exists on site today. In the late 1940's when the Supper Room was extended into the garden, a new stepped approach was constructed which replaced the original 1928 arrangement. A large portion of the Supper Room extension consisted of a single-storey construction, that projected much further into the garden than the floor above, the level containing the Supper Room. This allowed the roof of the projecting portion to be used as a terrace, accessible directly from the Supper Room. The Terrace and the Approach Route to the Round Room Vestibule appear to have been designed and constructed to the same finished level. This resulted in the Terrace and the Entrance Route to the Round Room becoming a shared external space, as can be seen in the image Fig. 2.20.

This version of the external approach route also contained two sets of steps which were separated by a landing. Off this landing, a new bank of steps was constructed that lead directly into the Lord Mayor's Garden. It is unclear how the level change between the doors from Lady Mayoress's Parlour and the external paving was accommodated (from image after this period, a set of steps can be seen connecting it to the lower, street level).

Alterations C. 1980's



Fig. 3.17: Image of the north east corner of the Mansion House forecourt dating from 1966



Fig. 3.18: Image of the north east corner of the Mansion House forecourt dating from 1969

Further changes are seen in the 1980's when the steps to the Approach Route were again reordered and a ramp was introduced alongside the light well to the northern wall of the Mansion House. It appears that this phase of works included a single flight of 9 steps from street level to the threshold of the doors to the former Lady Mayoress's Parlour. These appear to be particularly cumbersome and have to make a 90degree turn in a confined space over their full flight.

The bank of steps to the Garden remain as they were constructed in the 1940's until a further scheme of works in 2012. In this iteration a further extension has been added to the Supper Room and the Entrance Route to the Round Room was remodelled yet again.

Alterations 2012



Fig. 3.19 Image of the Lord Mayor's Garden and the Supper Room behind. Supper Room has undergone extension by this stage projecting into the garden.



Fig. 2.20 Image of the Mansion House forecourt dating from 1979

This period of works also appears to have been significant. Further extensions and alterations to the Supper Room changed the relationship between the 1940's terrace to the Supper Room and the External Approach Route to the Round Room. The terrace becomes smaller, more formalised and functions as such. A glazed balustrade was constructed to all its sides with a pedestrian gate to its southern end. The gate allowed access between the terrace and the Approach Route to the Round Room.

Elsewhere along the approach route, all the flights of steps, the ramp, gates and piers were all altered. The curved boundary wall to the forecourt was also returned to its original position. A new single flight of 9 steps had been constructed to accommodate the level change. The long ramp constructed in the 1980's was completely removed and an external platform lift which provided universal access between the two levels was installed.

One of the more significant changes during this phase was the relocation of the high boundary railings, gate and piers; the primary access gates and their piers were moved out to the line of the footpath on Dawson Street and the boundary to the forecourt was returned to its original location. This arrangement returned the Mansion House forecourt to its original shape.

As part of the revised boundary treatment, a new single pedestrian gate entrance was created in a new flanking wall which was constructed in the same location as the original wall at the north east corner of the forecourt. This flanking wall historically contained a doorway behind which was a set of steps that led into the Lord Mayor's Garden; a gate was installed instead of a door in the 2012 phase of works, presumably to retain the visual connection between the forecourt and the garden. The forecourt to the front also underwent minor changes to its hard landscape to accommodate the new wall location and change of shape to the forecourt.

The primary public access point to the Supper Room was now located at the line of the boundary to Dawson Street. On passing through this gate, a lower section of the approach route ran up to the flight of 9 steps that led to the upper part of the approach. From the lower section ahead of steps, access can be

gained down to the Garden through a low pedestrian gate and a set of 4 steps. (Access to the forecourt was also possible through the pedestrian gate located along the same line).

Much of the low railings and plinth walls along the ap-



Fig. 3.21: The pair of gates relocated to Dawson St.



Fig. 3.22: Flight of existing steps between upper and lower areas of approach route to vestibule

proach route were altered to accommodate the new levels at the time of works. The most original railings appear to be those to the lightwell along the northern wall of the Mansion House, which may date to the period when the light well was constructed circa 1715. However, their current location is not original. The railings along the light well, prior to 1928, were approximately 450mm lower than they are currently. It may be the case that they, along with their plinth stone were lifted and rebbed at the higher level when the 1928 scheme was being carried out. Sections of Calp Limestone exist at the lower levels.

The limestone sections are clearly older and most likely date to the early 18th century at the time of the construction of the light well and embankments.

Summary from 1756 - 2012

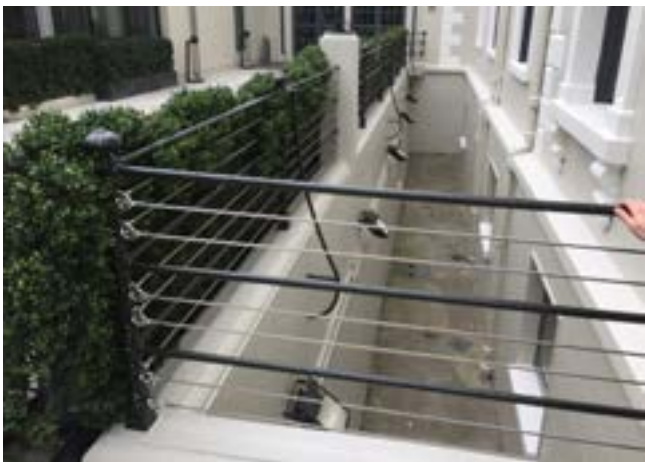


Fig. 3.23: Modern stainless steel wire installed between the horizontal bar of the original (altered) railing



Fig. 3.25: Modern paving leads up to the threshold stone of the Lady Mayoress Parlour Doors



Fig. 3.24: Modern paving meets the 2012 terrace of the Supper Room



Fig. 3.27: Modern paving laid to upper part of Approach Route to Supper Room Entrance Vestibule

The garden has been subjected to many changes since its early representation on Rocque's map of 1756, resulting in the loss of some of its character. The layout and features have changed several times. The size of the garden was reduced significantly with the construction of The Supper Room at the eastern end in the 19th century. This changed the garden shape from rectangular to square. The position of the fountain changed a number of times, the solid enclosing walls were removed, railings were installed and the fountain itself was modified. The early 20th century modifications and additions would have taken considerable ground from the garden's southern edge. These changes greatly contributed to dramatically changing the relationship between the Mansion House and the Garden. The further changes that came about in the latter part of the 20th century and the beginning of 21st century were another iteration of what had already taken place. The extensions to the Supper Room and the new treatment and use of its terrace, together with new railings to the southern edge of the Garden, have altered to the original connections between the Lord Mayor's Garden and the Mansion House.

3.2 The Round Room Entrance Vestibule

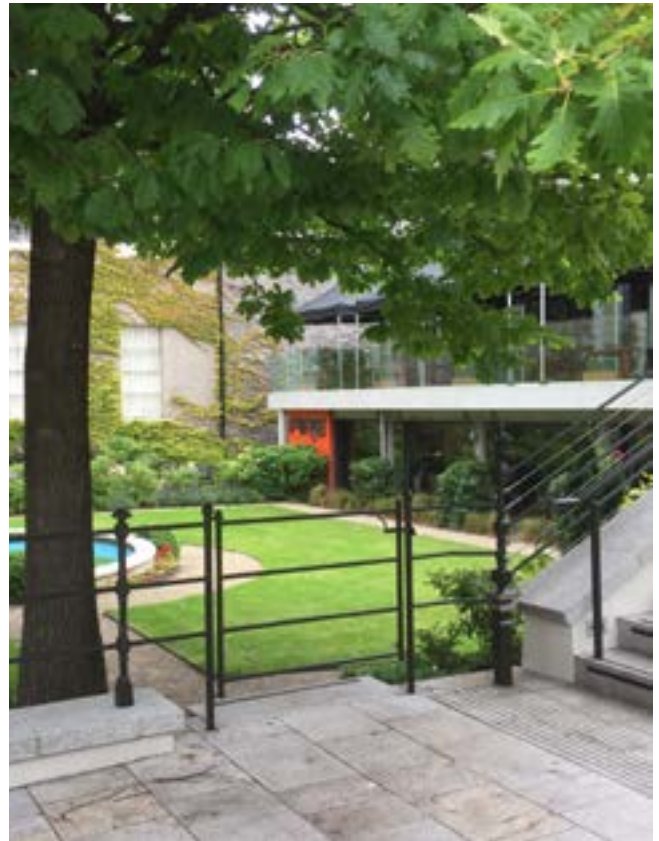


Fig. 3.28: Existing modern gate from approach route to Lord Mayor's Garden



Fig. 3.29 Existing northern end of courtyard to Mansion House. Railings and new pedestrian gate relocated here in 2012

The Proposal: The Entrance Vestibule to the Round Room will undergo the most significant alterations as part of the Part 8 Application. The design proposes to completely change the interior volume and presentation of the space and will include encompassing a section of the basement beneath it, together with infilling the former lightwell to the Oak Room wall. These alterations will result in a much greater volume to the single-storey space that currently exists, allowing the creation of a double-height foyer (in part) to the new Entrance Foyer.

The Context: The current Entrance Vestibule was constructed in 1928, and was part of a significant scheme of improvement works to the Round Room, Oak Room and Supper Room during this period. Newspaper reports at the time indicated that the Round Room was being converted into a theatre with seating for up to 860 people. This new use, with an increased capacity, would have resulted in the demand for a new public access route to and from the Round Room. Sketches dating from 1928 indicate that a new pro-

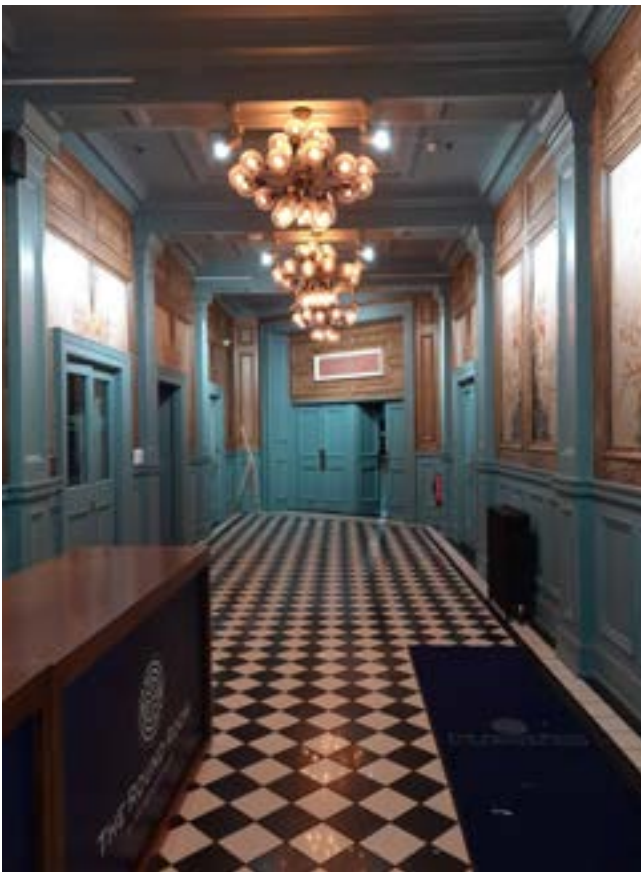


Fig. 3.30 Existing Entrance Vestibule. Doors to Round Room in the background.

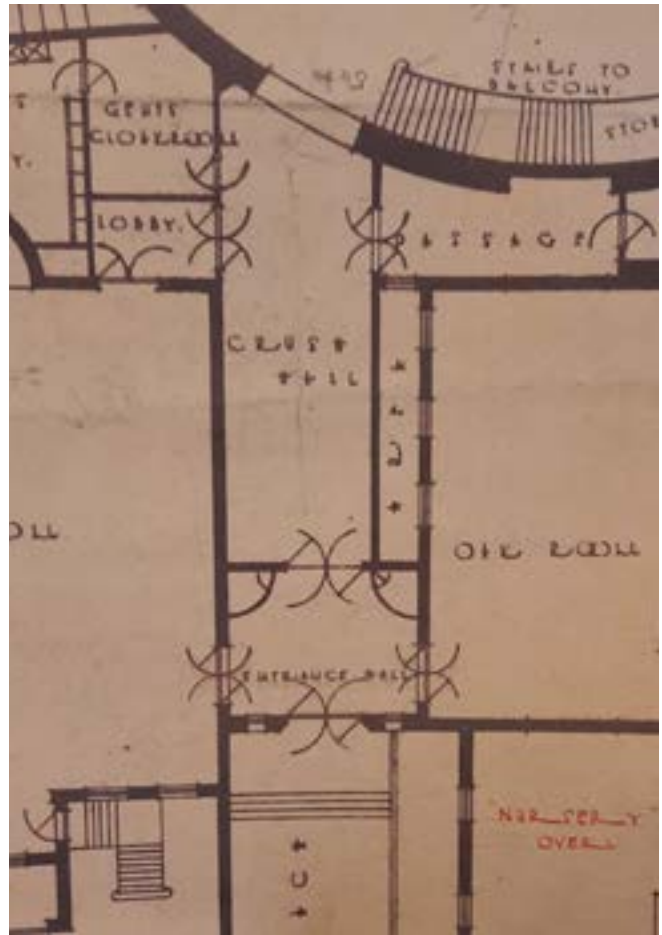


Fig. 3.31 Extract from drawing from the Irish Architectural Archive dating from the 1920's

posed hall was to link the Round Room with a new external approach route, avoiding the need to use the Mansion House for ingress or egress.

On a number of sketches, the space was noted as the 'Crush Hall' lightly because of its limited width; the space between the lightwell (retained for the Oak Room), and the Supper Room was noted as 13 feet. The decision to retain a lightwell, given the width of the space left over for the Vestibule and the quality of light that the Oak Room would have received may have been a controversy at the time. It appears to have been that the space occupied by the light well may have been best served allocated to the Entrance Vestibule. It was shortly after this period that the lightwell was infilled and the additional roof lights were added to the Oak Room. Roof lights were also added to the Supper Room, presumably due to the loss of natural daylight blocked off by the entrance vestibule. The single storey glazed 'link' that appeared to connect the Oak Room to the Supper Room was removed in order to construct the new Entrance Vestibule.

The current Entrance Vestibule serves as an access

route for many of the spaces around it; it was specifically designed and constructed as the primary entrance and exit route for the Round Room. It also acts as a shared circulation space between the three most significant Rooms of the Mansion House complex, The Round Room, The Oak Room and The Supper Room. An emergency escape route for the balcony to the Round Room is also part of the vestibule.

The entrance vestibule consists of an entrance lobby



Fig. 3.32 Entrance lobby doors inside the Entrance Vestibule



Fig. 3.33 Doors to Round Room from Vestibule side

that contains a ticket booth, and a larger hallway that acts as the ante-space to the Round Room. The interior dates from 1928. However, it is executed in the style of an earlier period. The walls to the vestibule are decorated with fluted pilasters that separate raised and fielded timber panels from floor to ceiling. The pilasters line up with the structural grid of the ceiling beams overhead. The beams to the ceiling are decorated in the same style as the walls; the ceiling bays contains a modest Doric style of cornice. The concrete floor is currently tiled in a modern chequerboard tile. Drawings and text of the time of its construction make reference to two ticketing booths at the entrance. However, only one booth currently exists; it is unclear if two booths were ever installed.



Fig. 3.34 Ticket booth (image LHS) located inside main entrance door of the Entrance Vestibule. Doors to Oak Room adjacent to ticket booth

3.3 The Oak Room

The Proposal: The proposed design seeks change the location of an existing door opening and doorset between the Oak Room and the Entrance Vestibule to the Round Room as part of the reorganisation of the Entrance Vestibule. This work will involve a new structural opening and modification to the oak panelling. The door opening to be blocked up and the new door openings are location along that wall that originally dates from 1715. However, this wall has been greatly altered between 1864 and 1886, and again in 1928.

The Context: The Oak Room was constructed in 1715 and was part of the purchase agreement between Joshua Dawson and Dublin Corporation. This room was the first major addition to the Mansion House whose construction had only just been completed. Its original form and appearance would have differed from the modern-day expression. Along the northern wall five tall windows would have allowed considerable light into the room. On the opposite, southern wall, two fireplaces were required to heat the space. Along the same wall, two doors lead into adjacent circulation routes. To the west, the wall to the Drawing Room contained one single door that connected both rooms. It is unclear if there were ever windows on the eastern wall which would have overlooked the Bowling Green at the time of the room's construction.

This room has always been considered significant due to its role in hosting ceremonies of civic importance where dignitaries would be brought for official business. The room is used for the inauguration each Lord Mayor. The walls of the rooms contain the coat of arms of each of the Lord Mayors who have served as Mayor. The plaques are placed at the end of their term of office, beginning in 1841 with Daniel O'Connell.

Much alteration has taken place to this room since its original construction, the alterations being carried out as other buildings were being added to the complex, namely the addition of the Round Room in 1820, the addition of the Supper Room in 1864 and the addition of the Round Room Entrance Vestibule in 1928. The most notable alteration has possible been the blocking up of the original five windows along its northern wall and the addition of the three rooflights.

The start of the alterations was along the northern wall.



Fig. 3.35 Eastern Wall to Oak Room. New Oak Floor recently installed. Interior largely dates to 1928.



Fig. 3.36 Northern Wall of Oak Room. Location of proposed new doors to new Foyer to be located here .



Fig. 3.37 Northern Wall of Oak Room. Doors (and fire Shutter) to existing Vestibule in LSH of image.

This wall appears to have had a door connection to the Garden added in C.1880, followed by the construction of the link to the Supper Room (1864-1886). The link building was then removed in 1928 and replaced by the larger vestibule that exists today. However, a light wall was to remain to give light to the three remaining windows. The lightwell did not appear to have been a success, as the three windows were block up shortly after, and three rooflights to the ceiling were installed instead (1930's).

After the Round Room was construed in C.1820 a connection was created in the eastern wall of the Oak Room, creating a direct link directly into the Round Room. This connection was closed up again when the new entrance vestibule to the Round Room was constructed (1928).

Chimney pieces have been removed from the southern wall, together with the blocking up of a door opening to the eastern end of the same wall.

The single leaf door located along the western wall of the adjacent Drawing Room was enlarged to pairs of folding doors at some point in the 19th century. It is clear that all of the walls to Oak Room have undergone some level of intervention since its original construction. The oak panelling is understood to be from 1928. A new oak floor has recently been installed.

3.4 The Round Room



Fig. 3.38 Oak folding doors installed to western wall of Oak Room, leading to the adjacent Drawing Room

The Proposal: No works are being carried out to the Round Room. However, given its relationship to the proposed works, its significance should be noted.

The Context: Originally constructed in 1821, the Round Room was formally known as the King's Ballroom in honour of King George IV who travelled to Ireland the same year. The formal entrance to the room would have originally been accessed through the Mansion House Oak Room until the construction of the Entrance Vestibule in 1928. Throughout its existence the Round Room has undergone many periods of restoration including roof strengthening works in 1928 and further works in the 1990's when the roof lights were removed.

3.5 The Supper Room



Fig. 3.39 Current interior of the Round Room



Fig. 3.40 Former interior of the Round Room

The Proposal: The proposed design seeks to set back the doorset between the Supper Room and the Round Room Entrance Vestibule in order to comply with relevant Fire Safety regulations. Minor adjustments to the adjacent modern raised platform will also be required.

The Context: The original Supper Room dates from 1864 and was constructed to the designs of Hugh Byrne. It came after the Round Room was built, and would have added further to the reception facilities associated with the Mansion House. It was constructed on the eastern end of the Lord Mayor's Garden resulting in a reduction in the size of the garden. The Supper Room was connected to the Oak Room by circulation routes along its southern side. A single storey glazed timber 'link' running in a north-south access appears on historic documents dating from the period. The link is constructed between the Oak Room and the Supper Room and contains doors to the Lord Mayors Garden. It is unclear exactly when the link was constructed but appears to have been between 1864 and 1886. Evidence shows an opening between the link and the Oak Room, and it is probable that an opening would have existed into the Supper Room forming a direct link between these two spaces. This link would remain in place until 1928 when it would be replaced by a new Entrance Vestibule to the Round Room. The set of doors, and any windows that were located along the southern wall of the Supper Room were blocked up when the vestibule was constructed. A new opening and set of doors were constructed further to the east. These are the doors that survive today and are subject to alteration as part of the proposed works. The platform within the Supper Room which will also



Fig. 3.42 Existing doorset to Supper Room, viewed from the existgin Entrance VEstibule

received minor alterations is possibly from the 1940's or later. It appears its main purpose is to accommodate ducts beneath which supply air to the central area of the Supper Room

This chapter describes the fabric at each of the lo-

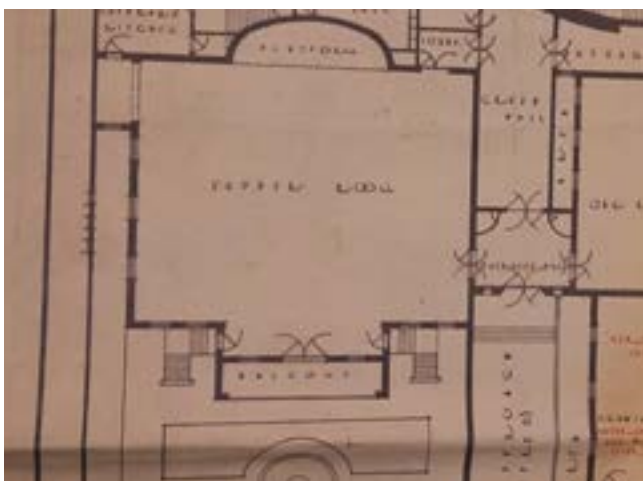


Fig. 3.41 Drawig sof the Supper Room dating from C.1920's



Fig. 3.43 Existing interior of the Supper Room

4.0 DESCRIPTION AND CONDITION OF EXISTING FABRIC (Photographic Record)

cations where works are proposed. The condition of the fabric is noted and a record of each of the areas is presented.

4.1 The External Approach Route

The majority of the fabric along this route is modern, installed in the 2012 scheme of works. As can be seen on the design drawings, the majority of this construction is being removed as part of the proposed works. The ground surface is a mix of granite type and finish. The walls are largely modern concrete walls which have been rendered and capped with a granite capping. Planter boxes containing hedging line the approach hiding the historic railings behind. The approach leads up to the 1928 external elevation of the Entrance Vestibule. The elevation has been designed and constructed in the art deco style and contains subtle embellishments around the entrance doors and pediment. The main doors are of timber and are contemporary to the elevation and appear to be in good condition. The flanking walls contain sections of cast iron and



Fig. 4.2 The single-storey 1928 masonry elevation generally appears to be in reasonably good condition. The modern canopy hides much of the architectural detail.



Fig. 4.1 Twisted barley decoration to perimeter. Fluted pilasters beneath frieze.



Fig. 4.3 Original timber doors inset into original opening. Decorative details surrounding doorsets.

wrought iron railing and posts. The ironwork to the light well of the Mansion House appears to be the original (possibly 18th century) railing having been reused in the 1928 scheme when the wall to the light well was risen to the new level. This ironwork appears to be in good condition having being well maintained. On the opposite wall, along the garden side, a mix of



Fig. 4.4 Modern extensions to Supper Room



Fig. 4.5 Modern stone paving to upper level of approach route to Round Room.



Fig. 4.6 Modern gate and railing between the Lord Mayor's Garden and approach route to the Round Room. All modern paving throughout.

20th century posts (possibly historic replicas from the 1940's) which are supplemented by modern interpretations. For safety reasons, horizontal runs of stainless steel rope have been installed in the gaps between the horizontal bars. The two gates to the garden are also modern inserts. The pedestrian gate between the Mansion House forecourt and the Entrance Approach Route is also modern. However this gate is a replica of a historic profile.

The light well wall to the northern elevation of the

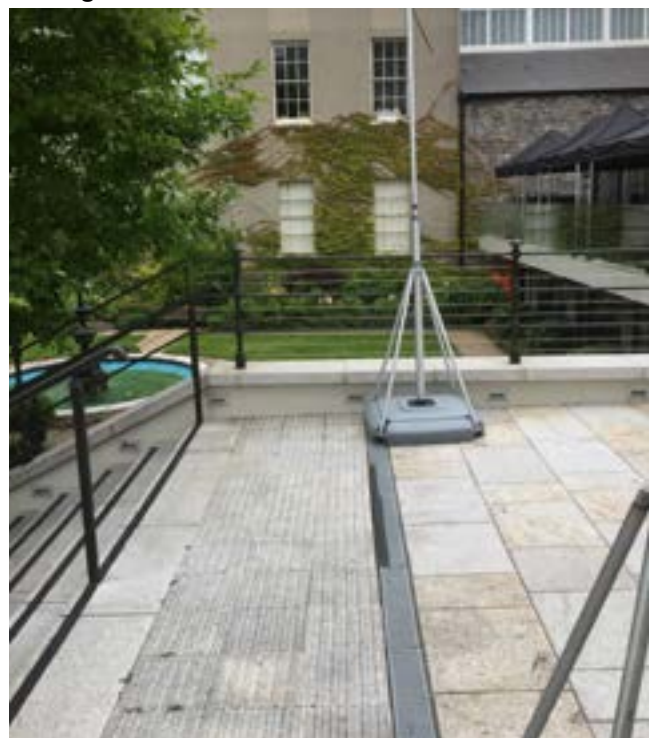


Fig. 4.7 View across Upper Approach Route to Lord Mayor's Garden. Modern tactile stone surface at top of flight of steps.

Mansion House is part modern and part historic. The lower section of the wall is of stone and dates to 1710. The wall was constructed at an angle as it acts as a retaining wall to the embankment behind. The lower part of the wall has been rendered and painted. No structural defects were observed and this section of the wall appears reasonably sound. The upper section is of painted concrete and differs to the masonry below. It is unclear at present if the plinth that supports the railing is of concrete or stone. The plinth was constructed at this level in 1928. How-

ever, the earlier stone plinth may have been reused albeit at the higher level. The presentation overall is poor. However, there are no structural defects recorded.

4.2 The Entrance Vestibule



Fig. 4.8 Sections modern stainless steel wire span between the vertical uprights.



Fig. 4.10 Window to be converted to doorway located along basement northern wall of Mansion House.



Fig. 4.9 Upper section of wall to light well is of concrete. Lower section is of stone.



Fig. 4.11 Window (LHS of Image) to be converted to doorway located along basement wall.



Fig. 4.12 Modern flight of steps along Approach Route to Round Room. All modern paving throughout.



Fig. 4.15 Existing Cast Iron post at southern edge of Garden. These posts will be removed and will be re-laid at the new lower level.



Fig. 4.13 Modern gate between forecourt & approach route



Fig. 4.14 Modern granite paving to forecourt at front of Mansion House. This paving is to be modified as part of the works.



Fig. 4.16 Platform lift and flanking modern walls next to pair of doors to from Lady Mayoresses Parlour

The floors, walls, and ceilings to the Entrance Vestibule all appear to be of sound standing. The nature of the space as an reception area requires it to be well maintained and well presented.

The floors are modern chequerboard pattern tile. The ceilings are flat, most lightly plasterboard on battens against the concrete or timber roof deck above. The downstand beams indicated the structural bays. Each of the downstand beams contain a cornice from the in the style of the Georgian period.

The structural grid is also visible on the walls, indicated by pillasters. Between the pillasters the timber panels are painted a flat colour below the chair rail and a more elaborate decoration above. All the decoration is modern.

All the joinery to the Entrance Vestibule appears to be either from the 1920's or possibly from the 1940's when works were carried out to the Supper Room.

4.3 The Supper Room Doors



Fig. 4.17 Existing lobby door in Entrance Vestibule



Fig. 4.18 Existing ticket booth in lobby of Entrance Vestibule

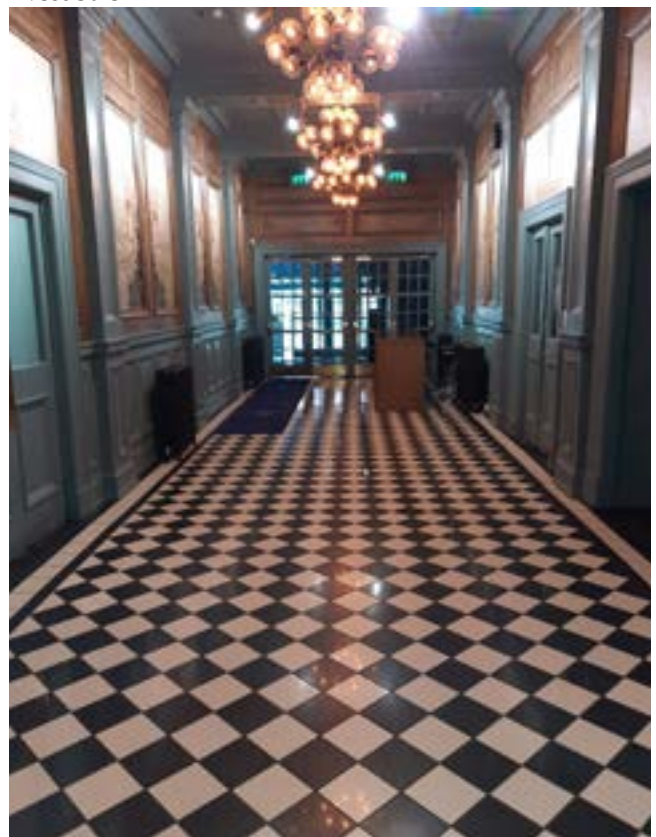


Fig. 4.19 Modern tiled floor to Entrance Vestibule



Fig. 4.20 Typical bay of Entrance Vestibule.



Fig. 4.22 Doors to Oak Room from Entrance Vestibule



Fig. 4.21 Doors to Round Room from Entrance Vestibule



Fig. 4.23 Doors to existing Cloak Room in Entrance Vestibule



Fig. 4.24 Existing lobby doors inside main entrance of Entrance Vestibule. Ticket booth located to RHS of image



Fig. 4.25 Typical ceiling bay and rooflight in Entrance Vestibule



Fig. 4.26 Junction of wall pillar and ceiling panel to downstand beam



Fig. 4.28 Typical wall treatment at low level of Entrance Vestibule



Fig. 4.27 Sliding sash window to light well from within Cloak Room

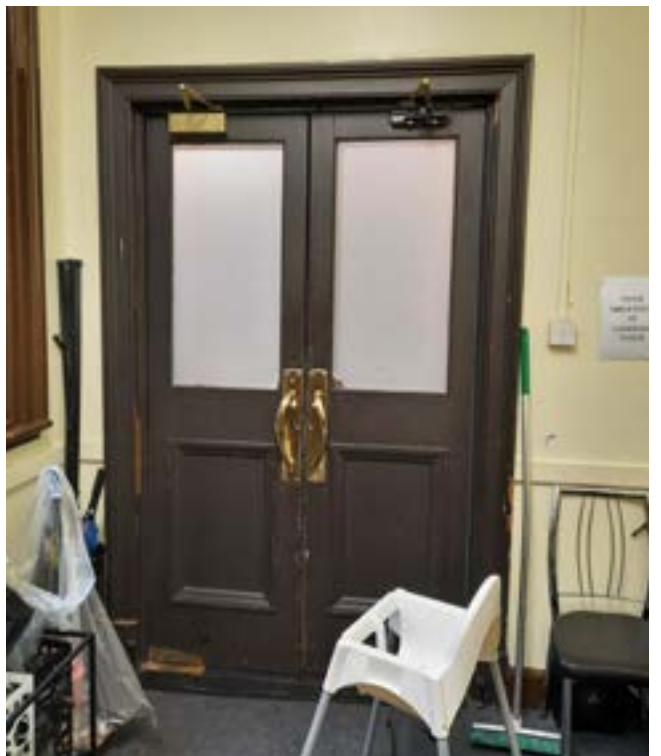


Fig. 4.29 Internal side of Cloak Room doors.

The joinery being altered will consist primarily of the doorset, architraves and decorative joinery around the door between the existing vestibule and the Supper Room. The existing joinery dates from 1928 when the Vestibule was constructed and is all in reasonable condition. The joinery has been over-painted and much of the detail is covered.

The steps to the platform are covered in carpet and are flanked on one side by the time wainscoting to the Vestibule wall and a modern brass handrail on the other.



Fig. 4.30 LHS Upper part of doors between Entrance Vestibule and Supper Room



Fig. 4.32 Doorset and surrounding joinery between Entrance Vestibule and Supper Room

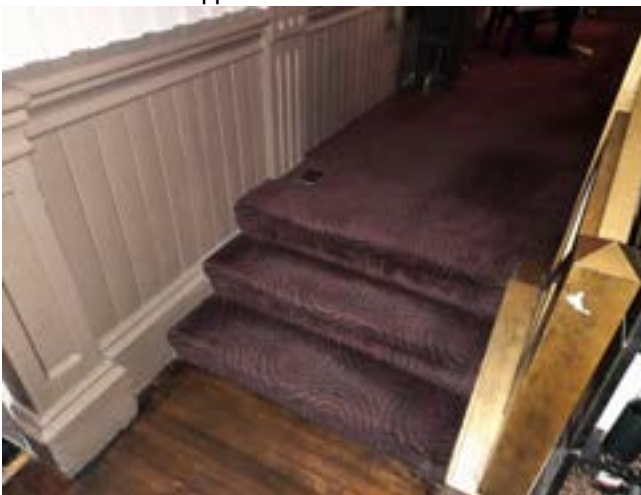


Fig. 4.31 Steps to platform in Supper Room

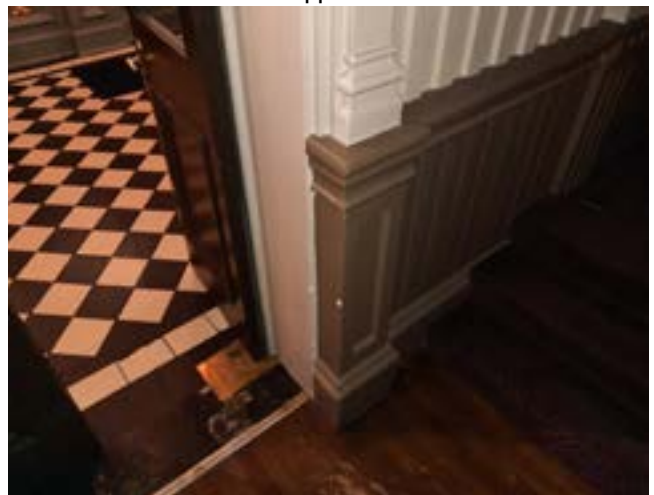
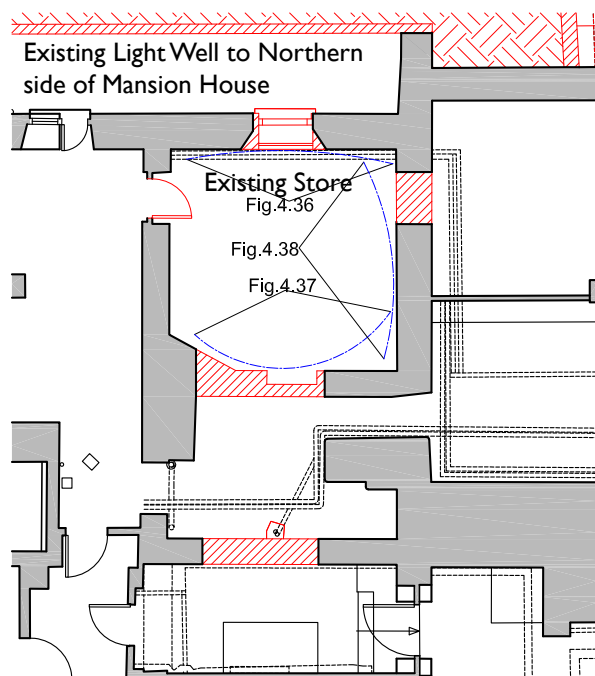


Fig. 4.34 Base of doors between Entrance Vestibule and Supper Room

4.4 Mansion House Basement

The works to the basement of the Mansion House primarily consists of removing sections of the floors and walls in order to allow for the construction of the new lift and the circulation route to access the lift from the approach route.

The masonry walls and floors to be removed are typical of walls construed in the early 18th century. Evidence of brick has been noted above and below the basement floor level. The brick walls currently sit on the directly on earth beneath. Generally all the walls are in sound condition. Schemes of re-plastering may have taken place since their construction. However much of the walls appear to retain their original plaster. Modern paints have been used to decorated the basement spaces.



Basement Floor Image Locations
(Proposed Location of Lift and Lift Access)



Fig. 4.35 Eastern internal wall of basement where an internal door opening is to be made to adjacent room

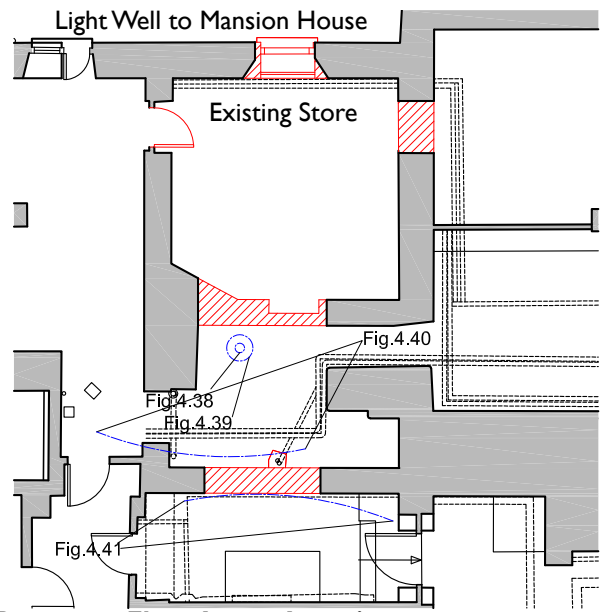


Fig. 4.36 Northern external wall of basement where the new door insertion is to take place



Fig. 4.37 Platform lift and flanking modern walls next to pair of doors to from Lady Mayoresses Parlour

Original flagstones are present in locations where the lift shaft is proposed. The flagstones were generally found to be in reasonable condition. A number flagstones had cracked at some locations. As part of the design works, some site investigation works were required to establish the nature of the walls beneath floor level. The works were carried out following granting of archaeological licence and were supervised on site by an Archaeologist and Conservation Architect.



Basement Floor Image Locations
(Proposed Location of Lift and Lift Access)



Fig. 4.38 Basement floor at the location of the proposed lift pit



Fig. 4.39 Stone flags lifted in the basement floor at the location of the proposed lift pit



Fig. 4.40 Southern internal wall of basement where an opening is to be made for the lift insertion



Fig. 4.41 Northern internal wall of basement where an opening is to be made for the lift insertion

4.5 Mansion House Ground Floor

At Ground Floor level a section of wall is to be removed located in the Rear Hall. The wall currently separates the Rear Hall from the adjacent toilets.

From analysis of historic maps and plans, the wall appears to be contemporary to the house and is constructed of brick, or timber with lath and plaster. It is in good condition, decorated in modern paints.

The toilets, and the suspended ceiling and floor finishes to same are all modern. It is probable that the original timber joists to the floor and ceiling above and below are original. It is unclear at present if there is original timber floor boards or original lath and plaster ceilings surviving. Sections of floor joists will have to be removed as part of the works.



Fig. 4.44 Existing original wall located in the Rear Hall of the Ground Floor to the Mansion House. Wall to be altered to accommodate provision of Lift.



Fig. 4.42 Existing modern bar installed in the Rear Hall of the Mansion House



Fig. 4.43 Modern suspended ceilings located in the existing toilets adjacent to the Rear Hall



Fig. 4.45 Modern tiled wall located in the existing toilets adjacent to the Rear Hall

4.6 Mansion House First Floor

Under the proposed works, the modern en-suite located off one of the bedrooms in the private apartment is to be removed as part of a new layout to this room. The proposed new lift shaft will be located immediately outside the external wall of the existing en-suite. A section of the external wall will be removed together with an existing stained glass window dating from the second half of the 19th century to allow for door access between the new room and lift. A second door will be located along the same wall to allow access from the new room out onto the external area.

The external wall here is of brick with a later ruled and lined render. It is assumed that the internal side had received a lime plaster. Externally, a door had been in place for a period of time in the late 19th century. This was blocked up with modern concrete blockwork in the 1980's.



Fig. 4.46 Existing window located along southern external wall to en-suite of first floor bedroom.



Fig. 4.47 Existing southern wall to the Mansion House, First Floor bedroom. En-suite to be removed to allow for lift access.



Fig. 4.48 External south facing wall to be modified to allow for provision of lift access door and door access between first floor and external space. Note section of modern block infill is present along the wall. (RHS image)



Fig. 4.40 Existing window to be removed.



Fig. 4.50 Existing (unused) rooflight to toilets to be removed



Fig. 4.51 Stained glass window to main stairs of Mansion House in background of image.



Fig. 4.52 Stained glass window to main stairs of Mansion House

4.7 The Oak Room

A new door opening is proposed for the Northern wall of the Oak Room. The oak panelling to this room is from the 1930's and appears to be in reasonably good condition. The panels are believed to be on timber battens which are lightly attached to the original 1715 brick wall behind.

The wall has been modified under various schemes since its original construction. The masonry has not been inspected as part of this proposal due to access restrictions. The proposal for the Oak Room panelling is to flip the material from the western end (existing door opening) to the eastern end where it is currently panelled. This will avoid loss of significant quantities of the decorative Oak Panelling.



Fig. 4.53 Doors to Entrance Vestibule to be blocked up and clad in Oak panelling which will be taken from opposite end.

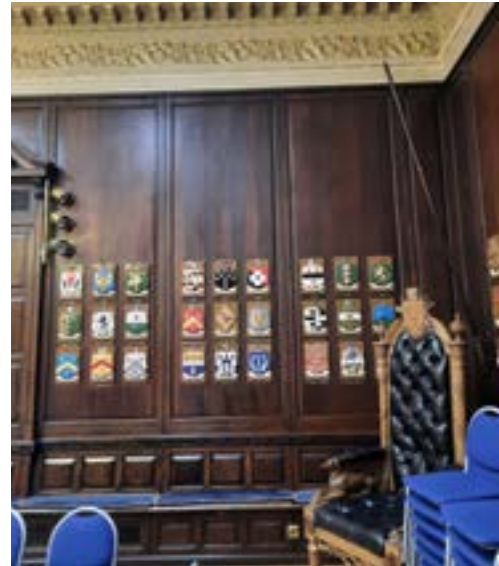
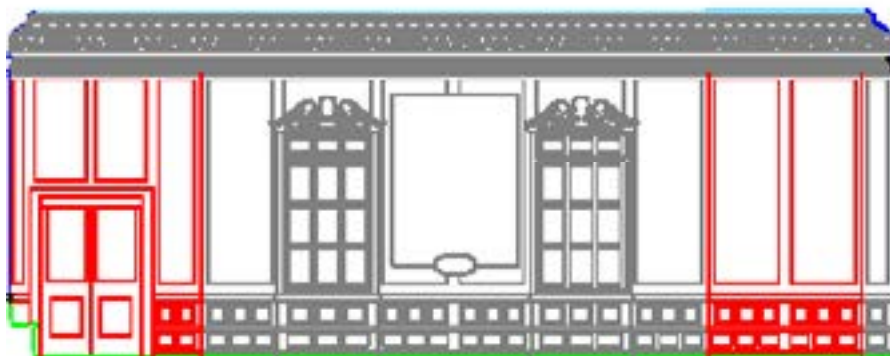
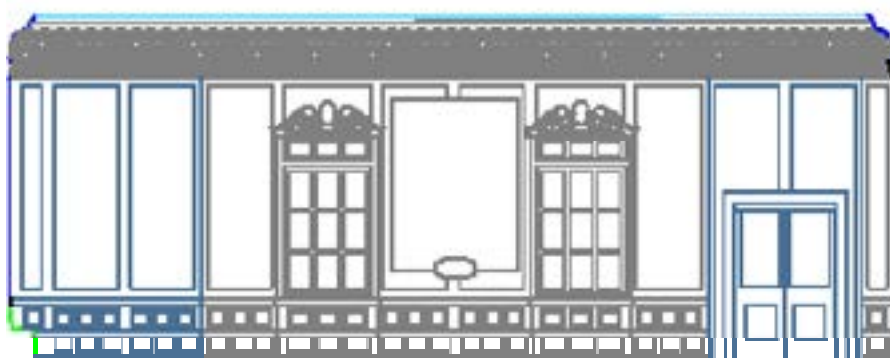


Fig. 4.54 Proposed location of doors to New Foyer. Existing Doors to be reused.



Drawing 4.1 Fabric being removed to be reused indicated in RED



Drawing 4.2 Door and Panels reinstated indicated in BLUE

4.8 Basement of Entrance Vestibule and Supper Room

The proposal includes the adaptation of a part of the basement beneath the existing Entrance Vestibule and part of the basement beneath the Supper Room. The spaces to be adapted will become part of the new Foyer and associated Reception facilities (Cloak Room).

The proposed new Foyer will contain a double height area immediately inside the new entrance doors, encompassing the basement to the vestibule at this location. The remaining basement beneath the new upper part of the new Foyer will continue to be used as a plant room.

Adjacent to the area, in the basement of the Supper Room will also be adapted. A new Cloak Room is to occupy spaces currently used as plant rooms.

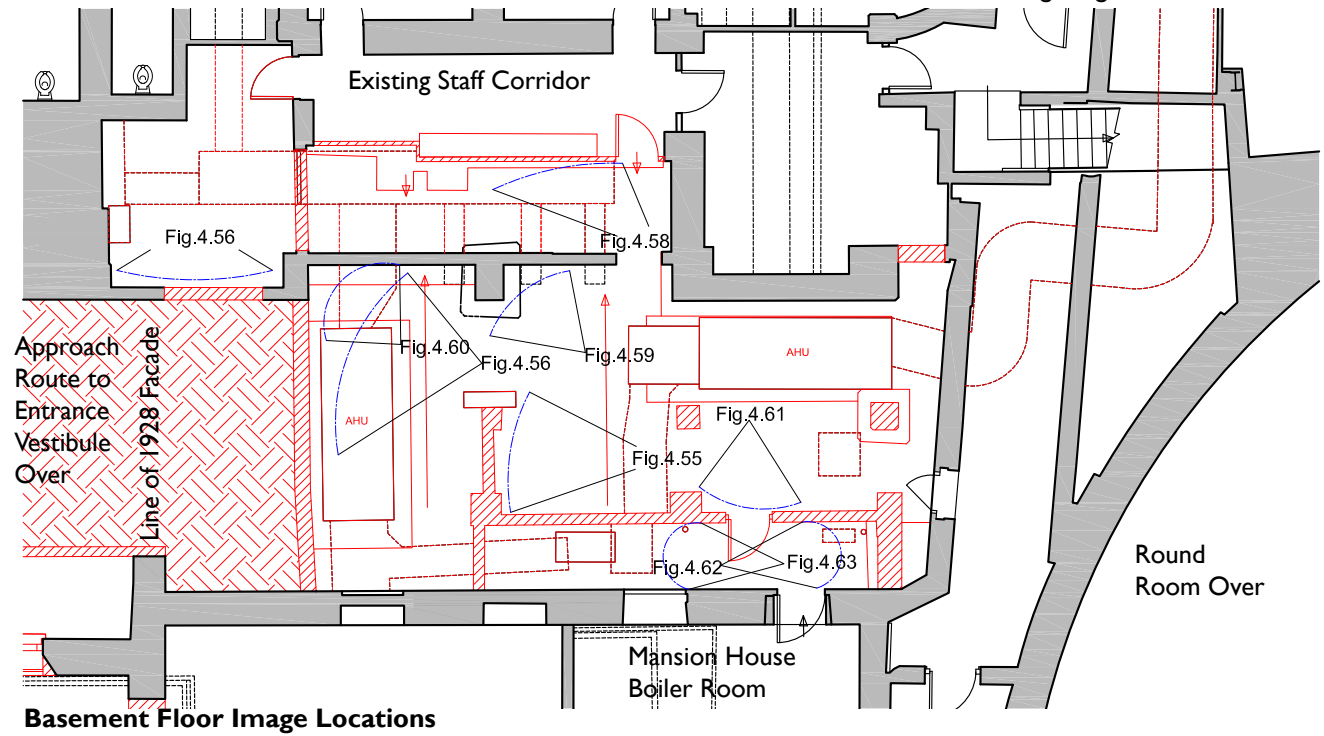
The existing spaces have always been ancillary to the upper floors and have only in recent years have been used as plant rooms, toilets and stores. The walls to all the aforementioned areas are a mix of brick and concrete (block and cast in situ). The earliest walls in the basement of the vestibule date from 1928. A number of these walls are the original brick walls. However, many have been removed or altered. There are very few walls that contain the same type of masonry along their length.



Fig. 4.55 Modern wall located in Basement Plan Room



Fig. 4.56 Modern cast in-situ concrete retaining wall outside which is earth from original garden embankment



The floors to the basement of the vestibule are of floated concrete and are of low architectural or historical value. The condition of the floors appears to be in reasonable condition. The floors to the basement are of modern concrete screed.



Fig. 4.59 Modern concrete wall and concrete pier at junction of Supper Room and Vestibule (basement)



Fig. 4.57 Modern concrete walls and plant equipment beneath vestibule.



Fig. 4.60 Modern concrete walls and plant equipment beneath vestibule.



Fig. 4.58 Modern partition divides Staff Corridor from Plant Room.



Fig. 4.61 Modern concrete wall along line of light well.



Fig. 4.62 Basement level of light well looking east. Ground Floor window located in Cloak Room to top of Image



Fig. 4.63 Basement level of light well looking west. Boiler Room to Mansion House LHS of images.

5.0 ARCHITECTURAL HERITAGE IMPACT ASSESSMENT

The following tables provide a summary of all the alterations and interventions, and an assessment of how these impact on the significance of the existing historic site and structures. Proposed measures to mitigate against loss of significance are also put forward.

For clarity, the tabulated assessments are split into four headings according to the areas of works and scale of impact. Each of the four headings contain sub-headings under which the works are assessed in more detail.

(Note, the list of proposed works is not hierarchical)

1. New External Accessible Approach Route leading to two New Universal Accessible Entrances
2. New Internal Lift within Mansion House
3. New Internal reconfiguration to existing Entrance Vestibule to Round Room
4. Modification/reorganisation of existing Air handling units supplying air to Supper Room and Kitchen

Proposed Interventions	Negative Impacts	Observations	Positive Impacts	Mitigating Measures
<p>1. New External Accessible Approach Route leading to Two New Universal Accessible Entrances</p>				
<ul style="list-style-type: none"> Removal of existing steps, platform lift, approach route/concourse, walls, railings and light well. Provision of new approach route including ground surface at new reduced level, new flanking walls, including new bench and metal screens. Removal and relaying of plinth wall and railings including gates to Lord Mayor's Garden. 	<p>Introduction of an alteration that differs to the original design intent of the setting in the removal of a massing element (original garden embankment & light well) historically associated with this location within the original Lord Mayor's Garden.</p> <p>Alteration (additional storey below existing) to the elevation of the 1928 façade of the vestibule. Alters the original design expression over looking the Lord Mayor's Garden.</p> <p>Loss of historic fabric currently covered up by later schemes of works namely: Lower section of wall to light well that contains 18th century masonry. Loss of upper sections of early 20th century concrete or granite & railings embedded in same.</p>	<p>Much of the material to be altered and/or removed under the external scheme of works is from phases of work carried out in the past 90 years under various phases of construction. Much of this hard landscaping fabric is modern.</p>	<p>Provision of Universal Access into the Mansion House complex including The Round Room, The Oak Room, The Supper Room and all floors to the Mansion House. The improvement of accessibility at this historic site is an important objective to ensuring that the broad range of needs and abilities of visitors to the Mansion House are met.</p> <p>The removal of a large masonry mass (flight of steps and upper approach route) added to the site in the 20th century is considered to be an improvement on the existing presentation of the Lord Mayor's Garden. The quality of the visual connection between the Mansion House and the Lord Mayor's Garden is improved.</p> <p>Design of new elements has been carefully executed to reference existing style of architecture at the setting. Palette of material chosen to be sympathetic to existing materials.</p>	<p>Most of the proposed alterations can be reversed.</p> <p>New design and materials have been chosen to be in harmony with the form and materiality of the existing setting.</p> <p>Where possible, all railings of historic significance will be used in lieu of later replicas introduced in 20th century scheme; railings to light well will be reused in the scheme.</p>

<ul style="list-style-type: none"> Alteration to finished levels in paving in forecourt of Mansion House to tie in with level of new approach route. Adjustment to base of gate. 		<p>The paving to the forecourt has been laid in the 1970's. The gate to be adjusted is modern therefore no loss of historic fabric. The wall containing the gate is modern, constructed in 2012.</p>	<p>Alteration contributes to improving the universal access into the Mansion House complex. Provides and universal accessible connection from the forecourt of the Mansion House to the Universally Accessible entrance at the Basement Level.</p>	<p>Most of the proposed alterations can be reversed. Alterations will be minor in nature.</p>
<ul style="list-style-type: none"> Reorganising existing escape route from the terrace. Closing up existing connected from terrace to existing Round Room approach route. Provision of new stairs including, new glazed side rails, steel strings, concrete plinth. Alterations to terrace guarding. 	<p>The base of the stairs lands in the north-east corner of the historic Garden occupying a section of the garden that is currently, and was historically, soft landscaping.</p>	<p>The glazing to the terrace is from the 2012 scheme of works.</p>	<p>The proposed design is a successful solution to the emergency egress route from the restaurant terrace.</p>	<p>The stairs has been carefully designed to minimise its visual impact on the on the Mansion House when viewed from the garden; glazed balustrades, steel strings and open treads allow a visual connection to be retained between the Garden and the Mansion House. The design expression is that of the 2012 scheme so as not to create architectural congestion of styles on the site. The proposed stairs is retained within the line of the existing Restaurant/Supper Room Terrace therefore not imposing on the desire lines of the new approach route. This allows the 1928 section to be read without interruption.</p>

<ul style="list-style-type: none"> • Reorganising the existing threshold arrangement at the Lady Mayoress Parlour. Addition of new Juliet Balcony. Retaining existing threshold detail. 	<p>Removes the historic physical access between the Lady Mayoresses Parlour and the external realm.</p>	<p>The French doors to the Lady Mayoress Parlour opening onto the Lord Mayor's Garden were an early addition, first appearing in 1864. From the doors, the garden was reached via four steps that survived until 1928 when the embankment was constructed, and the four steps were removed and the main stepped approach to the Round Room constructed. The construction of the Entrance Vestibule and associated approach route fundamentally altered the connection between the Lady Mayoress Parlour and the Garden. Although access has always been maintained through these doors, the original direct connection to the garden cannot be reintroduced due to presence of the approach route to the Round Room.</p>	<p>The retention of the doors, complimented by the new Juliet balcony is a gesture to the past in an already compromised setting. The new use of the balcony is a welcome addition to this elevation. The alternative would be to construct a window in place of the doors which is seen to be an alteration with greater negative impact than the proposed addition of a Juliet Balcony.</p>	<p>The current proposal seeks to strike a balance of historic and current modifications, with past and current uses of the doors, in light of the changes that have taken place externally. The proposal is to retain the double doors and to provide the Juliet Balcony which will be accessed directly through the doors. The balcony has been designed on in architectural style that is sympathetic to the surrounding style of the Mansion House.</p> <p>The retention of the doorset (and the addition of the Juliet balcony) maintains the historic integrity of the relationship of the doors with the historic garden.</p>
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Proposed Interventions	Negative Impacts	Observations	Positive Impacts	Mitigating Measures
2. New Internal Lift within Mansion House				
<ul style="list-style-type: none"> Alteration of existing window to new door to form new accessible entrance door to Mansion House basement. Works will include addition of canopy over new door to Mansion House basement 	<p>Loss of historic fabric in the formation of new door on the external wall of Mansion House at basement level.</p> <p>Loss of historic fabric in the formation of new route to lift shaft and new lift foundations, pit and shaft. Change to Original Plan form at Basement Level Interior.</p>	<p>The position of the lift shaft within the Mansion House has been strategically placed to avoid significant, obtrusive and inappropriate alterations to the Mansion House which would severely compromise the significance of the site and setting.</p> <p>The new canopy over the new basement door to the Mansion House is designed using the same high quality materials as the main canopy adjacent. A pair of high quality cast bronze brackets will support a glazed roof above.</p>	<p>Provision of Universal Access into the Mansion House proper provides accessibility to all visitors to the house and residents of the house. Access for people unable to use stairs is currently not provided at the Mansion House. The proposed lift will go towards ensuring that the broad range of needs and abilities of both visitors and residents to the Mansion House are met.</p>	<p>Although an alternative entrance and approach are being provided from the north, the original entrance is being retained, and can still be used</p> <p>Alterations to create new fully accessible entrance do not change the form of the Mansion House but offer an alternative approach to those who need to avail of it.</p> <p>The bronze work will be of exceptional quality.</p>
<ul style="list-style-type: none"> New internal approach route to lift shaft at Basement Level will require modifications to internal walls including, new door opening in historic brick internal wall. 	<p>Loss of historic fabric at Basement level in the construction of the lift shaft including loss of historic stone flags to floor of basement, and removal of brick internal walls.</p>	<p>The areas of the basement are to the side and rear of the footprint of the house, in rooms that are currently used as stores. The spaces are of limited architectural quality.</p> <p>The window to be removed appears not to be original and is of limited architectural quality.</p>	<p>Provision of universal access to Basement Floor level.</p> <p>New use of spaces that are currently unused.</p>	<p>The accessible entrance is designed to be located at the basement level, below the string course. Its location is albeit discreet in the context of impact on the setting will have adequate wayfinding signage.</p>

<ul style="list-style-type: none"> • Provision of lift shaft will require alterations and loss of historic fabric including, at Ground Floor Level, Changes to bar and loss of toilets. Modifications to historic masonry • Modifications at First Floor: Room Layout, loss of on-suite, insertion of new doors along southern wall. Loss of historic masonry and (small en-suite) window. • At Roof level(externally)/First Floor level(internally), the Lift will be glazed for its external, exposed part. 	<p>Loss of historic fabric at Ground Floor level in the construction of the lift shaft including loss of historic timber floor joists to create penetration through floor, loss of sections of brick wall between existing toilets and existing bar, lost of lath and plaster ceiling above toilet area to allow for the provision of lift shaft.</p> <p>Loss of historic fabric at First Floor level in the construction of the lift shaft including loss of historic timber floor joists to create penetration through floor, loss of sections of external brick wall between existing bedroom and flat roof over bar.</p> <p>Loss of some quantity of daylight to the stained glass window of main staircase.</p> <p>Loss of section of roof fabric when lift shaft is being installed.</p>	<p>Minor modifications to the existing modern bar at Ground Floor will need to be carried out in order to provide a 1500mm turning circle at the entry doors to the lift.</p> <p>A door opening was historically located along this wall and had been blocked up with modern concrete blockworks at some point in the late 20th century. The proposal seeks to re-install one of the doors in this opening.</p>	<p>Provision of universal access to Ground Floor level</p> <p>Provision of universal access to First Floor level.</p> <p>Re-opening of historic doorway.</p>	<p>The structure to the lift shaft has been designed in steel as opposed to concrete to Ground and First Floors in order to reduce the footprint of the lift shaft in these spaces. This results in minimal loss of historic fabric. If there is lath and plaster present on the wall adjacent to the bar at Ground Floor, this proposal aims for it to be retained and tied back to the steelwork of the lift shaft.</p> <p>The lift shaft has been designed in steel and glass for its external part in order to minimise the impact on the stained glass window to the main stairs of the Mansion House.</p> <p>All fabric being removed will be recorded prior to works commencing.</p>
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Proposed Interventions	Negative Impacts	Observations	Positive Impacts	Mitigating Measures
3 New Internal configuration to existing internal layout of Entrance Vestibule to Round Room				
<ul style="list-style-type: none"> Alterations to existing entrance vestibule including insertion of new staircase and lift, new floor and roof construction, new internal presentation to walls and ceilings. 	<p>Alteration to original plan form including the infill of former historic light well to northern wall of Oak Room and loss of 1928 sliding sash window to eastern side of light well. Removal of ticket booth. Removal of wall to existing Cloak Room. Loss of existing roof, rooflights, side parapet. Loss of original doors to 1928 entrance vestibule</p>	<p>The original construction of the Oak Room took place in 1715. Many significant interventions have already taken place to this room, the most notable being the blocking up of the windows along its northern wall. The position of the new door location will lightly be in the original location of one of the former historic window openings. The majority of the material being removed from the Entrance Vestibule is from 1928.</p>	<p>Provision of Universal access from the new approach route into the new Foyer to the Round Room. Access for people unable to use stairs is currently not provided along the approach route to the Round Room from street level. The proposed lift will go towards ensuring that the broad range of needs and abilities of both visitors and residents to the Round Room are met.</p>	<p>The existing roof parapet to the northern side of the existing entrance vestibule is leaning considerably and will be taken down and reconstructed at the same location.</p> <p>A record of the walls, floor and ceilings will be carried out prior to the works commencing.</p> <p>Work to be carried out by specialist contractor familiar with working on historic buildings. Methodologies for all works to be approved by conservation architect.</p>
<ul style="list-style-type: none"> Alteration to basement layout, including the infill of historic light well and provision of revised floor level to accommodate new cloakroom. 	<p>Loss of sections of historic walls at basement level beneath Entrance Vestibule and Supper Room, dating from 1864 and 1928.</p>	<p>The majority of the material being removed from the basements to Entrance Vestibule and Supper Room is from 1928.</p>		
<ul style="list-style-type: none"> New windows to replace existing original doors on 1928 elevation. New entrance doorset and new canopy. 	<p>Loss of sections of historic doors dating from 1928</p>	<p>The new windows proposed to replace the doors are designed with reference to the existing windows, setting and era of this façade. The bronze material chosen for their construction will be of high quality and is in</p>	<p>The new windows will enhance the presentation of this part of the approach to the Round Room.</p>	<p>A record of the doors will be carried out prior to the works commencing.</p>

		<p>keeping with the type of material used when this elevation was constructed in 1928 .</p> <p>The new canopy over the new entry doors is designed to complement the upper part of this elevation being retained. The design of the canopy takes references from the upper part of the elevation and will be constructed using high quality bronze elements supporting a glazed roof overhead.</p>	<p>The proposal for the Oak Room panelling is to flip the material from the western end (existing door opening) to the eastern end where it is currently panelled. This will avoid loss of significant quantities of the decorative Oak Panelling.</p> <p>The proposal for the existing doors to the Oak Room and the New Foyer includes their reuse. However, a contemporary expression in-line with the style of the new Foyer will be use on the side of the doors visible from the new Foyer.</p>
<ul style="list-style-type: none"> Modification/relocation to door to Oak Room. Creation of new opening into the Oak Room. 	<p>Alteration to existing (previously altered) floor plan of Oak Room. Risk of minor damage to Oak panelling to Oak Room.</p>	<p>The Oak panelling in the Oak Room dates from 1928.</p> <p>The new door location has been strategically located to allow a more enhanced presentation of the Oak panelling.</p>	<p>The proposal aims to regularise the Oak panelling to make it more in line with the original intended layout as can be seen in the opposite wall.</p>

<ul style="list-style-type: none"> Alterations to doors between Supper Room and New Foyer. Alterations to platform steps immediately inside Supper Room doors 	<p>Change of expression of doorset between Supper Room and New Foyer. Some loss of 1928 joinery within the Supper Room to accommodate the alteration.</p>	<p>The careful adjustment of the existing doorset and associated joiner can result in a successful reconfiguration at this location. Existing joinery will be retained and reused as much as possible.</p>	<p>The alteration of the doors allowed the egress route of the Round Room to be unimpeded in the event of an emergency without have to closed up this door opening.</p>	<p>The proposal for the existing doors to the Supper Room and the New Foyer includes their reuse. However, a contemporary expression in-line with the style of the new Foyer will be use on the side of the doors visible from the new Foyer. An inventory of loose fittings and historic fabric will be made prior to commencement of works. Secure storage of items or fabric to be identified, whether within the Mansion House or elsewhere. Storage / final locations to be approved and recorded.</p>
<p>Proposed Works</p>	<p>Negative Impacts</p>	<p>Observations</p>	<p>Positive Impacts</p>	<p>Mitigating Measures</p>
<p>4 Modification/reorganisation of existing Air handling units supplying air to Supper Room and Kitchen</p>				
<ul style="list-style-type: none"> Formation of new holes in roof to accommodate ducts Addition of plant and screens at roof level next to round room Penetrations through historic brickwork 	<p>New opening in roofs to accommodate new duct work pipework. 2no. Loss of historic fabric at roof level</p>	<p>All M&E service roots have been designed to either use existing route or where new route are being installed, the chosen route has least impact on historic fabric. The fabric loss at basement is of little architectural merit. The walls located at basement are a mix of original brick walls, heavily altered historic brick walls and modern concrete or plasterboards stud walls.</p>	<p>Careful design of M&E installation, particularly large plant results in minimal impact or loss to historic fabric. The new routes and equipment proposed, will supply air to the Supper Room and Round Room Kitchen and will continue to keep good comfort levels for the occupants and staff of the both areas.</p>	<p>Louvers are proposed at roof level inside the parapet along Schoolhouse Lane in order to screen new plant. This will contribute in reducing the visual impact on the Round Room when viewed from Schoolhouse Lane, Molesworth Street and Molesworth Place. Dampers have been proposed to contribute in reducing noise pollution form services.</p>

6.0 CONSERVATION METHODOLOGIES

6.1 Overview

Conservation methodology to be followed throughout any construction processes

Any works to the Mansion House and its complex of adjoining spaces, or within its curtilage, should be carried out in accordance with best conservation practice, as defined by the International Council on Monuments and Sites (ICOMOS) in the Venice Charter of 1964, and in subsequent charters.

The works must be carried out in strict accordance with this methodology and instructions of a RIAI Grade I accredited conservation architect.

The following basic principles should be adhered to at all times:

- Conservation work should be based on an understanding of the buildings and their historical development and the primary aim should be to retain and recover the significance of the place. Contractor to consult with architect at all times to ensure this.
- Any alterations should be carried out in accordance with the principle of 'minimal intervention'.
- Repairs to original fabric should always be favoured over replacement. Where replacement of an original element is unavoidable, this should be historically accurate in form and materials, as specified by the architect.
- Where lost elements must be reconstructed, these should aim for historic authenticity and avoid conjecture in as far as possible. Off the shelf joinery or plasterwork profiles not to be used.
- Modern interventions should be reversible and if appropriate visually identifiable. New work should be recorded as requested by the architect.
- Works should be carried out by suitably skilled

craftspeople with proven expertise in their trade working with historic buildings. Contractor to provide evidence of skills of each operative prior to commencement.

- All works to historic fabric to be approved by architect before commencement.
- No removal or alteration of any element without specific approval in each instance by architect.
- No chasing of walls, notching of timbers, removal of render, plaster or paintwork without specific approval in each case by architect.
- Traditional materials to be used in all repair and reinstatement work.

No cement or gypsum based materials to be used in historic masonry or as plaster or render finishes.

- No welding or hot trades to be carried out without approval of the architect. Contractor to supply a method statement for welding and all hot trades to be carried out within the building.
- All historic structural elements to remain in situ during repair work.
- Damp proof membranes to be laid between new timber and masonry.
- Samples of all proposed replacement elements or materials to be approved by Conservation Architect.
- Prior to cutting back of historic timber, area to be marked and approved by Blackwood Associates.
- Fixings into historic masonry: Position of fixings to be marked for inspection and approved by Conservation Architect prior to drilling.
- Before removal of any historic masonry, position to be marked and inspected by Conservation Architect.
- Concrete walls or foundations to be isolated from historic masonry by separation membrane.
- Prior to removal of any historic elements (ie roof slates, lifting of floor boards) a comprehensive photographic record is to be made in order to facilitate accurate re-instatement.

6.2 Proposed Works & Statutory Protection

6.2.1 Archaeological Licence

The Mansion House is a Recorded Monument, which is a statutory designation, thus all excavation works will have to be carried out under archaeological licence, issued by National Monuments in conjunction with the National Museum of Ireland.

The licence application requires a Method Statement from the licenced archaeologist, which must detail all the proposed interventions and potential impacts to the monuments.

It should be noted there is a requirement under the National Monuments Act, that notification be submitted to the National Monuments Service two months prior to commencement of works on a Recorded Monument .

The development be subject to archaeological monitoring as outlined in Section 3.7 of the Framework and Principles for the Protection of the Archaeological Heritage (1999). In the event that significant archaeological features are uncovered during the course of monitoring, works shall be suspended in the area of the discovery pending further mitigation requirements from the Department in relation to the archaeology identified and the City Archaeologist shall be consulted

6.2.2 Notice

The National Monuments Act 1930-2004 is the primary legislation that provides legal protection to monuments that are listed in the Record of Monuments and Places. These are known as Recorded Monuments and their protection is provided for in Section 12 (3) of the National Monuments (Amendment) Act 1994. This provides that where the occupier or owner of a monument or place included in the Record, or any person proposes, to carry out, or to cause or permit the carrying out of, any work at or in relation to such a monument or place, he or she shall give notice in writing to the Minister of the proposal to carry out work and shall not, except in the case of urgent necessity and with the consent of the Minister, commence the work until two months after the giving of notice.

6.2.3 Records

The records maintained by the Archaeological Survey of Ireland (National Monuments Service, Department of Arts, Heritage and The Gaeltacht, DAH6) contain 2000 entries for graveyards and 1403 for burial grounds in Ireland.

6.2.4 Permission

The permission of the owners of the historic graveyard should be sought before carrying out any work within a graveyard. The majority of historic graveyards in Ireland are in the ownership or care of the local authority. In other instances, the Church of Ireland may be the legal owners.

6.2.5 Portable Artefacts

It is a legal requirement for any person who finds any object or portable artefact inside an historic graveyard to report this find within 4 days of their discovery to the Director of the National Museum of Ireland, Kildare Street, Dublin 2. It is illegal for any unlicensed person to use or possess any metal detecting device in or around the vicinity of an historic graveyard.

6.2.6 Local Authority Conservation / Heritage Officers

Some historic sites are under the management or ownership of the Local Authority. Where local authorities are planning to carry out works in or around the vicinity of historic graveyards in their care they are legally obliged to give 2 month's written notification to the National Monuments Service in advance of these works.

They should seek to implement best practise for the care and conservation of these historic places and consult the professional advice of the local authority Conservation Officer/Heritage Officer.

6.3 External Repair Works to Historic Structures

6.2.1 Rainwater Goods

- All rainwater goods to be inspected, and repaired where possible.
- Replacement elements to be new cast iron to match existing profile.

6.2.2 Structural Masonry Repairs

- Any cracks identified in the structural engineers' report to be carefully examined and a repair strategy put in place following analyses.
- Structural cracks to be repaired with a designed lime grout and where necessary stainless steel straps or bars to tie back the building, if necessary.
- If any cross walls need to be tied back to the main front and rear external walls, this will be done by means of drilling a series of holes in the mortar joints of the external walls and fixing, within the joints, small threaded bars in place set in a chemical mortar. These bars would connect to partition walls internally and be fixed here with nuts and washer. Any structural cracks/ openings to be tied with "Helibar" every third brick course and repointed - no structural works will be visible externally and pointing will be carried out in lime mortar.
- Rotten bonding timbers to be replaced where any rotten timber may be discovered.
- Brickwork and stonework repairs to be pointed in a lime mortar to match existing where required
- All window and door heads to be examined and repaired or replaced, where decayed, with similar timber, where necessary.
- Parapet copings and cills to be cleaned down by gentle pumice-application and repointed as necessary using a traditional lime mortar mix (e.g. NHL 2.) and no cement. Harder lime to be used to re-point horizontal surfaces to prevent water ingress.
- Loose pointing of brickwork to be repaired, raking out as required, and repointing with traditional lime mortar. Exact detail and manner to be determined on site and once scaffolding in place. Full-scale repointing of entire elevations is to be carried out. Evidence of traditional wig pointing is present on the front elevations.

7.2.3 Windows

- Window repairs to retain all healthy timber and original glass. Replacement timber elements to replicate mouldings of historic sections. Well seasoned timber compatible with the historic timber to be used for repairs or replacement elements. The bottom rails of the windows may require replacement in some instances. New timber to be carefully spliced in. Compatible glass to match historic crown glass to be carefully sourced. Linseed oil putty only to be used for fixing panes.
- Any windows requiring to be re-fitted are to be pointed into reveal using a weak traditional lime mortar. Any loose plaster in area of reveals to be repaired.
- Where new sashes are to be made to complement existing ones, care to be taken that the timber sections are identical to the historic profiles and that they are made in the same manner as the historic ones, including compatible glass
- All steel windows to be retained and conserved
- All works to be agreed with the conservation architect

6.2.4 Ironwork

- All ironwork to be recorded prior to removal.
- Sections of ironworks to be retained and integrated into the new design are to be carefully disassembled prior as part of removal

6.3 Internal Repair Works to Historic Structures

6.3.1 Overall Approach

- During the works, care to be taken at all times to avoid damage to features which may lie concealed behind later finishes and fittings.
- All historic features to be retained and repaired in situ as far as possible. Where removal is required to carry out repairs, this work to be carried out by a skilled joiner.
- All historic features to be protected during the works contract.
- The proposed works to minimise alterations to, and loss of, historic fabric, and to maintain, as far as possible, the character and integrity of the historic interiors and original design intent.

Where new additions are necessary, these works are designed to be reversible, wherever possible.

6.3.2 Windows and Doors

- All surviving historic 19th century windows including, architraves and panelling, fanlights, and doors to be repaired. Where replacement of decayed sections is required, these are to replicate mouldings of historic sections. Original glass should be carefully taken out during repair work, numbered, safely stored and reused.
- Original glass should be retained where still existing.

6.3.3 Openings through masonry

- Service runs through masonry to be kept to a minimum as identified on the drawings and carried out as per the direction of the services engineer, structural engineer and conservation architect in order to minimise damage to historic stone and brickwork. All sleeves to be bedded in lime mortar only
- New openings, where essential are to be carefully made, reducing the loss of original stone or brickwork as far as possible, as directed by the conservation architect and structural engineer

6.3.4 Internal Wall finishes generally

- Where remains of historic plasterwork have been identified, these are to be recorded by a decorative plaster specialist and the record made available and kept in the Building File
- Paint layers to be removed using hand tools and non-destructive solvents from any historic layers
- Permeable paints to be applied

6.3.5 Internal Ceiling finishes generally

- Repairs to surviving ceilings to match existing
- Any repairs to plasterwork to be carried out by historic plasterwork specialist to accurately match original work
- Where remains of historic plasterwork have been identified, these are to be recorded by a decorative plaster specialist and the record made available and kept in the Building File
- Paint layers to be removed using hand tools and non-destructive solvents from any historic layers
- Permeable paints to be applied

6.3.6 Installation of new services

- The majority of plant will be specifically designed to be located in the basement or roof of the kitchen ext to the Round Room to avoid excessive services in the historic structures
- All distribution pipes and cables (if any) which have to be laid beneath floor boards are to use existing runs as far as feasible.
- Vertical pipework and cabling routes to be reused where appropriate
- Only Contractors with extensive experience of similar works to historic buildings will be invited to execute the works.

6.3.7 Removal of Entrance Vestibule Interior and Roof

- All to be fully recorded in detail prior to dismantling
- Sequencing of removal and relocation to be carried out under guidance of the Conservation Architect
- Decorative elements to be stored in safe location ahead of the relocation at a new location

Appendices

Appendix A Historic Garden Summary by Finola Reid PPN presentation

Analysis of the historical maps between 1728 and 1972.

1. Charles Brooking's City of Dublin map 1728 – garden not depicted.
2. John Rocque's map 1756 – outline of the Georgian garden.
3. Ordnance Survey 1st edition map 1837-43 – the early Victorian layout.
4. Ordnance Survey map 1864-1866 revision – the mid Victorian layout.
5. Ordnance Survey map 1892 revision – changes for/after royal visit of 1890.
6. Ordnance Survey map 1908-09 revision.
7. Ordnance Survey map 1936 revision.
8. Ordnance Survey map 1969-72 survey.

John Rocque's map 1756 – the Georgian layout

Rocque's map of 1756 shows a simple garden layout. The absence of detail may be simply because the garden is still in its early stages of development. The site is walled and not visible from the street ensuring that this is a private domain, a formal pleasure ground for the enjoyment of the lord mayor, his family and guests. The windows on the north gable, either the drawing room or parlour windows, overlook the garden.

The garden is designed for use on a north/south rather than an east west axis, emphasising the connection between house and garden. The design is an elegantly simple one; lawned grass, an embanked flight of steps and wide paths. The lawn is the dominant feature and is divided in two by the central path leading down from the mansion house. Perimeter paths are also shown. The entire path system is wide and facilitates access to all parts and commodious for two persons walking side by side. The curve of the perimeter wall to the forecourt of the house is echoed in the shape of the border and the lawns at their south ends, providing a slightly 'curlicue' or 'bow' effect to the design.

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A narrow embankment is flanking the flight of steps that directly connect the Mansion House with the garden. This embankment facilitates the change of ground level from mansion house to garden level. The top level is a pathway along the house gable.

No flower borders or beds, nor trees or shrubbery are shown. There is no permanent fixed feature depicted at the end of the central path where it meets the gable wall of the Royal Irish Academy. However it is unlikely that a feature was not in place there. With such a highly desirable south facing aspect there may well have been something there at, or on, the gable wall, a garden seat or bench; perhaps a large pot placed there in the summer months containing some rare or exotic tropical plant. The use of a bold feature would have terminated the vista, creating a topic of conversation for those enjoying the garden and those viewing the garden from the windows.

Ordnance Survey 1st edition 6 inch map 1838-43 – the early Victorian period

The garden has now become more symmetrical in design and perhaps, is still at the very early stage of a changing layout, perhaps executed to celebrate the beginning of queen Victoria's reign.

The grass lawn layout depicted on Rocque's map has now been replaced by two rectangular cultivated plots shown as 'parterre' style beds but not matching each other in size or shape. Each bed/plot is bounded by vegetation – probably dwarf boxwood hedging, or perhaps shrubby germander or other similar hedging species. The plot on the west side has a large specimen shrub or perennial in its centre with two dotted circles around it, which may be indicating the use of 'spot plants' in coloured gravel or shell fragments, as was the fashion. The plot is divided into quadrants, all apparently bounded by 'boxed' hedging.

The other longer rectangular plot is divided by diagonal paths, creating a 'St. Andrew's Cross' pattern of four triangular shaped beds. The beds are edged with hedging, again possibly boxwood. One bed on the left of the pattern is shown with three matching small circular shapes and the opposite one has a larger circular shape, all beds within beds. These are depicted as ornamental flowerbeds and archive researches, hopefully, may reveal more about their contents.

The flight of steps is now shown as out of alignment between the two main beds. Perimeter borders are marked on the west, north and east sides of the garden

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though no trees or shrubbery are depicted so perhaps this is the early stage of this new planting layout.

An equestrian statue of king George 1st is now installed on the west end path at the edge of the west border. The statue is not centrally placed along this path, (the later revision of 1864 shows the statue situated under a tree so perhaps this is why it is not centrally aligned on either the west border or on the cultivated plots). This positioning must be intentional as it would allow for the installation of another statue at a spaced interval on this side of the garden, possibly one of the new Queen Victoria.

Ordnance Survey 6 inch map 1864-1866 revision – the Victorian period

This revision of the 1837-43 OS map shows changes since the first edition was published.

The bed layout is still unchanged with 'parterre' style beds not matching each other in size or shape. Each bed/plot is still bounded by dwarf boxwood hedging, or shrubby germander or other hedging species. The plot on the west end still has a large specimen shrub in its centre with two dotted circles around it. It is still shown divided into quadrants, all bounded by dotted plants. The other longer rectangular plot is still divided into four triangles by diagonal paths, creating the 'St. Andrew's Cross' pattern. A tiny circular feature, or object, is shown on the south-west corner of the parterre that was not in the earlier edition.

The three perimeter borders have all been widened. It is noteworthy that the west border, due to its widened size, now has the statue of George 1st largely incorporated into it.

A row of well-spaced deciduous trees are now shown planted in the north border along the boundary with the Royal Irish Academy building. The east and west sides of the garden are also planted with trees in a linear sequence, four to the east and four to the west. The trees are all spaced at regular intervals and appear to be already sizeable so it is reasonable to think that they may have been planted shortly after the first edition OS was published. Three of the four trees are shown towards the south end of the west border but the centre area of the border is treeless, perhaps to allow the western light into the garden.

The garden is still depicted as walled and no entrance is evident in the curved section of wall at the forecourt.

Ordnance Survey 6 inch map 1892 revision – the late Victorian period

The 1892 revision shows more changes. The publication of this revision comes shortly after the visit of Queen Victoria in 1890 so many or all of the changes

recorded on this revision are likely to be the alterations and new works carried out in preparation for her visit.

The two 'parterre style' central beds have now been replaced with grass lawns once more. The lawn on the west side has a solitary large shrub in its centre and it occupies the same position as the specimen in the parterre bed of the previous edition so it is likely to be that same one. Another smaller shrub is shown on the south edge of the same bed and it may also be a survivor of the former layout. The lawn on the east side has been extended to the east boundary and the east border and its trees not recorded or removed, due to the extension of buildings on that side.

The circular feature or object at the south west end of the east lawn has been altered from a circular to a small rectangular shape. Its purpose is not evident.

The flight of steps has increased from five to six steps with an additional and wider top step as a landing. They are now re-aligned on the central path. The side walling of the steps is shown in more detail. The embankment itself is shown as curved on the top level and slightly curved at garden level with a dog leg turn at the east end. This results in a wider top level at the east end. At the west end it merges into the west border at the first tree.

The path has been widened at the west end and eliminated at the east end. The north end path remains the same width as before. The central path is widened and at its halfway point forms a circular curve to accommodate a new fountain and basin.

The row of trees on the north border has been replaced by mixed shrubbery. The west border still has three trees depicted, two now at the south end and one at the north end.

The statue of king George 1st has slightly moved position (or the surveyors are not accurate) but other details on this edition are accurate that it is likely that the statue has been moved once again for some undiscovered purpose.

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Ordnance Survey revised maps of 1908-09, 1936 and the 1969-72 survey.

These editions are unreliable references as they do not record the garden layout or contents except the fountain and statue.

The 1908-09 edition records no paths, borders or vegetation, only the fountain and the statue of king George 1st.

The 1936 OS map records the fountain and basin in situ but the statue has been removed.

The 1969-72 OS map records only the fountain's basin.