

INDEPENDENT HOUSE STUDENT ACCOMMODATION
87-93 MIDDLE ABBEY STREET
LRD PLANNING SUBMISSION - ARCHITECTURAL HERITAGE IMPACT ASSESSMENT

MARCH 2025



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This AHIA has been updated to address issues raised by Dublin City Council Conservation Department in the LRD6075/24-S2 Notice of Opinion - Independent House, 87-93 Middle Abbey Street, Dublin 1, dated 09.01.24.

1.0 INTRODUCTION

This report was prepared by Molloy & Associates Conservation Architects on behalf of the applicant, Summix IHD Developments Ltd. to accompany an LRD-planning submission for proposed student accommodation and commercial development at the site known as ‘Independent House’, 87-93 Middle Abbey Street, Dublin 1.

The assessment has been prepared in accordance with Appendix B of the Architectural Heritage Protection Guidelines for Planning Authorities (2011) from the Department of Housing, Local Government and Heritage.



Figure 1 The development site¹, outlined in red is bound by Middle Abbey Street, William's Lane and Prince's Street North. The east boundary adjoins Penny's Department Store.

1.1 STATUTORY CONTEXT

The subject site contains two protected structures; RPS Ref. 18: Independent House, at Nos 87-90 Abbey Street Middle and the attached building to the west, RPS Ref. 8797, Nos.91-93 also identified as Independent House, but historically known as Emerald Chambers.

RPPS No.	House No.	Full Address	Post Code	Description
18	87-90	Abbey Street	Dublin 1	Independent House, including

¹ * The development site boundary depicted within this report is illustrative in nature and represents the main development site. Please refer to architectural drawings and site layout plan submitted with the application

		Middle, Dublin 1		roof and roof pavilions
8797	91-93	Abbey Street Middle, Dublin 1	Dublin 1	Independent House

Table 1.1 Protected structures within the subject site boundary, as they appear in the RPS

It is noted that Independent House is also identified on the Dublin City Industrial Heritage Record Survey.

The subject site is aligned with the southwestern boundary of the O'Connell Street and Environs Architectural Conservation Area. It is positioned to the west of a Conservation Area.

The site adjoins a protected structure at Nos.94-96 Middle Abbey Street, Abbey Chambers [RPS 19] and opposes the rear of a terrace of protected structures to the north, including the GPO buildings and the GPO arcade.



Figure 2 Extract from Mapset E of the Dublin City Development Plan 2022-2028. Protected structures are identified with a red asterisk, O'Connell Street ACA has a green hatch, and the red hatch is a conservation area. *

for the actual application site boundary, which includes proposed road and associated infrastructural works.

The proposed development is located within the Zone of Archaeological Potential (DU018-020) for the historic core of Dublin City as designated within the Record of Monuments and Places and Dublin City Development Plan. Archaeological/cultural heritage impacts of the proposed development are separately assessed by IAC Archaeology.

1.2 NON-STATUTORY HERITAGE CONTEXT

Independent House, Nos. 87-90 is included in the National Inventory of Architectural Heritage (NIAH) as 50010401 with a 'National rating' and the categories of special interest identified are Architectural, Artistic, Historical and Social.

Emerald Chambers, Nos. 91-93 is listed as 50010400 with a 'Regional rating' and the categories of special interest identified are Architectural, Artistic and Social.

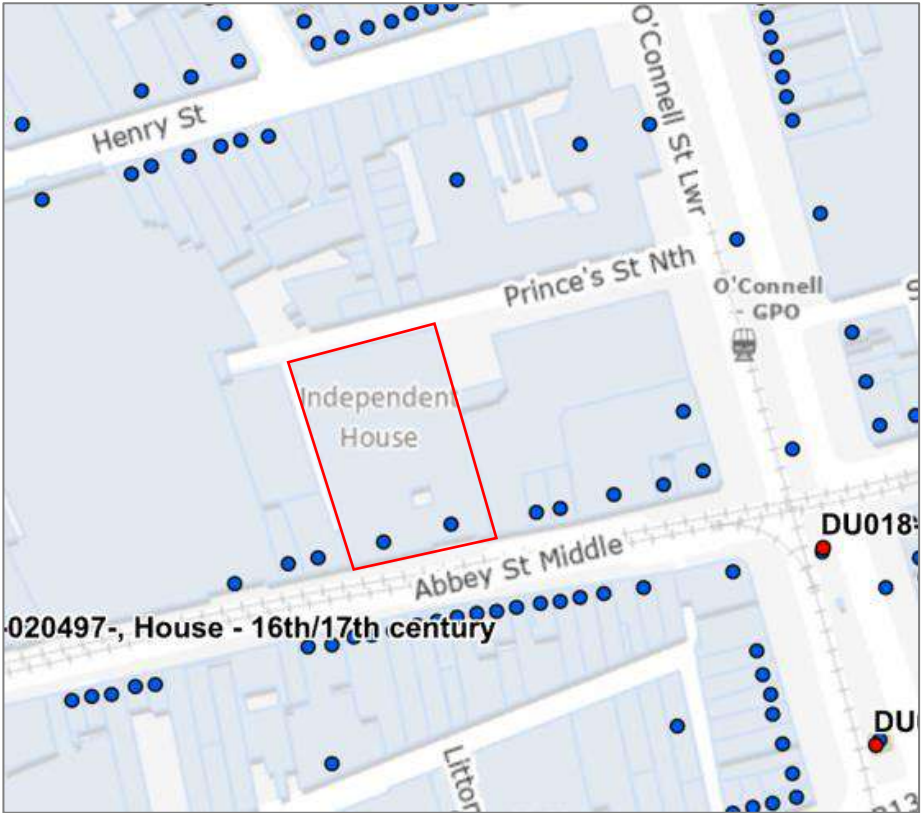


Figure 3 Extract from the NIAH historic environment viewer. Structures included on the NIAH are identified with a blue dot, The red dots identify entries on the Sites and Monument Record (SMR). *

2.0 BASELINE ARCHITECTURAL HERITAGE ANALYSIS

This section of the report is intended to be read in conjunction with Appendix A: Building Chronology (drawings) and Appendix B: Photographic Record, attached to the rear of this document.

2.1 SITE OVERVIEW

The subject site is comprised of a grouping of interconnected early-mid 20th century structures, formerly in use as the offices and printing house of the Independent Newspaper group. For ease of reference the various structures that comprise the grouping are numbered Zone 1-5 within this report as illustrated in Figure 4 below and described in Table 2.1 below.

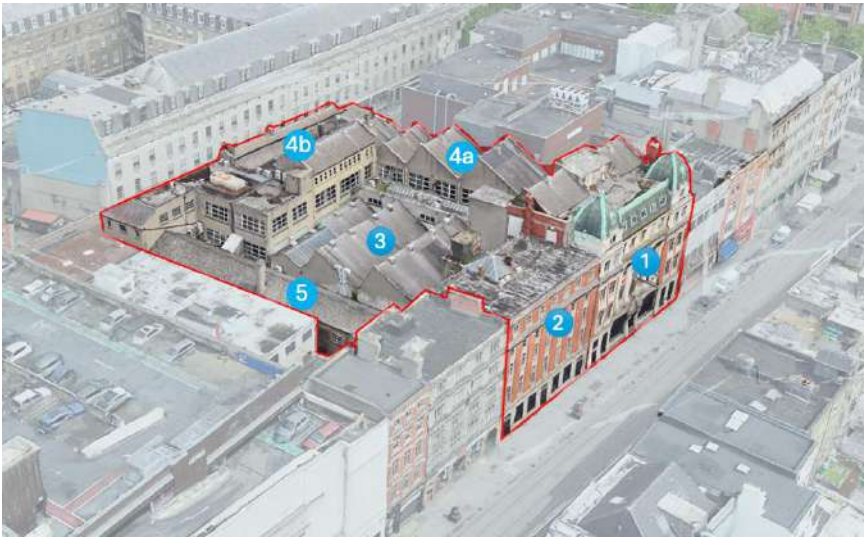


Figure 4: Identification of the zones within the building complex, described within this report.

Reference Zones as identified on Figure 4.	Address / Description	RPS
Zone 1	87-90 Middle Abbey Street, Independent House	RPS 18
Zone 2	91-93 Middle Abbey Street, Independent House (also known as Emerald Chambers)	RPS 8797
Zone 3	Industrial Printing Hall with saw-tooth profile roof. Constructed in two phases. The ground floor was previously demolished.	Not described in the RPS, but considered to fall within the curtilage of the primary protected structures
Zone 4a	Concrete framed structure with saw-tooth profile roof, formerly	Not described in the RPS, but considered to

	in use as an office and administration building.	fall within the curtilage of the primary protected structures
Zone 4b	Prince's Street North structure formerly in use as an office and administration building with loading bay. It has a concrete frame structure with pitched roof.	Not described in the RPS, but considered to fall within the curtilage of the primary protected structures
Zone 5	Linear building on Williams Lane, likely constructed c 1918 This structure was acquired by the Newspaper group c1940. It has a concrete structure at lower ground level, brick on the ground and first floor and a lightweight metal truss roof with slate linings.	Not included.

Table 2.1: Identification of the buildings within complex.

2.2 ZONE 1: 87-90 MIDDLE ABBEY STREET, INDEPENDENT HOUSE, RPS 18

2.2.1 Front façade of Independent House

The front façade of Independent House is an impressive nine bay, five-storey-over-basement, mid-terrace office building located on Middle Abbey Street.

The ground floor is clad in rusticated Portland stone, accompanied by a coursed granite ashlar plinth course. The first and second floors feature machine-made red brick, laid in Flemish bond. The advanced end bays are topped with a platband that includes diamond-faced blocks. The central five bays are framed by engaged giant Doric columns made of Portland stone, which rise from the first floor and support a full-span entablature adorned with dentils and modillions below the third floor. The projecting bays of the upper floors are brick which accentuate the carved Portland stone window dressings. The central section features red brick panels set between giant order Doric columns in Portland Stone. Above the second floor, there is a prominent cornice, with modillion detailing and a deep frieze. There is noticeable ferrous staining on the Portland stone cladding of the fourth floor, likely due to contaminated rainwater runoff from the copper-clad dormers and parapet above.

The central front door, which is non-original, is framed by an ornate Portland stone doorcase and is topped with a Doric entablature. This entablature includes a framed panel and brass lettering that reads "Independent Newspapers Limited." The side door in the end bay is panelled with a stone lintel and rectangular transom light over.

The shopfront windows have heavy bronze panelled surrounds and sill guards. The original window frames are missing, and the windows are presently boarded up. Original bronze window frames, with secondary timber-framed glazing remain on first, second and third floors. However, on the top dormer floor, only one of the original windows is still intact. The original oval windows remain in each of the cupolas at the roof level. The windows are in need of extensive refurbishment.



Plate 1: The front elevation of 87-90 Middle Abbey Street, Independent House [Zone 1].

Bronze lettering 'Sunday Independent, Irish Independent', and 'Evening Herald' are fixed to the frieze above second floor level.

A large bronze-framed clock is suspended perpendicularly above the main entrance door. It is evidently not the original clock as confirmed by early 1930s photographs which feature a circular face. The present clock, with its art-deco design is, nevertheless, of heritage interest and a recognisable feature of the streetscape.

2.2.2 Rear façade of Independent House

The rear façade of the office building is utilitarian in terms of design and choice of materials. The staggered windows of the stair enclosure create an irregular division across the façade. There are no decorative elements present; the external walls are finished with cement render and feature concrete sills. Only two of the original metal windows with casement and pivot openings remain, while the rest have been replaced by contemporary uPVC windows.



Plate 2 The rear elevation of 87-90 Middle Abbey Street, Independent House [Zone 1].

Attached to the western bay is a full-height projecting return. Originally, the return extended to floor level, and the upper floors represent a later mid-20th-century addition. The lower levels of the projecting return and the adjacent walls enclose a small open yard, which is clad in glazed white brick to reflect daylight into the deep plan of the building. A pyramidal roof lantern is situated over the eastern side of the yard.



Plate 3 The characterful roofscape of 87-90 Middle Abbey Street, Independent House [Zone 1].

2.2.3 Roofscape

The highly sculptural roofscape is one of the most significant architectural features of the building. The top-floor mansard roof is clad in natural slate, featuring copper-clad dormers and topped with a panelled copper parapet. The flanking end bays have an advanced attic story clad in Portland stone, which is topped with a pair of vaulted domes. These domes are covered in diminishing natural slate courses and copper panels highlighting the ribbed concrete structure. When the Independent Newspaper group occupied the building, flagpoles above the cupolas completed the ensemble, creating a landmark headquarters. The distinctive cupolas are prominent in the streetscape and establish a visual connection to contemporaneous buildings at the junction of O'Connell Street and Middle Abbey Street— all of which were reconstructed following the damage caused by the 1916 Easter Rising. On either side of the staircase, the rear portion of the roof is steeply pitched, featuring north-facing roof lights and natural slate cladding on the southern pitch. The central section of the roof is flat. Historically, it was used by the Independent Newspapers Group as a photoshoot location for visiting dignitaries and occasionally as a venue for impromptu performances. Currently, this section is in poor condition, with water ponding on the roof and breaches in the roof lining resulting in water damage to the building's interior.

2.2.4 Building form and interior layout

Independent House was designed to serve as the public face of the Independent Newspaper Group. The front façade on Middle Abbey Street was intended to make an impression. However, there is a sense of facadism present, as the interiors and rear façade do not match the grandeur of the elaborate neo-classical front.

The building housed administrative offices for the newspaper group, with the boardroom situated on Level 3. To adapt to the evolving needs of the newspaper business, the internal layouts were periodically modified, with partition walls being added or removed as necessary.

The building is connected to the adjacent structure, Emerald Chambers, on all levels. The two buildings were constructed entirely separately, and have different floor levels, resulting in awkward connections between the party walls that require navigating level changes.

The rear of the building is attached to the Printing Hall [Buildings 3] and Zone 4a with a small open yard between the three structures, faced in glazed white brick.

The building has been vacant since 2004, and the interior of the structure has suffered the damaging effects of sustained water ingress, and bird damage particularly on the upper levels. Architectural features of interest are described below.

2.2.5 Stairs

The building features a single stair that extends from the basement to the roof. It has a U-shape plan with square landings. The stair is polished concrete with inset with incised metal nosings.



Plate 4 Detail of bullnose bottom step and inset incised metal nosings on the treads.



Plate 5 Original balustrade, previously installed on ground to first floor levels. Presently located in Zone 4b.

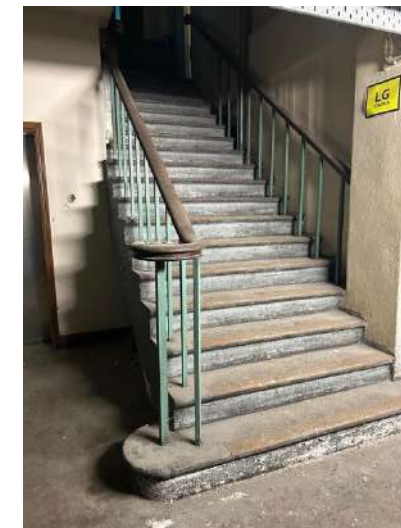


Plate 6 Stair from basement level



Plate 7 Impact damage at the entrance hall reveals the composition of the stairs to be concrete with a polished composite layer applied.

There is a contemporary lift shaft within the central stairwell, which is clad in a contemporary metal panelling, with poor-quality fixings to the stair handrail. At basement level, the bottom step is curved and the original moulded hardwood handrail, supported on simple bronze uprights, terminates in a velouté. At entrance level – the stair is interrupted by a polished column with Corinthian capital. The overall effect of the staircase has been diminished by the removal of the original bronze panelled balustrade. Fortunately, it appears as though the original balustrade sections have been retained on site, although the uprights were cut through during the removal process. The design of the balustrade features cross bracing with a circular motif, typical of the era.

2.2.6 Decorative Plasterwork

The interior of the building is relatively plain, with few concessions to applied decoration. Decorative plasterworks is limited to the stair hall at entrance level and the former boardroom ceiling at third floor level.



Plate 8 The ceiling in stair hall features a neoclassical geometric design.

The ceiling in the entrance hall is partially obscured by a contemporary suspended ceiling, so the full extent of the decorative plasterwork remains unknown at this time. Both the entrance hall and the inner stair hall feature a neoclassical geometric design, consisting of a series of rectangular panels surrounded by a border of concentric circles and a modillion cornice, all framed by a moulded cornice. The composition within the stair hall is divided

by a panelled bressummer beam supported on a polished column and pilaster, both featuring Corinthian capitals.



Plate 9 The boardroom ceiling at third floor level features low relief regency style cornicing and centrepiece

At third floor level, the boardroom's dividing wall has been removed to create a single open-plan room that spans the entire depth of the building. The ceiling features a pair of regency style centrepieces in low relief, accompanied by a moulded cornice. Unfortunately, this ceiling is in very poor condition due to ongoing water ingress, with mould and delamination evident.



Plate 10 Typical original door: The original narrow panelled doors comprise of three panels, with six glazed panes in the upper panel. Circular brass knobs.



Plate 11 Typical window: the windows have timber framed secondary glazing with moulded architraves and panelled window aprons. Many of the surrounds have been damaged by the installation of pipework and services.

2.2.7 Architectural Joinery

Original panelled doors remain on levels 1 and 3. The doors are integrated into the partition walls and feature a moulded skirting, dado and picture rail. Elsewhere original doors have been replaced by contemporary doors.

Original secondary glazing remains on the front elevation of Levels 1, 2, and 3. On level 3 the window sills are at a higher level, and do not feature a panel below.

Levels 1 and 3 feature original partition walls with moulded skirtings, dado, and picture rails. Glazed screens are integrated into the partitions, allowing natural light into the corridor.

2.2.8 Floor by floor description of Independent House, identifying features of architectural interest

2.2.8 a) Independent House- Basement Floor

There is limited fabric of architectural heritage interest at basement level interest. The stairs, which extends to basement has been separately described. Directly opposing the main stair the original strong room remains intact, complete with original steel door. The strong room has a terracotta tiled floor and the interior walls of the room are lined in a glazed white tile.

Also of note are two early 20th century steel fire-doors, suspended on a sliding mechanism. Similar doors are found on each level of the upper floor levels, at the end of the corridors, separating Independent House from Emerald Chambers. These doors were designed to close automatically in the event of a fire.

2.2.8 b) Independent House- Entrance Level

All surfaces on the ground floor are lined with contemporary materials. There is a decorative plaster ceiling, previously described, which is partially concealed by a suspended ceiling in the entrance hall and stair hall. The original configuration of the ground floor layout has been altered by the addition of later partition walls, a contemporary reception desk and raised floor area.

The ground floor is connected to Emerald House through rough, unfinished ownings in the party wall. No original joinery was observed at ground floor level.

Water ingress, caused by the deterioration of the lower-level roofs and the accumulation of debris and vegetation in the small open yard adjacent to the rear elevation, has resulted in multiple instances of damage to the building fabric.



Plate 12 Steel fire doors separate the connections between Independent House and Emerald Chambers.

2.2.8 c) Independent House- First Floor Level

The original floor configuration is intact on level 1. There is a central narrow corridor lined with partitions walls, which feature panelled screens with clerestory glazing and openings sections on the northern side of the corridor and solid partitions with original moulded architraves and original panelled doors on the south side of the corridor. There is a sliding fire door separating the later connection with Emerald Chambers.

There are surface mounted services throughout, many of which have been installed through original joinery elements.

2.2.8 d) Independent House- Second Floor

The second floor has been modified to create an open-plan space, featuring contemporary wall linings, a suspended ceiling, and modern partitions that

enclose the stair lobby. The structural columns, designed in a square plan, are plain and lack any decorative finishes. Fabric of architectural heritage interest is limited to the original window fabric.

2.2.8 e) Independent House -Third Floor

The third floor features a narrow central corridor that leads to a boardroom at the eastern end. The wall that previously divided the boardroom has been removed, so that the extended room extends from the front to the rear of the building. The finishes in the boardroom are noticeably more decorative than in the rest of the building. It features a parquet hardwood floor arranged in a herringbone pattern, and the ceiling is adorned with low-relief, neoclassical decorative plasterwork. Unfortunately, all remaining finishes are in particularly poor condition due to extensive water damage. The spine corridor is constructed with original 1930s partition walls and includes glazed screens, as well as moulded architraves and panelled doors.

2.2.7 f) Independent House- Fourth Floor

The fourth-floor layout has been entirely altered by the insertion of contemporary partition walls throughout. There is a contemporary suspended ceiling which conceals the original vaulted ceiling and rooflight at the rear and the Hennebique concrete structure to the underside of the roof. Only one of the original windows remain on this level, all others have been replaced by timber framed windows of no heritage interest. The condition of the concrete roof slab has been compromised by water ingress which has resulted in the corrosion of the metal reinforcement.

2.2.8 g) Independent House- Roof level

There is a small flat roof structure enclosing the main stairs and access to the roof level. The rear section of the roof has a steeply pitched profile with patent glazing system on the north pitch and natural slate on the south facing slope.

The distinctive domes atop the advanced end bays are clad in natural slate laid in diminishing courses, while the ribs of the domes are covered with copper panels. The design of the domes is technically interesting. Access to the east dome is not available, but the west dome includes a later-added door for accessing the water tanks stored inside. Although traditional materials are used on the exterior, the domes are constructed using advanced techniques, featuring a thin concrete shell.

2.3 DESCRIPTION OF ZONE 2: 91-93 MIDDLE ABBEY STREET, EMERALD CHAMBERS, RPS 8797 (described as Independent House in the RPS)

Nos.91-93 Middle Abbey Street is a purpose-built office building constructed c1932 as part of the reconstructive works post the 1916 Easter Rising.

This five-storey over basement mid-terraced office building has a granite shopfront with red brick on the upper floors. The giant brick pilasters are surmounted by a heavy cornice below fourth floor level. The window openings have granite dressings with keystones on fourth floor. The majority of the windows have been replaced, but six of the original metal frame windows remain on first floor level.

The rear elevation is faced in stock brick. There is a full height original rear return containing the toilets which are accessed off the quarter landing on the stairs. The original metal windows survive in the return but all others have been replaced with uPVC windows.

The building has been vacant for an extended period, and the interior of the structure has suffered the damaging effects of sustained water ingress, and bird damage particularly on the upper levels.



Plate 13 Front elevation of 91-93 Middle Abbey Street, Emerald Chambers, RPS 8797 [Zone 2]

2.3.1 Emerald Chambers Interior

In the early 20th century, a diverse range of businesses operated within Emerald Chambers. The entrance hall, staircase, and lift were shared and designed using

high-quality materials. Circa 1940, the structure was integrated into the Independent House complex, with lateral connections created through the party wall on all levels. The former office spaces have been modified on all levels, with partition walls installed to accommodate the evolving needs of the newspaper group. As a result, there are limited architectural features of interest remaining on the upper floors. Features of architectural heritage are described in the following text.

2.3.2 Stairs and caged lift

The building features a single granite stairwell, with each flight cantilevered between the quarter landings. An early model 'OTIS' caged lift is located in the well of the stairwell. The stairs are illuminated by a glazed roof lantern above. Sanitary facilities are accessible from the quarter landings.



Plate 14: Handrail mounted on caged lift enclosure **Plate 15:** Underside of the granite stair lift enclosure

2.3.3 Decorative Plasterwork

There is a modillion cornice in the entrance hall, the inner hall and the primary rooms on ground floor level. On the upper floors, there is a moulded cornice, which has been interrupted by later partition walls and interventions.

2.3.4 Architectural Joinery

There is a good pair of double doors on the entrance hall with glazed upper panels and rectangular transom light over.

As previously stated, the upper floor levels have been previously modernised and the only original doors remaining on the upper floors are those in the bathrooms accessed off the quarter landings on the stairs.

2.3.4.a) Emerald Chambers -Basement Floor

The external basement walls and former lightwell enclosure consist of rubble Calp limestone which probably date from the earlier building on the site. At the rear of the basement there is granite stairs and arched opening which may also be a remnant of the earlier 19th century office building.

In the stair hall and bathrooms at basement level, there are original tiled floors- white with a black tiled boarder. The tiled surfaces are heavily soiled and damaged sections were noted.

No other fabric of heritage interest was observed at basement level. There are surface mounted services throughout, concrete floors and many of the former door openings within the internal walls have been infilled with blockwork.

2.3.4.b) Emerald Chambers- Ground Floor

The small entrance hall, accessed from the central front door, is the most decorative and intact room in the building. It is a modestly sized space, lined with varnished timber panelling, featuring strap detailing. There is a deep modillion cornice. The original mosaic floor is particularly fine and features the name 'Emerald Chambers' framed by a stylised foliate design.

Between the entrance and inner hall there is a good pair of double doors with glazed upper panels and floor mounted brass hinges, with a rectangular transom light, featuring cross-braced mullions. The entrance hall leads to the narrow inner hallway, which also has a mosaic floor; this one is laid in a fish-scale bond with chequered boarder. Both the entrance and inner hall features a flat plaster ceiling with a modillion cornice. The outer hall is lined with timber panelling, with cross strap detailing. In the inner hall there is a moulded timber skirting, and a beaded dado in the plastered wall.

In the front rooms on either side of the entrance hall, there is a raised access floor, contemporary wall linings and a contemporary suspended ceiling. In the room to the west of the entrance hall there is a modillion cornice, and the structural columns have a simple panel detail applied.

The condition of the building fabric within these spaces is poor, particularly at the rear of the building where there the degradation of the concrete slab and extensive corrosion of the embedded reinforcing bars is most apparent.

2.3.4.c) Emerald Chambers- First floor

The first floor is subdivided by contemporary partitions, and there is an ad-hoc connection to Zone 5 to the rear, involving a stepped level change. Features of heritage interest are limited to the original metal framed windows, flat panelling on the structural columns and a plain run cornice, that follows the structural grid. There are no original doors surviving.

2.3.4.d) Emerald Chambers -Second floor

The second floor is also subdivided by contemporary partitions and all windows have been replaced.

2.3.4.e) Emerald Chambers -Third floor

Aside from the original stair and bathrooms at the rear, there are no features of architectural heritage interest on Level 3. The space is open plan, with surface mounted services and inappropriate replacement windows. A makeshift stair connects through to Independent House.

2.3.4.f) Emerald Chambers- Fourth floor

The fourth-floor level is laid out in an open plan arrangement, with contemporary finishes and surface mounted fixtures. There are contemporary windows throughout and no historical joinery. There is a pyramidal roof lantern above the stair and lift, and a concrete roof, with contemporary plasterboard ceiling above the main floor.

2.4. ZONE 3: PRINTING HALL (Constructed in two phases, attached to the rear of Independent House and Emerald Chambers)

At the heart of the grouping is the cavernous Printing Hall, or 'Machine Hall' as it is identified on Goad's 1936 Fire Insurance Map. This vast space was constructed in two phases; the eastern half, situated at the rear of Independent House was constructed contemporaneously with the office building in 1935. Circa 1939, the newspaper extended the hall westwards, into the site formerly occupied by warehouses buildings at the rear of Emerald Chambers and in doing so, practically doubling its size.



Plate 16: The interior of the Printing Hall (Zone 3)

The present three-story height is a consequence of the recent removal of the original ground floor level. The remnants of concrete gantries overlooking the hall level have also been partially demolished, and rebar left exposed. In addition, part of the floor in Zone 4 has been collapsed in, with the debris piled to form a temporary ramp of sorts to the basement floor of the machine hall. It is not known precisely when these works were undertaken, but it predates 2006. It is noted that all former industrial machinery has been previously removed from the printing hall.

The printing hall features a characterful industrial roof, with a sawtooth profile, with painted timber boarding exposed on the south-facing pitches and extensive north-facing rooflights illuminating the vast hall. The patent glazing system is in poor condition, and many of the panes have been previously replaced with wired glass. All junctions between slate, glass and timber are weathered by lead flashing, some of which is missing. The roof is supported on lightweight metal trusses on a concrete columnar grid. The truss types vary slightly on the later phase. Close examination of the roof fabric was not possible at this stage, but it is clear that parts of the roof are in a damaged condition, owing to lack of maintenance and deterioration of flashings. Large areas of the timber linings have deteriorated, and replacement is anticipated, subject to detailed investigations. There are a series of cellular offices on the eastern side of the hall, with timber framed screens and timber doors with glazed upper panels. Similarly, at the

southern end, adjacent the rear of Emerald Chambers [Zone 2], there are two offices at the upper floor level, also with glazed, timber framed screens and original panelled doors.

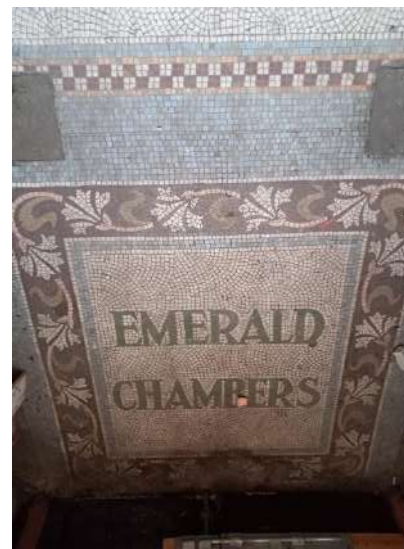


Plate 17: Mosaic floor of entrance hall

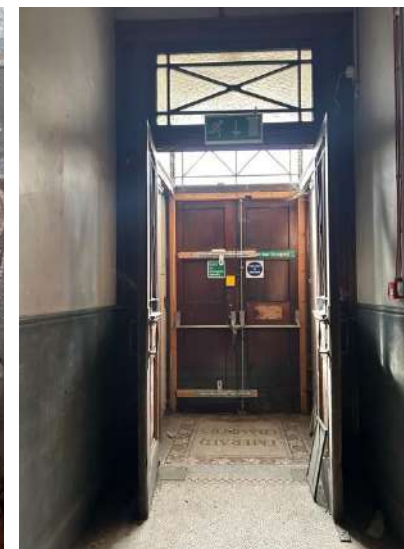


Plate 18: Transom light above entrance door and modillion cornice



Plate 19: The western side of the Printing Hall, was added c1939.

The internal walls and columns within the hall are covered in square-format glazed, plain white tiles. This would have provided a robust, low maintenance finish and also reflect and improve daylight levels within the hall. Many of the tiles have become detached from the substrate. The dark staining on the tiles are likely attributable to prolonged exposure to the printing process, a testament to the structures historical use.

The printing hall is surrounded on all sides by various administrative and outbuildings. The east elevation forms one side of a linear lightwell and is clad in glazed white brick, featuring a decorative geometric pattern on the panels between the piers. This is one of the few instances of applied decoration observed throughout the entire of the rear building range.

There is a later vertical extension constructed above the eastern side of the hall, identifiable by a change in exterior finish to a concrete render. The floor of this long, narrow extension is made of timber sheeting, which is in very poor condition and restricts safe access. It is unclear when this vertical extension was added, but reference to historic photographs confirm it was constructed between 1935 and 1955.



Plate 20: This eastern face of the machine hall is clad in glazed white brick and features a decorative geometric pattern on the panels between the piers.

2.5 ZONE 4A: FORMER OFFICES (on eastern boundary)

This area of the structure comprises 3 storey-over-basement floor block of open-plan offices. It is aligned with the eastern boundary and attached to the rear of Independent House and Zone 4b. The exterior has a cement render finish and contemporary uPVC windows throughout. The sawtooth roof profile is similar in composition to that above the Printing Hall, but on a smaller scale, with metal trusses, glazed rooflights on the north-facing profile and slate roofs with exposed timber boarding internally on the southern slopes, all of which are presently concealed by a contemporary suspended ceiling.



Plate 21: Sawtooth roof profile of Area 4. To the east of the narrow lightwell.

At entrance level, there are a number of panelled door and glazed screen partitions that are likely original. The upper floors of Zone 4a lack any notable features of heritage interest. Previously, they functioned as open-plan offices equipped with raised access floors, with modern partition walls, and suspended ceilings. The upper floor is in poor condition due to ongoing water ingress from the roof.

2.6 ZONE 4B: FORMER OFFICES on Prince's Street North

The building along Prince's Street North was constructed in two separate phases; the eastern five-bay building with pitched roof, part three storey and part 4 storey, was constructed in 1935 as part of the original Independent House complex, and the remaining flat-roofed section to the west, appear to have been reconstructed c1939.

The eastern section consists of a five-bay, three-storey structure with a basement, featuring a set-back fourth floor. Attached to the gable wall is a late 20th-century brown brick addition, which has a plaque identifying the site of the former Capitol Theatre, demolished in the 1970s. Delivery vans were dispatched from the ground-floor vehicular entrances, which are framed by glazed red brick piers adorned with remnants of a Roman cement cornice above. These features have been damaged and altered due to later modifications. The lintel to the east is intact and the lintel above the eastern opening has been removed to create a

taller opening. Above the first vehicular entrance, there is a single Art Nouveau-style light fixture.



Plate 22: Typical open plan floor within Area 4

Some original multi-paned metal windows remain at the shopfront level, along with an original timber door that has a rectangular transom light above it. All windows on the upper floors have been replaced with uPVC. The rear elevation features cement render and contemporary windows.

The upper floors display a modernist design, characterized by a dentilled cornice under the eaves, which is the only decorative element. There are two industrial metal framed windows with pivot opening in the rear elevation of the later c1939 extension.

The structure of this building is comprised a mixture of materials; The primary structural components are reinforced concrete frame, although the piers on the façade appear to be comprised of brick, behind the concrete render finish. There are deep steel beams in the ceiling of the entrance floor, marked 'Frodingham Iron & Steel Co Ltd, England', which were based in Lincolnshire. The steelwork in the later phase is stamped 'Lanarkshire steel Co Ld. Scotland'.

The ground floor, of Zone 4b was originally used to dispatch newspapers on Prince's Street North. It has a clear span floor with a concrete frame structure a deep steel beams. Part of the concrete ground floor slab, on the western side,

had been removed to create a makeshift ramp to facilitate machinery access to carry out partial demolitions of the machine hall. The finishes are robust and utilitarian, befitting its intended use as a vehicular distribution bay, with concrete floors and painted plaster walls.



Plate 23: Zone 4b, Former distribution centre and offices for Independent Newspaper group, fronting onto Prince's Street North



Plate 24: Zone 4b, Rear elevation of the former distribution centre and offices for Independent Newspaper group, fronting onto Prince's Street North. Replacement uPVC windows throughout.

There is a concrete stair adjacent the eastern boundary, with tubular steel handrails with metal nosings and socket joints.

The upper floors are generally laid out in an open plan arrangement with raised access floors, contemporary suspended ceiling and contemporary partitions throughout. There are limited features are architectural interest internally. On

first floor level there are a few of the original panelled doors remaining along the central corridor.

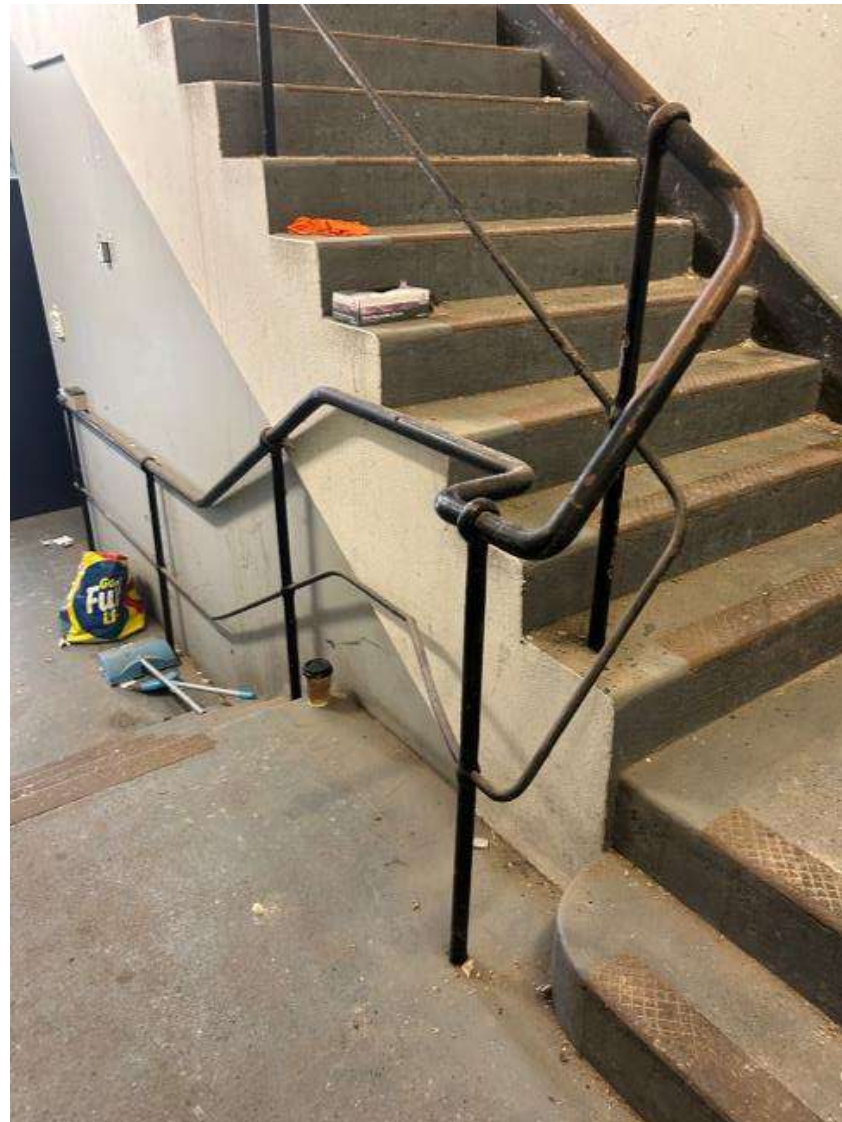


Plate 25: Concrete stair with incised metal nosings, matching those in Zone 1, and industrial tubular steel handrail with ball joints.

The top floor, which has a reduced floor with is a single volume, is accessed via a timber staircase. The stairs is comprised of elements of varying profiles and likely constructed using salvaged pieces. It is not of architectural heritage interest.

The building is in poor condition on account of its vacancy, with water ingress and bird damage evident.

2.7 ZONE 5: STRUCTURE ON THE WEST BOUNDARY, adjacent to William's Lane

Zone 5 has a narrow rectangular footprint. The origin of this particular building is unclear, but examination of the historic property loss records confirm that it was

demolished during the events of the 1916 Easter Rising. It was most likely reconstructed c1921, and examination of the internal fabric suggests that it was extensively altered c1939 when the Printing Hall was extended.

The west façade aligns with William's Lane, a narrow, pedestrian route connecting Middle Abbey Street with Prince's Street North. The external walls consist of stock brick, with areas of render applied at ground floor level on Williams Lane. There are some original metal framed windows within the narrow stairs to first floor level, but all others have been replaced with contemporary uPCV windows.

The lower ground floor / basement level of the building is open to the interior of the Printing Hall and is dominated by a heavy concrete frame structure. This space is partially inaccessible due to previous demolition works. The upper floor is an open plan space, with exposed metal trusses with contemporary partitions enclosing offices at opposing ends,

2.8 SURROUNDING STREET CHARACTER

2.8.1. O'Connell Street



Plate 26: View of the front of the building from the junction of O'Connell Street and Middle Abbey Street

The building group, from its front and rear, is visible from O'Connell Street and is peripheral to its ACA. Its elegant front roofscape enriches the streetscape as viewed from the junction of O'Connell Street with Middle Abbey Street.

O'Connell Street, being the nation's primary street, is characterised as a wide boulevard dissected by trees at its centre, flanked by tall, terraced structures to its east and west.

The street is at its most animated at this junction, in proximity to the GPO and the retail district of Henry Street and supporting Luas connections with same.

Vistas from O'Connell Street towards the site are informed by intact terraces of architecturally cohesive buildings, having a range of materials and styles.



Plate 27: View of the rear of the building from the junction of O'Connell Street and Prince's Street North

2.8.2. Middle Abbey Street

Middle Abbey Street is a major city centre LUAS and vehicular route with active pedestrian connections. Its elegant, terraced streetscape is diversely treated, but cohesive. It connects the site of the Customs House in the northeast of the city with Capel Street to the northwest yet suffers to an extent from underuse and dereliction.

The subject building range is the most prominent building on the north side of the street and a landmark within the streetscape.

The eastern section of the street is within the O'Connell Street and Environs ACA.



Plate 28: View of the building range due east from Middle Abbey Street



Plate 29: View of the building range due west from the most eastern point of Princes Street

2.8.3. Princes Street (North)

The presence of this modest street is almost indiscernible in the animation of O'Connell Street. The predominantly blank façade of Penney's department store, together with a similarly impervious gable treatment of the GPO lends a benign, anonymous character to the street. Notwithstanding, it is generously proportioned, with granite edged footpaths both sides (up to the subject site), a mature tree and high-quality building materials. The GPO arcade is positioned opposing the subject site and has a strong presence at the western end of the street is culminated by the blank elevation of the Arnott's department store car park, which is the primary focus of all vehicular traffic on the street.

The eastern section of the street is within the O'Connell Street and Environs ACA.

2.8.4. William's Lane

William's Lane links Middle Abbey Street with Princes Street and provides a route to Henry Street via the GPO Arcade. It is accessed under a narrow carriage arch from Middle Abbey Street and enters Princes Street at the corner of the subject site. Its entire eastern edge is formed by the subject development site.



Plate 30: View of the building range from within Princes Street North

The narrowness of the lane fosters occasional anti-social behaviour, discouraging it as an active route.

Both flanking walls have windows within three and four storey walls, but none are animated, generating an oppressive character.

Its surface has been replaced with concrete.



Plate 31: Williams Lane facing south towards Middle Abbey Street

3.0 HISTORICAL DEVELOPMENT

3.1 18TH CENTURY DEVELOPMENT

Brookings Map (1728) depicts Abbey Street. There is a laneway off Drogheda Street, Now O'Connell Street, which appears to align with Princes Street North. This street connects with another lane, orientating in a north-south axis to connect with Abbey Street. It is possible that this represents William's Lane, however, it is not aligned with the present location, being too far to the west.

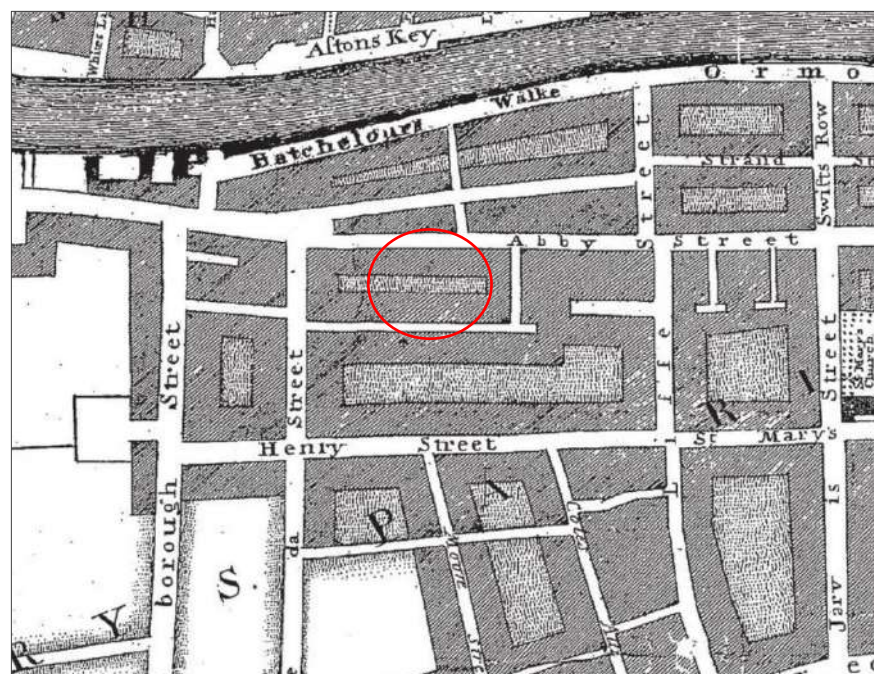


Figure 5: Extract from Brookings Map (1728), with approximate location of subject site identified.

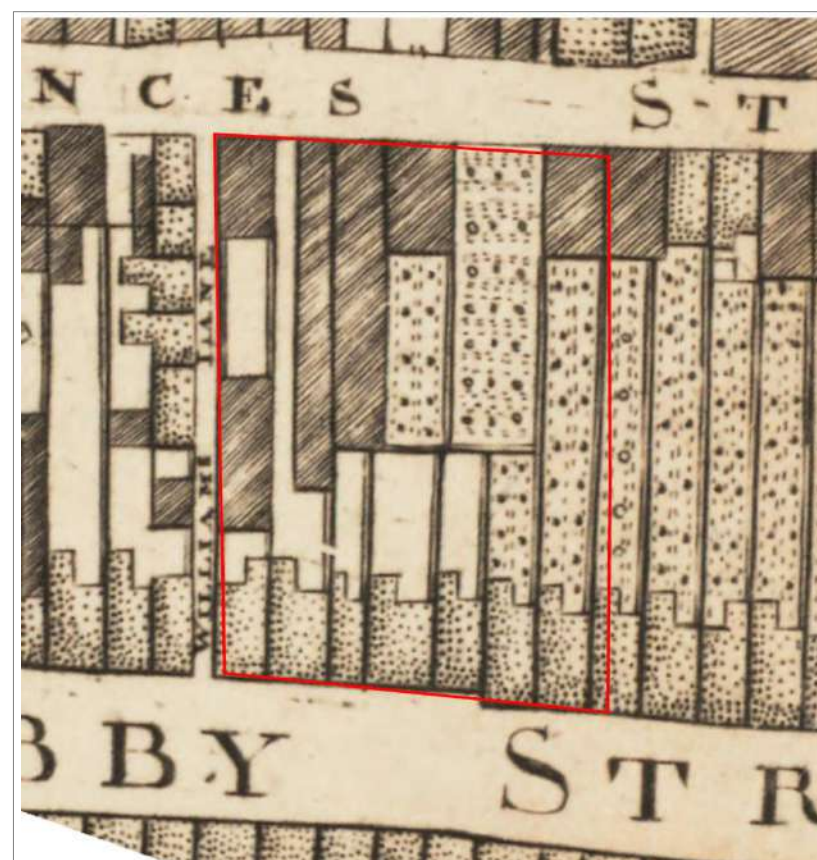


Figure 6: Extract from Rocque's 'Exact survey of the City and Suburbs of Dublin 1756, with approximate location of site boundary overlaid.

Rocque's 1756 map (Fig.1) depicts approximately 7 linear plots on the subject site. There is a terrace of houses fronting onto 'Great Abbey Street' now Middle Abbey Street, and all of the buildings have rear returns. Some of the narrow plots extend as far as Princes Street, others are subdivided into two distinctive holdings, with separate plots accessed off Princes Street. On Roques map, the rectangular plan structures off Princes Street are hatched, indicating a warehouse, stables or outbuilding use. One of the rear plots has appears to be in use a garden or small holding and has no buildings on it.



Figure 7: First edition Ordnance Survey, City of Dublin, Sheet 14. Date 1847

Williams Lane is identified on Rocque's map, running in a north-south orientation, linking Great Abbey Street to Princes Street. A number of houses front onto the western side of the laneway.

3.2 19TH CENTURY DEVELOPMENT

The ordnance survey maps from this period depict the site in greater detail.

1847 first edition OS Map

The relevant sites are numbered 87-93 from east to west. On Prince's Street, all the plots have been developed, with the original linear plots remaining to the rear. These plot boundaries are less discernible at the immediate rear of the front terrace, where it appears that the gardens or yards have been amalgamated behind plots 91,93 and 93. The outline of basement lightwells are shown on the terraced houses fronting onto Abbey Street, with steps to the front entrance of No.87. The southern end of Williams Lane has been covered; a condition that remains today.

1864 2nd edition OS map

In the 1864 map, the site bordering the eastern side of Williams Lane has been further developed with buildings covering the entirety of the plot. Development has similarly intensified on the adjoining sites, reducing the footprint of the open yards.

1893 Goads Insurance Map

Towards the end of the 19th century, the increased commercialisation of the street resulted in the incremental amalgamation of adjoining plots.

Plots 91-93 were amalgamated, and the former terraced houses replaced by a five-storey office building with basement lightwell fronting onto Abbey Street. During the mid 19th century the site was occupied by the National Press Printing Office with top-lit machinery rooms and offices attached to the rear of sites 91-93, opening directly onto Princes Street. The National Press vacated the premises in 1893 and 'Fitzgerald and Co.' tea, wine and spirits manufacturers relocated here in the following year².

Fragmentary remains of the 19th century office building occupied by the National Press are visible on one of the 1916 photographs documenting the destruction post the 1916 Rising. (Plate 1). This structure appears to have had a brick façade, with decorative channelling at shop front level. The basement lightwell remained open, up until 1916, and the remains of the horizontal railings at street level are visible in the photograph. The remainder of the structure has been demolished.

² Irish Independent, 06 April 1894 – Change of address notice Messrs Fitzgerald & Co. beg to inform their customers they have changed their officer and stores from Westland

Row to the premises lately occupied by The Irish National Press Co. Ltd, Middle Abbey Street and Princes Street.

Plot. No 90 is the sole surviving single linear plot by the end of the 19th century, occupied by the 'Nation Printing Office'. The Nation was an Irish nationalist weekly newspaper founded by Thomas Davis, Charles Gavan Duffy and John Blake Dillon in 1842. It published from Middle Abbey Street from 1849 until 1900 when it merged with the Irish Weekly Independent. A plaque is positioned on the front of the present building commemorating the social significance of the site.



Figure 8: Second edition Ordnance Survey, City of Dublin, Sheet 14. Created: 1838, updated 1864

Plots 87, 88 and 89 are occupied by Alex Thom and Company Ltd., official printing service to the Government and the Queen, now synonymous with Thom's Directory, a significant almanac that survives today. The map suggests that the business adapted the former residences on Abbey Street and the liner Georgian plots are still clearly apparent.

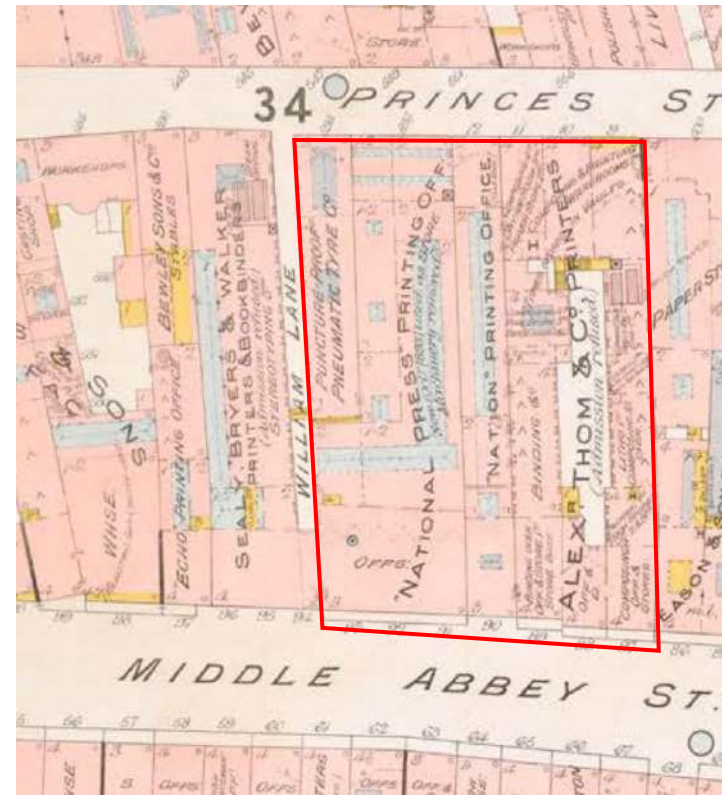


Figure 9: 1893 Goads Insurance Map

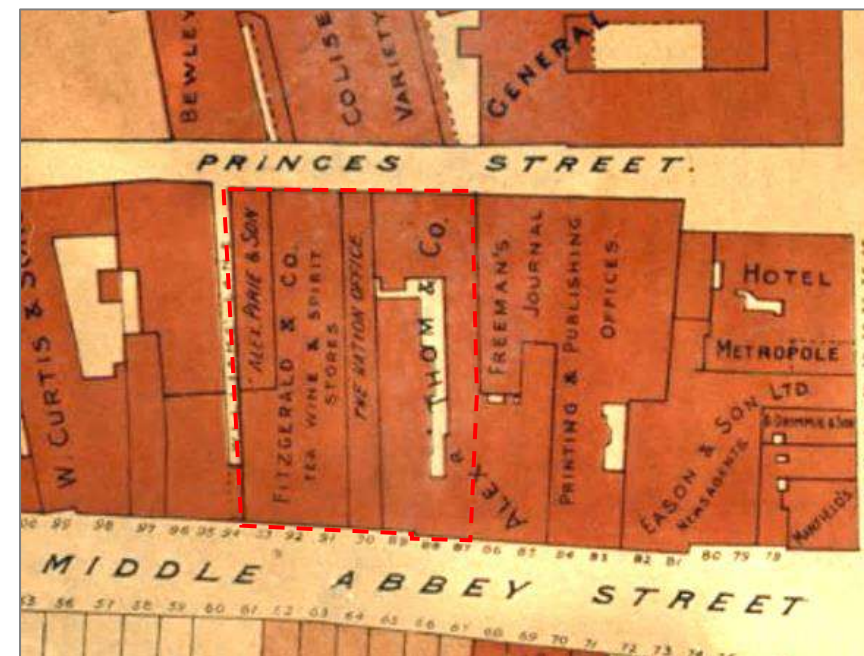


Figure 10: Extract from Map of the GPO and surrounding area issued by the Hibernian Fire and General Insurance Co. Ltd, showing buildings that were destroyed or damaged by fire during Easter Week 1916, hatched in red.. © National Museum of Ireland.

3.3 20TH CENTURY DEVELOPMENT

The 1916 Easter Rising resulted in immense destruction of the areas adjacent to the GPO, including the demolition of all the buildings on the subject site. A map produced by Dublin Fire Brigade identified buildings damaged or destroyed the Easter Rising.

The General Post Office was the main focus of attention of the 1916 Easter Rising and the properties on Prince's Street and Middle Abbey Street were particularly badly damaged. A photograph of the site (Plate 23) depicting the clearing of the debris from Middle Abbey Street depicts the scale of destruction on the subject site. The fragment remains of the office building occupied by Fitzgerald & Co tea, wine and spirits manufacturers is visible in the image.

Multiple claims were lodged in relation to the properties on the site. Rebuilding cost estimates submitted to the Property Losses Committee in 1916 suggest that building fabric retained on the site was limited the enclosing basement walls and this is supported by visual site inspections.³

One of the significant issues arising in the aftermath of the 1916 Rising was the question of insurance. Some property owners did not have their premises insured, while others had insurance, but found that the cover excluded damage caused by act of war.⁴ A week after the Rising, traders who suffered property losses during Easter week met in the Mansion House and appointed a committee to be called the Dublin Fire and Property Losses Association to lobby the government for compensation for their losses.⁵ The first action of the committee was to send a telegram to the Prime Minister seeking a meeting. The committee then gathered details of losses from those affected, and within a few days claims totalling £2 million were lodged.⁶

³ National Archives, Property Loss Records

⁴ [About | Property Losses \(Ireland\) Committee | National Archives of Ireland](#), accessed 2nd July 2021

⁵ *Freemans Journal*, 9th May 1916.

⁶ *Irish Times*, 11th May 1916; *Freemans Journal*, 13th May 1916.



Plate 32: 'Post 1916 Rebellion – removing the debris from Middle Abbey Street. The former entrance to William's Lane to the extreme left of image. The site from William's Lane eastwards (left- to-right) was occupied by Fitzgerald's & Co. Wine and Spirit Store 91-93 Middle Abbey Street, The Nation Newspaper and Alexander Thoms.

The potential for regulating the nature of new buildings to replace those damaged, ensuring a unified approach was recognised by *The Irish Builder and Engineer* and others, such as the Professor of Architecture at UCD, W A Scott.⁷ The Lord Mayor chaired a meeting at the Mansion House to discuss the topic, was attended by officials of the Corporation, representatives of the Local Government Board, The Royal Institute of Architects of Ireland (RIAI), the Architectural Association of Ireland and the Housing and Town Planning Association of Ireland.⁸ However, these initiatives faced opposition from the Property Losses Association, which feared they could lead to potential delays in reconstruction and increased cost which would adversely affect the property owners.⁹

In August, the Dublin Reconstruction (Emergency Powers) Bill was put before the Westminster parliament. The Bill proposed to grant Dublin Corporation powers to acquire land compulsorily to widen or improve streets that had been damaged in the Rising and also proposed powers to lend money to landholders for the reconstruction of their buildings.¹⁰ Opposition to the bill emerged from various groups, including those concerned about potential interference with property rights and others who believed it would impose undue burdens on ratepayers and taxpayers.

⁷ Shaffrey, 1988, p. 150.

⁸ *Belfast Newsletter*, 20th May 1916.

⁹ *Irish Times*, 31st May 1916.

¹⁰ *Freemans Journal*, 4th August 1916.

During the Bill's passage, Dublin Corporation established a committee to discuss reconstruction with a view to making representations to parliament and this included Raymond Unwin, a leading town planner of the day, Richard C Orpen, president of the RIAI, the City Architect and a number of other experts in the field.¹¹ Detailed negotiations took place during the autumn during which the question arose as to whether the reconstructed street should have uniform elevations. This was rejected by the committee, as it was "thought better to leave the greatest freedom to architects provided they are consistent with securing a general harmony of treatment under the coordinating direction of the city architect".¹²

The act was finally passed in December 1916¹³ and it mandated that plans for reconstruction within the affected areas be submitted for approval by the City Architect. The model for the design of new buildings on the street was a sketch prepared by Richard C. Orpen, showcasing "coordinated design with unequal frontage." This approach allowed for greater diversity within specific parameters instead of enforcing a fully unified design.¹⁴

A further complication in the reconstruction efforts was the shortage of building materials. The use of steel in construction had been banned due to its importance to the war effort, and timber was also scarce, leading to concerns about using such a flammable material. Concrete emerged as a viable solution, particularly because there was an abundant supply of rubble available for use as aggregate.¹⁵

Redevelopment on the subject site commenced in earnest and by 1922 the present structure at 91-93 Middle Abbey Street was constructed. The five-storey office building, originally named 'Emerald Chambers', later renamed 'Abbey Building' was built by R. Gough Contractors¹⁶ on behalf of Fitzgerald's & Co Wine merchants. The structure typified the building technology and architectural expression largely adopted by the newly reconstructed buildings on O'Connell Street and Henry Street.

¹¹ Shaffrey, 1988, p. 152.

¹² Miller, p. 288.

¹³ *Irish Independent*, 22nd December 1916.

¹⁴ De Róiste, 2016a, p. 122.

Emerald Chambers was initially occupied by a multiple business, with Fitzgerald and Co. tea and wine merchants occupying the sizable warehouses on Williams Lane and Princes Street to the rear.



Plate 33: View of Independent House and Emerald Chambers published in the *Irish Independent* on June 18th 1932.

Between 1922-24 Independent House was constructed on the adjacent plots at 87-90 Middle Abbey Street and included a rear building range on Princes Street. The new building occupied a broad plot, amalgamating multiple 18th century plots. The building was constructed using a Hennebique concrete frame, with concrete floors with a neoclassical brick façade. The use of concrete circumnavigated the shortage of steel and also addressed concerns about fire-rating.

The building was purpose built for Independent Newspapers, designed by Moore Keefe, Donnelly, Robinson and Keatings and was built by McLoughlin & Harvey contractors.¹⁷

The Evening Herald [02 Jan 1930] reported the construction of their premises as follows;

'Our first issue was published from the rather inadequate offices further down Middle Abbey Street, and from these the Independent papers

¹⁵ De Róiste, 2016a, p. 124.

¹⁶ *Freeman's Journal*, Mon 11th Dec 1922

¹⁷ *Irish Builder & Engineer* Vol 64, 11 Feb 1932

continued to be issued for 19 years. With the growth of the papers- their circulation and revenue and the consequential high increase in the various staffs, plant machinery and other equipment – it became necessary to seek a new home for their production. Before his death the enterprising and esteemed founder – the late Mr. William M. Murphy – has acquired the site of the existing Independent House, with its historic newspaper associations the old 'Nation' being published for many years at 90 Middle Abbey Street in premises forming part of the present palatial building. He also had plans in contemplation for the erection of the new offices. The existing offices were completed – having taken about four years to build – in the year 1924, when all the staffs moved in and took possession of their present quarters in Independent House. – Evening Herald 02 Jan 1930.

The building was described as follows in the Irish Builder and Engineer as follows with particular mention given to the use of the Hennebique reinforced concrete system, which was a relatively new technology at the time, having been first used in Dublin in Dame Street in 1906.

*'...the progress of the Independent offices, now in course of erection in Abbey Street. This building, which covers nearly 17,000 square feet, was designed by Mr. Robinson and his partners, and when completed, will contain the largest printing machine halls and the most modern printing plant in Great Britain and Ireland. The Hennebique system of reinforced concrete is being employed throughout, the frontage of 80 ft to the main thoroughfare being faced with red brick and Portland stone.'*¹⁸

Thoms Directory of 1935 lists 'premises destroyed in rebellion, 1916' as the entry for Williams Lane. Independent Newspapers is identified as occupying 87-90 Middle Abbey Street with 'Fitzgerald and Co' at 91-93 Middle Abbey Street and also Williams Lane and 13-15 Princes St.

Goad's 1926 Fire Insurance Map depicts the newly constructed office buildings fronting onto Middle Abbey Street, and also the machine rooms and offices to the rear of Independent House, all of which are extant today.

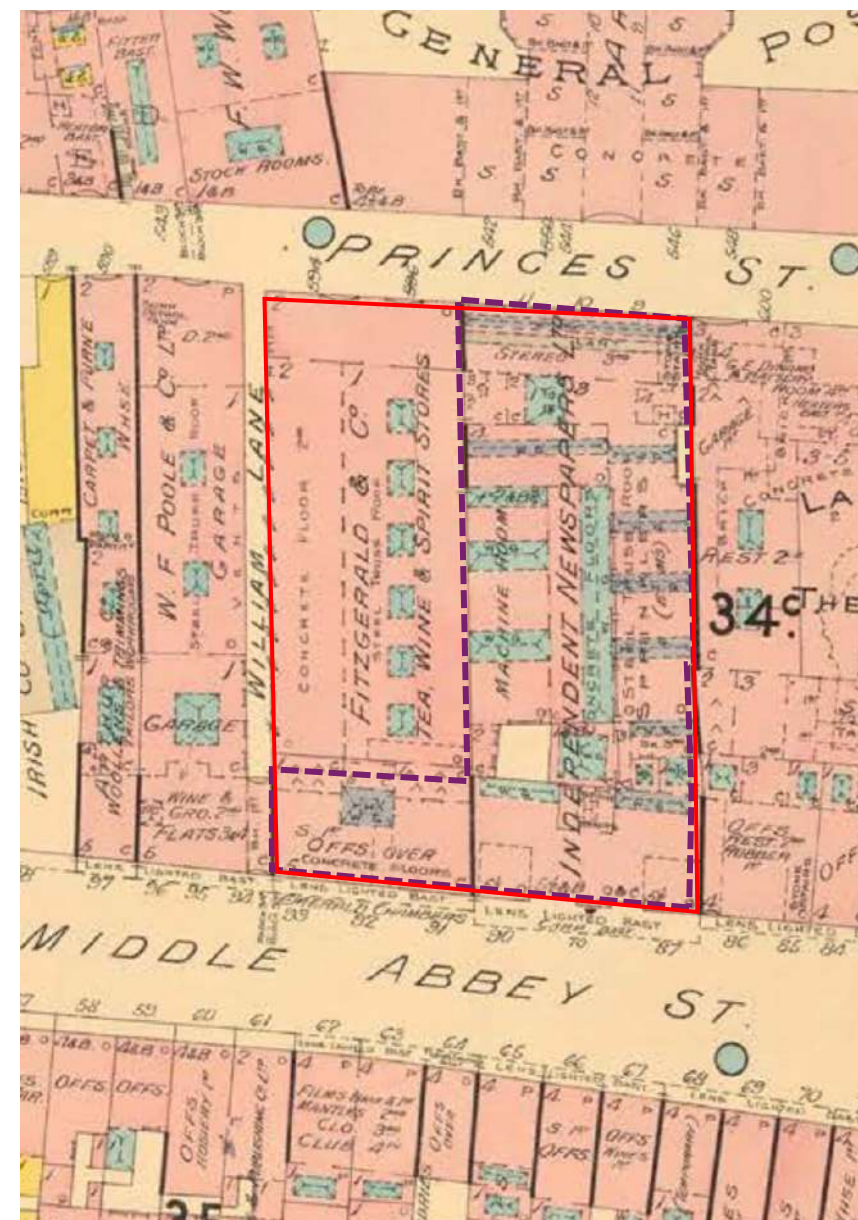


Figure 11: 1926 Goads Insurance Map. The dashed line indicates the extent of building presently surviving on the site.



Plate 34: View of Independent House and Emerald Chambers in 1936. Note the original circular clock was subsequently replaced by the present Art Deco style.



Plate 36: Irish Independent delivery drivers wait for their papers on Prince's Street North in Dublin in 1935, Independent Newspaper Archives.

Between 1936-39, Independent Newspapers, acquired the adjacent site at 91-93 Middle Abbey Street and extended the rear building range into the sites formerly occupied by the extensive warehouses used by Fitzgerald and Co.¹⁹

¹⁸ Ibid

¹⁹ Independent Newspapers Ltd have acquired, in addition to the Offices, the very extensive Storage attached to Messer's Fitzgerald's late premises, No.91-93 Mid Abbey Street have the following

premises and stores for disposal; 111 Mid Abbey Street (late Editorial Officer of 'Irish Independent' Officer Old Freeman's Journal Premises.)



Plate 30: Entrance Independent House, 1933, Independent Newspaper Archives.



Plate 37: View of the extended machine hall 1936-9, G. & T. Crampton Photographic Archive, UCD.

The machine hall was almost doubled in size and new four storey building was constructed on Princes Street, at the junction of William's Lane. The work was undertaken by G & T Crampton and described at the 1940 Independent Newspapers shareholders meeting as follows;

'When I last addressed you, I expressed the hope that the extension to our printing department and the

*installation of our new machines would soon be completed, and I am glad to be able to report that this has now been done. To make the extension we utilised and practically rebuilt the back part of the premises next door to the main office. These premises are known as Abbey Buildings and were purchased by the Independent Newspapers Ltd. some years ago; the added space has proved extremely useful.... We have very much enlarged the size of our machine-hall; the space allotted to the type-setting and stereotyping departments has been more than doubles, and the important dispatch department has been increased to something like four times its former size.'*²⁰

A late Editorial Officer of 'Irish Independent' Officer Old Freeman's Journal Premises states:.

Independent Newspapers Ltd have acquired, in addition to the Offices, the very extensive Storage attached to Messer's Fitzgerald's late premises, No.91-93 Mid Abbey Street have the following premises and stores for disposal; 111 Mid Abbey Street

Various remodelling works were undertaken during the mid-late 20th century to meet the changing requirements of the business. The building complex remained in use by the Independent Newspaper group until c2000 when the company relocated to new offices on Talbot Street.

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²⁰ Irish Independent 28 March 1940

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'Map of the GPO and surrounding area issued by the Hibernian Fire and General Insurance Co. Ltd, showing buildings that were destroyed or damaged by fire during Easter Week 1916.' National Museum of Ireland.

4.0 APPRAISAL OF HERITAGE SIGNIFICANCE

Historical analysis has confirmed that the building range was constructed over two to three phases in the aftermath of the 1916 Rising and the 1932 Civil War. Collectively the grouping is of architectural heritage significance, as reflected by the inclusion of two structures within the site on the RPS. The primary structures and their architectural heritage significance is outlined, in brief, below.

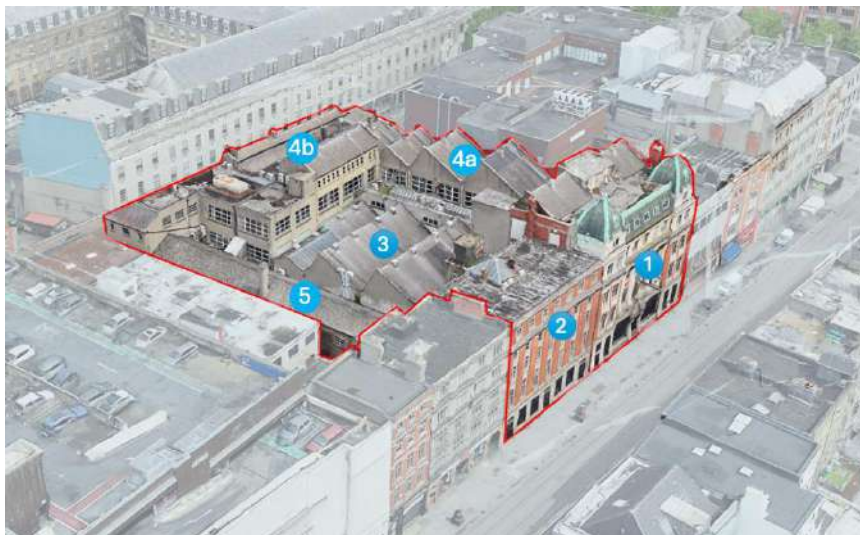


Figure 12: Identification of the primary structures within the subject site. Source HJL Architects.

4.1 APPRAISAL OF HERITAGE SIGNIFICANCE OF ZONE 1, 87-90 MIDDLE ABBEY STREET, INDEPENDENT HOUSE, RPS 18

Architectural interest:

The façade and distinctive roofscape make a valuable contribution to the streetscape on Middle Abbey Street and is the most architecturally significant building in the grouping. The building is an exemplar of the early 20th style of building reconstructed following the damage inflicted by the 1916 Easter Rising.

Internally, the buildings is relatively plain, with decorative plasterwork limited to the entrance lobby and former boardroom. There are original panelled doors and screens on levels 1 and 3.

Historical interest:

The building is constructed on the site of 'The Nation' newspaper site. A plaque on the wall commemorates its founders.

Social interest:

The social significance of the building is related to its long association with the Independent Newspaper Group.

Technical interest:

The Hennebique structural system was first used in Dublin c1906 by Batchelor & Hicks on the Fumbally Exchange building in 5 Dame Lane. This efficient system was used to reconstructed many of the buildings following the conflict in the early 20th century.

An industrial heritage appraisal of the site was separately undertaken by industrial archaeologist Fred Hammond and is included with the submission for information. It was recommended in the report that the front panel of a control panel located in the basement of Independent House, be salvaged and retained on site.

4.2 APPRAISAL OF HERITAGE SIGNIFICANCE OF ZONE 2, 91-93 MIDDLE ABBEY STREET, EMERALD CHAMBERS, RPS 8797 (DESCRIBED AS INDEPENDENT HOUSE IN THE RPS)

Architectural interest

The red brick façade is noticeably more restrained in terms of design than Independent House, but nonetheless, makes a valuable architectural contribution to the streetscape continuing the consistent parapet and use of high-quality materials. Most the windows have been previously replaced, but six of the original metal framed windows survive on first floor level.

In a similar fashion to Independent House, the interior has been modified on multiple occasions, and there are limited features of architectural interest remaining. The entrance hall and inner hall features a high-quality mosaic floor, original doors, skirting and

modillion cornice. There is a fine U-plan cut granite stairs, with full quarter landings.

Technical interest:

There is an early 20th century caged elevator (non-functional) within the stairwell. The industrial heritage appraisal of the site prepared by industrial archaeologist Fred Hammond recommends the retention of the lift within the proposed development.

Social interest:

The social significance of the building is related to its long association with the Independent Newspaper Group.

4.3 APPRAISAL OF HERITAGE SIGNIFICANCE OF ZONE 3: THE PRINTING HALL (Constructed in two phases, attached to the rear of Independent House and Emerald Chambers)

Historical interest:

The building is constructed on the site of 'The Nation' newspaper site.

Architectural Interest

The printing hall was constructed in two phases: the first in 1934 and the second c1939. The hall is a vast architectural space, the scale of which has been further amplified by the partial demolition of the original ground floor creating a three-storey high volume internally. The sawtooth roof, exposed roof trusses, and ink-stained tiles on the walls and contribute to its 20th century industrial character.

Technical interest:

The printing hall is an exemplar of an early 20th century factory building, purpose built to accommodate the most advanced industrial printing machinery available at the time. The large span trusses and use of concrete and steel frame is typical of the period. It is noted that all former industrial machinery has been previously removed from the printing hall.

The industrial heritage appraisal of the site prepared by industrial archaeologist Fred Hammond identified steel cranes within the hall as being of technical interest and it was recommended that

consideration be given to their retention within the proposed development.

Social interest:

The social significance of the building is related to its long association with the Independent Newspaper Group.

4.4 APPRAISAL OF HERITAGE SIGNIFICANCE OF ZONE 4A: FORMER OFFICES ON EASTERN BOUNDARY

This structure is attached to the rear of Independent House and constructed contemporaneously. There is a sawtooth profile roof above three stories of accommodation. There are attractive coloured tiles within the narrow lightwell on the eastern elevation of the machine hall, but otherwise this particular area is of limited architectural interest.

4.5 APPRAISAL OF HERITAGE SIGNIFICANCE OF ZONE 4B: FORMER OFFICES FRONTING ONTO PRINCE’S STREET NORTH

The remnants of original service and vehicular entrances on Princes Street including glazed tiles, multipaned metal windows, art deco style cornice and a bronze wall sconce contribute to the character of Prince’s Street North. This area was constructed in two phases, the three-storey element to the west was an extension added circa 1939. Some original metal windows frames survive, although the majority have been replaced. Interior features are of limited architectural interest.

4.6 ZONE 5: FORMER OFFICES ON WILLIAMS LANE

This linear brick building was reconstructed post 1916, but it is unclear if it was developed separately to the rear building range; internal inspection of the building fabric suggests this may have been integrated into the complex when the Printing Hall was extended westwards circa 1939. The building has brick external wall with metal roof trusses exposed internally and a natural slate roof. The primary architectural heritage interest of this structure concerns its contribution to Williams Lane and forming its eastern enclosure.

5.0 DESCRIPTION OF PROPOSED WORKS

5.1 INTRODUCTION

It is proposed to retain and refurbish the front range of buildings on Middle Abbey Street, namely Independent House and Emerald Chambers. A large

portion of the eastern half of the printing hall will be retained and refurbished with the later, western half removed to facilitate new buildings. The remaining buildings at the rear of these structures will be removed, apart from the façade of Building 4b on Prince’s Street North.

It is proposed to erect new building on the site of former warehouses and administration buildings.

The proposed development is informed by the requirement to find a new, alternative use for the site.

Statutory description of the proposed works:

‘Summix IHD Developments Limited intend to apply to Dublin City Council for a permission for a large-scale residential development principally comprising student accommodation at a c. 0.3 Ha site at Nos. 87-93 Middle Abbey Street, Dublin 1, D01 NH70 (known collectively as ‘Independent House’). The site is generally bound by Prince’s Street North to the north, William’s Lane and Nos. 94-96 Middle Abbey Street to the west, Middle Abbey Street to the south, and Nos. 35-39 O’Connell Street Lower (known as ‘Penneys’) to the east. The site comprises 6 No. interconnecting, long-standing vacant structures as follows: (a) a principally part 5 No. to part 6 No. storey above basement level building fronting Middle Abbey Street, known as Independent House, with a single storey workshop building to the rear; (b) a 5 No. storey (above basement level) building at the corner of Middle Abbey Street and William’s Lane, known as Emerald Chambers; (c) a triple height (at basement level) structure towards the centre of the site, known as the ‘Printing Hall’; (d) a 2 No. storey (above basement level) warehouse and office fronting William’s Lane; (e) a part 3 No. to part 4 No. storey (above basement level) loading bay and office fronting Prince’s Street North; and (f) a 3 No. storey (above basement level) office in the eastern portion of the site, bounded by Penneys. The site includes 2 No. Protected Structures (RPS Ref. Nos. 18 & 8797).

The development’s surface water and foul water drainage network shall discharge from the site into the existing combined sewer located along Prince’s Street North to the north-west of the site. A new pedestrian crossing and upgrade works to the footpath and kerb along Prince’s Street North are proposed. Public realm improvements are also proposed to William’s Lane. The development site area, drainage works, road works and public realm improvements will provide a total application site area of c. 0.33 Ha.

The development will principally consist of: the retention and refurbishment of part of the building façade along Prince’s Street North; the demolition of the 3 No. former warehouses and offices (c. 5,270 sq m) and the lowering of part of the basement level thereat; the demolition of part of the adjoining wall to the north-east of the site, bounding the Penneys loading bay; the partial demolition of the Printing Hall (c. 457 sq m) and the rear of Emerald Chambers (c. 150 sq m) and Independent House (c. 100 sq m); the removal of the existing concrete

roof slab at Emerald Chambers to facilitate an increase in floor-to-ceiling height at fourth floor level; the lowering of part of the ground floor level in Independent House and Emerald Chambers for universal access; refurbishment works to the Protected Structures including general internal and external works for conservation repairs, maintenance, change of use and upgrading of the buildings; and the construction of a part 1 No. to part 9 No. storey over basement building connecting into the retained structures and principally comprising 316 No. Student Accommodation bedspaces (267 No. standard rooms, 5 No. accessible rooms, 2 No. twin studios (4 No. bedspaces), 10 No. accessible studios and 30 No. single studios) with associated facilities, which will be utilised for short-term let during student holiday periods. The 272 No. standard and accessible rooms are provided in 42 No. clusters ranging in size from 5 No. bedspaces to 8 No. bedspaces, and all clusters are served by a communal living/kitchen/dining room.

The development also provides: ancillary internal and external communal student amenity spaces and support facilities; cultural and community floor space (c. 644 sq m); 3 No. retail units (c. 216 sq m); a café/restaurant (c. 254 sq m); bicycle stores at basement and ground floor levels; visitor cycle parking spaces; bin stores; ESB substation; hard and soft landscaping; green/blue roofs; new telecommunications infrastructure at roof level, together with all associated equipment; boundary treatments; PV panels; plant; lift overruns; and all associated works above and below ground.

The gross floor area of the development is c. 15,413 sq m comprising c. 12,751 sq m above basement level.’

5.2 SUMMARY OF IMPLICATIONS OF THE PROPOSED DEVELOPMENT

For ease of reference, Table 5.1 below sets out the primary implications of the development on each of the buildings. The works are described and assessed in detail in Section 6.

Building No.	Summary of implications of the proposed development
Zone 1: Independent House, RPS 18	It is proposed to refurbish and reoccupy the original form of Independent House. The front elevation and roofscape will be retained and repaired. Modifying works to the front exterior of the former office building will be limited to the lowering of one window cill (to create a fire escape door) and entrance door thresholds to facilitate universal access. All other original features will be conserved. The rear elevation will be altered to accommodate connections to the proposed new buildings and new windows will be installed to replace the existing uPVC windows. The concrete structure will be retained.

	It is proposed to improve the thermal performance of the building by means of provision of a new insulated basement floor slab, integration of wall insulation where practicable and installation of insulation at roof level. Please refer to Section 6 for details of proposed internal alterations.
Zone 2: Emerald Chambers	It is proposed to refurbish and reoccupy the original form of Emerald Chambers. The front elevation will be retained and repaired as required. The existing metal frame windows in the front elevation will be retained and later, inappropriate windows will be removed and replaced with new windows to match the original. It is proposed to introduce secondary glazing to improve thermal and acoustic performance. Removal of existing roof slab to facilitate increased floor to ceiling height, which is presently restricted. Internally all partition walls, which are non-original, will be removed. It is proposed to improve the thermal performance of the building by means of provision of a new insulated basement floor slab, integration of wall insulation where practicable. Please refer to Section 6 for details of proposed internal alterations.
Zone 3	It is proposed to retain and repurpose the original, eastern section of the former printing hall, including the range of offices on the eastern boundary. Please refer to demolition drawings prepared by HJL Architects for details.
Zone 4a	Zone 4a will be removed to facilitate the development. Please refer to demolition drawings prepared by HJL Architects for details.
Zone 4b	The first 5 bays of the front façade of Zone 4b, the earliest phase, which addresses Prince’s Street North will be retained and incorporated into the new development. Please refer to demolition drawings prepared by HJL Architects for details.
Zone 5	Zone 5 will be removed to facilitate the development. Please refer to demolition drawings prepared by HJL Architects for details.

Table 5.1: Overview of proposed development strategy for existing building range.

6.0 ARCHITECTURAL HERITAGE IMPACT ASSESSMENT

6.1 INTRODUCTION

Architectural heritage impacts have been considered in respect of the following broad categories

- A) Refurbishment and reuse of retained structures at Independent House, Emerald Chambers, Printing Hall (part) and façade retention of Prince’s Street North (part)
- B) Retention of part Prince’s Street North façade
- C) Demolition of certain structures in the rear building range
- D) Morphological changes to the receiving environment arising from proposed new structures

A) Refurbishment and reuse of Independent House, Emerald Chambers, Printing Hall (part)

Please note that (part) façade retention of the Princes Street building will be reviewed in Section B below

6.2 CONSIDERATION OF THE ANTICIPATED IMPACT OF PROPOSED CHANGE OF USE AND REOCCUPATION OF THE SITE

The proposed reoccupation of the site and refurbishment of the buildings, which hold significant architectural value is positive, in conservation terms. These structures have been vacant for a prolonged period, leading to a deterioration of their condition. Additionally, its vacancy negatively impacts the surrounding streets and the O’Connell Street & Environs Architectural Conservation Area (ACA).

Various strategies for the adaptive reuse of the building range have been explored in the interest of securing a sustainable long-term use, as described in the Design Statement explaining the subject development, where multiple alternative design approaches and end uses are examined. The proposal as determined following a lengthy review period, seeks to balance the conservation of heritage buildings with the need to support a viable long-term purpose for the site.

The building range was purpose-built to meet the very specific needs of an early 20th-century printing press and are not suitable for use by contemporary newspaper practices. The former printing operation was decommissioned in

2000 and the offices have remained unoccupied since the Independent Newspaper Group relocated in 2004.

Any purposeful reuse of the site will necessarily involve a different use than what the building range was originally intended for. The proposed reoccupation of existing buildings presents architectural challenges due to the complexity and spatial constraints of their designs, including multiple level changes and concerns about the structural integrity of the existing concrete frame. It is considered that the front buildings and the printing hall are more adaptable to alternative uses, whereas some areas in the rear range have narrow and restrictive layouts, making it difficult to envision how they could be repurposed. Additionally, complying with current building regulations, including integration of fire safety measures and contemporary building services, adds to the complexity of reusing these structures.

Overall, it is considered that the proposed use of the site for student accommodation is largely compatible with the building range and will facilitate the retention and reoccupation of the most architecturally significant parts of the building group, including Independent House, Emerald Chambers and the east bay of the printing hall at the rear. It is not architecturally feasible to accommodate all the required elements of the proposal within the existing structures, so it is suggested that some of the less architecturally significant rear buildings be removed to allow for new constructions on the site.

While the loss of heritage elements is regrettable, the reoccupation of the principal buildings must be viewed as having a major positive impact on the protected structures. The proposal should be assessed in light of the lack of any credible alternative use, as outlined in the Design Statement, that could enable the retention of the entire grouping.

6.3 ARCHITECTURAL APPROACH

The architectural intent is to revitalise the vacant site by introducing contemporary buildings that offer high-quality student accommodation while also preserving the most architecturally significant structures to maintain the site's industrial character.

The proposal includes the reoccupation of Independent House and Emerald Chambers, with minimal changes to the external façade on Middle Abbey Street.

The internal spaces of both buildings will be reconfigured to meet the needs of student accommodation, and amenity areas will be created on the ground floor to enhance the shopfront level.

The earliest part of the printing hall, which serves as the physical and symbolic centre of the site, will be repurposed for community, cultural, and arts use, with its unique industrial features retained and highlighted. While the new buildings will have a contemporary design, they are thoughtfully crafted to complement the existing heritage structures. The chosen external finishes are inspired by the current palette of materials found throughout the existing building complex and within the immediate environs.



Figure 13: Integration of Printing Hall (part) and the front building range into the proposed development. Source: HJL architect's design statement.

The original five bays of the Prince's Street North elevation will be retained and refurbished in the interest of preserving the memory of the historic use of the site. The entrance to William's Lane has been altered to encourage increased pedestrian movement.

6.4 STRUCTURAL STRATEGY

There are a range of building technologies in use within the given building range: the existing buildings are primarily supported on a concrete frame, which is typical of the post 1916 Rising reconstructed buildings and a relatively new technology in Dublin at the time. There are also some structural steel elements, such as the lightweight metal trusses supporting the pitched profiled roofs, which allow for wide span, keeping the floors free for industrial printing presses. Amid all these newer technologies, there are also elements of earlier, more traditional forms of construction technology in evidence such as brick, and even solid granite stairs, as found in Emerald Chambers.

The intention is to retain as much of the building fabric as possible, however, it must be acknowledged that the corroding condition of the structural components will require significant works to rectify and in some instances replacement of structural components may be necessary. The building has been vacant for an extended period of time and subject to decay from water ingress through failed roof linings. Partial demolition of floor slabs and columns within the Printing Hall and on the roof slab of Independent House have been previously undertaken, leaving the structure in a vulnerable and compromised condition. As a consequence of these past interventions and the effects of weathering, reinforced concrete re-bars have been corroded, undermining its structural integrity. The extent of repair or indeed replacement works required are not yet known and will be subject to future testing.

The following comment from Waterman Moylan, Consultant Structural Engineers describes their concern at the existing structure and recommended approach:

'Historical partial demolition of components within the Printing Hall gives rise to serious concerns regarding the current structural condition of the key elements such as the columns and walkways. Based on our inspections of the area, it appears that the demolition undertaken to remove the printing presses did not consider the long-term retention of the key structural elements, and they have been left since the demolition in 2002 in an exposed condition.'

It is crucial that a comprehensive survey of the key structural elements that are to be retained is conducted. This will determine if the concrete and steel elements are in a fit and safe state of repair, enabling them to be remediated and retained or if replacement/renewal is required.

The concerns regarding the concrete include potential carbonation and general ageing/degradation, damage caused during the previous demolition works, concrete strength, and the ability to reinstate the elements that have already been removed. The steelwork in the roof will need to be carefully dismantled and either refurbished or replaced with an equivalent piece of steel. Corrosion protection treatment to any retained and new steelwork is envisaged before reinstatement to prolong the life of the steelwork roof.

Extensive testing, in the form of a component survey, will need to be carried out to clarify the viability/ extent of the original fabric that can be retained and refurbished/upgraded using modern construction materials and techniques.

Following the component survey, the appointed design team will explore the method and extent of repairs, renewal, necessary demolition, and necessary replacement. A strategy will be agreed upon that enables the Printing Hall's prior industrial use to be safely expressed as part of the Architectural design.

6.5 FIRE SAFETY STRATEGY

The fire safety strategy has been prepared in consultation with MSA (Michael Slattery and Associates) and an overview of the primary heritage impacts resulting from fire safety interventions are described below.

The structural components within the protected structures are required to achieve 90mins fire resistance. The existing concrete structure is anticipated to meet this requirement without any the application additional measures. Existing exposed structural steel components supporting the roof of the Printing Hall and the pitched roof at the rear of Independent House may require treatment, such as the application of the fire-resistant paint, which will have no material impact on the character of the space.

Proposed residential corridors in the upper levels of Independent House and Emerald Chambers must achieve a minimum of 30 minutes fire resistance and will require certified 30 min fire doors with smoke seals. Currently, partition walls on levels 1 and 3 of Independent House incorporate glazed screens and panelled doors which do not meet this fire resistance requirement. There is a concern that the scale and nature of upgrades needed would not be certifiable. Therefore, it is proposed to replace all existing internal partitions and doors on the upper floors of Independent House. Restrictions concerning maximum allowable travel distances, and the arrangement of high-risk areas have further influenced the proposed internal subdivision and organisation of the existing buildings.

Residential Sprinklers will be required in all student accommodation areas, including those proposed within the upper levels of Independent House and Emerald Chambers. The sprinkler tank will be located at basement level, beneath

the new building range. It is important to note that there is already a sprinkler system in place within the protected structures so the additional impact of new sprinkler heads will be minimal. The distribution routes will be integrated with general services, using two new vertical risers in each building, which will distribute horizontally at high level via the central corridor. Commercial sprinklers will be required in the Printing Hall.

The existing stairs and lift cannot be modified to meet the technical and spatial requirements of a firefighting shaft but will be conserved and retained for use as a secondary means of escape. Three firefighting shafts, with ventilated lobbies, are required to access and evacuate the complex. The original existing stairs in both buildings will be retained and incorporated into the refurbished scheme as accommodation stair for general circulation. The early lift in Emerald Chambers is non-functioning but will be retained as a decorative feature on account of its historic and technical interest.

It is proposed to physically connect the upper levels of both Independent House and Emerald Chambers to the new buildings at the rear to allow for shared use of the new compliant cores. Restrictions on maximum allowable travel distances have influenced the placement of the new cores in relation to the existing buildings.

In Independent House, smoke extract is required via the pitched roof on the top floor level. Automatically opening vents will be integrated into the new glazing system proposed on the north facing roof pitch. Smoke extract is also required above the existing stairs in Emerald Chambers. It is proposed to integrate automatically opening vents into a proposed replacement pyramidal roof lantern above the existing stairs and lift.

6.6 DISABILITY ACCESS STRATEGY

The reuse of existing buildings presents several challenges regarding access and usability. These challenges include, but are not limited to stepped entrances, restricted corridor and doorway widths, multiple internal level changes, inadequate or absent lifts, lack of turning circles, absence of leading edges, and non-compliant handrails and guards. Part M of the Technical Guidance Document encourages a balanced and practical application of guidelines for buildings of architectural or historical significance. Given the proposed change of use, which includes public and semi-public activities, it is essential to ensure adequate

provisions for the independent use of future occupants, staff, and visitors. Failing to make such provisions in the existing buildings could limit the usability of internal spaces and render them secondary or ancillary within the site.

The governing principle, regarding the regeneration of the site, is to enable the reoccupation of the existing buildings. To achieve this, several changes are proposed for the primary entrances and the interior of the buildings, as outlined below:

Independent House

The principal entrance to Independent House will be altered to create level access from the street, with a stepped access and platform lift provided internally to negotiate the existing change in level. A secondary level access, required for reasons of fire safety, will be provided in the final bay by means of lowering the sill of an existing window to create a door.

The existing non-compliant staircase will be supplemented by a new stair-core within the new building, which is also required to comply with fire regulations.

The configuration of the existing plans on levels 1 and 3 are similar and likely original to the building. Both floors feature a central corridor, with timber partitions with integrated glazed screens enclosing both sides. The restricted width of the corridor is not presently compliant with regulatory standards. Although primarily driven for concerns regarded fire risk within sleeping accommodation, the proposed to replace the existing central corridors will also address concerns about the accessibility of internal spaces.

Emerald Chambers

The entrance hall and inner hall at ground level are among the most architecturally significant and intact spaces within the building group. Therefore, it is deemed appropriate to limit modifications to the adjacent side entrance as a suitable compromise in this case. The primary entrance on Middle Abbey Street will be through Independent House, which is already connected internally at ground level. The lift, in its original lift shaft will be retained for decorative purposes only but won't be operational.

The characterful solid granite stairs at the rear of the building, which do not comply with current regulations, will remain in use as an additional

accommodation stair. The primary vertical circulation will occur through the new stair core in the proposed building that will be attached to the rear.

Printing Hall

Currently, there is a short flight of metal steps leading to the gantry levels, with industrial style tubular ball and socket handrails. The stairs within east side of the hall will be retained, in the interest of preserving the character of the space. Additional new stairs and lifts will be necessary to circulate within the refurbished space; however, considering the scale and nature of the hall, these additions can be integrated without compromising its intrinsic industrial character. The new stairs will be designed in a contemporary style to maintain a clear visual distinction between the new and existing structures.

6.7 SERVICES STRATEGY

The mechanical and electrical consultants, OCSC, intend to target a minimum A3 BER (Building Energy Rating) for the building complex. Multiple measures are being considered to achieve this.

Independent House & Emerald Chambers

Both protected structures will be adapted for use as student accommodation on the upper floors, and the same services strategy apply to both.

The bedroom accommodation in the upper floors will be vented via a centralised system with intake and extract positioned on the external face of the new-build link corridors attached to the rear façades. Refer to demolition drawing set for location of main penetrations in existing floors of Protected Structures. Every effort has been made to coordinate the building service to minimise the impact on historic building fabric.

New bathrooms will be stacked, and mechanical ventilation ducts will be routed at ceiling level, down the central corridor and vertically dispersed through risers on opposing ends of each of the building. The kitchens will have carbon filter extract fans to remove the requirement for a direct extract through the façade. At ground floor level, the services have been routed to avoid the decorative plaster ceilings in the entrance lobbies of both Independent House and Emerald Chambers. To provide air intake to the proposed retail tenant spaces in the ground floor, it is proposed to provide air intake through the façade via bronzed

coloured metal grille incorporated into the transoms of the new ground floor windows.

As previously described, residential sprinklers are required in the upper levels of Independent House and Emerald Chambers, with the associated tank positioned at basement level. It is noted that an exposed sprinkler system is already installed on the upper floors at present.

Sustainable energy measures proposed include the installation of solar photovoltaic panels on both the new buildings and on the modified roof access on Independent House.

Thermal upgrades are necessary for the external building envelope to enhance its thermal performance and reduce heat loss and energy consumption. At this stage, the upgrade measures are expected to include the following:

- the provision of new insulated concrete slab at basement level. Refer to HJL drawings for extent of basement slab replacement),
- the provision of appropriate internal wall insulation and external wall insulation, depending on the sensitivities of the given location. It is proposed to apply external wall insulation to the rear façade of Independent House, which has a rendered finish. It is proposed to apply internal wall insulation to the front elevations and to the internal face of the rear elevation of Emerald Chambers. The risks related to mould growth and condensation will require careful assessment to inform the selection of suitable materials and retain the moisture vapour permeability of the existing wall fabric. Original joinery and cornices will be carefully reinstated where impacted by the wall insulation.
- the installation of new windows in the rear elevations
- the provision of insulation at roof level, within the build-up of the roof, post refurbishment of the structural elements.

The procedural guidelines set out in I.S. EN 16883:2017 Conservation of Cultural Heritage- Guidelines for Improving the Energy Performance of Historic Buildings (2017) will inform the specific upgrade measures proposed.

Printing Hall

The Printing Hall will be naturally ventilated using automatically opening vents integrated into the new roof-level glazing, which will also facilitate smoke evacuation control.

6.8 DESCRIPTION AND APPRAISAL OF PROPOSED INTERVENTIONS TO INDEPENDENT HOUSE, (ZONE 1), RPS 18

The proposed adaptation of the historic building for student accommodation use in compliance with current building regulations presents several challenges for the design team. The manifestation of each challenge in proposed interventions, along with their associated impacts, are described below. Refer to Section 6.11 for appraisal of each intervention type and Appendix C for conservation and repair methodologies.

6.8.1 Description and appraisal of External modifying works to Independent House

6.8.1.1 Conservation and repair work to front façade fabric

- Masonry repairs and cleaning
- Brick repairs
- Restoration of existing window fabric
- Removal of non-original windows with historically appropriate windows to match existing
- Repair and renewal of rainwater goods
- Specialist restoration of clock
- Conservation of existing signage, including individual brass lettering, panels and plaques.

All the above works will have a major positive impact on the protected structure and on the streetscape. All repairs to be undertaken in accordance with best conservation practice, and in accordance with the Advice Series published by the Architectural Heritage Advisory Unit of the Department of the Environment, Heritage and Local Government. Please refer to Appendix C for conservation methodologies.

6.8.1.2 Modifying works to front façade

Lowering of steps to central front entrance to facilitate universal access

Presently, there are four granite steps leading to the primary entrance of Independent House. It is proposed to lower these steps to provide level access into the building. The existing double doorset is not original, but the panelled design is in keeping with the classical design of the entrance. It is proposed to retain and reposition the existing door set at lower level, with a new fixed intermediate one-panel matching the design of the door. The rectangular transom light, with decorative cross bracing will be retained in place.



Plate 38: Existing stepped entrance to Independent House, which is proposed to be amended to create level access.



Plate 39: It is proposed to drop the sill of the existing window in the final bay, to create a door.

Reactivating of the front façade and retaining the central entrance as the primary point of entry is positive. The alteration to the existing entrance is considered to have a minor negative impact on the façade, on account of the loss of the original composition. It is considered, however, that the proposed modification is justified in the interest of facilitating universal access to the building, which is an essential requirement for its new use, to overcome inherent differences in expectations since the building's origin owing to advancements in building regulations and standards.

Alteration of existing window in the final bay, to create a new door opening

It is proposed to modify the ground floor window in the final bay, adjacent to the east boundary, to create an exit for fire egress. The new door will be designed to mirror the design of the existing door in the first bay, minimising the visual impact of the proposed alteration.

The localised removal of the granite plinth will have a minor negative impact on the protected structure. The alteration is necessary to comply with fire safety regulations for the reoccupation of the upper levels for student accommodation.

Mitigation measure:

Any historic fabric disturbed during the course of these works will be recorded prior to its removal. The works will be undertaken by a competent stone mason

and removed elements to be labelled and stored appropriately, for use in repairs or possible future reinstatement.

6.8.1.3 Works to rear façade of Independent House (Zone 1)

Replacement of rear windows



Plate 40: 1935 Photograph of the rear elevation of Independent House depicting the original thin frame metal windows with pivot opening sections, National Library of Ireland.



Plate 41 Comparable contemporary view of the rear elevation of Independent House, depicting the widescale replacement of the rear windows with timber and uPVC frames.

Note also, the later vertical extension to the rear return which will be removed, and the original configuration will be reinstated.

Two of the original metal windows in the rear façade remain and it is proposed to retain and refurbish these windows. Elsewhere, the existing uPVC windows will be replaced with slim metal profiles. Historic photographs of the rear elevation, shown above, depicts the original slim frame metal window with pivot opening sections. It is not possible to emulate this original fenestration pattern on account of regulatory requirements for the new building use, however, it is considered that the replacement of the later windows with dark coloured, slim profile aluminium sections is positive.

Removal of non-original extension to rear return

The rear toilet return, originally a two-storey over basement structure, was vertically extended to fourth floor level in the mid-twentieth century. It is proposed to remove this later addition and reinstate its original form. The original rectangular window openings, depicted on Plate 39, will be reinstating on levels 2-4 post removal.

This intervention is restorative in nature and is considered to have a positive impact. The later vertical extension is of no architectural heritage interest.

6.8.1.4 Conservation and repair work to the main roof and first floor roof fabric

- Repair of roof linings: Slate and copper panelling to ribs of the cupolas and parapet
- Renewal of linings to flat roof
- Repair of chimney fabric
- Repair and renewal of pyramidal roof lantern at first floor level, above the former workshop / bicycle store attached to the rear of Independent House.

There are multiple breaches in the roof linings at present, to the detriment of the internal fabric and the reinforcing metal in the roof slab. Repairing the linings and damaged fabric will have a major positive impact on the protected structure.

The proposed restoration of the pyramidal roof lantern is positive, in conservation terms. It is anticipated that the glazing may require replacement, but it is hoped that the structural components are repairable.

All of the above repairs to be undertaken in accordance with best conservation practice, and in accordance with the Advice Series published by the Architectural Heritage Advisory Unit of the Department of the Environment, Heritage and Local Government. Please refer to Appendix C for conservation methodologies.

6.8.1.5 Modifying works to roof fabric

Extension of housing to roof access and removal of existing roof plant

Historically, the roof served as a photo location for the newspaper group, and reinstating access to this landmark space is considered a positive development. Presently, there is a flat roof structure above the main staircase, and it is proposed to remove and replace this structure to improve access to the roof amenity. The impact of this removal is somewhat mitigated by the fact that the materials and architectural design of the affected areas are relatively mundane. It is noted that the sloped roofs on either side of central flat roof section will not be altered as a consequence of this intervention.

There is also a collection of aerials and satellite dishes mounted on this structure that will be removed. The new rooftop access will be finished in a dark metal

cladding to reduce its visibility from a distance and will have no noticeable visual impact from street level, thanks to the generous setback from the building line.



Plate 42: The central flat-roofed section, highlighted, will be removed and replaced with a new, extended area to improve access to the roof terrace.

Replace existing sloped glazing

On the north facing pitch of the sloped roof, there is a patent glazed system with wired glass. Close examination of the glazing was not possible at the time of site visits, but given its age and it would not meet current safety or performance standards. This feature is presently concealed internally by a contemporary suspended ceiling, and it is proposed to expose it within the shared amenity spaces at fourth floor level. The glazed section will be replaced, vastly improving the thermal performance of the building envelope and ensure the safety of the future occupants. The fire safety strategy also requires that automatically opening vents are incorporated into the new glazing system to extract smoke at high level.

The south-facing roof fabric, comprising of a natural slate finish, will be repaired or replaced on a like-for-like basis as required. It is considered that the retention of the original roof form and the intention to expose the repaired structure internally will have a major positive impact on the protected structure.

Provision of new glazed balustrade to supplement existing

There is an industrial style metal railing fixed to the existing parapet. It is proposed to retain this existing railing and supplement it with a contemporary glazed balustrade to achieve compliance with current building regulations. This intervention will have no impact on the protected structure and will not be visible from street level.



Plate 43: The patent glazing with wired glass on the main roof will be replaced with a new glazing system. The metal truss structure and slate linings on the south slope will be retained and repaired and the contemporary suspended ceiling will be removed.

6.8.2 Description and appraisal of internal modifying works to Independent House

The proposed internal works are described on the following tables on a floor-by-floor and element-by element basis. The interventions are grouped and described and appraised in further detail in Section 6.11

6.8.2.(a) Summary appraisal of internal works and anticipated heritage impact to Basement Floor of Independent House

Element	Existing	Proposed works	Heritage Impact
Basement Floor	Existing concrete slab. Tiled floor finish in strong room.	Existing concrete floor slab to be removed and a new insulated slab incorporating a damp proof membrane to be installed to improve the thermal performance of the building. Please refer to HJL architects’ fabric removal drawings for identification of extent of basement slab removal.	Minor impact <i>See intervention type 1: Removal of basement slab.</i>
Basement Walls	Calp Limestone walls in former lightwell, possibly surviving from the earlier 19 th century building on the site.	The Calp Limestone walls at the southern side of the former lightwell under Middle Abbey Street will be retained.	Low impact to lightwell walls.

	Mix of contemporary concrete blockwork, original partition walls.	Most internal wall will be replaced with new walls to suit the revised configuration. New connection between Independent House and Emerald Chambers.	Low impact. The existing internal walls are of no particular heritage interest. The existing connection between the structures will be retained to serve as a fire egress route. <i>See intervention type 2: Strip out works.</i>
Basement Ceiling	Exposed concrete soffit with surface mounted services.	Localised lowering of the slab above to facilitate universal access at the front entrance. Not anticipated to impact the ‘strong room’.	Low material impact
Stairs	Concrete stair with incised metal nosing, bullnosed bottom step, square plan bronze bannisters and moulded hardwood handrail terminating in a volute.	Stairs to be retained and gently cleaned. Later lift in stairwell to be removed.	Positive impact. <i>See intervention type 4</i>
Original windows	Steel frame windows at rear of building into external courtyard area.	The existing steel frame windows will be retained and refurbished.	Positive impact <i>See intervention type 8.</i>
Joinery	No architectural joinery of note	N/A	N/A
Other	Original strong room, with tiled floor and walls and steel door. Steel fire door (likely a later 1940s addition) within the basement. A control panel in the boiler room has been identified on the industrial heritage appraisal prepared by Fred	Strong room to be retained as is. Steel fire doors to be retained and repurposed as a decorative element on site. The front panel of the control panel will be salvaged and repositioned within the site in the interest of preserving the technical significance	It is not anticipated that the ceiling of the strong room will be impacted by the proposed lowering of the entrance floor. See ‘basement ceiling ‘above.

	Hammond as being of technical interest.	of the former printing press.	
Chimneystack	Chimneystack on east gable	Chimneybreast to be removed at basement and ground level.	It is proposed to remove the stack to create space for a fire egress route at ground floor level. This is considered a minor impact; given that the chimneystack is not a prominent feature of the ground floor plan.
M&E	Ad-hoc arrangement of services, which require renewal.	Existing services to be removed and replaced with new.	Minor impact. Two vertical service ducts to be created in concrete floor above. <i>Refer to section 6.7</i>

Table 6.1: Internal works to Basement Floor of Independent House

6.8.2.(b) Summary appraisal of Internal works and anticipated heritage impact to Ground Floor of Independent House

Element	Existing	Proposed works	Heritage Impact
Ground Floor	Existing concrete slab, no original floor finish.	Locally lower the floor level at the entrance to accommodate universal access through the primary entrance, provision of short flight of stairs and platform lift to transition to the existing floor level.	Minor impact. The alteration to facilitate universal access will change the original entrance layout. Impact on the external elevation is separately considered.
Ground Floor Walls	Mix of contemporary partition, possible some original partition wall, but none of any particular heritage interest.	Most internal wall will be replaced with new walls to suit the revised configuration.	Low impact. The existing internal walls are of no particular heritage interest. <i>See 6.11 below intervention type 2: Strip out works</i>

			<i>See intervention type 3: Reconfiguration of internal layouts.</i>
	There is already a lateral connection between Independent House and Emerald Chambers on this level.	Existing connection between Independent House and Emerald Chambers to be slightly enlarged.	Low material impact. <i>See 6.11 below intervention type 3</i>
		Provision of internal wall insulation to the inside face of external walls that have no decorative features .	Moderate impact. <i>See 6.11 below intervention type 5.</i>
Ground Floor Ceiling	Decorative plasterwork in former entrance hall, presently concealed by contemporary suspended ceiling.	The later suspended ceiling will be carefully removed, and the decorative ceiling retained and repaired. Mechanical and electrolal installations have been routed to avoid interfering with the decorative ceiling.	Positive impact <i>See 6.11 below intervention type 8</i>
Stairs	Concrete stair with incised metal nosing, original balustrade has been previously removed. Stored onsite. Impact damage to stair noted.	Stairs to be retained and repaired. Original balustrade to be reinstated. Later lift in well to be removed.	Positive impact <i>See 6.11 below intervention type 8.</i>
Joinery	No architectural joinery of note.	N/A	N/A
Original windows / Doors	Original ground floor windows have been removed	Front: new windows to match original fenestration pattern in regard to fenestration pattern, based on reference to historic photographs and examination of the existing windows on the upper level. The performance of the windows and doors to comply with	Positive impact <i>See 6.11 below intervention type 8.</i>

		current regulatory standards. The existing bronze surrounds and sill guards will be retained.	
	Rear elevation: Original steel windows overlooking rear basement courtyard.	Original steel frame windows to be retained. Contemporary uPVC windows to be replaced with new multipaned windows.	Positive impact <i>See Section 6.8.1.3 See intervention type 8.</i>
Decorative detail	Polished concrete column and pilaster with Corinthian capitals in stair hall.	Existing columns to be retained and repaired	Low impact
Other	Rectangular window opening in the last bay, adjacent the east boundary.	The sill of the window in the last bay, adjacent the east boundary, will be dropped to create a doorway. The design of the new door to mirror the existing door on the opposing side of the front façade.	Minor impact. This alteration is required for fire egress. <i>See Section 6.8.1.2</i>
Former workshop / bicycle yard	Small yard to rear, with glazed white tile wall finishes. Pyramidal rooflight with rolled lead ribs (in very poor condition) over bicycle shelter.	Retention of open yard and restoration of existing finishes and original rooflight over. It is anticipated that the glazing will require replacement.	Positive impact <i>See 6.11 below intervention type 8</i>
Chimneystack	Chimneystack on east gable	Chimneybreast to be removed at basement and ground level.	It is proposed to remove the stack to create space for a fire egress route at ground floor level.
M&E	Ad-hoc arrangement of services, which require renewal.	Existing services to be removed and replaced with new.	Two vertical service ducts to be created in concrete floor above. <i>Refer to section 6.7</i>

		It is necessary to provide ventilation to the inner rooms on the ground floor. It is proposed to integrate bronzed coloured metal vents at high level within the design of the new shopfront windows, where high level casements opening sections were historically positioned.	The vents will be discreetly integrated into the shopfront window frame at high level, using matching ...
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Table 6.2: Internal works to Ground Floor of Independent House

6.8.2.(c) Summary appraisal of Internal works and anticipated heritage impact to Level 1 of Independent House

Element	Existing	Proposed works	Heritage Impact
Floor	Existing concrete slab. No original floor finishes.	No works proposed, aside from provision of openings in the slab for distribution of vertical services.	No material impact.
Walls	Original partition walls, with glazing at high level along central corridor.	All internal walls will be replaced with new walls to suit the revised configuration and achieve compliance with regulatory minimum width requirements.	Moderately negative impact. The existing screens do not meet the regulatory fire, or sound rating requirements for sleeping accommodation use. <i>See 6.11 below intervention type 2: Strip out works See intervention type 3: Reconfiguration of internal layouts.</i>
		Provision of internal wall insulation. Existing timber window surrounds and secondary glazing to be temporarily removed and then reinstated	Moderate impact. <i>See intervention type 5.</i> <i>See 6.11 below intervention type 2: Strip out works</i>

		post provision of internal wall insulation. It is proposed to apply external wall insulation to the rear elevation which has a rendered finish.	
Openings in party / rear walls	There is already a lateral connection between Independent House and Emerald Chambers and the existing rear building range on this level.	The existing connection in party wall between Independent House and Emerald Chambers will be removed and the opening will be infilled.	Positive / neutral impact. The two structures will remain as separate, distinct structures on the upper floor levels.
Ceiling	No Decorative plasterwork.	N/A	Low impact.
Stairs	Concrete stair with incised metal nosing, original balustrade has been previously removed. Stored onsite.	Stairs to be retained and repaired. Original balustrade to be reinstated. Later lift in well to be removed.	Positive impact <i>See 6.11 below intervention type 8.</i>
Joinery	Original three-panelled doors with multipaned glazing in upper panel. Window joinery: See windows.	All internal doors and joinery elements integrated into internal partition walls to be removed.	Moderately negative impact. The existing screens do not meet the regulatory fire, or sound rating requirements for sleeping accommodation use. Refer to Section 6.5 <i>See intervention type 2: Strip out works, 6.11 below</i> <i>See intervention type 3: Reconfiguration of internal layouts, 6.11 below</i>
Original windows	Front elevation: Original metal windows with margin lights, timber framed	All original windows will be restored and upgraded. Note: the surrounds to the	Positive impact <i>See intervention type 8.</i>

	secondary glazing with panelled window aprons and moulded architraves.	secondary glazing will be temporarily removed to facilitate installation of internal wall insulation.	
	Rear elevation: uPVC windows.	New windows emulating the original fenestration pattern to be installed.	Positive impact <i>See Section 6.8.1.3</i> <i>See intervention type 8.</i>
M&E	Ad-hoc arrangement of services. Exposed pipe-runs, cast iron radiators.	Existing services to be removed and replaced with new. Provision of vertical ducts to distribute services and air extract.	Two vertical service ducts to be created in concrete floor above. <i>See intervention type 3</i>
	All sanitary facilities currently within rear return.	Provision of new ensuite bathrooms. Ventilation to be routed at high level through corridors to vents in the new link building attached to the rear elevation.	Moderate impact. The provision of new bathrooms and associated services will naturally alter the original floor layout, but these facilities are required to give effect to the new building use. <i>Refer to section 6.7</i>
Other	Vertical extension to non-original rear return to be removed and original window opening reinstated.		Positive impact. <i>See section 6.8.1.3</i>

Table 6.3: Internal works to First Floor of Independent House

6.8.2.(d) Summary appraisal of Internal works and anticipated heritage impact to Level 2 of Independent House

Element	Existing	Proposed works	Heritage Impact
Floor	Existing concrete slab. No original floor finishes.	No works proposed, aside from provision of openings in the slab for distribution of vertical services.	No material impact.

Walls	Open plan layout, with some contemporary partition walls enclosing stairs.	All internal walls will be replaced with new walls to suit the revised configuration and achieve compliance with regulatory minimum width requirements.	No impact <i>See 6.11 below intervention type 2: Strip out works</i> <i>See intervention type 3: Reconfiguration of internal layouts.</i>
		Provision of internal wall insulation. Existing timber window surrounds and secondary glazing to be temporarily removed and then reinstated post provision of internal wall insulation. It is proposed to apply external wall insulation to the rear elevation which has a rendered finish.	Moderate impact. <i>See intervention type 5.</i>
		Provision of new opening in rear elevation to connect with new building.	Moderate impact. The new connections are required to improve circulation and to address fire regulations. Regulatory restrictions have influenced the positioning of the new cores relative to the existing buildings. <i>Refer to Section 6.5</i> <i>See intervention type 8.</i>
	There is an existing lateral connection between Independent House and Emerald Chambers.	The existing connection in party wall between Independent House and Emerald Chambers will be removed and the opening will be infilled.	Positive / neutral impact. The two structures will remain as separate, distinct structures on the upper floor levels.

Ceiling / Plasterwork	Contemporary suspended ceiling, no evidence of decorative plasterwork above.	New plasterboard ceilings	No impact.
Stairs	Concrete stair with incised metal nosing, original hardwood handrail is fixed to later lift enclosure in well.	Stairs to be retained and repaired. Original handrail to be fixed on new balustrade. Later lift in well to be removed.	Positive impact. <i>See intervention type 8.</i>
Joinery	One original panelled door, all other doors have been removed.	New doors to be provided to meet regulatory standards.	Minor impact.
Original windows	Front elevation: Original metal windows with margin lights, timber framed secondary glazing with panelled window aprons and moulded architraves.	All original windows will be restored and upgraded. Note: the surrounds to the secondary glazing will be temporarily removed to facilitate installation of internal wall insulation.	Positive impact. <i>See intervention type 8.</i>
	Rear elevation: Contemporary uPVC windows.	New windows emulating the original fenestration pattern to be installed.	Positive impact <i>See Section 6.8.1.3</i> <i>See intervention type 8.</i>
M&E	Ad-hoc arrangement of services.	Existing services to be removed and replaced with new. Provision of vertical ducts for services, air extract.	Two vertical service ducts to be created in concrete floor above. <i>Refer to section 6.7</i>
		Provision of new ensuite bathrooms. Ventilation to be routed at high level through corridors to vents in the new link building attached to the rear elevation.	Moderate impact. The provision of new bathrooms and associated services will naturally alter the original floor layout, but these facilities are required to give effect to the new building use.
Other	Non- original extension to rear to be removed.		Positive impact

Table 6.4: Internal works to Second Floor of Independent House

6.8.2.(e) Summary appraisal of Internal works and anticipated heritage impact to Level 3 of Independent House

Element	Existing	Proposed works	Heritage Impact
Floor	Existing concrete slab.	Modest openings in the slab required for vertical ducts to distribute services.	No material impact to the existing slab.
	Hardwood parquet floor, laid in herringbone bond in former boardroom – in very poor condition.	Given the condition of the existing timber floor, extensive replacement is anticipated, it is proposed to reinstate a herringbone floor in this location, noting that the spatial configuration of the room will be altered by the revised layout.	The proposal to repair / reinstate a hardwood floor is positive.
Walls	Original partition walls, with glazed screens along central corridor. Simple moulded skirting, dado and picture rail.	All internal walls will be replaced with new walls to suit the revised configuration and achieve compliance with regulatory minimum width requirements.	Moderately negative impact. The existing screens do not meet the regulatory fire, or sound rating requirements for sleeping accommodation use. <i>Refer to Section 6.5</i> <i>See intervention type 2: Strip out works</i> <i>See intervention type 3: Reconfiguration of internal layouts.</i>
		Provision of internal wall insulation. Existing timber window surrounds and secondary glazing to be temporarily removed and then reinstated post provision of internal wall insulation.	Moderate impact. <i>See intervention type 5.</i>

		It is proposed to apply external wall insulation to the rear elevation which has a rendered finish.	
	There is an existing lateral connection between Independent House and Emerald Chambers.	The existing connection in party wall between Independent House and Emerald Chambers will be removed and the opening will be infilled.	Positive / neutral impact. The two structures will remain as separate, distinct structures on the upper floor levels.
		Opening in rear wall to create connection to new building.	Moderate impact. The new connections are required to improve circulation and to address fire regulations. Regulatory restrictions have influenced the positioning of the new cores relative to the existing buildings. <i>Refer to Section 6.5</i> <i>See intervention type 6.</i>
Ceiling / Plasterwork	Low relief, neo classical decorative plasterwork in former boardroom, in very poor condition.	Existing decorative ceiling retained. Fabric to be examined by specialist stuccadorre to determine to best method of restoration, given its level of deterioration. New plasterboard ceilings in general areas.	Positive impact <i>See intervention type 8.</i>
Stairs	Concrete stair with incised metal nosing, original hardwood handrail is fixed to later lift enclosure in well.	Stairs to be retained and repaired. Original handrail to be fixed on new balustrade. Later lift in well to be removed.	Positive impact
Joinery	Original three-panelled doors with	All internal doors and joinery elements	Moderate impact.

	multi-paned glazing in upper panel. Original skirting, dado and picture rails.	integrated into internal partition walls to be removed.	
Original windows	Front elevation: Original metal windows with margin lights.	All original windows will be restored and upgraded.	Positive impact. <i>See intervention type 8.</i>
	Rear elevation: Contemporary uPVC windows.	New windows emulating the original fenestration pattern to be installed.	Positive impact <i>See Section 6.8.1.3</i> <i>See intervention type 8.</i>
M&E	Ad-hoc arrangement of services.	Existing services to be removed and replaced with new. Provision of vertical ducts for services, air extract.	Two vertical service ducts to be created in concrete floor above. <i>Refer to section 6.7</i>
		Provision of new ensuite bathrooms. Ventilation to be routed at high level through corridors to vents in the new link building attached to the rear elevation.	Moderate impact. The provision of new bathrooms and associated services will naturally alter the original floor layout, but these facilities are required to give effect to the new building use.

Table 6.5: Internal works to Third Floor of Independent House

6.8.2.(f) Summary appraisal of Internal works and anticipated heritage impact to Level 4 of Independent House

Element	Existing	Proposed works	Heritage Impact
Floor	Existing concrete slab. No original floor finishes.	No works proposed, aside from provision of openings in the slab for distribution of vertical services.	No material impact.
Walls	Contemporary partition walls.	All internal walls will be replaced with new walls to suit the revised configuration and achieve compliance with regulatory minimum width requirements.	No impact <i>See 6.11 below</i> <i>intervention type 2: Strip out works.</i> <i>See intervention type 3: Reconfiguration</i>

			<i>of internal layouts.</i>
		Provision of internal wall insulation. Existing timber window surrounds and secondary glazing to be temporarily removed and then reinstated post provision of internal wall insulation.	Moderate impact. <i>See intervention type 5.</i>
		It is proposed to apply external wall insulation to the rear elevation which has a rendered finish.	
	Above the suspended ceilings, the party walls are lined with glazed white tile to reflect light from the rooflights.	Existing tiled wall finish will be retained and exposed internally.	Positive impact
	There is an existing lateral connection between Independent House and Emerald Chambers.	The existing connection in party wall between Independent House and Emerald Chambers will be removed and the opening will be infilled.	Positive / neutral impact. The two structures will remain as separate, distinct structures on the upper floor levels.
		Opening in rear wall to create connection to new building.	Moderate impact. The new connections are required to improve circulation and to address fire regulations. Regulatory restrictions have influenced the positioning of the new cores relative to the existing buildings.

			<i>Refer to Section 6.5</i> <i>See intervention type 6.</i>
Ceiling / Plasterwork	Pitched rooflight integrated into roof profile at rear of building, metal truss structure with painted sarking boards exposed internally. Plain run cornice in limited areas. All of the above concealed by contemporary suspended ceiling.	Existing roof trusses to be retained and restored. Underside of vaulted roof to be exposed internally. New plasterboard ceilings under flat roof section.	Major positive impact. <i>See intervention type 4: Restoration and thermal upgrade of existing roof.</i>
Stairs	Concrete stair with incised metal nosing, original hardwood handrail is fixed to later lift enclosure in well.	Stairs to be retained and repaired. Original handrail to be fixed on new balustrade. Later lift enclosure in well to be removed. External fabric enclosing stair to be replaced with new construction to improve access to roof.	Restoration of stairs is positive.
Joinery	No architectural joinery of note.	N/A	N/A
Original windows	Front elevation: Only one original metal window with margin lights, timber framed secondary glazing with panelled window aprons and moulded architrave. Contemporary, timber frame casement windows elsewhere.	All original windows will be restored and upgraded. Note: the surrounds to the secondary glazing will be temporarily removed to facilitate installation of internal wall insulation. New windows to replace contemporary windows to match the existing.	Positive impact. The restoration of historically appropriate windows on the front façade with hall a positive impact on the Protected Structure and streetscape. <i>See intervention type 8.</i>
	Rear elevation: Contemporary uPVC windows.	New windows emulating the original fenestration pattern to be installed.	Positive impact <i>See Section 6.8.1.3</i> <i>See intervention type 8.</i>
M&E	Ad-hoc arrangement of services.	Existing services to be removed and replaced with new. Provision of vertical ducts for services, air extract.	Two vertical service ducts to be created in concrete floor above.

			Refer to section 6.7
		Provision of new ensuite bathrooms. Ventilation to be routed at high level through corridors to vents in the new link building attached to the rear elevation.	Moderate impact. The provision of new bathrooms and associated services will naturally alter the original floor layout, but these facilities are required to give effect to the new building use. Refer to section 6.7
Other	Non- original extension above rear return to be removed.		Positive impact
Connections	New connection in rear façade.		See intervention type 6.

Table 6.6: Internal works to Fourth Floor of Independent House

6.9 DESCRIPTION AND APPRAISAL OF PROPOSED WORKS TO EMERALD CHAMBERS, ZONE 2, 91-93 MIDDLE ABBEY STREET

It is proposed to retain, repair and refurbish Emerald Chambers, and to undertake alterations to facilitate its reoccupation for use as student accommodation.

6.9.1 Description and Appraisal of External works to Emerald Chambers

6.9.1.1 Conservation and repair work to front façade fabric

- Masonry repairs and cleaning
- Brick repairs
- Restoration of existing window fabric
- Removal of non-original windows and subsequent replacement with historically appropriate windows to match existing
- Repair and renewal of rainwater goods

All of the above conservation works will have a major positive impact on the protected structure and on the streetscape. All repairs to be undertaken in accordance with best conservation proactive, and in accordance with the Advice Series published by the Architectural Heritage Advisory Unit of the Department of the Environment, Heritage and Local Government. Please refer to Appendix C for conservation methodologies.

6.9.1.2 Modifying works to front façade of Emerald Chambers

It is proposed to locally lower the two side entrances to facilitate universal access. The external granite step will be lowered and the internal floor level will be locally ramped to transition to street level. The central opening will not be altered on account of the quality of the architectural joinery and floor finishes within the entrance hall.

Justification: The proposed alteration is required to provide universal access to the front entrance of the building. Without intervention, primary entrances would be restricted to the new buildings on Prince’s Street North and William’s Lane. It is preferable to utilize the existing entrances on Middle Abbey Street to also enhance the activity along the street front.

Impact: The proposed alteration to the side entrances will have a minor visual and physical impact.

6.9.1.3 Modification and repair of pyramidal rooflight above stairs

It is intended to retain the form of the existing rooflight, and in doing so, as much of its original fabric as possible. Modifications are anticipated to support new glazing cassettes and automatically opening vents to facilitate smoke clearance. On appointment of a specialist glazing contractor, and efforts to dismantle the existing feature, a more informed strategy for repair, where possible can be devised. Findings will be submitted to the DCC Conservation Officer for discussion prior to commencement.

6.9.1.4 Removal of the existing concrete roof slab

It is proposed to replace the original concrete flat roof above Emerald Chambers with a new flat roof structure, positioned at a slightly higher level in order to increase the usable floor-to-ceiling height, which is presently restricted.

Justification: At present, the floor to ceilings height at fourth floor level is just 2.33 m high. There are no raised access floors, and the existing contemporary plasterboard ceiling is positioned tight to the underside of the existing roof-slab so there is no opportunity to increase the clear height without structural intervention. Without adaptation, the potential use at fourth floor level is limited to non-habitable use. The proposal to remove the existing slab and position the new roof at a slightly higher level will create additional usable height.

Impact: The physical impact of the proposal is limited to the loss of the existing concrete roof slab, which is not of any particular architectural interest. There will be no perceptible change to the external appearance of the building on account of the existing brick parapet, which will conceal the slightly marginally higher roof from view.

6.9.1.5 Conservation and repair works to rear façade of Emerald Chambers

- Repair and refurbishment of existing metal framed windows.
- Repointing and repair of brickwork
- Renewal of rainwater goods
- Removal of existing uPVC windows and installation of new multipaned windows.
- Repair of pyramidal roof lantern adjacent rear yard
- Renewal of external render

Please refer to Appendix C for conservation repair methodologies.

6.9.2 Description and Appraisal of Internal works and anticipated heritage impact to Emerald Chambers

6.9.2.(a) Summary appraisal of Internal works and anticipated heritage impact to basement level of Emerald Chambers

Element	Existing	Proposed works	Heritage Impact
Basement Floor	Existing concrete slab. Original black and white tiles with contrast boarder in stair hall and bathroom. Tiles are heavily soiled and areas of damage noted, but may be salvaged, subject to lifting trials on site.	Please refer to HJL removals drawings for extent of removals. It is proposed to remove the existing slab and install a new insulated basement slab, incorporating radon barrier and DPC. It is proposed to reuse existing tiles within the refurbished basement in the hall at the base of the stairs.	Moderate impact. <i>See intervention type 1: Removal of basement slab.</i>
Basement Walls	Calp Limestone walls under Williams Lane and in former lightwell under Middle Abbey Street and at rear of Emerald Chambers possibly surviving from the earlier 19 th	The Calp Limestone walls under Williams Lane and in the former lightwell under Middle Abbey Street will be retained. The Calp Limestone wall at the rear of the building will be removed.	Minor impact <i>See intervention type 2: Strip out works.</i> <i>See intervention type 5: Provision</i>

	century building on the site.		<i>of internal wall insulation.</i>
	Mixture of original and contemporary blockwork wall. No fabric of any particular heritage interest.	Most internal wall will be replaced with new walls to suit the revised configuration. New connection between Independent House and Emerald Chambers.	No impact
		Provision of internal wall insulation. Original skirtings and plaster cornices will be reinstated post provision of internal wall insulation.	Moderate impact. <i>See intervention type 5.</i>
Basement Ceiling / Plasterwork	Concrete soffit, in poor condition.	Repair of concrete structure and installation of new plasterboard ceilings.	Positive impact. Repair of decayed fabric required to protect building. <i>See intervention type 9.</i>
Stairs	Granite stair with early caged lift enclosure in well.	Stairs to be retained and cleaned. Original caged lift enclosure to be retained in place (non-operational).	Positive impact. <i>See intervention type 8.</i>
Joinery	No architectural joinery of note.	N/A	N/A
M&E	Ad-hoc arrangement of services.	Existing services and fittings to be removed and replaced with new. Provision of vertical ducts for services, air extract.	Two vertical service ducts to be created in concrete floor above. <i>Refer to section 6.7</i>

Table 6.7: Internal works to Basement Level of Emerald Chambers, Zone 2

6.9.2.(b) Summary appraisal of Internal works and anticipated heritage impact to Ground Level of Emerald Chambers

Element	Existing	Proposed works	Heritage Impact
Ground Floor	Existing concrete slab, with contemporary raised access floor.	Locally lower the floor level at the entrance to accommodate universal access through the two side entrances, provision of	Impact on the external elevation is separately considered.

		short flight ramp to transition to the existing floor level.	
	Original high quality mosaic floor finish laid in fish scale pattern in entrance hall and stair hall, with building name 'EMERALD CHAMBERS' integrated into design of entrance hall.	Mosaic floor to be retained and restored.	Positive impact <i>See intervention type 8.</i>
Ground Floor Walls	Contemporary partition walls in former office space.	All internal walls will be replaced with new walls to suit the revised configuration.	No impact. The existing internal walls are of no particular heritage interest. <i>See intervention type 2: Strip out works</i> <i>See intervention type 3: Reconfiguration of internal layouts.</i>
		Provision of internal wall insulation to the inside face of external walls with no decorative features. Note: it is not proposed to add internal wall insulation to the entrance hall on account of the plasterwork and joinery in this area.	<i>Minor impact</i> <i>See intervention type 5: Provision of internal wall insulation.</i>
	The centrally positioned entrance hall and inner hall is the most decorative and intact space surviving in the building.	It is proposed to retain the composition of the entrance in full.	No impact. The protection of the entrance hall is positive, in conservation terms.
		Existing connection between Independent House and Emerald Chambers to be slightly enlarged and made good.	No material impact.
Ground Floor Ceiling	Modillion plaster cornice in entrance hall and stair hall.	Existing plasterwork to be retained. New plasterboard ceiling in	No impact. The protection of the entrance hall is

	Cornice above suspended ceiling in room to the west of entrance hall.	rooms either side of entrance hall.	positive, in conservation terms.
Stairs	Granite stair with early caged lift enclosure in well.	Stairs to be retained and cleaned. Original caged lift enclosure to be retained in place (non-operational).	Positive impact. <i>See intervention type 8.</i>
Joinery	Original double doors in entrance hall with rectangular transom light over. Panels to recess in entrance hall. Original skirting in entrance hall.	All joinery including original entrance hall doors to be retained.	No impact. The protection of the entrance hall is positive, in conservation terms.
Original windows / Doors	Front elevation: No original windows. Panelled door with transom light.	Front: new windows to match original fenestration pattern. The performance of the windows and doors to comply with current regulatory standards.	Positive impact
	Rear elevation: Original steel windows in rear return only. Contemporary uPVC windows.	New windows emulating the original fenestration pattern to be installed. Existing windows in return to be retained but will be non-functioning as a consequence of the new building attached to the rear.	Replacement of uPVC is Positive.
Connection to new building at rear		Th new building will be attached to the rear return and new opening created in the rear wall.	Moderate impact. The new connections are required to improve circulation and to address fire regulations. Regulatory restrictions have influenced the positioning of the new cores relative to the existing buildings. <i>Refer to Section 6.5</i> <i>See intervention type 6.</i>

M&E	Ad-hoc arrangement of services.	Existing services to be removed and replaced with new.	Two vertical service ducts to be created in concrete floor above. <i>Refer to section 6.7</i>
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Table 6.8: Internal works to Ground Level of Emerald Chambers, Zone 2

6.9.2.(c) Summary appraisal of Internal works and anticipated heritage impact to Level 1 of Emerald Chambers

Element	Existing	Proposed works	Heritage Impact
Floor	Existing concrete slab, no original floor finishes.	Minor service openings only.	No material impact.
Walls		All internal walls will be replaced with new walls to suit the revised configuration.	No impact. The existing internal walls are of no heritage interest. <i>See intervention type 2: Strip out works</i> <i>See intervention type 3: Reconfiguration of internal layouts.</i> <i>See intervention type 5: Provision of internal wall insulation.</i>
		Existing connection between Independent House and Emerald Chambers to be infilled.	Positive / neutral impact
		Provision of internal wall insulation. Original skirtings and plaster cornices will be reinstated post provision of internal wall insulation.	Moderate impact. <i>See intervention type 5.</i>
Ceiling	Some length of original plain run cornice following structural grid.	Existing plasterwork to be retained and new partition walls scribed around them. New plasterboard ceiling to be installed.	No impact.
Stairs	Granite stair with early caged lift enclosure in well.	Stairs to be retained and cleaned. Original caged lift enclosure to	Positive impact.

		be retained in place (non-operational). <i>See intervention type 8.</i>	
Joinery	Panelling detail to columns.	Panelling detail to columns to be retained.	No impact.
Original windows / Doors	Front elevation: Six original metal windows, in poor condition, some replacement obscure glass panes. Contemporary secondary glazing / screen applied to interior. Note: one poor quality replacement window. Rear elevation: Original steel windows in rear return only. Contemporary uPVC windows.	All original windows to be retained and refurbished. New historically window to replace contemporary window. Discrete secondary to be applied internally to replace existing, to improve acoustic and thermal performance. New windows emulating the original fenestration pattern to be installed. Existing windows in return to be retained but will be non-functioning as a consequence of the new building attached to the rear.	Positive impact <i>See intervention type 8.</i> Replacement of uPVC is Positive.
Connection to new building at rear		Th new building will be attached to the rear return and new opening created in the rear wall.	Moderate impact. The new connections are required to improve circulation and to address fire regulations. Regulatory restrictions have influenced the positioning of the new cores relative to the existing buildings. <i>Refer to Section 6.5</i> <i>See intervention type 6.</i>
M&E	Ad-hoc arrangement of services.	Existing services to be removed and replaced with new.	Two vertical service ducts to be created in concrete floor above.

			<i>See intervention type 6.</i>
		Provision of new ensuite bathrooms. Ventilation to be routed at high level through corridors to vents in the new link building attached to the rear elevation.	Moderate impact. The provision of new bathrooms and associated services will naturally alter the original floor layout, but these facilities are required to give effect to the new building use. <i>Refer to section 6.7</i>

Table 6.9: Internal works to First Level of Emerald Chambers, Zone 2

6.9.2.(d) Summary appraisal of internal works and anticipated heritage impact to Level 2 of Emerald Chambers

Element	Existing	Proposed works	Heritage Impact
Floor	Existing concrete slab, no original floor finishes.		No material impact.
Walls	Mixture of contemporary partition walls and open plan layouts.	All internal walls will be replaced with new walls to suit the revised configuration.	No impact. The existing internal walls are of no heritage interest. <i>See intervention type 2: Strip out works</i> <i>See intervention type 3: Reconfiguration of internal layouts.</i>
		Existing connection between Independent House and Emerald Chambers to be infilled.	Positive / neutral impact
		Provision of internal wall insulation. Original skirtings and plaster cornices will be reinstated post provision of internal wall insulation.	Moderate impact. <i>See intervention type 5.</i>
Ceiling	Some length of original plain run	Existing plasterwork to be retained and new partition walls scribed	No impact.

	cornice following structural grid.	around them. New plasterboard ceiling to be installed.	
Stairs	Granite stair with early caged lift enclosure in well.	Stairs to be retained and cleaned. Original caged lift enclosure to be retained in place (non-operational).	Positive impact.
Joinery	Original skirting in some areas.	Original skirting to be retained.	No impact.
Original windows / Doors	Front elevation: no original windows. All windows are poor quality replacements.	New historically appropriate windows to be installed, replacing existing later windows.	Positive impact <i>See intervention type 8.</i>
	Rear elevation: Original steel windows in rear return only. Contemporary uPVC windows.	New windows emulating the original fenestration pattern to be installed. Existing windows in return to be retained but will be non-functioning as a consequence of the new building attached to the rear.	Replacement of uPVC is Positive.
Connection to new building at rear		Th new building will be attached to the rear return and new opening created in the rear wall.	Moderate impact. The new connections are required to improve circulation and to address fire regulations. Regulatory restrictions have influenced the positioning of the new cores relative to the existing buildings. <i>Refer to Section 6.5</i> <i>See intervention type 6.</i>
M&E	Ad-hoc arrangement of services.	Existing services to be removed and replaced with new.	Minor impact. Two vertical service ducts to be created in concrete floor above. <i>Refer to section 6.7</i>

		Provision of new ensuite bathrooms. Ventilation to be routed at high level through corridors to vents in the new link building attached to the rear elevation.	Moderate impact. The provision of new bathrooms and associated services will naturally alter the original floor layout, but these facilities are required to give effect to the new building use. <i>Refer to section 6.7</i>
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Table 6.10: Internal works to Second Floor Level of Emerald Chambers, Zone 2

6.9.2.(e) Summary appraisal of Internal works and anticipated heritage impact to Level 3 of Emerald Chambers

Element	Existing	Proposed works	Heritage Impact
Floor	Existing concrete slab, no original floor finishes.		No material impact.
Walls	Open plan area, contemporary partitions.	All internal walls will be replaced with new walls to suit the revised configuration.	No impact. The existing internal walls are of no heritage interest. <i>See intervention type 2: Strip out works</i> <i>See intervention type 3: Reconfiguration of internal layouts.</i>
		Existing connection between Independent House and Emerald Chambers to be infilled.	Positive / neutral impact
		Provision of internal wall insulation. Original skirtings and plaster cornices will be reinstated post provision of internal wall insulation.	Moderate impact. <i>See intervention type 5.</i>
Ceiling	Exposed concrete soffit with surface mounted services.	New plasterboard ceiling to be installed.	No impact.

Stairs	Granite stair with early caged lift enclosure in well.	Stairs to be retained and cleaned. Original caged lift enclosure to be retained in place (non-operational).	Positive impact. <i>See intervention type 8.</i>
Joinery	Original skirting in some areas.	Original skirting to be retained.	No impact.
Original windows / Doors	Front elevation: no original windows. All windows are poor quality replacements.	New historically appropriate windows to be installed, replacing existing later windows.	Positive impact <i>See intervention type 8.</i>
	Rear elevation: Original steel windows in rear return only. Contemporary uPVC windows.	New windows emulating the original fenestration pattern to be installed. Existing windows in return to be retained but will be non-functioning as a consequence of the new building attached to the rear.	Replacement of uPVC is Positive.
Connection to new building at rear		Th new building will be attached to the rear return and new opening created in the rear wall.	Moderate impact. The new connections are required to improve circulation and to address fire regulations. Regulatory restrictions have influenced the positioning of the new cores relative to the existing buildings. <i>Refer to Section 6.5</i> <i>See intervention type 6.</i>
M&E	Ad-hoc arrangement of services.	Existing services to be removed and replaced with new.	Two vertical service ducts to be created in concrete floor above.
		Provision of new ensuite bathrooms. Ventilation to be routed at high level through corridors to vents in the new link	Moderate impact. The provision of new bathrooms and associated services will naturally alter the

		building attached to the rear elevation.	original floor layout, but these facilities are required to give effect to the new building use. <i>Refer to section 6.7</i>
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Table 6.11: Internal works to Third Floor Level of Emerald Chambers, Zone 2

6.9.2.(f) Summary appraisal of Internal works and anticipated heritage impact to Level 4 of Emerald Chambers

Element	Existing	Proposed works	Heritage Impact
Floor	Existing concrete slab, no original floor finishes.		No material impact.
Walls	Open plan area, contemporary partitions.	All internal walls will be replaced with new walls to suit the revised configuration.	No impact. The existing internal walls are of no heritage interest. <i>See intervention type 2: Strip out works</i> <i>See intervention type 3: Reconfiguration of internal layouts.</i>
		Existing connection between Independent House and Emerald Chambers to be infilled.	Positive / neutral impact
		Provision of internal wall insulation. Original skirtings and plaster cornices will be reinstated post provision of internal wall insulation.	Moderate impact. <i>See intervention type 5.</i>
Ceiling	Contemporary plasterboard ceiling under concrete roof slab.	Existing concrete roof slab to be removed and new roof installed at a marginally higher position to increase clear height at fourth floor level.	Minor impact. The existing ceiling and roof slab is of no particular architectural interest and contains no applied decorative fabric. The replacement of the roof slab is

			justified in the interest of improving the quality of the top floor which presently has a restricted floor to ceilings height.
Stairs	Granite stair with early caged lift enclosure in well. Pyramidal roof lantern above staircase.	Stairs to be retained and cleaned. Original caged lift enclosure to be retained in place (non-operational). Roof lantern above to be refurbished and retained.	Positive impact. <i>See intervention type 8.</i>
Joinery	None	N/A	N/A
Original windows / Doors	Front elevation: no original windows. All windows are poor quality replacements.	New historically appropriate windows to be installed, replacing existing later windows.	Positive impact <i>See intervention type 8.</i>
	Rear elevation: Original steel windows in rear return only. Contemporary uPVC windows.	New windows emulating the original fenestration pattern to be installed. Existing windows in return to be retained but will be non-functioning as a consequence of the new building attached to the rear.	Replacement of uPVC is Positive.
Connection to new building at rear		Th new building will be attached to the rear return and new opening created in the rear wall.	Moderate impact. The new connections are required to improve circulation and to address fire regulations. Regulatory restrictions have influenced the positioning of the new cores relative to the existing buildings. <i>Refer to Section 6.5</i> <i>See intervention type 6.</i>

M&E	Ad-hoc arrangement of services.	Existing services to be removed and replaced with new.	<i>See intervention type 6.</i>
		Provision of new ensuite bathrooms. Ventilation to be routed at high level through corridors to vents in the new link building attached to the rear elevation.	Moderate impact. The provision of new bathrooms and associated services will naturally alter the original floor layout, but these facilities are required to give effect to the new building use. <i>Refer to section 6.7</i>

Table 6.12: Internal works to Fourth Floor Level of Emerald Chambers, Zone 2

6.10 DESCRIPTION AND APPRAISAL OF PROPOSED WORKS TO THE PRINTING HALL, ZONE 3

The existing Printing Hall is immensely characterful, largely owing to its vast, light filled volume and industrial quality.

Aside from a proposal to completely reanimate the interior of the printing hall space, in its reimagining as an cultural/community space, it is principally proposed to dismantle its features temporarily for the duration of the works, and reinstate it on completion.

Impact: The building’s proposed reanimation as intended is immeasurably positive for this purpose-built structure which has permanently lost its original function.

6.10.1 Description and appraisal of external works to the Printing Hall

The existing rooflight composition supported by early 20th century steel trusses is to be retained and repaired, but will likely be dismantled to achieve same. Closer inspection whilst it is insitu is required to confirm its composition and features, which when achieved, will be described in detail in a forthcoming condition assessment, description and repair methodology for DCC approval, together with provision of a methodology for careful removal off site for repair to accommodate the development, in advance of its faithful reinstatement.

Impact: The repair and restoration of the rooflight detail will have a positive impact and is required to prevent continued deterioration of the building fabric.

6.10.2 Description and appraisal of internal works and anticipated heritage impact to the Printing Hall

6.10.2.(a) Summary appraisal of internal works to the Printing Hall

Element	Existing	Proposed works	Heritage Impact
Floor	Existing concrete slab, with pits where machinery, now removed, was originally positioned. Part of the ground floor above has been demolished.	Basement slab The west side of the hall (constructed in a later 2 nd phase of development) will be removed. The gantry level on the east and northern side of the hall will be retained and incorporated into the new proposal.	Minor impact. It is noted that the original ground floor level has been previously removed. <i>See intervention type 1: Removal of basement slab.</i>
Walls & Finishes	Concrete structure, with substantial columns. Partly demolished structure with exposed rebar visibly corroded. Finishes: Enclosing walls and concrete columns clad in square format white tiles. Many of the tiles have popped and all have heavy stained and discoloured and worn.	The concrete structure will require repair and potential replacement in parts. The extent of repair works is subject to future investigations. Finishes: The eastern side of Printing Hall to be retained. It is proposed to retain the tiled finishes, repairing and supplementing tiles where necessary for safety / durability reasons.	<i>See intervention type 7.</i>
Ceiling / Roof	Industrial sawtooth profile roof: metal trusses, painted timber boarding exposed internally (condition to be assessed), rooflights with wired glass on north-facing pitch.	The east side of the roof will be retained and refurbished as Community, Cultural & Arts space. The roof will need to be disassembled, repaired and reinstated with insulation installed on the solid profile and new rooflight system installed in lieu of the existing rooflights. The western side of the hall (constructed in a later 2 nd phase of	Positive impact <i>See intervention type 4: Restoration and thermal upgrade of existing roof.</i>

		development) will be removed.	
Stairs	Gantry floor accessed by industrial metal stairs with tubular railing with ball joints.	Stairs to be retained in the interest of preserving the industrial character of the building. New compliant stair will be required.	Positive impact
Joinery	Existing screen walls / partitions with doors on the east side of hall and south side.	Screens on the south side will be removed. The screen son the eastern side of the hall will be retained and refurbished.	Positive impact
M&E	Ad-hoc arrangement of services.	Existing services to be removed, with the original cast iron radiators retained. The hall is to be naturally ventilated via AOVs integrated into the new rooflights.	No material impact. <i>See intervention 6.7</i>
Other	Characterful industrial light fittings suspended from the roof trusses. Steel crane identified in the industrial archaeologist report.	Existing lights to be retained and recommissioned. Steel crane within the east side of the hall will be retained as a decorative feature.	Positive impact The retention of original elements promotes appreciation and understanding of the buildings original use.
New stairs		Provision of new stairs within the space to connect floor level.	No material impact. Reoccupation and refurbishment of the hall is positive.
New lift		New lift shaft at the northern end	No material impact. Vertical circulation is required to reoccupy the space. The large scale is the hall can accommodate this new elements

			without harming its character.
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Table 6.13: Internal works to Printing Hall, Zone 3

6.11 DETAILED ASSESSMENT OF IMPACT OF PROPOSED WORKS

The various Intervention types identified in the tables above are considered in more detail below.

- Type 1 Removal of basement floor slab
- Type 2 Strip out works
- Type 3 Reconfiguration of internal floor layouts and Installation of new partition walls
- Type 4 Restoration and thermal upgrade to existing roofs
- Type 5 Provision of internal wall insulation
- Type 6 Creation of new openings and alteration of existing openings
- Type 7 Repairs to existing concrete structure
- Type 8 Internal Conservation works and reinstatement of character

6.11.1 Intervention type 1

Removal of basement floor slab

The exact composition of the existing basement concrete slabs is not currently known and requires confirmation post commencement of works. It is proposed to remove the existing concrete and reinstate new concrete floors that include insulation and damp-proof course underneath. To accommodate the required insulation, excavation will need to extend below the existing slab. At this stage, the structural engineer does not anticipate that any underpinning works will be necessary. However, as with all methodologies described within, this will be subject to more investigative opening up works on-site.

Methodology: The existing screeds and slabs will be carefully broken up mechanically, focusing on the centre of each space. All material adhered to existing walls will be removed manually, with minimal force. Earthen substrates will then be excavated to an agreed level to allow provision of an insulated concrete slab.

The construction of the junctions between existing walls and new floors will be subject to later detail, on thorough examination of opened-up fabric to ensure that both compositional harmony and weathering is achieved.

Justification: The provision of adequate insulation is necessary for the adaptation of the buildings to student housing use.

Impact: Provided they are carried out with care, the replacement of the slabs will present no adverse impact. The depth of excavation is limited and, therefore, no impact to the stability of the existing external walls is anticipated.

6.11.2 Intervention type 2

Strip out works

All internal partition walls, raised-access-floors, suspended ceilings, kitchenettes, and sanitary fittings within the three retained building, Independent House, Emerald Chambers and the Printing Hall, are to be removed.

Original partition walls, with integral glazed screens and panelled doors, with skirtings, dado and picture rails remain on levels 1 and 3 of Independent House.

Justification: Strip out of existing, non-original fixtures, is required to accommodate the proposed development. The removal of the original partition walls in levels 1 and 3 is motivated by concerns regarding the compliance with fire and accessibility as previously described in Section 6.5 and Section 6.6.

Methodology: Care is to be taken not to damage any adjoining historic fabric in the demolition and removal of the existing partitions. When removing electrical cabling, a detailed methodology is required from the contractor to convey an awareness of routes, the nature of wall chases, floor voids where cables are embedded and how they can be removed safely without damaging historic fabric adjacent. Where removing pipework, water tanks or sanitary ware; all must be carefully removed, particularly where there is a possibility of water retention. A detailed preservation by record will be executed prior to removal.

Impact: Most of the partitions and doors within the existing building range have been previously replaced and are of no heritage interest. The removal of original partitions and doors from levels 1 and 3 of Independent House is deemed to have a moderately negative impact and is unfortunate. However, the need to remove these elements is justified by fire safety concerns, which are required for the building's reoccupation.

6.11.3 Intervention type 3

Reconfiguration of internal floor layouts and Installation of new partition walls

Independent House

In Independent House, the upper floors were originally laid out with cellular offices arranged on both sides of a central linear corridor. The new layouts, largely emulate this arrangement, however, for reasons previously described, new partitions will be required.

The impact of the provision of new bathrooms and kitchens is separately described in Section 6.7: Services strategy.

Student amenity spaces have been proposed at Level 4 so that the original vaulted ceiling and be exposed and the rooflights can be reinstated. At present a suspended ceiling conceals the original roof fabric so this intervention is positive.

It is proposed to segregate Emerald House from Independent House, whilst maintaining a connection at basement and ground levels. They have different internal levels and were not originally designed to be connected; however it is proposed to retain the sliding metal fire doors where they exist (as decorative remnants of the later arrangement).

Emerald Chambers

Care has been taken in the subdivision of the upper floors of Emerald Chambers to ensure that new partitions align with the structural grid. The columns feature a simple panelled design which will be retained and sensitively integrated into the new layout.

Printing Hall

It is proposed to refurbish the printing Hall to accommodate a flexible Community, Culture and Arts use. Maintain the open layout and avoiding the subdivision of the vast space is intrinsic to the protection of its industrial character and is welcomed.

6.11.4 Intervention type 4

Restoration and thermal upgrade to existing roofs

The Printing Hall features a distinctive sawtooth roof profile, which consists of a series of lightweight metal trusses supporting a patent glazing system on the

north-facing sides and a solid slate roof with horizontal timber boarding on the south-facing sides.

Steel trusses will be inspected at close range, removed and refurbished for later reinstatement. Any repairs or replacements required will be identified by the structural engineer. It is anticipated that construction of the new development will require a crane to be temporarily positioned within the footprint of the Printing Hall, which may involve removing part or all on the existing roof material. Therefore, the necessary repair works will be phased to align with the overall construction schedule.

The adaptation of the buildings for habitation requires thermal upgrades to the roof composition. It is proposed to install compatible insulation within the build-up of the solid, south facing roofs and to include ventilation to mitigate the risks of condensation. Following a detailed condition appraisal, the horizontal timber boards will be either reinstated after the repairs, if they are in sound condition, or replaced with new boards to match the existing ones if required. It is also proposed to reinstate the existing slate finish post repair of the main roof structure. Existing slates will be salvaged, and any new slates will match the existing in terms of size and material.

Although at different scales, the composition of the roof at the rear of Independent House is similar to the Printing Hall and will receive the same upgrades.

Please refer to Appendix C for an outline conservation of methodologies related to the repair of existing roof fabric, including rainwater goods, slate lining repairs, and the consolidation of chimneystacks and flues.

Impact: The proposed roof repairs and thermal upgrades will have a mayor positive impact on the building fabric.

6.11.5 Intervention type 5

Provision of wall insulation and secondary glazing

Independent House

It is proposed to install internal wall insulation to the inside face of all external walls of Independent House. The choice of insulation type will depend on further

investigation of the substrate to ensure compatibility with the historic building fabric and to mitigate the risk of interstitial condensation occurring.

The installation of internal wall insulation will necessitate the temporary removal of skirting boards, internal window timber linings, architraves, and integrated secondary glazing units. After installation, all joinery will be reinstated.

Emerald Chambers

It is proposed to install internal wall insulation to the inside face of all external walls of Emerald Chambers. As in Independent House, the choice of insulation type will depend on further investigation of the substrate to ensure compatibility with the historic building fabric and to mitigate the risk of interstitial condensation occurring. There are no original internal window linings in this structure. Where cornices and original skirtings are impacted, they will be reinstated post installation of the insulation.

It is submitted that the works are justified in the interests of improving the thermal comfort of the building and reducing the energy demands in the long term.

6.11.8 Intervention type 6

Creation of new openings and alteration of existing interior openings.

Note: Alterations to the openings in the ground floor shopfronts are separately described. Please refer to section 6.8.1.2 for description of alterations to existing openings at the front entrance of Independent House and to section 6.9.1.2 for description of alterations to the existing external openings at the front entrance of Emerald Chambers.

Location 1: Independent House

- New openings in the rear of Independent House to connect to the new buildings.
- Enlargement of existing openings at basement and ground level between Independent House and Emerald Chambers.

Location 2: Emerald Chambers:

- New openings in the rear elevation of Emerald Chambers to connect to the new buildings.

The existing stairs in Independent House and Emerald Chambers do not meet fire safety or other regulatory standards. Additional lateral connections into and through the new building range are required to access the new regulatory compliant cores.

Methodology:

- Care has been taken in the positioning of all proposed openings to minimise the impact on the character of the building, both aesthetically and physically.
- In each instance of removal, a full photographic record of each affected area will be carried out prior, during and after the works for archival purposes.
- The plaster will be first removed to reveal placement of masonry and inform the best means to create the opening through the depth of the wall.
- There is a mix of materials within the building; brick and reinforced concrete, so an appropriate methodology will be prepared on a case-by-case basis.
- It may be necessary to deploy the use of a carefully operated angle grinder to split individual stones in the front façade or through concrete fabric.
- Upon creation of the structural opening, consolidation of cavity fabric will occur in the provision of appropriate mortars, as determined by testing existing samples on site.
- Repair works to existing masonry walls to be carried out in accordance with the methodologies for masonry repairs described in Appendix C.

Impact: Independent House and Emerald Chambers are presently laterally connected on all levels. The proposed alteration of the existing openings on basement and ground floor levels will have no discernible impact on the character of the buildings. The existing connections on the upper levels are awkward, with stepped level changes, and will be infilled, reinstating the original condition.

New openings are required in the rear elevation of both Independent House and Emerald Chambers in order to accommodate adequate access and circulation within the building group. The loss of fabric resultant for the openings proposed

on the ground level will have a moderately negative impact. However, it is necessary for the purposeful adaptation of the buildings.

6.11.9 Intervention type 7

Repairs to existing concrete structure

As previously described, extensive testing, in the form of a component survey, will need to be carried out to clarify the viability/ extent of the original fabric that can be retained and refurbished/upgraded using modern construction materials and techniques. Following the component survey, the appointed design team will explore the method and extent of repairs, renewal, necessary demolition, and necessary replacement.

Impact: In multiple areas with the complex the reinforcement within the concrete has corroded and blown the concrete cover and repair is necessary to reinstate the integrity of the concrete structure. Concrete deterioration is present. The severity of the damage and extent of repairs works is not yet known so it is not possible to quantify the scale of the impact, however, undertaking necessary repairs to the structural levels must be considered positive, in terms of conservation.

6.11.10 Intervention type 8

Internal Conservation works and Enhancement of character

Independent House

- Restoration of decorative plasterwork in entrance Hall and in former boardroom on Level 3.
- Repair damage to stairs in Independent House and reinstate original balustrade to ground and level 1.
- Restoration of existing window fabric and reinstatement of new historically appropriate windows, where they have been previously removed.
- Repair original window linings and secondary glazing system.
- Reinstall original vaulted roof at fifth floor level
- Reinstall the flat roof as an accessible space. Historically the roof space featured as the backdrop for newspaper photographs and is considered to be of cultural value.

Emerald Chambers

- Repair and cleaning of tile and mosaic finishes in the entrance hall and inner hall

- Protection and repair of modillion block cornice in entrance hall and inner hall.
- Restoration of existing window fabric and reinstatement of new historically appropriate windows, where they have been previously removed.
- Protection and repair of caged lift enclosure and granite staircase, complete with pyramidal roof light above.

Refer to Appendix C for proposed conservation methodologies.

Impact: All the above work will have a major positive impact on the Protected Structures and by extension the adjacent ACA. Collectively, Independent House and Emerald Chambers comprise a significant portion of the streetscape of Middle Abbey Street and the proposed restoration and conservation works

B) Retention of Part Prince's Street North Façade (Zone 4b)

6.12 IMPACT OF FAÇADE RETENTION ON PRINCE'S STREET NORTH

As described in Section 2.6, the façade along Prince's Street North was constructed in two separate phases; the eastern five-bay building was constructed in 1935 as part of the original Independent House complex, and the remaining flat-roofed section to the west was added c1939.

It is proposed to protect and retain the first five bays i.e., the earliest part of the façade within the new development. The loss of the building behind the façade is required to facilitate the development.

At present, the aesthetic of the 1930s façade has been harmed by a series of later modifications and alterations. The original thin frame industrial windows have been replaced with heavy uPVC windows frames, and at shopfront level the glazed red brick piers that once framed the vehicular entrances have been damaged, parts of the art-deco style lintels removed, and security shutters have been introduced.

An original multi-paned metal windows remains at the shopfront level, will be refurbished and used to inform the detail of the new replacement windows at street level. It is proposed to replace the upper floor windows with thin-framed aluminium windows that are more in keeping with the original design.



Figure 14: Proposed retained façade highlighted in green. Source HJL architects, annotated by Molloy & Associates.



Plate 44: Zone 4b, Former distribution centre and offices for Independent Newspaper group, fronting onto Prince's Street North

The glazed brick piers have been damaged and altered, resulting in changes to the bull-nosed detail at the corner; the new reveal has a cement render applied.

The proposal includes for repairing the original brick piers and reinstating the Art-deco style stepped lintels. One of the original wall sconces survive, and it is intended to replicate this fixture and reinstate it above the entrances.

The former vehicular entrances are framed in a brick which red/orange glazed finish.

The restoration and the reinstatement of the ground floor elements is positive and will help preserve the memory of the site's historic use.

Additionally, the importance of the building façade is heightened by its location opposite the entrance to the GPO arcade, and its restoration will, in turn, improve the pedestrian experience in the area and the visual amenity of the ACA.



Plate 45: It is noted that the piers appear to be comprised of brick, with a render finish applied above. Surface mounted fixtures and fittings will be removed. The upper floors will be re-rendered, and the stepped lintels will be reinstated in their original location above the vehicular entrance.



Plate 46: The former vehicular entrances are framed in a brick which red/orange glazed finish. Note impact damage. Also, the bull-nosed detail has been removed and the reveal rendered. It is intended to reinstate the original bull-nose detail using special bricks to match the existing.



Plate 47 Original multipaned window at street front level.



Plate 48: Original timber door, at street level, presently visible from the inside only.

The outline structural strategy in relation the façade retention is described by the consulting engineers Waterman Moylan as follows;

Comment from Waterman Moylan's with regard to façade retention strategy.

In advance of the demolition of the structures to the rear of Independent House it will be necessary to install a façade retention system that will provide temporary lateral restraint to the existing façade for the duration of the demolition and construction works. This temporary lateral support may be provided by constructing a vertical cantilever temporary braced frame on the Prince's Street North side above the existing undercroft integrated into the existing hoarding zones propped onto the existing structures below. Alternatively, this structure may be provided internally within the site, however this would require complex phasing around the temporary works, and require extensive enabling works by having to install temporary foundations to support this vertical framing. As the new structure is completed the existing façade would be connected back to the new structure which would provide the permanent lateral restraint to the facade. Vertical support of the retained façade will be on existing foundations retained and integrated into the permanent scheme.

C) Demolition of certain structures in the rear building range

6.13 IMPACT OF REMOVALS

This bespoke range of buildings, originally purpose-designed for printing, is now considered obsolete, with no viable option remaining for their continued use in this capacity. The design team explored alternative possibilities, including commercial offices, retail (such as a food market), residential units, cultural spaces, and mixed uses. The spatial limitations posed by the multiple buildings were considerable, as they were constructed in phases, with multiple internal level changes, awkward connections, and compromised interior layouts. All potential uses were found to require significant interventions to address structural and fire-safety and access concerns.

After assessing the challenges of reoccupation, it was determined that selectively removing certain buildings could facilitate the purposeful reoccupation of the site and allow for the refurbishment of its more significant structures.

While any loss of historic fabric is regrettable and the removal of the rear building range will diminish the integrity of the overall complex, there is concern that without intervention, the entire site is at risk of remaining vacant, which would inevitably lead to continued deterioration.

It is considered that the selected demolition of certain buildings is the preferred conservation strategy in this instance, in the interest of securing a long-term term use for the site and securing a viable means of the refurbishing Independent House, Emerald Chambers and the original Printing Hall.

D) Morphological changes to the receiving environment arising from proposed new structures

6.14 ASSESSMENT OF WIDER IMPACT ON STREETSCAPES AND THE ACA

As stated in Section 6.2, it was concluded that the redevelopment of the site required the removal of the rear buildings. While these structures do possess some features of architectural heritage interest, they are of considerably less importance compared to the buildings that are planned to be retained in the redeveloped site.

The brief requirements cannot be accommodated within the envelope of the existing building range and additional new buildings will be required to accommodate student accommodation facilities. Introduction of new buildings within the urban environment are considered in light of the potential impact on the retained fabric and the surrounding site environs.

The new elements have been designed in a contemporary manner, to distinguish them from the retained historic structures. The elevation treatment is restrained and ordered, so as not to detract from the historic façades. The proposed finishes have been carefully selected to complement the existing palette of materials on site.

New telecommunication masts are required to address current and future communication needs. None of the masts will be attached to protected structures; instead, they will be mounted on the new buildings using proprietary support poles. For functional reasons, the masts must be positioned at the highest points of the buildings.

Retail and commercial spaces are proposed for the ground floors to activate the shopfronts on Middle Abbey Street and Princes Street North, alongside a variety of student amenity areas on William's Lane. Together, these elements aim to bring life to the area. Reactivating currently boarded-up shopfronts is expected to positively impact the buildings and the adjacent Architectural Conservation Area (ACA). There is hope that this investment in the north inner city will serve as a catalyst for future regeneration in the area..

While the scale of the proposed new buildings on William's Lane and Prince's Street North is large, relative to the existing, the impacts arising are generally respectful of the existing urban context. The primary view of the protected structures (Independent House and Emerald Chambers) is experienced on Middle Abbey Street and the proposed changes are modest from this perspective. The proposed development will not harm the setting of either the protected structures or disrupt the uniform parapet of the established streetscape. The scale and massing of the new buildings feature a series of setbacks and decorative treatments have been applied to the gables to minimise visual impact. The new buildings are positioned behind the existing building range on Middle Abbey preserving the existing parapet line on the streetscape and maintaining appreciation of the decorative roofscape of Independent House.

Although William's Lane falls outside the ACA, it is a historic route that enriches this early part of the city centre. The proposal to redevelop its eastern edge with new structures and to introduce a set-back will alter the lane's contained, narrow character. However, incorporating windows and views into the interior spaces will help encourage safe usage of the route and potentially invigorate it in the future. The addition of active façades along William's Lane and promoting this historic route as a safe pedestrian connection would be a positive development. It is worth noting that a permitted hotel development (DCC Reg. Ref. 4880/22) includes similar treatments on the opposite, western side of the laneway.

The new buildings are taller than the existing structures that they will replace, but due to generous set-backs on Middle Abbey Street, they are not generally noticeable from street level. Aspects of the proposal will have the potential to alter views from within the ACA, and from broader vantage points on the south side of the city. These views are comprehensively described in the town and visual impact assessment (TVIA) prepared by Modelworks Ltd, with additional comments provided in Table 6.14 below.

View	Significance of Effects as identified in TVIA Appraisal by Modelworks Ltd.	Molloy & Associates Conservation Architects Comments
View 1 Burgh Quay	Not significant neutral	There alteration does not significantly alter the view from the quayside.
View 2 Mid- way along D'Olier Street	Not significant neutral	The top of the new building is just visible from D'Olier Street but remain below the profile of the roofscape and chimneystacks on the opposite quay. It is noted that scale of change is consistent with the permitted hotel development (DCC Reg. Ref. 4880/22).
View 3 Southern end of D'Olier Street	Slight negative	This thoroughfare is important in the context of the Georgian city and falls within the O'Connell Street and environs ACA. The new development is visible above the roofscape of the buildings on Batchelor's Walk, but does not project above the height of the dominant chimneystacks in the foreground. It is noted that this view will be similarly altered by implementation of the permitted hotel development (DCC Reg. Ref. 4880/22).
View 4 Burgh Quay	Imperceptible neutral	The proposal has no impact on this view from Burgh Quay.
View 5 Anglesea Street	Moderate neutral	The perspective of this view closely aligns with the angle of Williams's Lane, which is located on the western boundary of the site. The new buildings rise above the rooflines of the quayside buildings in the foreground. It is important to note that this is a long-range view and that the impact of the new structures will be lessened by the visual dominance of several intervening buildings in the foreground. It is noted that in the

		closer range view from the same angle, View 19 from the south quays, the new buildings are not visible, as a consequence of the city topography, which is elevated at south end of Temple Bar.
View 6 Lower Abbey Street at Wynns Hotel	No effect	The proposal has no impact on this view from Lower Abbey Street.
View 7 Junction of Abbey Street and O'Connell Street	Imperceptible neutral	The proposal does not significantly impact the view from Lower Abbey Street. Although the new building positioned directly behind Emerald Chambers is visible, it does not detract from the composition of the historic façade nor does it diminish the visual appeal of the streetscape. The use of brick finish allows the extension to blend into the backdrop of the decorative roofscape of Independent House.
View 8 Middle Abbey Street approaching site from the west	Slight positive	The new buildings range is just visible above in the background, but does not detract from the character of the existing streetscape. The retention and restoration of the front building range on Middle Abbey Street is positive, and consequently the streetscape will be largely unaltered by the development.
View 9 Middle Abbey Street approaching site from the west	Slight positive	The top of the new building, at the rear of Emerald Chambers is just visible above the existing parapet on Middle Abbey Street. The north facing gable is faced in a buff-coloured brick and is animated with vertical window openings. On account of the generous depth of setback it does not detract from the front building range and is consistent with other development in the area.

View 10 Middle Abbey Street west of the site near Liffey Street junction	Not significant neutral	The new building positioned behind Emerald Chambers is just visible in the background, above 'Arnotts'. This gable is faced in brick to complement the existing material within the area and includes vertical window openings to add visual interest.
View 11 O'Connell Streetview west along Prince's Street North.	Moderate positive	This view from O'Connell Street is historically interesting, as was once dominated by the 'La Scala', later Capitol Theatre which had an active façade addressing this aspect, facing O'Connell Street. The new building reinstates an active frontage on this gable and is an improvement of the existing condition, which presently comprises a blank 1970s brown brick wall. It is considered that the new building will not have an adverse impact on the streetscape or O'Connell Street Environs ACA. The additional height on Prince's Street North is consistent with the existing brick façade of Arnott's carpark in the background. It is believed that the new building will not negatively impact the streetscape or the O'Connell Street Environs Architectural Conservation Area (ACA). The additional height on Prince's Street North aligns well with the existing brick façade of Arnott's car park in the background. Additionally, the top floors have been set back from the building line, allowing the effective parapet height to harmonize favourably with the adjacent buildings.

		This view is partially screened in summer months by a mature Plane tree on Prince's Street North. See View 21 for Wintertime View.
View 12 Prince's Street North, looking west	Significant positive	The proposal includes the retention of the original façade on Princes Street North, the reinstatement of more historically appropriate windows, the repair and reinstatement of the original shopfront, including repair of the glazed brick piers, metal framed windows and original art deco style cement cornices. The retained façade addressing Prince's Street North is intended to preserve the memory of Independent Newspaper's distribution centre. The restoration of the original elements pertaining to the former distribution point of the newspaper premises is positive and serves to preserve the social memory of the historic use and character of the street. The streetscape maintains the rhythm established by the original facade on Prince's Street North. The addition of a new shopfront on the east gable brings much-needed activity to the area. The upper floors are finished in buff brick, and their height aligns well with the adjacent buildings. The topmost floors have been set back, which reduces their visual impact on Prince's Street North.
View 13 Prince's Street North, looking east	Very significant positive	The new buildings are most apparent from this particular view and the increased height is noticeable, but in keeping with other development in the area. The partial retention of the façade on Prince's Street North,

		serves to retain the memory of the earlier building.
View 14 William's Lane, looking south	Significant positive	William's Lane experiences issues with antisocial behaviour and is not commonly used as a pedestrian route due to concerns about safety, even though it is located next to a busy thoroughfare. The alignment of the new building has been set back to enhance internal daylight levels. While this adjustment alters the existing character of William's Lane, the view of the southern entrance, which is integrated with the adjacent building, Abbey Chambers, helps to preserve a sense of its historic scale. The materiality of the new buildings is inspired by the existing palette of materials within the historic grouping, including the use of a glazed brick tile at street level, which adds visual interest and provides a durable finish for what is anticipated to be a highly trafficked pedestrian route.
View 15 O'Connell Street views of GPO 1	No effect	The proposal has no impact on this view.
View 16 O'Connell Street views of GPO 2	No effect	The proposal has no impact on this view.
View 17 Moore Street	No effect	The proposal has no impact on this view.
View 18 Junction at Burgh Quay and But Bridge	No effect	The proposal has no impact on this view.
View 19 Junction of Wellington Quay and Millennium Bridge	No effect	The proposal has no impact on this view.
View 20	No effect	The proposal has no impact on this view.

No.17 Moore Street (National Monument)		
View 21 O'Connell Streetview west along Prince's Street North. (wintertime view)	Moderate positive	Please refer to View 11. This view is identical but the baseline photograph was taken during the winter months when the trees are bare.
View 22 Prince's Street North, looking west	Significant positive	Please refer to View 12.

Table 6.14 Comment on TVIA and Verified views

6.15 IMPACT ON SURROUNDING PROTECTED STRUCTURES

A daylight analysis has been undertaken by 3DDesign Bureau to determine the impact of the new buildings and additional height on surrounding adjacent buildings and is intended to be read in conjunction with the table below.

RPS	Address / Description	Anticipated Impact
19	94-96 Abbey Street Middle, Dublin 1 (Abbey Chambers)	Abbey Chambers was constructed in 1920, following the Easter Rising. The integrated carriage way access off Middle Abbey Street which leads to William's Lane. The proposed development will have no discernible impact on the front elevation of the building. The new building proposed on Williams Lane replace a two-storey structure and will be visible from the rear-facing rooms. It is argued, however, that the existing setting will change due to the implementation of the permitted hotel development (DCC Reg. Ref. 4880/22) and in that context the scale of the impact of the proposed development is less significant.
3666	Arnott's: Upper floor façade. First-floor cornice detail and shopfront (excluding canopy and vertical	The development will have no impact on the features identified in the RPS. It is noted that the permitted hotel development (DCC Reg. Ref. 4880/22) on Arnott's site will greatly alter the existing urban context.

	sign; including tower and clock feature). 7-15 Henry Street, Dublin 1	There is a 20 th century brick building within the building range, facing onto Williams Lane, which is considered in the daylight and sunlight assessment. It is considered that the new buildings will not adversely impact the setting of this structure. The reactivation of the street front and improvements to the urban realm are anticipated to benefit adjacent premises on Prince's Street North.
3677	GPO Arcade. Arcade runs from Henry Street to Prince's Street North.	The southern entrance to the arcade on Prince's Street North is directly opposing the subject site. The ground floor of Zone 4b, terminates the vista on exiting the arcade. It is proposed to retain, refurbish and incorporate this part of the façade into the proposed development, which will have a positive impact on the view from the arcade. In addition, the anticipated increase in footfall through William's Lane, will have a consequential positive impact on the pedestrians utilising the arcade. The GPO arcade is top lit by means of a barrel-vaulted glazed roof. This roof is within the open courtyard of the GPO building range. The proposed development on the subject site will have no impact on the daylight levels.
6010	The General Post Office, including GPO Buildings (Nos.1-6) on Henry Street.	The visual impact of the proposal on O'Connell Street and environs ACA has been previously described; please Refer to 'View 11' above. The main elevation of the General Post Office (GPO) on O'Connell Street will remain unaffected by this proposal. However, the side elevation of the GPO, which directly

		faces the site, will naturally be impacted by the increased height of the new building range. This concern was taken into account during the design stages, and several mitigation measures were implemented to minimise issues related to overlooking and overshadowing. These measures included reducing the overall height and massing of the new buildings on Prince's Street North. Examples of alternative massing proposals that were considered can be found in the daylight and sunlight analysis, provided for reference. A degree of overshadowing will occur, but the proposal has been found to have no significant adverse impact on the daylight levels within the GPO buildings.
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Table 6.15 Impact on surrounding protected structures

7.0 CONSIDERATION OF RELEVANT DUBLIN CITY DEVELOPMENT HERITAGE POLICIES

The current Development Plan 2022-28 contains multiple policies that require consideration for the proposed reoccupation and development on the subject site. Development Plan policies range from the broad protection of city vistas and the preservation of the city's historic core to the more detailed policies regarding specific works to protected structures.

The impact of the proposed development in consideration of these objectives is tabulated against relevant policies tabled below.

Relevant Dublin City Development Plan 2022-2028 Built Heritage Policies	Anticipated impact in the consideration of Development Plan Policies
Chapter 4 SC17: Building Height To protect and enhance the skyline of the city, and to ensure that all proposals with enhanced scale and height: follow a design led approach;	Verified views have been prepared to evaluate the impact of the proposed development on the skyline. The selection of these views is based on

- include a masterplan for any site over 0.5ha (in accordance with the criteria for assessment set out in Appendix 3); - make a positive contribution to the urban character of the city and that responds positively to the existing or emerging context; - deliver vibrant and equitable neighbourhoods that are walkable, compact, green, accessible, mixed and balanced; - Do not affect the safety of aircraft operations at Dublin Airport (including craneage); and - have regard to the performance-based criteria set out in Appendix 3. All new proposals in the inner city must demonstrate sensitivity to the historic city centre, the River Liffey and quays, Trinity College, the cathedrals, Dublin Castle, the historic squares and the city canals, and to established residential areas and civic spaces of local and citywide importance.	"Figure 4-1: Key Views and Prospects" from the Dublin City Development Plan 2022-2028. It is considered that the new buildings do not adversely affect the skyline, and the distinct roofscape of Independent House continues to be the dominant feature on Middle Abbey Street. The additional height along Prince's Street North is not noticeable at street level due to the narrow width of the street. Although the view from the O'Connell Street Architectural Conservation Area (ACA) will be altered, it will not be harmed by the changes. For further details, please refer to the Landscape and Visual Impact Assessment (LVIA) prepared by 3DDesign Bureau.
Chapter 4 SC22: Historical Architectural Character. To promote understanding of the city's historical architectural character to facilitate new development which is in harmony with the city's historical spaces and structures.	The complex once occupied by the Independent Newspaper group, despite its size, is not widely recognized. The proposal aims to increase awareness of the site's historical connection to industrial printing by thoughtfully incorporating spaces and features that highlight its industrial character. Additionally, it seeks to invite the community to

	engage with and experience these historic areas.
CHC1: To seek the preservation of the built heritage of the city that makes a positive contribution to the character, appearance and quality of local streetscapes and the sustainable development of the city.	The front range of buildings, especially the highly decorative façade and roofscape of Independent House, significantly contributes to the 20th-century reconstructed terrace on the northern side of Middle Abbey Street. However, the lack of activity in the street-level units, owing to its vacancy, detracts from the overall character, appearance, and quality of the local streetscape. To address this issue, the proposal aims to ensure that the ground floor remains active at street level and positively contributes to the local area. Williams Lane is seldom used, because of security concerns, despite its value as a pedestrian link between the heavy populated Henry Street and Middle Abbey Street, via the GPO arcade. The introduction of an active street front, along with improved lighting and landscaping upgrades will undoubtedly increase the foot traffic and transform this part of the city.
BHA2: Development of Protected Structures That development will conserve and enhance protected structures and their curtilage and will: (a) Ensure that any development proposals to protected structures, their curtilage and setting shall have regard to the Architectural Heritage Protection Guidelines for Planning	The proposal has been designed in accordance with the Architectural Heritage Protection Guidelines for Planning Authorities (2011). This report has been prepared in accordance with Appendix B to appraise the anticipated impacts of the development proposals.

Authorities (2011) published by the Department of Culture, Heritage and the Gaeltacht.	
(b) Protect structures included on the RPS from any works that would negatively impact their special character and appearance.	Care has been taken to ensure that the intrinsic character of the early 20 th century grouping endures, through the conservation and reoccupation of both protected structures and through the purposeful integration of the characterful elements of the industrial building range to the rear.
(c) Ensure that works are carried out in line with best conservation practice	Works to the Protected Structures will be undertaken in accordance with best conservation practice, with reference to local and national heritage guidelines.
(d) Ensure that any development, modification, alteration, or extension affecting a protected structure and/or its setting is sensitively sited and designed, and is appropriate in terms of the proposed scale, mass, height, density, layout and materials.	The proposed development is notable in terms of its scale and height. However, when considered within the context of the given urban setting, the verified views suggest that it does not negatively impact the existing architecturally sensitive surroundings. This is due to the generous setbacks along the more visible streetscapes and the selection of muted, high-quality materials that are inspired by the immediate environment.
(c) Ensure that the form and structural integrity of the protected structure is retained in any redevelopment and ensure that new development does not adversely impact the curtilage or the special character of the protected structure.	The form and structural integrity of both Protected Structures, RPS 18, and RPS 8797 on Middle Abbey Street will be retained in full. Part of the Printing Hall and the part of the façade on Prince's Street North, both considered to fall within the curtilage of both protected structures, Emerald

	Chambers and Independent House, will be retained and integrated into the new development in the interest of preserving the industrial character of the site.
(d) Respect the historic fabric and the special interest of the interior, including its plan form, hierarchy of spaces, structure and architectural detail, fixtures and fittings and materials.	There are instances where the proposed new use necessitates alteration of some interior features of the protected structures to meet regulatory and brief requirements. Each instance of alteration has been identified and described within this report. In so far as possible, all efforts have been taken to minimise the impact on the historic structures.
(e) Ensure that new and adapted uses are compatible with the architectural character and special interest(s) of the protected structure.	The original industrial printing use has long expired, and a new adaptive use is required to end its long-term vacancy. It is believed that the proposed use for student accommodation, along with retail, café, community, cultural, and arts activities, is generally compatible with the existing protected structures. The individual spaces needed for sleeping quarters can fit within the current structural framework and window layout of both Independent House and Emerald Chambers. Additionally, community, cultural and arts areas can be effectively accommodated in the larger volume of the Printing Hall, where its industrial character can be showcased and appreciated.

(f) Protect and retain important elements of built heritage including historic gardens, stone walls, entrance gates and piers and any other associated curtilage features.	It is considered that the Printing Hall falls within the curtilage of Independent House, RPS 18, and is of architectural, historic and technical interest, hence its proposed partial retention and integration into the proposed development.
g) Ensure historic landscapes, gardens and trees (in good condition) associated with protected structures are protected from inappropriate development.	Not applicable
(h) Have regard to ecological considerations for example, protection of species such as bats.	A bat survey will be undertaken prior to any works commencing on site.
BHA3: Loss of Protected Structures That the City Council will resist the total or substantial loss of protected structures in all but exceptional circumstances.	The protected structures, RPS 18, and RPS 8797 will be retained and refurbished. It is proposed to selectively remove certain buildings within the rear range of buildings, which fall within the curtilage of Independent House. The buildings have been obsolete, since the former use has expired, and there is no viable option for their reoccupation. Without extensive intervention, it is anticipated that the existing grouping will remain unoccupied and continue to deteriorate. The proposal seeks to protect the two protected structures and the most significant areas in the rear building by facilitating their refurbishment and reoccupation by means of the selective removal of the relatively mundane offices to the rear. Their removal will facilitate the

	construction of new buildings required to supplement the protected structures to create a viable long-term use on the site. The regeneration of the site will positively impact the north inner city and the adjacent O'Connell Street and Environs ACA. It is proposed to preserve the removed structures by record.
BAA4: Ministerial Recommendations	91-92 Middle Abbey Street is included on the NIAH 50010400 with a 'regional' rating. Independent House is included on the NIAH 50010401 with a 'national' rating. Both structures are also included on the RPS and their heritage significance is acknowledged in the submitted proposal.
BAA5: Demolition of Regional rated Buildings	No 87-90 is included in the National Inventory of Architectural Heritage (NIAH) as 50010401 with a 'National rating'. This structure will be retained, refurbished and integrated into the new development. Selected structures within the building range to the rear will be removed, as described above. Nos 91-93 is listed as 50010400 with a 'Regional rating'. This building will be retained, refurbished and integrated into the new development.

BHA6: Building on Historic Maps	That there will be a presumption against the demolition or substantial loss of any building or other structure which appears on historic maps up to and including the Ordnance Survey of Dublin City, 1847. A conservation report shall be submitted with the application and there will be a presumption against the demolition or substantial loss of the building or structure, unless demonstrated in the submitted conservation report this it has little or no special interest or merit having regard to the provisions of the Architectural Heritage Protection Guidelines for Planning Authorities (2011)
	On the 1847 Ordnance Survey Map the site is occupied by seven terraced properties fronting onto 'Abbey Street' and associated buildings and warehouses on Princes Street. The area was redeveloped in the 19th century, prior to its destruction during the Easter rising 1916. There are no upstanding buildings predating 1847 surviving on the site. Examination of the basement does suggest that some of the calp limestone walls may date from the terraced houses or possibly the 19th century office constructed for Fitzgerald's wine merchants, and it is probable that further walls relating to early basement are present. Please refer to the archaeology report prepared by IAC Archaeology for further information. It is proposed to retain the southern wall and remove an area of the rear basement wall to facilitate the new development. The length of wall proposed for removal is of no particular heritage interest and is typical of the Calp limestone walls found at basement level throughout the city.
BHA7: Architectural Conservation Areas	Note: The subject site is not within an ACA. The northern boundary of the site is positioned immediately adjacent to the O'Connell Street and Environs ACA.
(a) To protect the special interest and character of all areas which have been designated as an Architectural Conservation Area (ACA). Development within or affecting an ACA must contribute positively to its character and distinctiveness, and take	a) The industrial building range has been vacant since c2004 and the building fabric has been deteriorating since this time. The restoration and reoccupation of the front building range and the machine hall (in part) will have a positive

opportunities to protect and enhance the character and appearance of the area, and its setting, wherever possible. Development shall not harm buildings, spaces, original street patterns, archaeological sites, historic boundaries or features, which contribute positively to the ACA. Please refer to Appendix 6 for a full list of ACAs in Dublin City. (b) Ensure that all development proposals within an ACA contribute positively to the character and distinctiveness of the area and have full regard to the guidance set out in the Character Appraisals and Framework for each ACA. (c) Ensure that any new development or alteration of a building within an ACA, or immediately adjoining an ACA, is complementary and/or sympathetic to their context, sensitively designed and appropriate in terms of scale, height, mass, density, building lines and materials, and that it protects and enhances the ACA. Contemporary design which is in harmony with the area will be encouraged. (d) Seek the retention of all features that contribute to the character of an ACA including boundary walls, railings, soft landscaping, traditional paving and street furniture. (e) Promote sensitive hard and soft landscaping works that contribute to the character and quality of the ACA.	impact on the adjacent ACA. In the interest of retaining the early 20th century character of the streetscape the existing façade on Princes Street North will be retained in part and the original ground floor entrances with brick piers and art deco style cornices reinstated. b) The former printworks is a noteworthy example of the building typology reconstructed in the immediate area post the damage inflicted by the Easter Rising and Civil War. The proposed retention and restoration of the front-range neoclassical style structures and the industrial print-hall (in part) constitutes a positive conservation strategy. c) The reoccupation and reuse of the historic building range will have positive impact on the ACA environs. The verified views accompanying this submission demonstrate that the proposed additions will alter the setting but will not injure the visual amenity of the ACA. The new buildings are set back from the primary streets to reduce their visual impact. The new elements are finished in brick and metal cladding to complement the existing retained building range. d) Historic granite kerbing identified on Princes Street North will be retained and relaid. e) It is desirable to encourage increased activity along Williams Lane, thus reinstating this historic route as part of a wider network of smaller pedestrian laneways within the historic core of the city. To achieve this, it is considered necessary to improve the pedestrian experience and address the	(f) Promote best conservation practice and encourage the use of appropriately qualified professional advisors, tradesmen and craftsmen, with recognised conservation expertise, for works to buildings of historic significance within ACAs. All trees which contribute to the character and appearance of an Architectural Conservation Area, in the public realm, will be safeguarded, except where the tree is a threat to public safety, prevents universal access, or requires removal to protect other specimens from disease. BHA8: Demolition in an ACA There is a presumption against the demolition or substantial loss of a structure that positively contributes to the character of the ACA except in exceptional circumstances where such loss would also contribute to a significant public benefit. BHA9 Conservation Areas To protect the special interest and character of all Dublin's Conservation Areas – identified under Z8 and Z2 zoning objectives and denoted by red line conservation hatching on the zoning maps. Development within or affecting a Conservation Area must contribute positively to its character and distinctiveness and take opportunities to protect and enhance the character and appearance of the area and its setting, wherever possible. Enhancement opportunities may include: 1. Replacement or improvement of any building, feature or element	perception of poor security. New landscape proposals are a key component of these enhancement works and comprise a more generous external space complete with street planters. The introduction of private gardens at roof level will also have a positive impact on the biodiversity of the ACA and improve the visual amenity of adjacent buildings. All works to historic fabric will be undertaken by competent tradespersons. There are no trees within the subject site. Note: The subject site is not within an ACA. The northern boundary of the site is positioned immediately adjacent to the O'Connell Street and Environs ACA. The subject site is not within a Conservation Area	which detracts from the character of the area or its setting. 2. Re-instatement of missing architectural detail or important features. 3. Improvement of open spaces and the wider public realm and reinstatement of historic routes and characteristic plot patterns. 4. Contemporary architecture of exceptional design quality, which is in harmony with the Conservation Area. 5. The repair and retention of shop and pub fronts of architectural interest. 6. Retention of buildings and features that contribute to the overall character and integrity of the Conservation Area. 7. The return of buildings to residential use. Changes of use will be acceptable where in compliance with the zoning objectives and where they make a positive contribution to the character, function and appearance of the Conservation Area and its setting. The Council will consider the contribution of existing uses to the special interest of an area when assessing change of use applications, and will promote compatible uses which ensure future long-term viability. BHA10: Demolition in a Conservation Area There is a presumption against the demolition or substantial loss of a structure that positively contributes to the character of a Conservation Area, except in exceptional circumstances where such loss would also contribute to a significant public benefit. BHA11: Rehabilitation and Reuse of Existing Older Buildings (a) To retain, where appropriate, and encourage the rehabilitation and suitable adaptive reuse of existing older buildings/structures/features which make a positive contribution to the character and appearance of the	The subject site is not within a Conservation Area. Independent House RPS 18, and Emerald Chambers RPS 8797 will be refurbished and adapted for reuse.
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area and streetscape, in preference to their demolition and redevelopment.	
(b) Encourage the retention and/or reinstatement of original fabric of our historic building stock such as windows, doors, roof coverings, shopfronts (including signage and associated features), pub fronts and other significant features.	The façade of roofs of both protected structures will be retained and where windows have been previously replaced, historically appropriate windows will be reinstated. The existing historic signage will be retained.
(c) Ensure that appropriate materials are used to carry out any repairs to the historic fabric.	All conservation repairs will be undertaken using appropriate materials in accordance with best conservation practice.
BHA12: Industrial, Military and Maritime, Canal-side and Rural Heritage To promote an awareness of Dublin's industrial, military and maritime, canal-side (including lock-keepers' dwellings, locks and graving docks), rail, and rural (vernacular) heritage.	Independent House is identified on the Dublin City Industrial Heritage Record (DCIHR). A report assessing its industrial heritage has been separately prepared by Industrial Archaeologist Fred Hammond and is included as part of this submission.
BHA15 Twentieth Century Buildings and Structures (a) To encourage the appropriate development of exemplar twentieth century buildings and structures to ensure their character is not compromised. (b) To encourage the retention and reinstatement of internal and external features, that contribute to the character of exemplar twentieth century buildings, such as roofscapes, boundary treatments, fenestration pattern, materials, and other features, fixtures and fittings (including furniture and art work), considered worthy of retention.	The Independent House and Emerald Chambers are both architecturally significant buildings from the twentieth century. Their preservation, repair, and refurbishment are crucial to maintaining their character and urgently needed to protect the building fabric, which is currently in a vulnerable state.
BHA16 Industrial Heritage To have regard to the city's industrial heritage and Dublin City Industrial Heritage Record (DCIHR) in the preparation of Local Area Plans and	It is noted that Independent House is identified on the Dublin City Industrial Heritage Record (DCIHR). Its retention, repair and

the assessment of planning applications. To review the DCHIR in accordance with Ministerial Recommendations arising from the National Inventory of Architectural Heritage (NIAH) survey of Dublin City.	refurbishment is considered a positive development. A report assessing its industrial heritage has been separately prepared by Industrial Archaeologist Fred Hammond and is included as part of this submission.
BHA18 Historic Ground Surfaces, Street Furniture and Public Realm (a) To protect, conserve and retain in situ historic elements of significance in the public realm including milestones, jostle stones, city ward stones, bollards, coal hole covers, gratings, boot scrapers, cast iron basement lights, street skylights and prisms, water troughs, street furniture, post boxes, lampposts, railings and historic ground surfaces including stone kerbs, pavement flags and setts, and to promote conservation best practice and high standards for design, materials and workmanship in public realm improvements within areas of historic character, having regard to the national Advice Series on Paving: The Conservation of Historic Ground Surfaces (2015). (b) To maintain schedules of stone setts, historic kerbing and historic pavers/flags, and associated features in the public realm, to be protected, conserved or reintroduced (Appendix 6), and to update and review these schedules during the period of this development plan	Prince's Street North is included on Appendix 6 of the Dublin City Development Plan 2022-2028, as an area where historic granite kerbing and associated features are to be protected, conserved and reintroduced. There are worn granite kerbs on Prince's Street, which appear to correspond with the vehicular entrances on the existing mid 20 th century buildings. It is proposed to retain the existing kerbs, relaying them where necessary and supplementing them with matching materials as required. The proposed resurfacing works in Williams Lane are described in the Landscape Architect's design statement.
BHA20 Ghost Heritage Signs To seek the retention and maintenance of heritage signs and advertising through the city, where appropriate.	There are number of historic signs on the front façade of Independent House, RPS 18, relating to its former use as the headquarters for the Independent Newspaper Group. Individual bronze lettering is applied to the frieze stating 'Sunday Independent' to west advanced bay, 'Irish Independent' to central section and 'Evening Herald' to east advanced bay. Over the central entrance door is

	a framed panel and brass lettering 'Independent Newspapers Limited' The signage is considered to contribute to the historic and architectural significance of the buildings and promotes understanding of its historic industrial use. It is therefore proposed to retain all existing signs on the front façade.
BHA21 Retrofitting Sustainability Measures To have regard to the Department of Environment, Heritage and Local Government's publication on Energy Efficiency in Traditional Buildings (2010) and the Irish Standard IS EN 16883:2017 Conservation of Cultural Heritage- Guidelines for Improving the Energy Performance of Historic Buildings (2017) and any future updates or advisory documents in assessing proposed works on heritage buildings.	To achieve the target A3 BER [Building Energy Rating] it is anticipated that thermal upgrade works will be undertaken, including internal wall insulation, provision of insulation at roof level. The choice of appropriate upgrade measures will be informed by implementation of the selection procedures in IS EN 16883:2017.
BHA22 Upgrading Environmental Performance To ensure a sustainable future for historic and other buildings subject to heritage protection, the City Council will encourage and support works to upgrade the environmental performance of the existing building stock that incorporates good standards of design and appearance. Where these works involve historic buildings subject to protection (this includes buildings referenced on the Record of Protected Structures and non-protected structures in an Architectural Conservation Area), the works shall not adversely affect the special interest of the structure and thus a sensitive approach will be required, taking into account: - The significance of the structure, and - The extent of intervention, including impact on historic fabric, the technical requirements of a traditionally	None of the thermal upgrade measures proposed will alter the external appearance of the building and specialist assessments will be undertaken to consider the risk of condensation and mould. It is proposed to position solar photovoltaic panels on the section of altered roof to the north of Independent House, where they will not be visible from the surrounding streetscapes. As stated above, the choice of appropriate upgrade measures will be informed by implementation of the selection procedures and guidelines in IS EN 16883:2017.

constructed building, visibility, siting and design. The installation of renewable energy measures and equipment will be acceptable where sited and designed to minimise the visual impact and does not result in any significant loss of historic fabric or otherwise affect the significance of the structure.	
BHA24: Reuse and Refurbishment of Historic Buildings Dublin City Council will positively encourage and facilitate the careful refurbishment of the historic built environment for sustainable and economically viable uses and support the implementation of the National Policy on Architecture as it relates to historic buildings, streetscapes, towns and villages, by ensuring the delivery of high-quality architecture and quality place-making, and by demonstrating best practice in the care and maintenance of historic properties in public ownership.	This proposal seeks to refurbish and reoccupy historic buildings that have been vacant for a prolonged period. Interventions and new buildings have been carefully considered to ensure that the historic buildings are not adversely impacted by the works.
BHA019: Built Heritage and Archaeology To provide for the protection, preservation and promotion of built heritage, including architectural heritage, archaeological heritage and underwater heritage, and support the in situ presentation and interpretation of archaeological finds within new developments.	IAC archaeology has prepared an archaeological assessment of the site and a report assessing its industrial heritage has been separately prepared by Industrial Archaeologist Fred Hammond and is included as part of this submission. It is proposed to undertake a detailed archaeological inspection of the southern basement and record and sections of walling that may be associated with the original 18 th century cellars prior to the commencement of construction. Ground disturbances will be monitored by a suitable qualified archaeologist. If any features of archaeological potential are discovered during the course of the works further archaeological mitigation may be required, such as preservation in-situ or by record, with approval from the National

	Monuments Service of the DoHJGH and the Dublin City Archaeologist.
BHA28: Historic Place and Street Names To preserve historic place and street and development names and ensure that new street and development names reflect appropriate local archaeological, historical or cultural associations.	The new development will not change existing street names or places. 'Williams Lane' appears on John Rocque's Map of the City and County of Dublin (1756). It is noted that at the southern end of the lane a blue and white bilingual sign, which likely dates from circa 1950, is fixed to the west gable of Emerald Chambers, beneath the archway. This sign will be retained insitu. A slightly earlier green and white bilingual sign is affixed to the gable of the neighbouring structure on Princes Street North, outside the subject site and will not be impacted by the proposed development. The 'Ghost signs' affixed to the front of Independent House will be retained in the interest of preserving its cultural and historic social associations.

Table 7.1 Adherence with Development Plan policies

8.0 SALVAGE STRATEGY

In the interest of maintaining the character of the building range, all efforts have been made to retain for reinstatement/ salvage, features of particular architectural/ industrial interest which will be retained and featured within the refurbished buildings. These elements will include;

8.1 EXTERNAL ITEMS / FEATURES PROPOSED FOR SALVAGE AND RETENTION

- All original fabric on the façade of the retained buildings will be retained and refurbished.
- Original windows, including steel casements, secondary glazing with timber frames including ironmongery.
- The art deco style clock, (a mid-20th century replacement) is a characterful landmark on Middle Abbey Street and will be retained.

- Decorative glazed brick finish within lightwell to the east of the printing hall and glazed brick finish on the piers of the ground floor of Prince's Street North.
- 'Ghost signage' pertaining to the former newspaper; individually mounted lettering 'Sunday Independent', 'Irish Independent' and 'Evening Herald' fixed beneath the cornice at third floor level is of social interest and will be retained.
- It is suspected that the front plate of a letter postal box may remain within the lower panel of the ground floor window (second bay from the east). If uncovered during site investigations, this characterful element will be retained in place.
- Natural slates on pitched roofs will be salvaged and reinstated if sound.
- Original roof features, including copper clad cupolas, and pitched slate roofs will be retained. The north facing roof lights will be refurbished.
- The glazed roof lantern at ground floor level, attached to the rear elevation of Independent House will be refurbished and retained in place.

8.2 INTERNAL ITEMS/ FEATURES PROPOSED FOR SALVAGE AND RETENTION WITHIN INDEPENDENT HOUSE

- Polished concrete stairs in Independent House, with incised brass nosing, timber handrail and bronze banisters at basement level. At ground floor level the decorative bronze railings have been removed but fortunately sections of the balustrade have been retained on site. These railings will be refurbished and reinstated, restoring the original composition of the entrance stairs.
- The decorative panelled ceiling within the entrance hall will be retained. It is presently obscured by a contemporary suspended ceiling, which will be carefully removed, prior to repair of the original ceiling.
- The boardroom contains low-relief decorative plaster on the ceiling. The plaster is in poor condition, but it is intended to restore this element. Subject to site investigation, some elements of the plaster may require renewal. Similarly, the hardwood parquet floor, laid in a herringbone pattern, is in poor condition due to water ingress. It is intended to reinstate a new floor in this location, salvage as much of the original floor material as possible, and to supplement it with like-for-like material where necessary.

- The riveted steel door in former safe room in basement of Independent House will be retained insitu. The composition of the room, including existing floor and wall tiles will also be retained intact.
- Sliding fire doors separating Independent House and Emerald Chambers were installed when the buildings were amalgamated. It is proposed to retain and relocate one of the doors at basement level, as a decorative element.
- The existing windows in Independent House (which will be refurbished and reinstated) are integrated
- Internal wall tiling (glazed white brick) at high level on the gable walls supporting the pitched roof of Independent House.



Plate 49 The art-nouveau style wall sconce is one of the few decorative features on Princes Street North; it is proposed to refurbish this light fixture and to replicate it above the adjoining entrance.



Plate 50 Decorative elements in the former boardroom including the low-relief plaster ceiling and the parquet floor will be repaired where



Plate 51 It is proposed to salvage one of the basement level top-hung fire doors separating Independent House and Emerald Chambers and to

possible or repaired and reinstated within the new development. relocate it within the development as a decorative feature.



Plate 52 The original balustrade pertaining to the stairs in Independent House have been cut and dismantled. The high-quality sections and are in a salvageable condition and will be reinstated in their original location.

8.3 INTERNAL ITEMS/ FEATURES PROPOSED FOR SALVAGE AND RETENTION WITHIN EMERALD CHAMBERS

- Original granite stairs in Emerald Chambers
- The early 'Otis-Waygood' car and caged lift enclosure is not operational, but it is intended to retain it in full as a feature within the refurbished building.
- The mosaic floor, laid in scalloped pattern, with building name 'Emerald Chambers' integrated into floor of the entrance hall
- Plaster cornice within the entrance hall
- The black and white tiles at basement level (basement stairhall and WC) are in poor condition. It is intended to salvage as many tiles as possible and relay them in the basement stair hall.

8.4 INTERNAL ITEMS/ FEATURES PROPOSED FOR SALVAGE AND RETENTION WITHIN THE PRINTING HALL

- Steel trusses supporting the distinctive sawtooth roof profile
- Internal industrial style lighting fixtures and 1no. external sconce on Prince's Street North.

- Internal wall tiling; white square format tiles. Many of the tiles have been stained with ink as a result of the printing process; this discolouration is considered to be part of the character of the space testament to its former use. It is not intended to attempt to remove this patina.
- There are several cellular spaces that open onto the raised floor on the eastern side of the printing hall. These spaces feature timber-framed screens with glazed upper panels and panelled doors that have vertical boarding at the lower level, along with multipaned glazing at the upper level. The entire wall, including the timber-framed screen walls, glazed tile finishes, and concrete frame structure, will be retained in the new development to preserve the character of the printing hall.
- On the eastern side of the printing hall, industrial style gantry floors and stairs complete with tubular steel handrails will be retained.

8.5 ITEMS OF TECHNICAL AND INDUSTRIAL HERITAGE INTEREST

The industrial heritage appraisal prepared by Fred Hammond, industrial archaeologist, identified particular items that are worthy of retention within the proposed development. The items identified include;

- A control panel in the boiler room has been identified on the industrial heritage appraisal as being of technical interest. The front panel of the control panel will be salvaged and repositioned within the site in the interest of preserving the technical significance of the former printing press.
- There are cranes or hoists at high level within the printing hall. It is proposed to retain the earlier crane in the east bay of the printing hall
- The early 20th century Otis lift within Emerald Chambers has been identified as being of significant technical interest and will be retained insitu within the refurbished building.

It is not intended to incorporate salvaged material from the buildings scheduled for removal as part of this planning application. The DoEHLG publication Architectural Heritage: Protection Guidelines for Planning Authorities discourages the use of architectural salvage from other buildings. At 7.14.1 of the guidelines it states "In granting planning permission for works to historic buildings, including all protected structures, the planning authority should not encourage the use of architectural salvage from other buildings for two reasons. Firstly, the re-use of architectural features from elsewhere can confuse the

understanding and appreciation of a building, casting doubt on the authenticity of even the untouched parts of the fabric. .."



Plate 53 Original timber screen, with glazed doors, tiled finishes and exposed concrete frame structure will be retained, refurbished and integrated into the new development



Plate 54 Original wall tiling on the external face of the printing hall will be retained

It is considered that well-crafted integration of the most significant features, as scheduled above, will effectively aid understanding of the building's historic

function and protect the character of the building, thereby enriching the overall development.

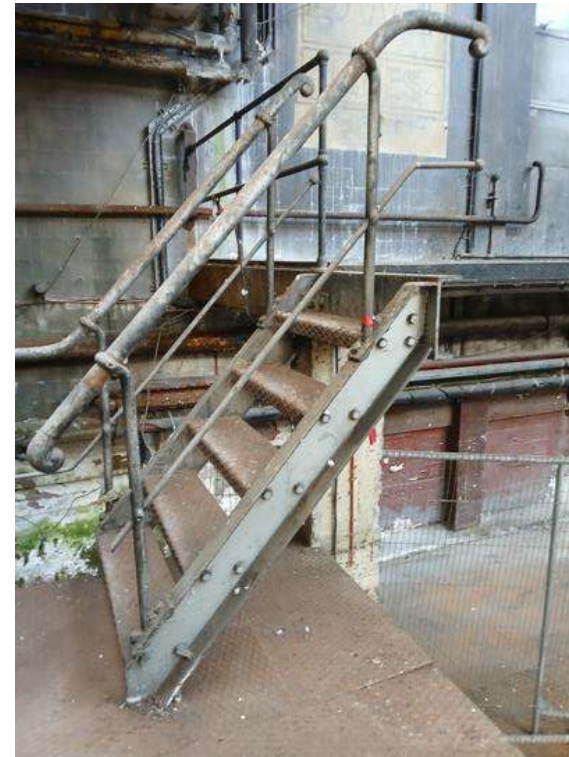


Plate 55 Industrial-style gantry floors and stairs complete with tubular steel handrails in the eastern side of the printing hall will be retained.

9.0 SUMMARY

Without intervention, this prominent landmark building range will continue to decay as a consequence of the loss of its original purpose and challenges at adaptation.

The proposed adaptive reuse of the building range is considered a viable strategy to reoccupy the site while simultaneously safeguarding the external character of the early 20th century grouping from its primary ACA viewpoints.

According to ICOMOS (2010), a successful heritage adaptive reuse project modifies a place or building while retaining its cultural heritage value.

The architectural heritage significance of the subject site is multilayered; but primarily related to its architectural contribution to the streetscape, its rarity as a twentieth century industrial space and its cultural and historic significance as the site of the 'Nation' newspaper and later 'Independent Newspapers'.

It is proposed to respect this special interest and to interweave contemporary forms as a means of reviving a functional use on the site, rendering the development strategy sustainable in terms of its architectural heritage approach.

INDEPENDENT HOUSE STUDENT ACCOMMODATION
87-93 MIDDLE ABBEY STREET
ARCHITECTURAL HERITAGE STATEMENT

APPENDIX A BUILDING CHRONOLOGY

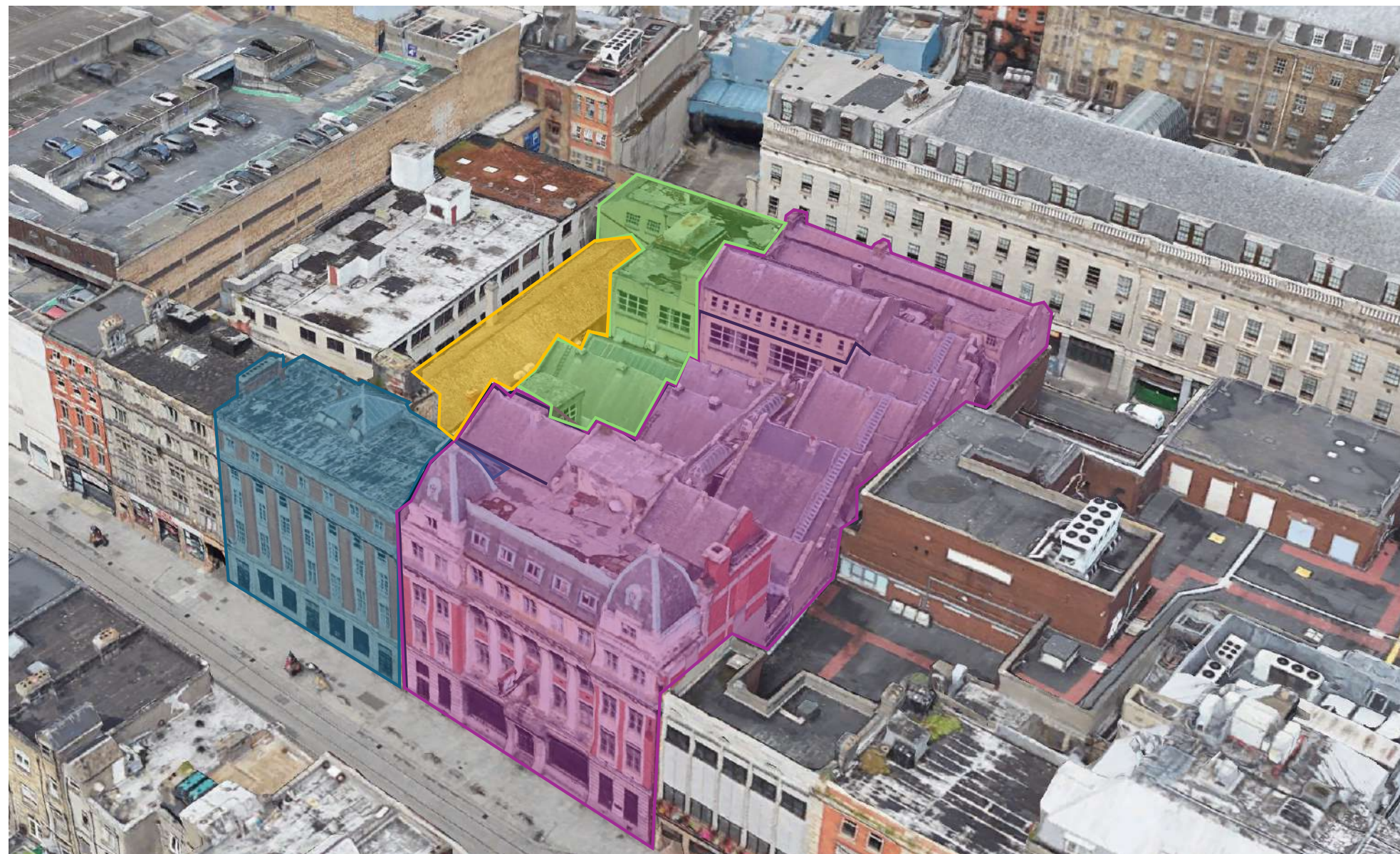
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- C. 1922
Independent House
(Emerald Chambers)
91-92 Middle Abbey Street (RPS 8797)

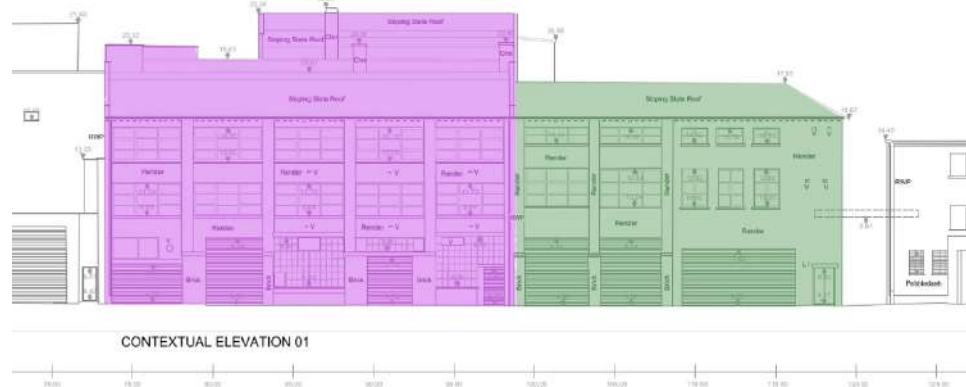
- Reconstructed post 1916, possible
remodeled / reconstructed 1939

- C. 1924
Independent House
87-90 Middle Abbey Street (RPS 18)
& Rear Buildings

- C. 1939
Extension to Machine Hall & Rear
Buildings



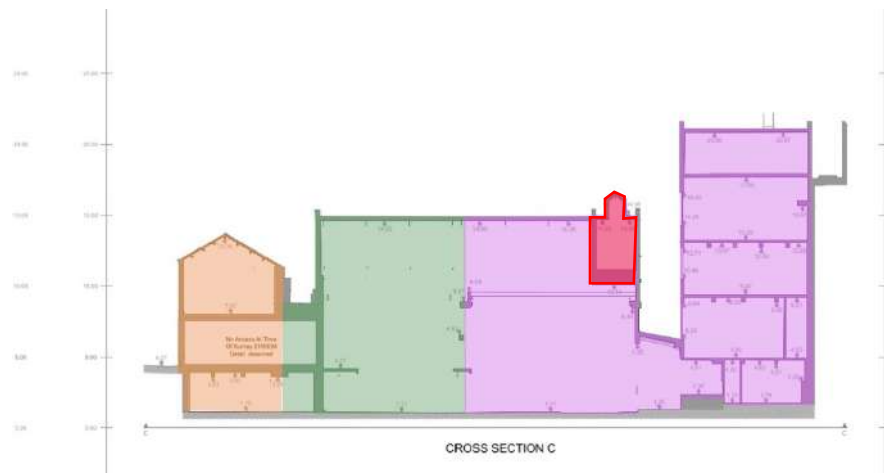
Middle Abbey Street Elevation



Princes Street Elevation



Williams Lane Elevation



Cross Section

LEGEND

-  c1932 Emerald Chambers (91-93 Middle Abbey Street)
-  Post 1916 – possibly reconstructed / remodelled 1939
-  c1934 Independent House (87-90 Middle Abbey Street and rear range on Princes Street North)
-  c1939 Extension to machine hall and Princes Street North building range
-  c1950 Vertical Extension to rear return in Independent House and extension above Printing Hall



Chronology Drawings: Basement Plan



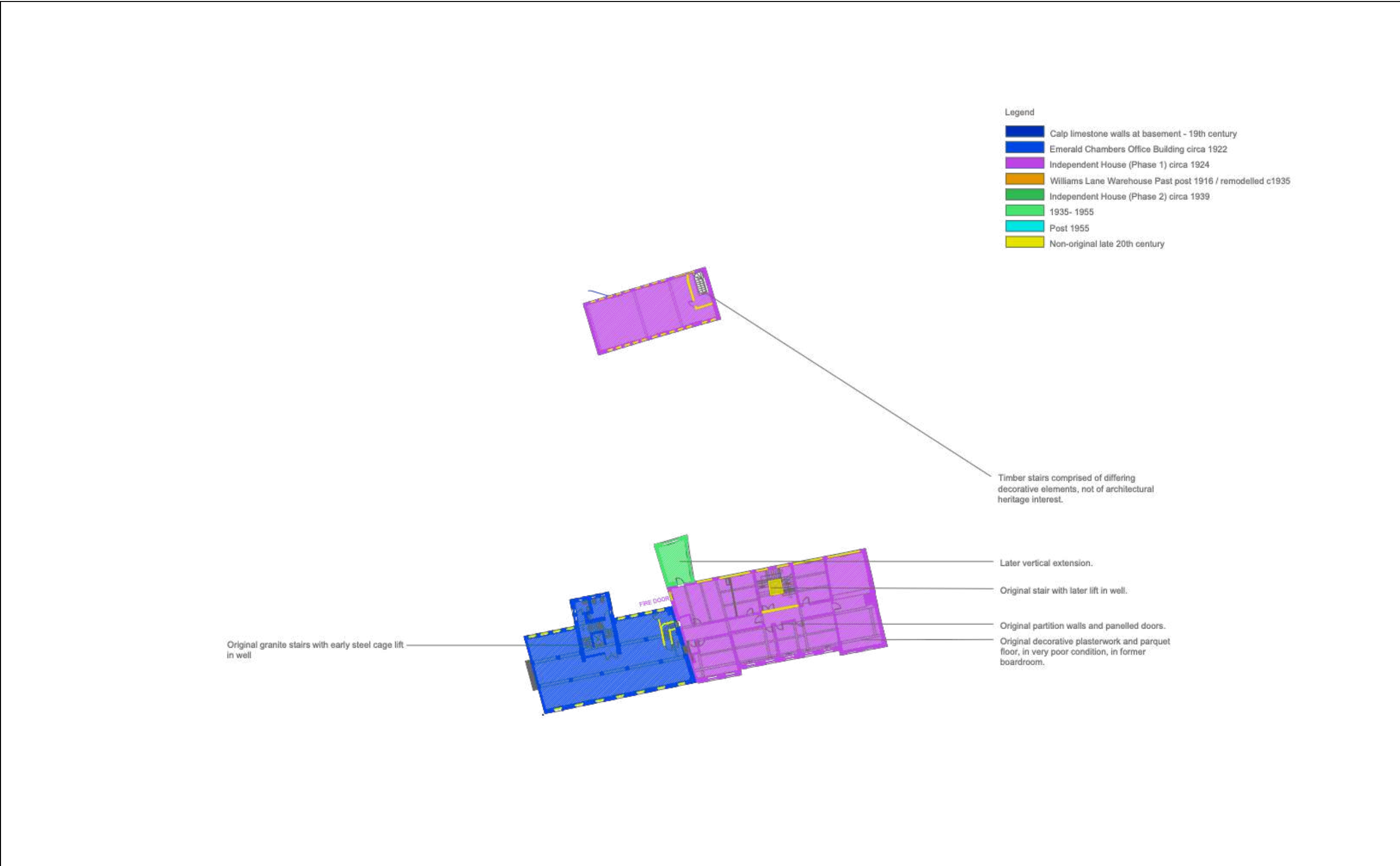
Chronology Drawings: Ground Floor Plan



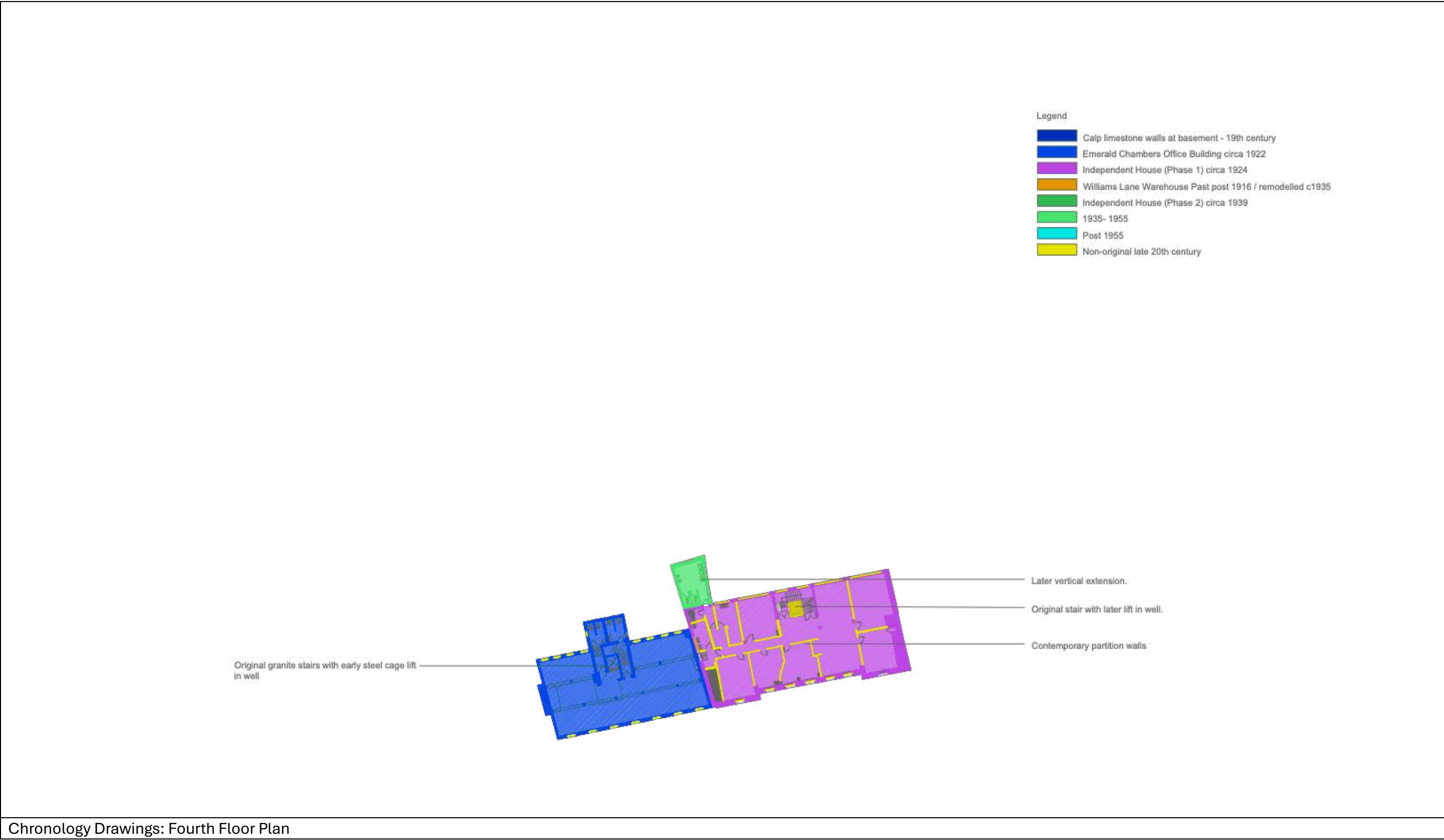
Chronology Drawings: First Floor Plan



Chronology Drawings: Second Floor Plan



Chronology Drawings: Third Floor Plan





INDEPENDENT HOUSE STUDENT ACCOMMODATION
87-93 MIDDLE ABBEY STREET

APPENDIX B PHOTOGRAPHIC RECORD

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PART 1: FRONT BUILDING RANGE

ZONE 1: 87-90 Middle Abbey Street, Independent house, RPS 18

ZONE 2: 91-93 Middle Abbey Street Independent house (Emerald Chambers), RPS 8797

PART 2: REAR BUILDING RANGE

ZONE 3: Double storey top lit volume that housed the original printing hall.

ZONE 4A: Office accommodation adjacent the eastern boundary

ZONE 4B: Office accommodation fronting onto Prince’s Lane

ZONE 5: 2 storey over basement brick and concrete linear building bounding Williams Lane

Note: A series of site inspections were undertaken between February 2024 and January 202.

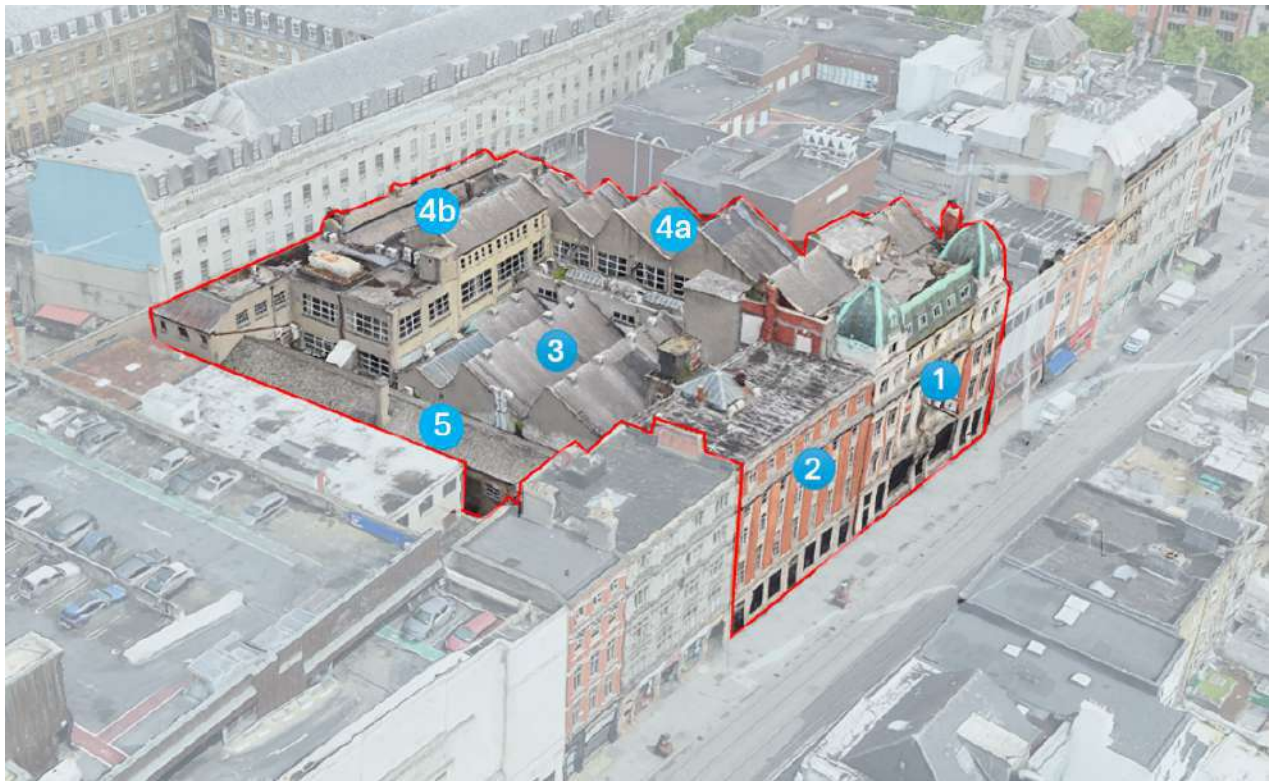


Plate 1: For ease of identification, the various buildings that collectively comprise the former offices and printing house of the Independent Newspaper Group have been numbered 1- 5.

BUILDING INVENTORY – PART 1

ZONE 1

87-90 Middle Abbey Street, Independent House RPS 18, NIAH REG No 50010401

Description of Independent House in the NIAH as follows;

'Terraced symmetrical nine-bay four-storey neoclassical office building with attic, built 1924, to designs of Robert Donnelly. Flat roof with slate mansard type front pitch having copper-clad dormers and decorative copper panelled parapet with iron railing over. Slate domical vaulted roofs to advanced end bays with deep moulded copper ribs, decorative copper oval dormers and octagonal copper finials with flag poles. Square-profile cast-iron gutter over attic storey with decorative cast-iron hoppers and downpipes breaking through front elevation. Machine-made red brick walls laid in Flemish bond to first and second floors, channel rusticated Portland stone to ground floor with coursed granite ashlar plinth course, rock-faced to advanced end bays and surmounted by platband with diamond-faced blocks. Central five bays framed by engaged giant Doric order Portland stone columns rising from first floor and supporting full-span dentillated and modillioned entablature below third floor. Applied bronze lettering to frieze stating 'Sunday Independent' to west advanced bay, 'Irish Independent' to central section and 'Evening Herald' to east advanced bay. Projecting Art Deco-style bronze clock to centre of façade. Square-headed window openings with geometric Portland stone architrave surrounds, steel casement windows with margined lights and brick aprons between first and second floors. First floor windows to either end bays have stepped cornices supported on brackets of strapped fascies. Third floor windows to end bays are flanked by bay-leaf drop finials. Large bronze-framed display windows to ground floor with bronze panelled surrounds and bronze sill guards. Hardwood windows to advanced end bays with postal slots to east bay and secondary door opening to west bay having double-leaf timber panelled doors and stone lintel. Inset central square-headed door opening with replacement double-leaf timber panelled doors, original rectangular overlight and four granite steps. Decorative Portland stone doorcase comprises architrave surround flanked by large panelled piers with Greek key capitals rising from granite plinths supporting full Doric entablature with discs to metopes and surmounted by blocking course with framed panel and brass lettering stating 'Independent Newspapers Limited'. Rendered five-bay three-storey, concrete-framed structure to rear, previously used as loading bays with roller shutter doors opening onto Princes Street North, pitched roof, dentillated eaves and replacement uPVC windows.'



Plate 2: Front elevation of Independent House on Middle Abbey Street.



Plate 3: Replacement double-leaf timber panelled central front doors with projecting Portland stone doorcase surround. Original rectangular overlight with diagonal bracing, and four granite steps. Architrave surround flanked by large, panelled piers with Greek key capitals rising from granite plinths supporting full Doric entablature with metope-triglyph frieze.



Plate 4: Replacement double doors, with pair of heavy handrails fixed to stone reveals.



Plate 5: Detail of bead and barrel moulding Portland Stone soffit above entrance door.



Plate 6: Detail of egg-and-dart and bead-and-barrel moulding on stone dressings.



Plate 7: Bronze window surround with diamond shaped blocks.



Plate 8: Framed panel and brass lettering stating 'Independent Newspapers Limited' above entablature.



Plate 9: Handrail at entrance door fixed to Portland stone reveals.



Plate 10: Detail of Portland Stone carving reeded panels with cable moulding and square blocks at junctions.



Plate 11: Secondary door with panelled lintel and square-headed over-light. Horizontally channelled ground floor, with rusticated plinth with plain margins. Single granite step to threshold.



Plate 12: Commemorative plaque 'Independent House, the site of the office of 'The Nation'', Thomas Davis, Charles Gavin Duffy & John Blake Dillon'.



Plate 13: Spiked sill guards on ground floor window sills.



Plate 14: Detail of bronze window surround on ground floor.



Plate 15: Detail of rusticated plinth, with inset postal box.



Plate 16: Typical ground floor window with cill guard.



Plate 17: Projecting Art-deco style clock framed in copper. A mid-twentieth century replacement.



Plate 18: Rear façade of Independent House, render finish, cast iron rainwater goods, mixture of original and later uPVC windows. North-facing rooflights to upper floor.



Plate 19: Rear façade of Independent House, with sawtooth profile roof of Machine Room in foreground.



Plate 20: Rear façade of Independent House. The projecting bay to the west (right) is a later extension to what was originally a single storey return.



Plate 21: Rear façade of Independent House, with rear return shown to right. It appears that the rear return was vertically extended from original two storeys to 5 storeys.



Plate 22: West dome on main roof contains original and later water tank. Access via a door on the northern face.



Plate 23: Steeply pitched roof to rear, east of roof access. Slate roof with rolled lead ridge and lead flashings. Original cone-topped vent.



Plate 24: Brick chimneystack on eastern boundary wall. Note the standing water on the central flat roof section, suggesting blocked drainage. The eastern dome is not accessible from the roof level.



Plate 25: Copper panelling to front parapet with industrial style railings fixed to the masonry upstand.



Plate 26: Natural slates laid in diminishing courses, with copper panel cladding the ribs. Integrated base for flagpole.



Plate 27: Main roof of Independent House facing west. The condition of the concrete roof slab has deteriorated on account of the drainage issues and degradation of roof linings.



Plate 28: The dome structure is comprised of a thin concrete shell.



Plate 29: Interior of the west dome, with original oval window intact. Original and later water-tanks stored within west dome.



Plate 30: Roof access, at the top of the stairs, flanked by steeply pitched roof, having patent glazing on the north-facing pitch.



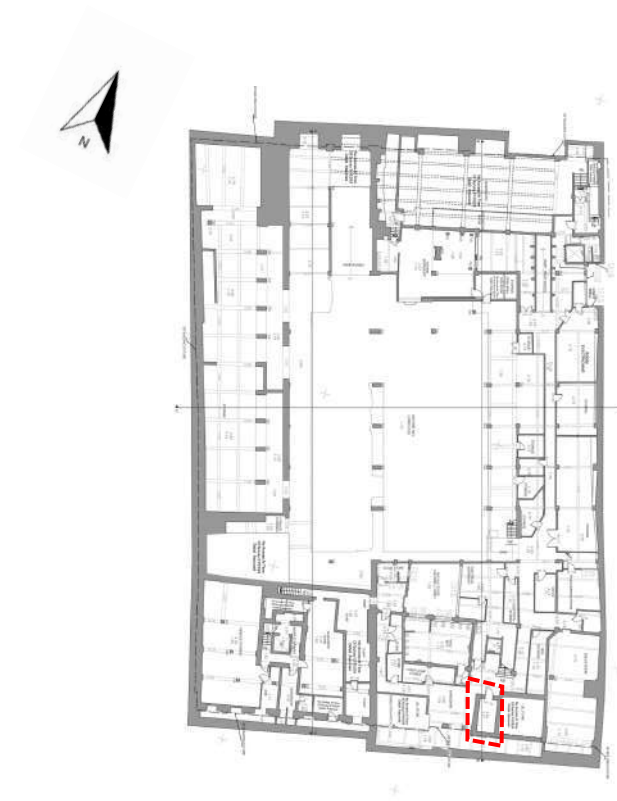
Plate 31: The structure of the domes is revealed internally as comprising board-marked concrete shell with cross vault ribs.



Plate 32: There is no direct roof access to the dome on the east. Historically, access was provided from 4th floor below, as indicated by the clean circular to the concrete slab, concealed above the contemporary suspended ceiling. Note the partial demolition of roof slab structure, exposing the internal rebar, which has corroded.



Plate 33: Collection of satellite dishes surface fixed to roof access.



Keyplan Independent House - Basement Floor Plan, safe room



Plate 34: Riveted safe door.



Plate 35: Interior of former safe room, with glazed brick walls and terracotta tiled floor. Contemporary services; fire detection, sprinklers and air vents.



Keyplan: Stair in Independent House

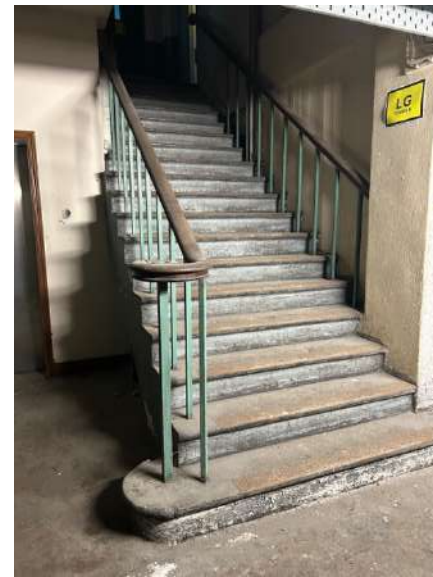


Plate 36: Basement flight of stairs, with bullnosed bottom step, slim, square plan bronze bannisters, with heavy timber handrail, with volute.



Plate 37: Volute ornament on timber handrail. Original incised anti-slip stair nosings.

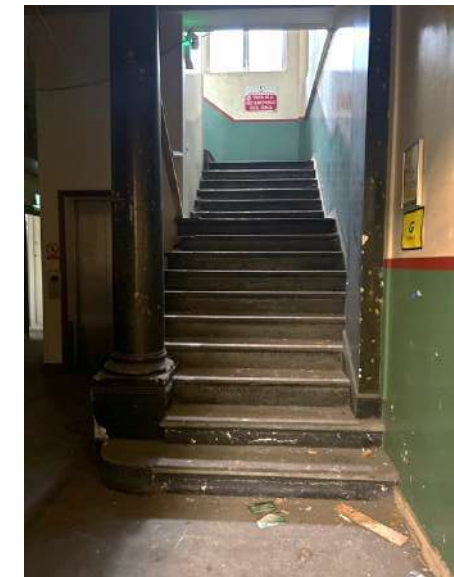


Plate 38: Central stair from entrance lobby.



Plate 39: Detail of impact damage to polished concrete stair. Note: handrail and balustrade has been cut and is missing.

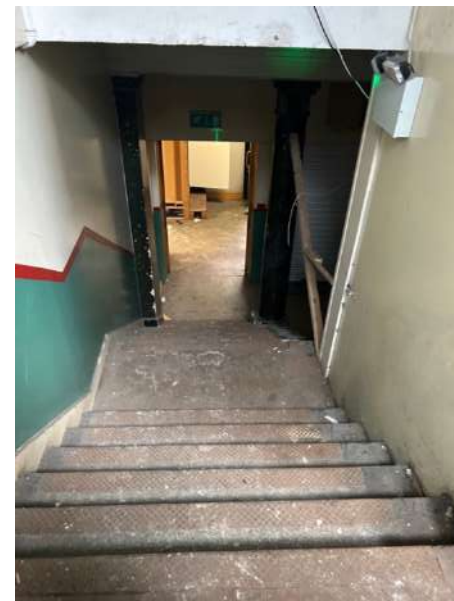


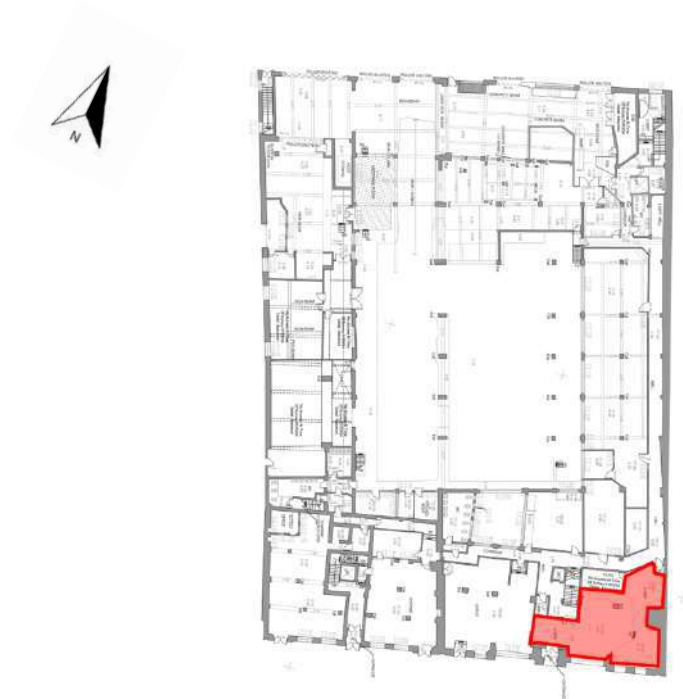
Plate 40: Anti-slip metal nosings inset into polished concrete stairs.



Plate 41: Polished concrete stairs with quarter landings. Handrail missing on upper levels.



Plate 42: Hardwood handrail fixed to lift shaft in stairwell. Contemporary doors to lobby.



Key Plan: Ground floor, Entrance Lobby in Independent House



Plate 43: Window frames and architraves missing from entrance lobby.



Plate 44: Entrance lobby, with contemporary doors, partition walls and fittings, suspended lay-in ceiling tiles. Original decorative ceiling noted above later ceiling.



Plate 45: Neo-classical elements in entrance lobby of Independent House; Corinthian capital to columns, decorative plaster ceiling panels with egg and dart and modillion cornice, with inset panels framed with interlaced circle motif.



Plate 46: Contemporary fittings in entrance lobby. Original decorative ceiling noted above later ceiling.

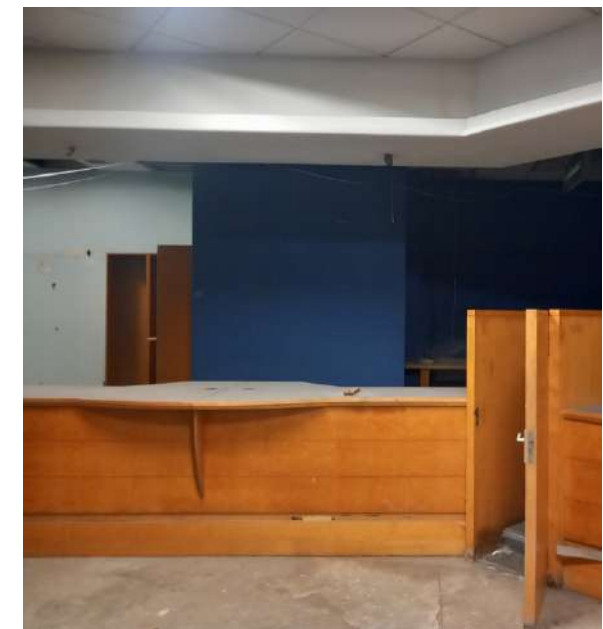
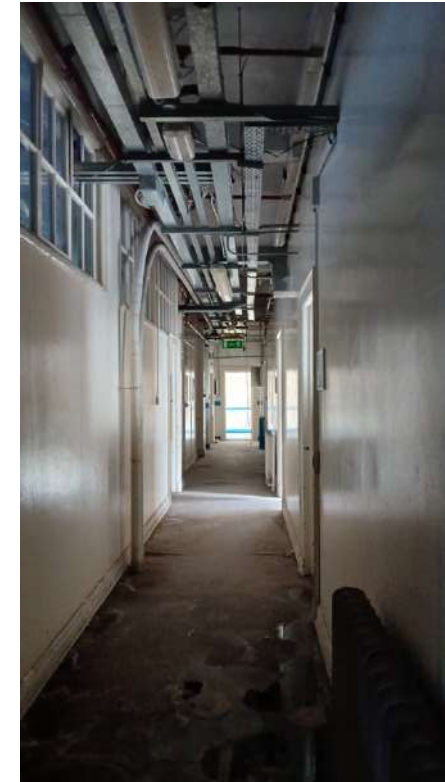
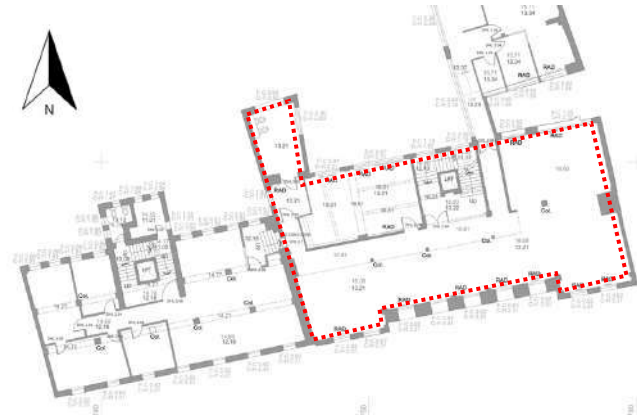


Plate 47: Contemporary fittings in entrance lobby



Keyplan Independent House, Level 1

**Plate 48:** Central corridor of level 1, facing east. Original moulded skirtings, doors and architraves.**Plate 49:** Original glazed screen on upper level of internal partitions.**Plate 50:** Detail of clerestory glazing with pivot opening sections.**Plate 51:** Level 1 windows: Original metal frames windows with margin lights externally, and timber-framed secondary glazing system with original ironmongery. Moulded architraves with panelled window apron.**Plate 52:** Original joinery on level 1, with three panelled door with multipaned glazing on upper panel, moulded architrave, skirting, dado and picture rail.**Plate 53:** Contemporary services including sprinkler system and heating pipework installed through partition walls.



Keyplan Independent House, Level 2



Plate 54: Level 2 has been extensively modernised to create an open plan office space. Contemporary wall linings and suspended ceiling. Original window fabric.



Plate 55: Original metal frames windows with margin lights externally, and timber-framed secondary glazing system with original ironmongery. Moulded architraves with panelled window apron.



Plate 56: Limited remains of original joinery on level 2: panelled door with multipaned glazing un upper panel



Plate 57: Level 2 has been extensively modernised to create an open plan office space. Contemporary wall linings and suspended ceiling. Original window fabric.



Plate 58: Original metal frames windows with margin lights externally, and timber-framed secondary glazing system with original ironmongery.



Plate 59: Contemporary glazed screen to staircase enclosure.



Keyplan Independent House, Level 3: Spine corridor, offices and later rear return.



Plate 60: Original partition wall in corridor with panelled wainscoting to lower level and multipaned glazed screens over. Original moulded timber architraves and skirtings.



Plate 61: Original partition walls on either side of spine corridor with panelled wainscoting to lower level and multipaned glazed screens over. Panelled cross-corridor doors.



Plate 62: Original partition walls, with curved corner detail.



Plate 63: Typical steel fire door, on sliding mechanism, separating Independent House and Emerald Chambers.



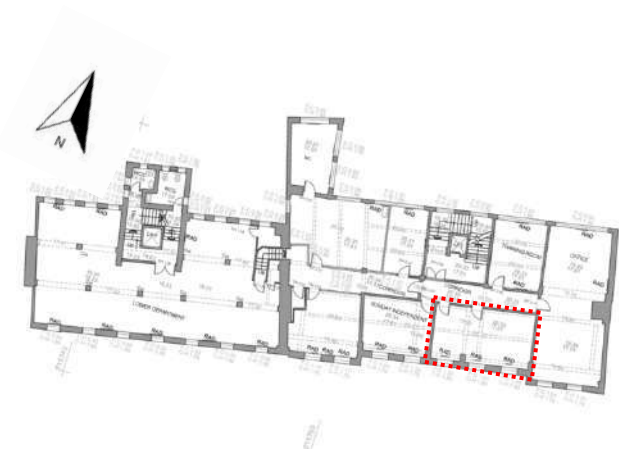
Plate 64: Rear room, facing west. Panelled door with glazed upper panel.



Plate 65: Typical glazed screen on upper level of internal partitions.



Plate 66: Original moulded timber architrave on blocks with stepped skirting. View down central spine corridor beyond, with original partition walls within interior multipaned screens. Exposed contemporary services throughout.



Keyplan Independent House, Level 3



Plate 67: Typical cellular office, with concrete bressummers. Exposed contemporary services throughout. Note the continuous sill detail to the windows.



Plate 68: Original three panelled door



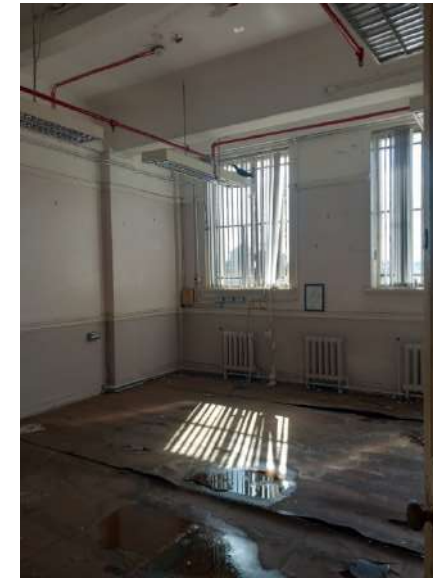
Plate 69: Cast iron casement windows with margin lights, original ironmongery. Continuous window sill along length of room.

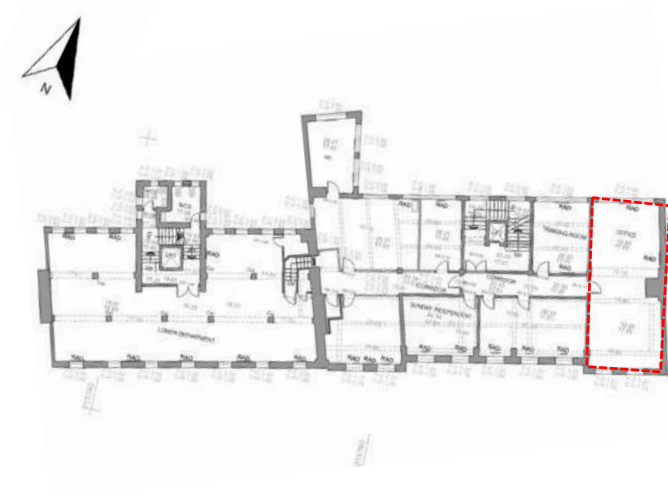


Plate 70: Installation of later services, heating system and pipework, routed indiscriminately through original joinery, partition walls etc. Breach in wall fabric exposing composition of front wall: masonry structure with timbered framed wall lining internally.



Keyplan Independent House, Level 3

**Plate 71:** Modified opening in rear elevation through to later rear return.**Plate 72:** Typical cellular office facing south onto Middle Abbey Street. Original metal window frames. Original skirting, dado and picture rails. Evidence of water damage internally.**Plate 73:** Typical office interior with original skirtings, dado and picture rail, exposed concrete frame structure. Later surface mounted services throughout.**Plate 74:** Panelled window apron. Later cast-iron radiators, irregularly positioned under windows with distribution pipework exposed throughout.**Plate 75:** Panelled screen wall to central corridor.



Keyplan Independent House, Level 3: Former boardroom



Plate 76: Moulded timber skirting, dado and picture-rail. Neo-classical plasterwork to ceiling in regency style. Original parquet floor, damaged by water ingress.



Plate 77: View facing north in former boardroom. Replacement uPVC windows and exposed contemporary services throughout. Moulded timber skirting, dado and picture-rail. Neo-classical plasterwork to ceiling in regency style. Original parquet floor, damaged by water ingress.



Plate 78: Moulded timber skirting, dado and picture-rail. Neo-classical plasterwork to ceiling in regency style. Original parquet floor, damaged by water ingress.



Plate 79: View facing north in former boardroom. Original secondary glazing system on Middle Abbey Street. Timber casements internally with cast iron frames externally, all with original ironmongery. Moulded timber skirting, dado and picture-rail. Neo-classical plasterwork to ceiling in regency style. Original parquet floor, damaged by water ingress. Exposed contemporary services throughout.



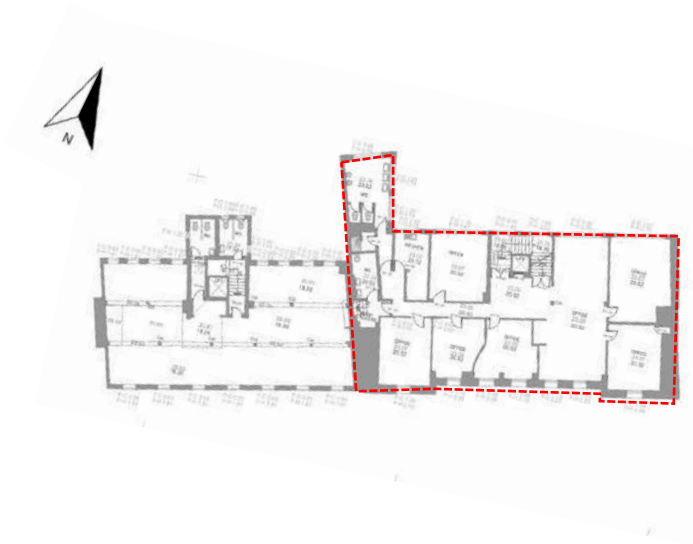
Plate 80: Neo-classical plasterwork to ceiling in regency style, damaged by water ingress from roof.



Plate 81: Neo-classical plasterwork to ceiling in regency style, damaged by water ingress from roof. Downstand beams with decorative cornice. Exposed contemporary services fixed through ceiling fabric.



Plate 82: Bronze switch plate with toggle switches in former boardroom.



Keyplan Independent House, Level 4:



Plate 83: Glazed white tile finish to flanking walls of pitched roof. (Rear section of main roof). Painted timber boarding to underside of roof structure.



Plate 84: Concealed above contemporary suspended ceiling: the pitched roof at the rear of the main roof. Patent glazing system with replacement wired glass panels. Lightweight metal truss roof structure.

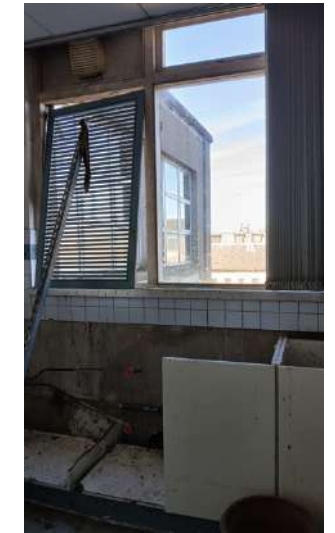


Plate 85: Later non original timber windows at fourth floor level.



Plate 86: Underside of pitched roof above Independent House, Lightweight steel truss, timber boarding with slate lining externally, patent glazing system to north pitch.



Plate 87: Contemporary partitions and doors on fourth floor level.



Plate 88: Replacement timber windows at fourth floor level. Contemporary wall linings.



Plate 89: Contemporary ceiling on top floor, concealing original rooflights over.



Keyplan Independent House, Level 4:



Plate 90: Contemporary ceiling on top floor, concealing original sawtooth rooflights over.



Plate 91: Original concrete roof structure above contemporary suspended ceiling.



Plate 92: Replacement windows, contemporary wall linings and suspended ceiling at level 4.



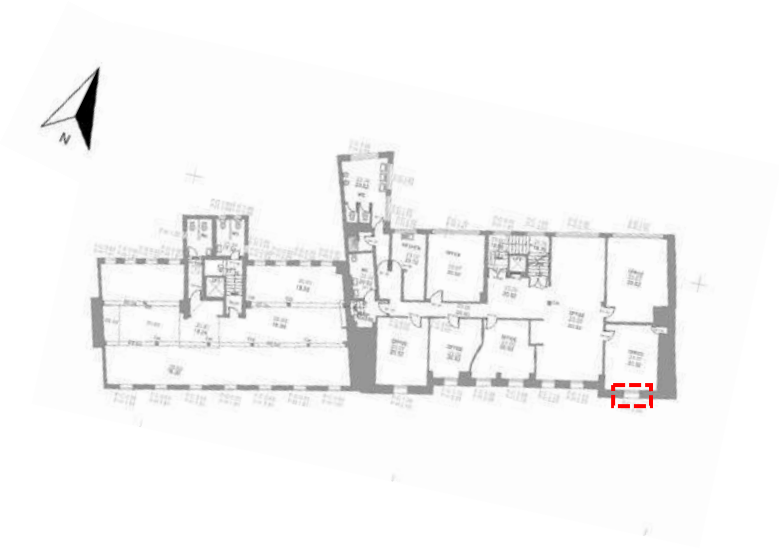
Plate 93: Contemporary joinery, contemporary wall linings and suspended ceiling at level 4.



Plate 94: Replacement timber windows at fourth floor level. Contemporary wall linings.



Plate 95: Scarring in concrete roof structure indicates position of original dividing walls internally.



Keyplan Independent House, Level 4:



Plate 96: Detail of original metal casement window with margin lights.



Plate 97: Detail of original brass handles



Plate 98: Only one original window remains at level 4, all others have been replaced,



Plate 99: Detail of original brass handles



Plate 100: Original brass casement stay.

ZONE 2**91-93 Middle Abbey Street, RPS 8797, NIAH REG No 50010400**

91-93 Middle Abbey Street is a seven-bay, five-storey terraced building.

The NIAH description of the front elevation as follows; *'Banded rustication to granite at ground level with plain freeze to shopfront, with plinth and restrained carved detailing to architraves. Ground floor windows are boarded up, double-leaf doors with raised and fielded panels and decorative transom light. Giant brick pilaster order between windows, laid in Flemish bond, with projecting end bays. Granite cornice at third floor level, with top floor in brick with granite surrounds and feature keystones to windows, Granite parapet concealing a flat roof. Protective steel railings visible at roof level. Square headed window openings throughout, with granite architraves and apron panels. There is a mixture of original windows and uPVC replacement frames'.*

The ground and basement levels of the office is attached to a range of industrial buildings to the rear which operated as the printing press. A series of narrow lightwells and courtyards, faced in reflective glazed brick allowed daylight to penetrate the lower-level rear rooms.

The building has a T-shaped plan, with a single stair serving ground to fourth floor level positioned in the rear return, with sanitary facilities on staggered levels accessed from the quarter landings.

Internally, decorative features were reserved for the ground floor, notably the centrally positioned entrance lobby which features 1930s joinery, mosaic floor and classical dentilled cornice.

The upper-level floor plans typically have a central corridor, accessing a series of offices to the front and rear. On fourth floor, the top floor, there is a large open plan layout, and relatively low floor-to ceiling heights c 2.2m.

The building is connected internally on all levels to Independent House, with multiple steps to resolve the differing levels internally.

Certain areas within the building were noted to be in very poor condition, particularly on the ground floor where the failure of adjoining flat roofs have resulted in water ingress, which has impacted the floors and some of the embedded steels within the concrete frame and on the top. The main roof was not accessible at the time of inspection.

The building is presently vacant.



Plate 101: Front façade of 91-93 Middle Abbey Street.



Plate 102: Attractive entrance to Williams Lane off Middle Abbey Street integrated into the façade of Abbey Chambers 94-96 Middle Abbey Street.



Plate 103: Entrance to William's Lane off Princes Street. Note face-fixed services over lane at high-level



Plate 104: William's Lane Street sign at southern end of street affixed to the external wall of 87-90 Middle Abbey Street.



Plate 105: Blind windows on the western boundary wall of 87-90 Middle Abbey Street. The concrete soffit of Abbey Chambers 94-96 Middle Abbey Street is integrated into the brick boundary wall.



Plate 106: William's Lane facing north towards Princes Street. The western boundary wall of the subject site is faced in buff coloured brick.



Plate 107: William's Lane facing south towards Middle Abbey Street. Abbey Chambers 94-96 Middle Abbey Street extends over the lane. Building F of the rear building range is aligned with William's Lane. The external wall is comprised of brick, with cement render applied to localised areas.



Plate 108: Enamel Cló Gaelach Street Sign on Williams Street (Note this sign is positioned on the northern end, on the western side of the lane, on the adjacent building outside the subject site).



Plate 109: Double door with raised and fielded panels and transom light over, cut granite architrave and granite step to threshold.



Plate 110: Central bay with double door with raised and fielded panels and transom light over, cut granite architrave and granite step to threshold.



Plate 111: Detail of original metal-framed transom light.

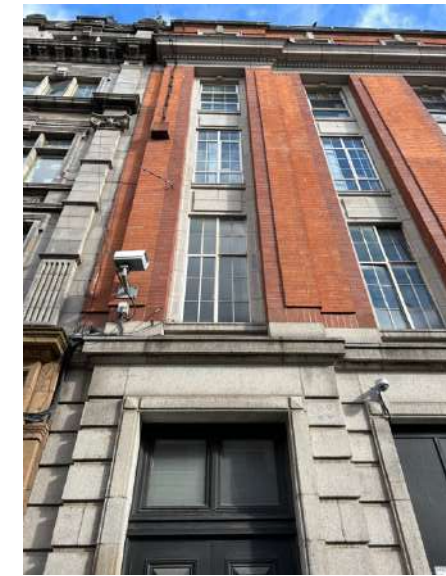


Plate 112: Detail of bay; multipaned steel windows, with ashlar granite architraves and apron panels, flanked by red brick piers.



Plate 113: Detail of central bay. Raised brick panel laid in Flemish bond framed by soldier course. Mixture of uPVC replacement windows and original multipaned steel windows.

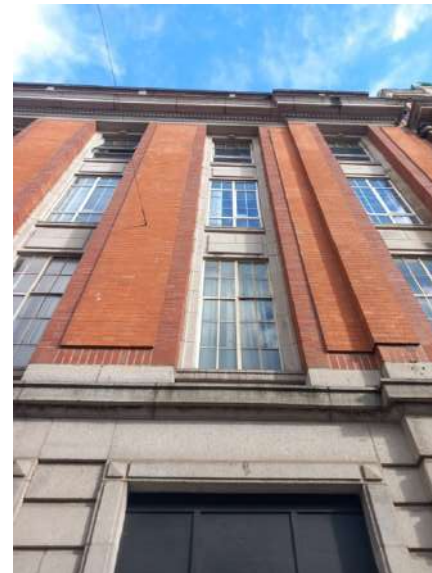


Plate 114: Typical bay with projecting end bay.



Plate 115: Rectangular profile cast iron downpipe between No 91-93 and Independent House.



Plate 116: Ground floor window, boarded up windows, opening framed with cut granite architrave with diamond faced blocks.



Plate 117: Rear façade of 87-90 Middle Abbey Street comprised of buff coloured brick with contrast red brick lintels. The rear windows have been replaced with contemporary frames throughout, except for the bathrooms on the return which have original steel multipaned frames.



Plate 118: A series of lightwells introduce daylight between the rear range of buildings. The external walls are typically faced in a glazed white brick. This lightwell is positioned to the west of the return of Independent House, between the rear (south) wall of the Machine Room and 87-90 Middle Abbey Street.



Plate 119: The lightwell is in very poor condition resulting in water ingress impacting the lower-level rooms.



Keyplan: 87-90 Middle Abbey Street
Basement Floor Plan



Plate 120: Black and white tile floor to basement hall off central granite stairs, with diamond boundary.



Plate 121: Central basement hall with tiled floor. Contemporary, surface mounted services throughout.



Plate 122: Block infilled openings brick wall.



Plate 123: Granite stair from basement level, behind main central stair is aligned with rear Calp limestone basement wall. Access is obstructed at ground level.



Plate 124: Narrow corridor orientated on an east-west axis at the rear boundary basement wall of 87-90 Middle Abbey Street.



Plate 125: Concrete frame structure, with calp limestone wall enclosing basement wall.



Keyplan: 87-90 Middle Abbey Street, Ground Floor Plan, Lobby



Plate 126: Front lobby



Plate 127: Modillion cornice in entrance lobby, with central brass light fixture.

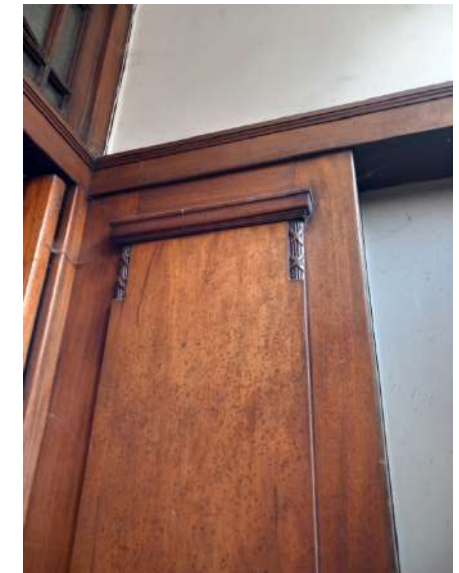


Plate 128: Detail of carved joinery with reeded and cable moulding motif to reveals of entrance lobby.

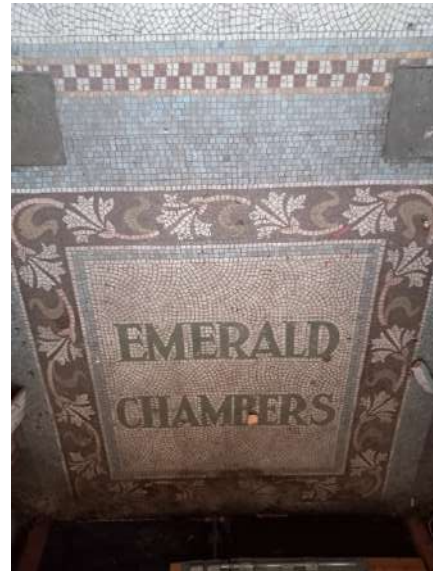


Plate 129: Mosaic floor in entrance lobby, with the name of the building 'Emerald Chambers'.



Plate 130: Timber frame transom light above internal lobby door with margin lights and cross bracing.



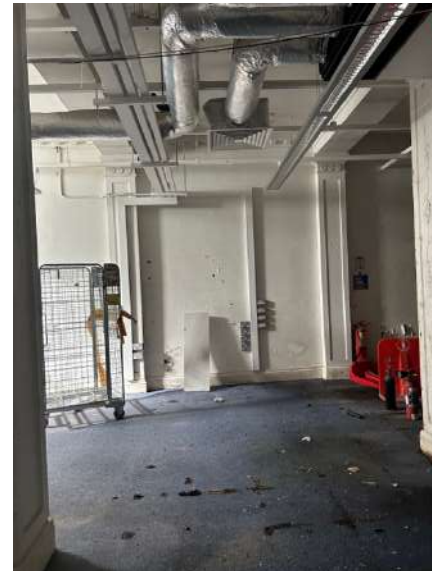
Plate 131: Entrance Hall, original mosaic floor with contrast colour boarder, original moulded timber skirting, rendered walls with inset dado, modillion cornice. Surface mounted contemporary services throughout.



Plate 132: Internal lobby doors comprised of glazed upper panel with margin lights and diagonal cross bracing, raised and fielded panel at lower level, original ironmongery; pull handles and kickplate with floor springs.



Keyplan 87-90 Middle Abbey Street- Ground Floor Plan

**Plate 133:** Modillion cornice above contemporary services and ceiling fixtures. Panelling to columns. Windows boarded up.**Plate 134:** Modillion cornice above contemporary services and ceiling fixtures. Panelling to columns.**Plate 135:** Concrete frame structure impacted by water ingress. Contemporary services throughout.**Plate 136:** Modillion cornice above contemporary services and ceiling fixtures. Panelling to columns.**Plate 137:** Contemporary partition forming internal room. Steel window to William's Lane. The structure has been impacted by water ingress in this area and the condition of embedded steel in concrete frame to be examined by engineer.



87-90 Middle Abbey Street Lobby - Ground Floor Plan



Plate 138: Moulded timber architrave on blocks. Painted brick walls and terracotta tiled floor. Area is in poor condition due to sustained water ingress.



Plate 139: Contemporary linings throughout; raised access floor, suspended ceiling, windows are boarded up.



Plate 140: Contemporary linings throughout; raised access floor and suspended ceiling.



Plate 141: The derelict condition of the rooflights has resulted in extensive damage to the building fabric.



Plate 142: Rear ground floor of 87-90 Middle Abbey Street. Blockwork infilled opening.



Plate 143: Rear ground floor of 87-90 Middle Abbey Street. Area is in poor condition due to water ingress.



Plate 144: Opening through the party wall between 91-92 and 87-90 Middle Abbey Street (Independent House) is crudely formed through concrete structure.



Plate 145: Projecting nosings on granite stair treads. Passenger lift with traditional cage structure rising through stairwell by Waygood Otis Ltd. Circular profile handrail fixed to lift enclosure.



Plate 146: Granite threads to main stairs, with moulded timber skirting. Original lift, enclosed in steel cage positioned in central stairwell.



Plate 147: Granite stairs from ground to fourth floor level, with bullnose bottom step. Original mosaic floor in entrance laid in fan scallop pattern, with contrast boarder.

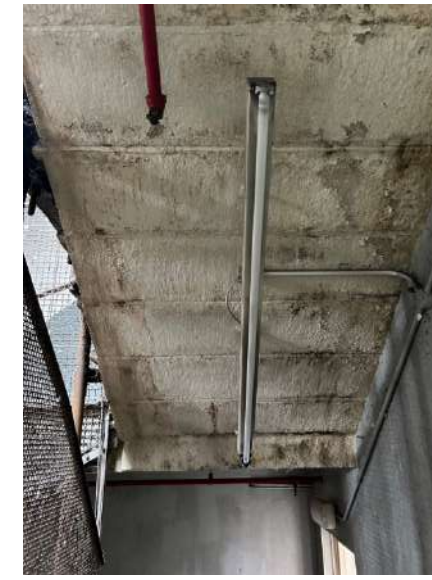


Plate 148: Opening

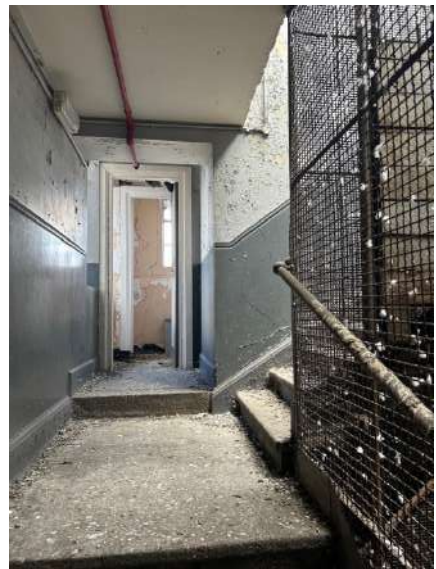


Plate 149: View from top of stairs towards sanitary facilities on quarter landing.



Plate 150: View from top of stairs towards quarter landing. Moulded timber skirting, dado integrated into wall render. Handrail fixed to lift enclosure.

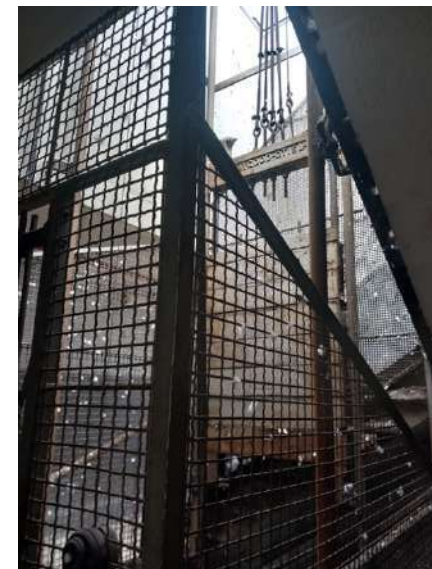


Plate 151: Passenger lift with traditional cage structure rising through stairwell stamped 'Waygood Otis Ltd.'



Plate 152: Pyramidal roof lantern above stair enclosure.



Keyplan 87-90 Middle Abbey Street– WC on quarter landings



Plate 153: Sanitary facilities access off the quarter landings on the stairs. Mounded architraves, four panelled doors to cubicles, dado detail on rendered walls throughout. Steel framed multipaned windows with inward opening casements. Linoleum floor finish.



Plate 154: Cubicle doors are arranged in an angled layout on the lower-level quarter landing.



Plate 155: Typical layout of cubicles on the upper-level quarter landing. Mounded architraves, four panelled doors to cubicles, dado detail on rendered walls throughout. Steel framed multipaned windows with inward opening casements. Linoleum floor finish.

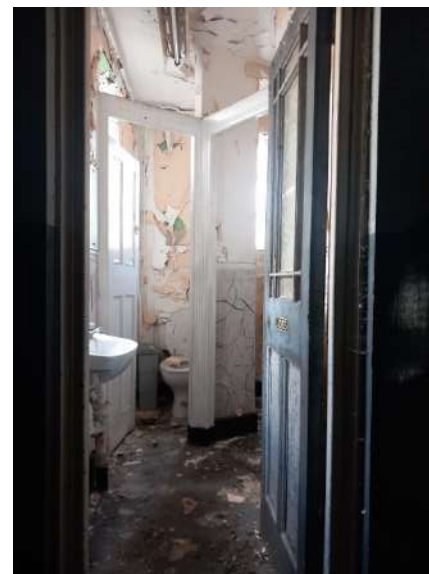


Plate 156: Door to sanitary facilities have glazed upper panels with margin lights, and two panels at the lower level.



Plate 157: Multipaned steel framed windows.



Plate 158: Water tanks supported above cubicles on the top floor level.



Keyplan 91-93 Middle Abbey Street— First Floor



Plate 159: Cellular office. Plain run cornice, original metal windows with contemporary secondary glazing, surface mounted services. Later partition walls subdividing spaces.



Plate 160: Cornices and panelling details to columns and pilasters and bressummer beams.



Plate 161: Open plan office. Plain run cornice, original metal windows, surface mounted services. Concrete floor slab.



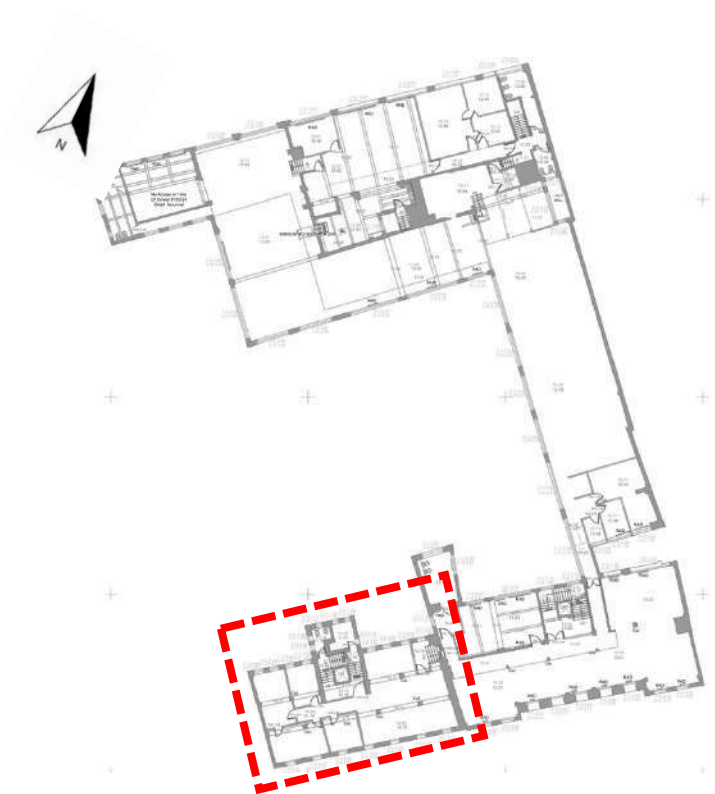
Plate 162: Metal frame windows with original ironmongery, rendered reveals with gently rounded rendered reveals.



Plate 163: Contemporary partition walls along central corridor.



Plate 164: Cellular office. Plain run cornice, original metal windows with contemporary secondary glazing, surface mounted services. Later partition walls subdividing spaces.



Keyplan 91-93 Middle Abbey Street– Second Floor



Plate 165: Contemporary doors to stairs. Walls to stair has a plaster bead detail at dado level.



Plate 166: Plain run cornice on stair landing, interrupted by proliferation of later services.



Keyplan 91-93 Middle Abbey Street– Third Floor



Plate 167: Open plan office. Plain run cornice, original metal windows, surface mounted services. Cornices and panelling details to columns and pilasters.



Plate 168: Open plan office. Plain run cornice, original metal windows, surface mounted services. Concrete floor slab.



Keyplan 91-93 Middle Abbey Street– Fourth Floor

Plate 169: Open plan office. Aside from the stairs at the rear, no features of architectural interest were observed on this level. The open plan offices are lined with contemporary materials.

PART 2: REAR BUILDING RANGE



Key plan: Roofplan with building zones identified for reference.

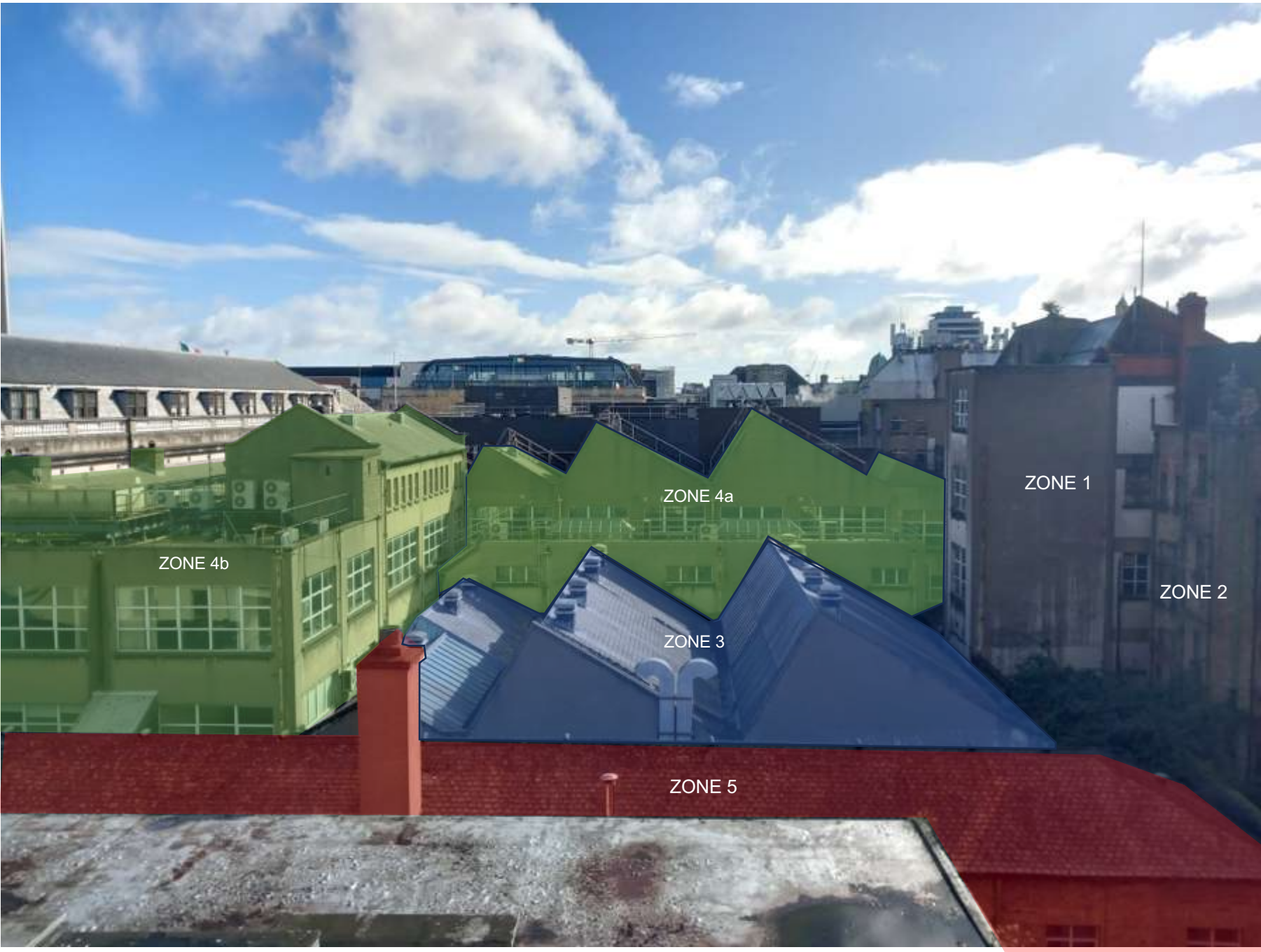
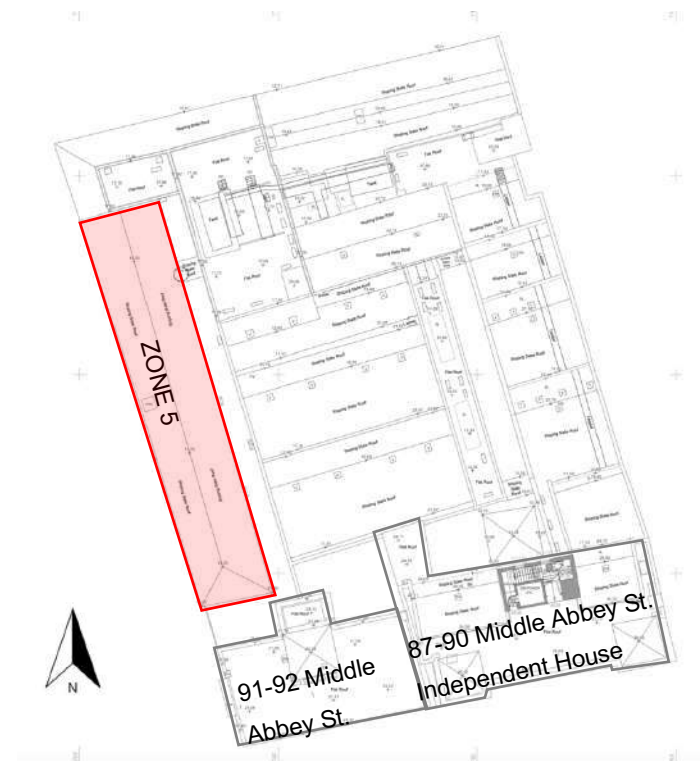


Plate 170: Overview of the rear building range as viewed from nearby roof facing east. For ease of reference, the rear building range has been described in terms of Zones 2, 3, 4a and 4b. **Note:** All structures were constructed contemporaneously and are interconnected spatially and structurally on all lower levels.

ZONE 5 – Exterior Photographs



Key plan: Roofplan identifying Zone 5



Plate 171: Mixture of original multi-paned metal windows and contemporary replacements in Zone 5. Cast iron rainwater goods, with replacement sections to lower levels.



Plate 172: View of Williams Lane facing south towards Middle Abbey Street. West elevation of Zone 5 (left), forming the eastern boundary of Williams Lane. Stock brick wall finish, laid in English garden wall bond. The northern end of Williams Lane is covered with a smooth cement render.



Plate 173: Detail of brick finish on Williams Lane, stock brick laid in a garden wall bond, cementitious pointing.



Plate 174: Stock brick wall finish, with contemporary windows on upper level.



Plate 175: Original, multi-paned metal windows and southern end of Williams Lane.



Plate 176: Lightwells and roof access between Zone 5 and the Machine Room used to accommodate contemporary building services.



Plate 177: West elevation of Zone 5, forming the eastern boundary of Williams Lane. Stock brick wall finish, with areas of cement render.

Original access doors and steel gantry rails. uPVC Windows on eastern elevation Machine Room.

ZONE 5 – Interior Photographs – Lower Level



ZONE 5 Key Plan, First Floor Level



Plate 178: Lower level of Zone 5 facing south towards the rear wall of 91-92 Middle Abbey Street. It is an undercroft area, accessed via the Printing Hall. Masonry piers supporting steel girders and concrete frame over. No particular features of architectural interest identified.

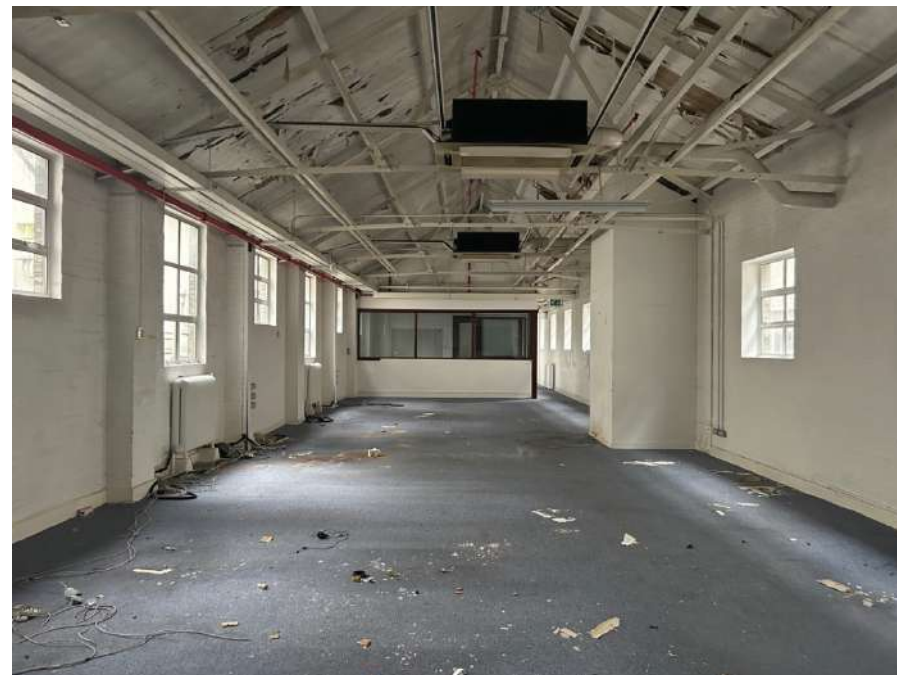
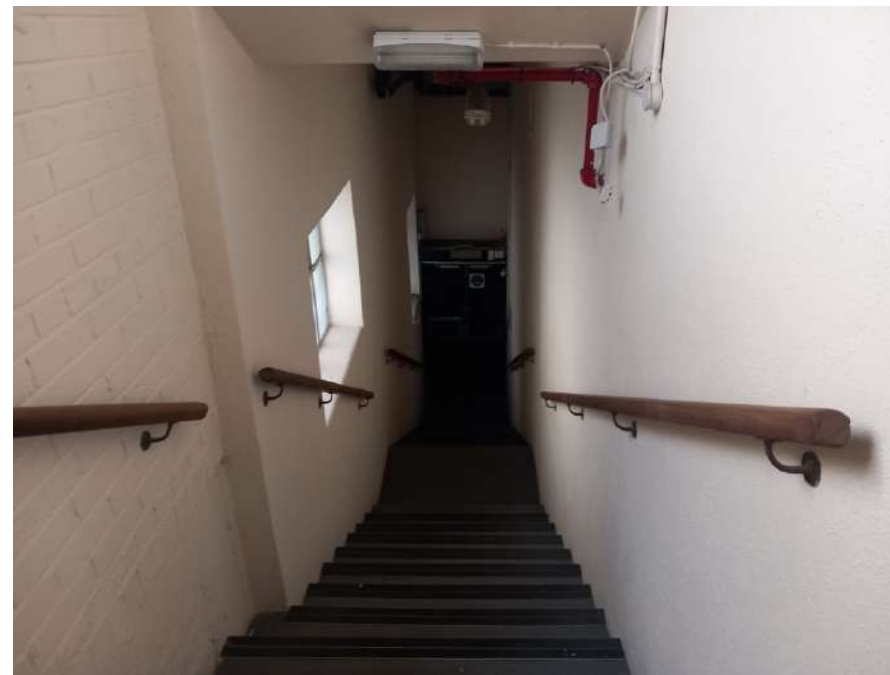


Plate 179: Lower level of Area of Zone 5, facing north-west. Exposed steel and concrete structure. Concrete floor finish. No particular features of architectural interest identified.

ZONE 5 – Interior Photographs – Upper Level



ZONE 5 Key Plan, First Floor Level

**Plate 180:** Painted sarking boards to underside of pitched roof.**Plate 181:** Corridor and offices at southern end of Zone 5, upper floor.**Plate 182:** Upper floor of Zone 5 with steel roof trusses exposed internally. Replacement uPVC windows to east and west elevations. Partitions to wall plate height forming a series of offices on the southern end of the room. Contemporary services throughout.**Plate 183:** Stair from Prince's Street North to upper level of Zone 5. Contemporary handrails, original steel window frames. Painted brick finish exposed internally. Contemporary services. Vinyl finish to stair.**Plate 184:** Original panelled door with 2 panelled pivot opening transom light over. Connection to rear of 91-92 Middle Abbey Street via steps beyond.

ZONE 3 – EXTERNAL PHOTOGRAPHS



Key plan Roof plan – Former Printing Hall

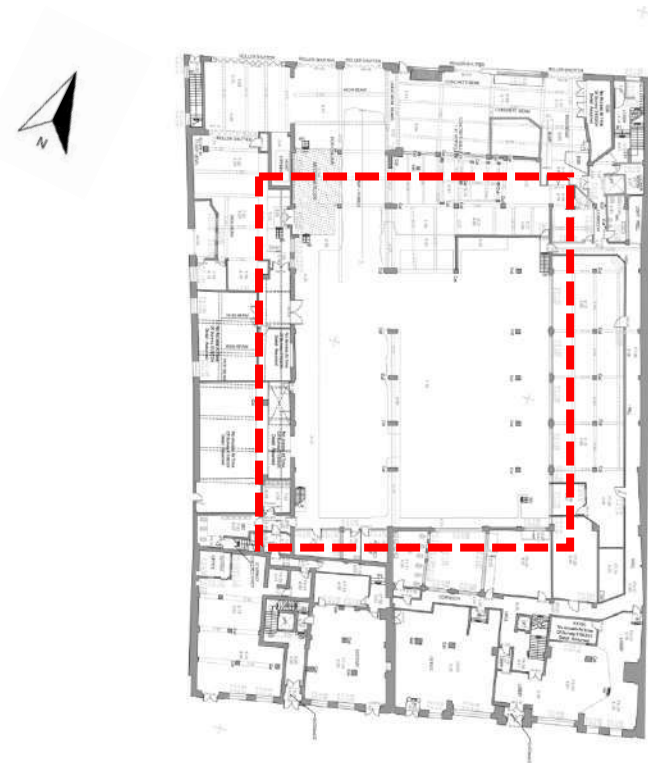


Plate 185: Lightwell to south of Former Printing Hall, attached to rear return of Independent House and Zone 4. Slate finish to south-facing pitch of sawtooth roof. Glazed white brick finish to lightwell. The lower levels of the deep lightwells were lined with glazed brick due to their light-reflecting attributes.



Plate 186: View over the machine room roof towards the rear (south) elevation of Area. Slate roof finish to south facing pitch, with rolled lead ridge. Multiple cracked and slipped slates visible. Ventilation stacks dressed in lead.

FORMER PRINTING HALL – INTERNAL PHOTOGRAPHS



Former Printing Hall, Single volume space; note the original gallery level has been previously removed in part.



Plate 187: View from within former Printing Hall facing north towards ramp to entrance (Zone 4) on Prince's Street North. The structure has been partially demolished in this area, revealing the composition of the floors to be reinforced mass concrete, supported on steel girders.



Plate 188: View facing north. Masonry columns clad in white (discoloured) glazed tile. Area to the east of the hall was inaccessible due to safety concerns. Historic maps suggest that this eastern side of the hall was constructed c1924, and subsequently extended post the acquisition of the adjoining site in 1936.



Plate 189: View facing southeast. Note: the undercroft to the eastern side of the hall was inaccessible.

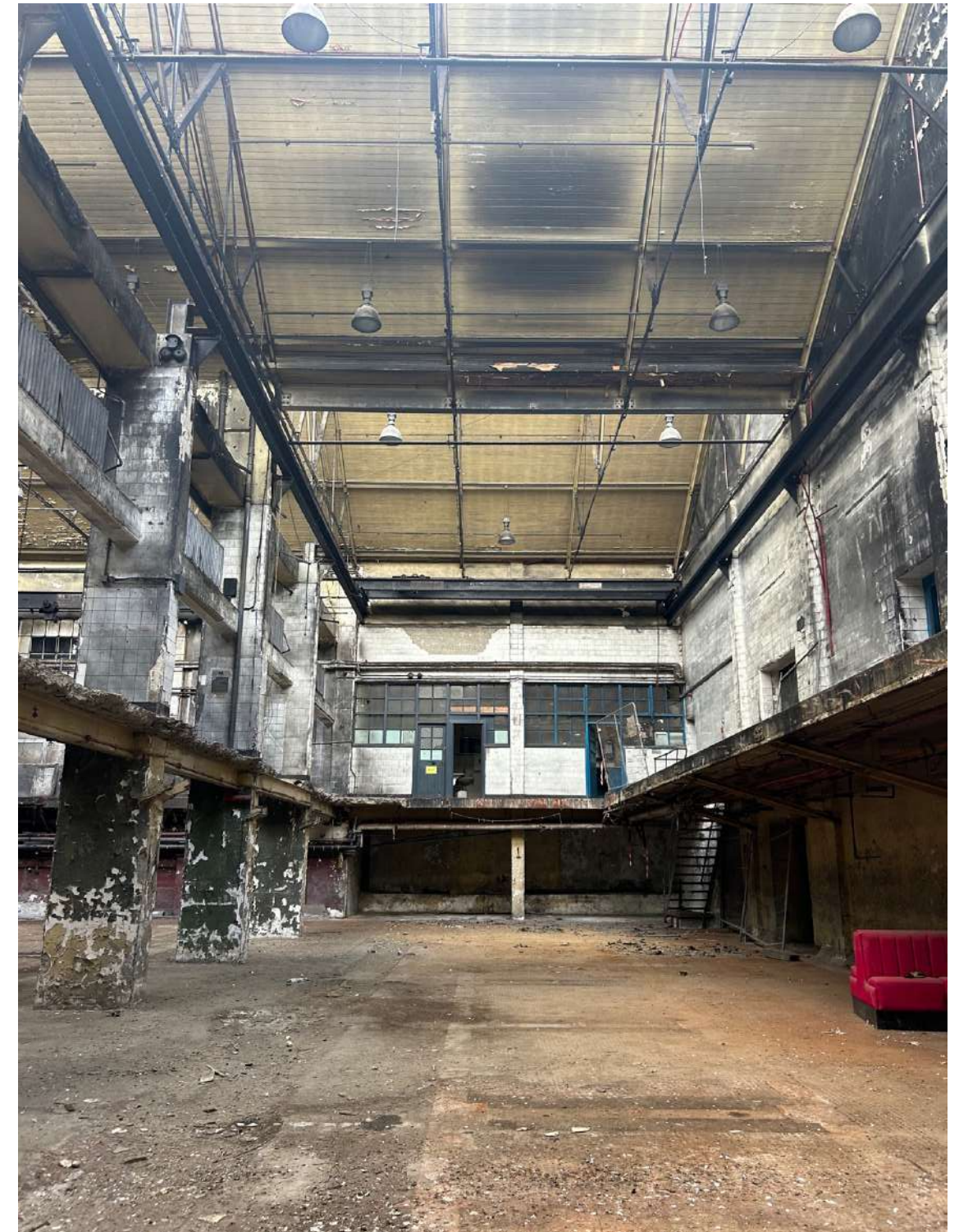


Plate 190: Western side of Printing Hall facing south. The upper ground floor gallery attached to the central row of columns has been demolished. Painted finish to lower ground level of walls and columns. Square format glazed brick tile to upper levels, with original doorsets and glazed screens at the southern end. Masonry piers and columns support heavy steel beams with lightweight steel trusses over forming the distinctive sawtooth roof profile.



Plate 191: View from lower ground level, at south-western end of Printing Hall facing west towards upper ground level gallery. Masonry columns clad in white glazed tile supporting steel trusses of sawtooth roof.



Plate 192: West side of Printing Hall roof, facing south. Heavy steel beams spanning east to west supporting a series of lightweight trusses of sawtooth roof. Original sarking boards and tiled finishes at upper level.

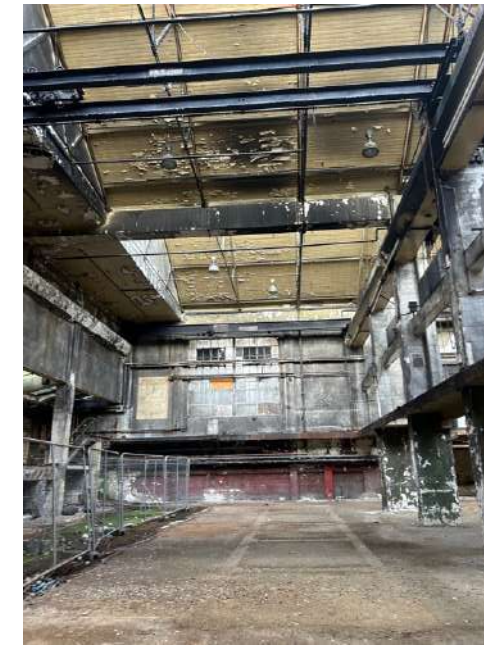


Plate 193: The western side of the Printing Hall, facing south. The roof fabric is visibly decayed due to water ingress. Inspection at high level was not possible.

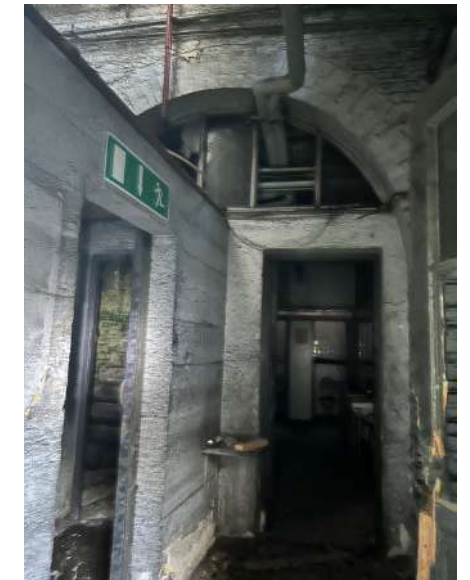


Plate 194: Rounded brick arch, with later walls in mass concrete in southwest corner at upper ground level, attached to the rear of 87-90 Middle Abbey Street



Plate 195: View from within former Printing Hall facing north towards recently formed ramp connecting to the entrance (Zone 4) on Prince's Street North. The structure has been partially demolished in this area, revealing the composition of the floors to be reinforced mass concrete.



Plate 196: View from within former Printing Hall facing north and upwards towards ramp to entrance (Zone 4) on Prince's Street North. The gallery floor has been demolished in this area. The steel and concrete frame structure supporting upper floors of Zone 4 is visible to underside of floor above.



Plate 197: View facing west. Undercroft, beneath Zone 5 is accessed via the square headed opening under the upper ground floor gallery. Upper level walls are clad in glazed white tiles, in square format, laid in running brick bond.



Plate 198: Granite stairs within bottom winder step in southwest corner at upper ground level, attached to the rear of 87-90 Middle Abbey Street. Door with two lower solid panels and glazed upper panels.



Plate 199: View from western side of Printing Hall towards south east. The central row of masonry column subdivide the hall; cartographic research suggests that the western side of the hall was a later addition. The columns supported a gallery at upper ground level, now demolished.



Plate 200: Typical roof bay; four lightweight steel trusses, with glazed panels to northern pitch (subdivided into 5 x 2 panels between trusses. Painted timber cladding to underside of south-facing pitch. Square opening section to roof vents. Original industrial light fittings.



Plate 201: View of Printing Hall facing west. The hall is a single volume space, bisected by a structural frame. The industrial roof is comprised of three bays, the northernmost bay having a shorter span. All machinery associated with the former printing press appears to have been removed. The lower level was purpose built to accommodate large industrial printing presses, with galley and gantry access for the operators. The original ground floor slab has been removed.



Plate 202: Offices at southern end of Printing Hall. The upper level ground floor slab has been partially demolished. Original timber screen walls and door-set with vertical boarded to lower panel and glazed upper panel, subdivided into six panes.



Plate 203: View from upper ground level facing south-west. The floor of the central gallery has been demolished.



Plate 204: Typical bay to Printing Hall, facing west.



Plate 205: Original timber doorset with vertical boarded to lower panel and glazed upper panel, subdivided into six panes. Internal walls lined with square format glazed white tile.



Plate 206: Glazed screen on southern wall, comprised of multipaned metal framed windows at west side of Printing Hall opening onto lightwell at the rear of Independent House.



Plate 207: 'Lankarkshire Steel Co. Ltd., Scotland 20 x 7 1/2' marking on steel girders in Printing Hall.



Plate 208: Detail of balcony overlooking machine room floor. Quarry tiles on concrete balcony overlooking Printing Hall. A number of balconies have been partially demolished.

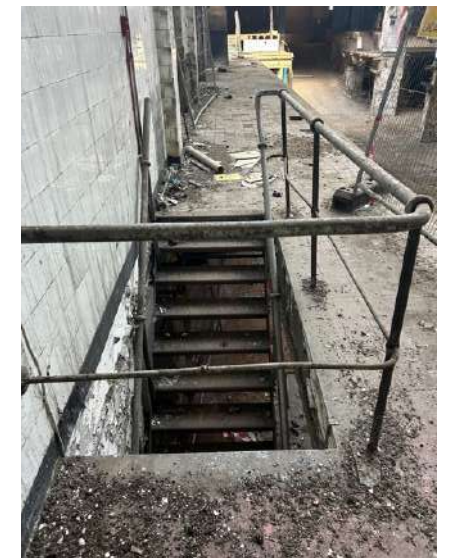


Plate 209: Detail of industrial steel handrail with ball joints and access stairs within Printing Hall.

REAR BUILDING RANGE – ZONE 4



Key plan: Zone 4



Plate 210: Rear (south facing) façade of rear building range Zone 4, with mansard roof of GPO visible in background.



Plate 211: View facing west down Prince's Street North. The north-east corner of the rear building range. Sawtooth roof profile of rear building range Zone 4 visible. The contemporary red brick gable constructed against the gable wall is part of the adjacent 'Pennys' site. A plaque commemorating the site of The Capital Cinema is mounted on the later wall.

ZONE 4 - EXTERNAL PHOTOGRAPHS



Key plan: Zone 4



Plate 212: Zone 4, overlooking Prince's Street North, is three storeys in height, part four storeys with five regular bays subdivided by projecting piers. Replacement uPVC windows on upper levels. Elements original fabric surviving at street level.



Plate 213: No original windows surviving on upper floors or first two bays (from LHS). Ground floor of first two bays have modified openings



Plate 214: Prince's Street North façade, as viewed from the GPO arcade.



Plate 215: Granite kerbs (dropped on western side) leading to former vehicular entrance. This stepped cornice originally spanned across the full width of the opening, with a multipaned window over, but the



Plate 216: Former entrance on Prince's Street North; flanked by glazed brick piers with bullnose brick detail at corners and surmounted by Art Deco style stepped cornice. Original metal transom window above



Plate 217: Multipaned metal framed window at ground floor level. Single leaf door surmounted by stepped cornice.



Plate 218: Detail of cornice and original wall mounted bronze light fitting over secondary entrance. Contemporary services fixed to cement rendered façade.

openings have been modified and the cornice removed to create a single larger opening. Original bronze wall light over surviving cornice. This entrance is the only one which retains its original composition, complete with rendered cornice.



Plate 219: The external piers are comprised of brick; glazed ceramic at ground floor level, and localised failure in the render finish reveals the substrate at higher level to be buff brick. Impact damage to rendered cornice observed at openings and it is noted that the reveal to the secondary entrance has been faced in cement, adhered to the original ceramic brick face.



Plate 220: Multi-pane metal window frames with inset louvred vents and grilles at street level.



Plate 221: Detail of glazed ceramic brick with bullnosed detail to reveal at former vehicular entrance. Contemporary security shutter.



Plate 222: View of north façade of Zone 4 as viewed from within the GPO Arcade.



Plate 223: View of rear of Zone 4, as viewed from Zone 4, Original metal window frames.



Key plan: Zone 4



Plate 224: Rear Building range: Zone 4. Sawtooth roof profile with natural slate to south-facing pitch. Conical roof vent. Cement render finish. Contemporary roof maintenance gangway.



Plate 225: Detail of decorative pattern on glazed brick in lightwell in Zone 4. Note: the eastern outer wall of the machine room forms the lower level west wall of this lightwell



Plate 228: Detail of decorative pattern on glazed brick in lightwell in Zone 4..

Plate 226: The lower levels of the lightwells between the rear buildings are faced in glazed white brick. This long liner lightwell between within Zone 4 has decorative geomatic designs using coloured glazed bricks.

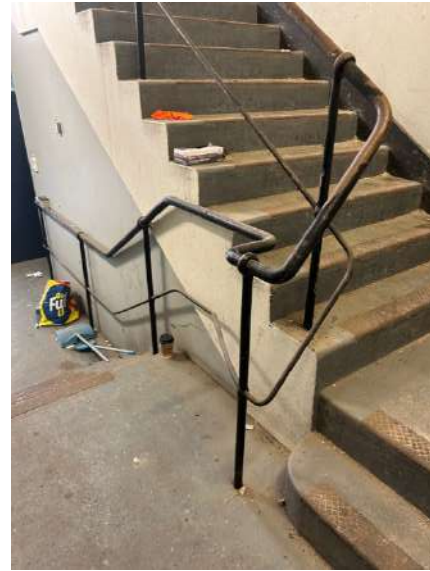
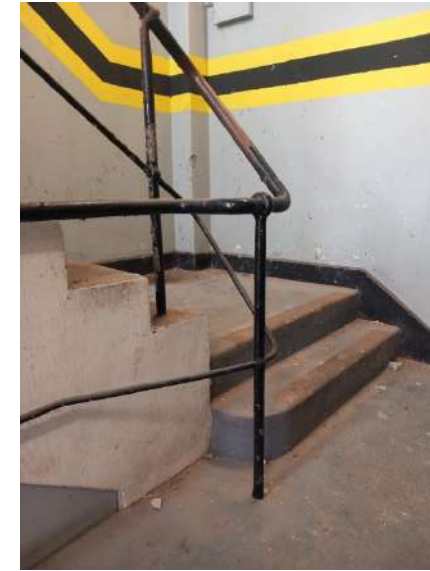
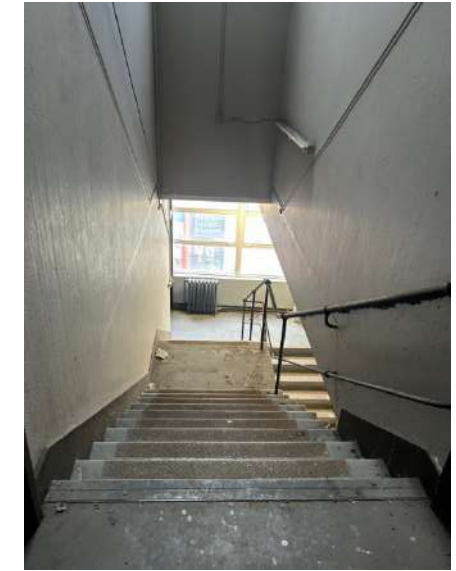
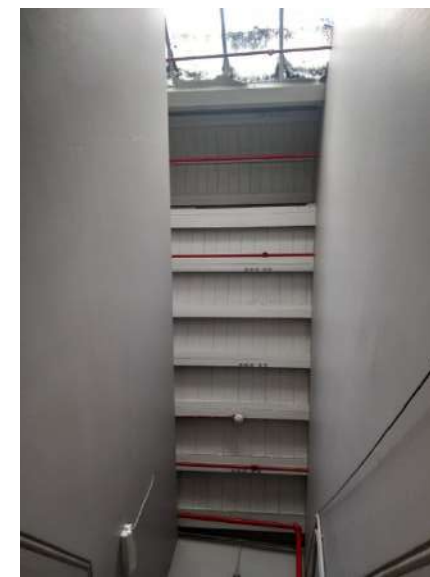
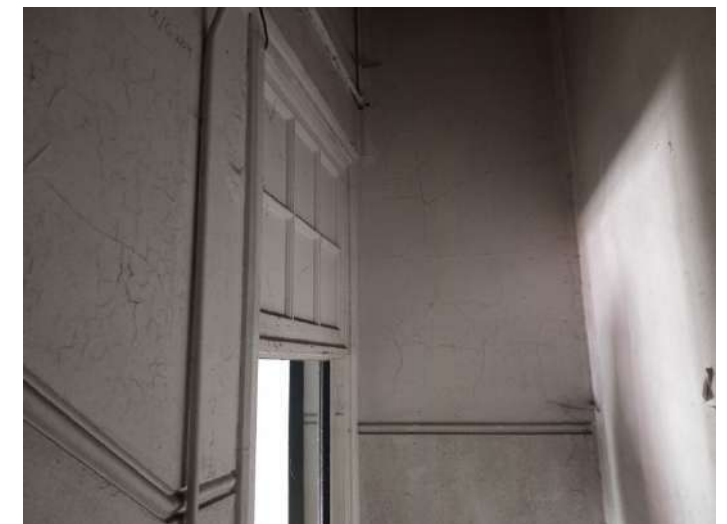


Plate 227: Detail of decorative pattern on glazed brick in lightwell in Zone 4.

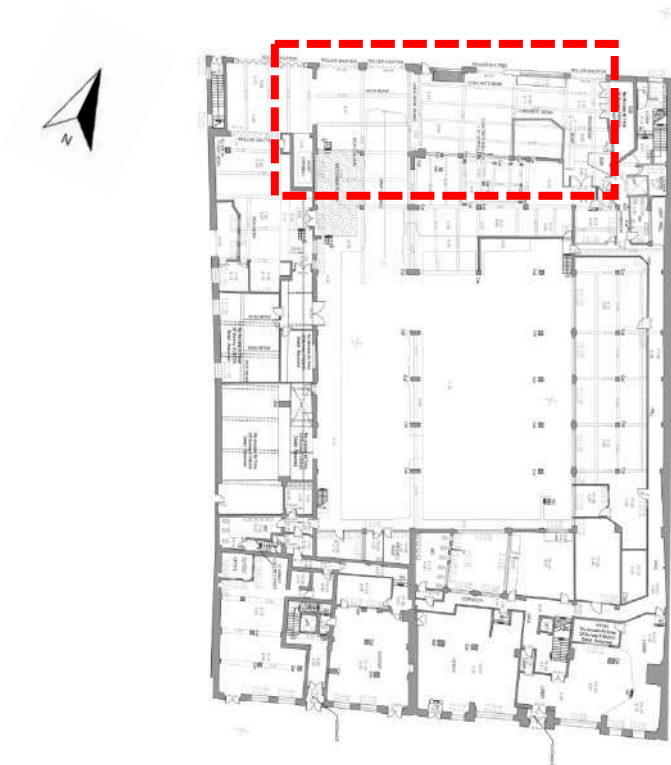
ZONE 4 – INTERNAL PHOTOGRAPHS – NORTH-EAST STAIRCORE



Keyplan – Stair in north-west corner of Zone 4

**Plate 229:** Concrete stair with metal nosings and industrial steel handrail.**Plate 230:** Detail of steel handrail with industrial ball joint.**Plate 231:** Industrial concrete stair with steel handrail, replacement uPVC windows on lower level landings.**Plate 232:** Dado rail integrated in render, with exposed sarking boards and rooflight to north facing aspect.**Plate 233:** Saw-tooth profile rooflight above stair, with exposed sarking boards and rooflight to north facing aspect.**Plate 234:** Dado profile integrated into wall render. Moulded timber door architrave with multipaned transom light, now boarded up.

ZONE 4 – INTERNAL PHOTOGRAPHS – GROUND FLOOR LEVEL



Zone 4 - Ground Floor Plan, loading bay.

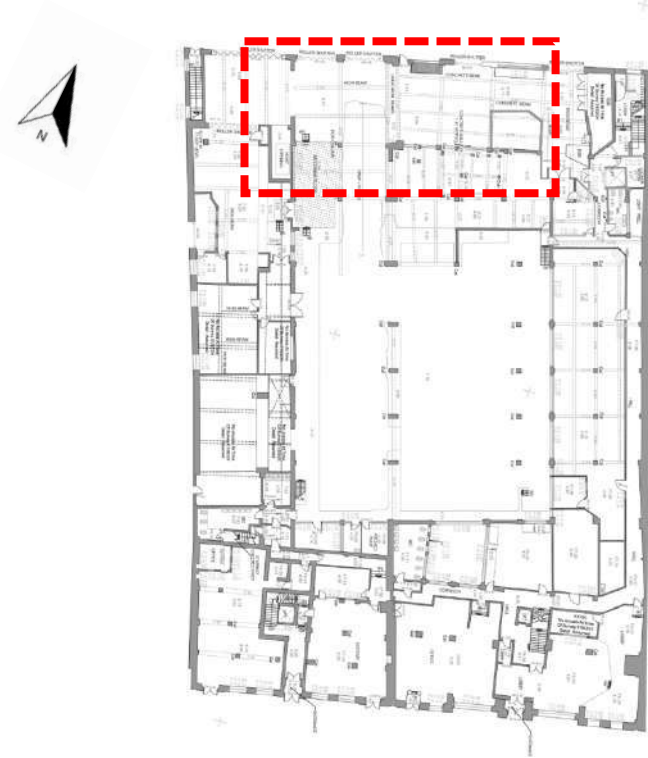


Plate 235: Zone 4, Ground Floor level, facing east. Former loading bay. Contemporary security shutter to Prince's Street. Girder is stamped 'Frodingham Iron and Steel Co Ltd. England.'



Plate 236: Zone 4, Ground Floor level, facing west. Steel girders spanning in an north-south direction, with concrete beams spanning east-west direction over.

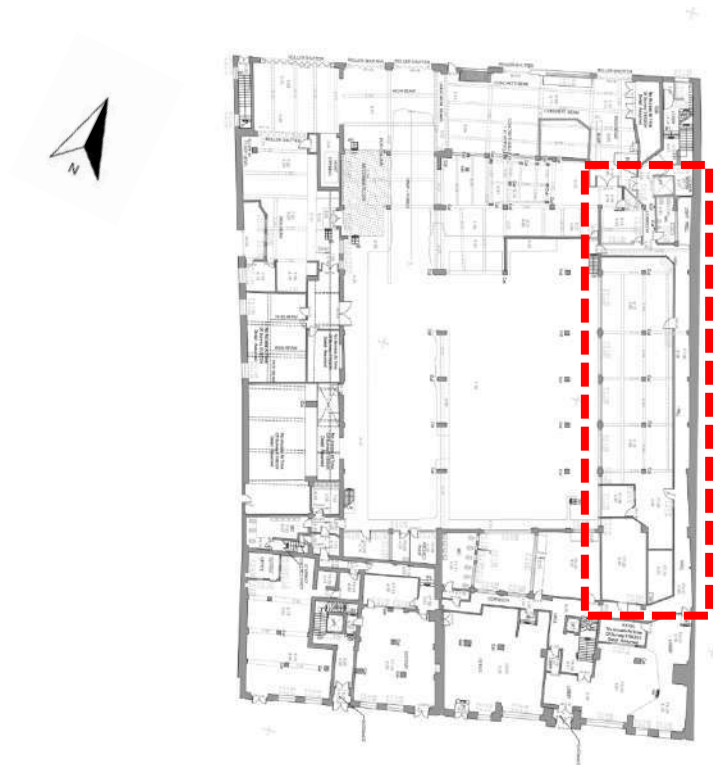
ZONE 4 – INTERNAL PHOTOGRAPHS – GROUND FLOOR LEVEL



Zone 4 - Ground Floor Plan – Former loading bay

**Plate 237:** Former service entrance on Prince's Street North: Panelled door with decorative frame to transom light, multipaned metal framed window.**Plate 238:** Salvaged stair / ramp balustrade with timber handrail stored within Zone 4. Original position was possibly within this service zone of the main stairs in Independent House.**Plate 239:** View of internal ramp, facing south. Original internal clerestory windows, and multiple contemporary interventions.**Plate 240:** View facing north into former Machine room of the printing works. The floor in this area has been partially demolished, with a temporary ramped access to the Machine room, with is on a lower level.

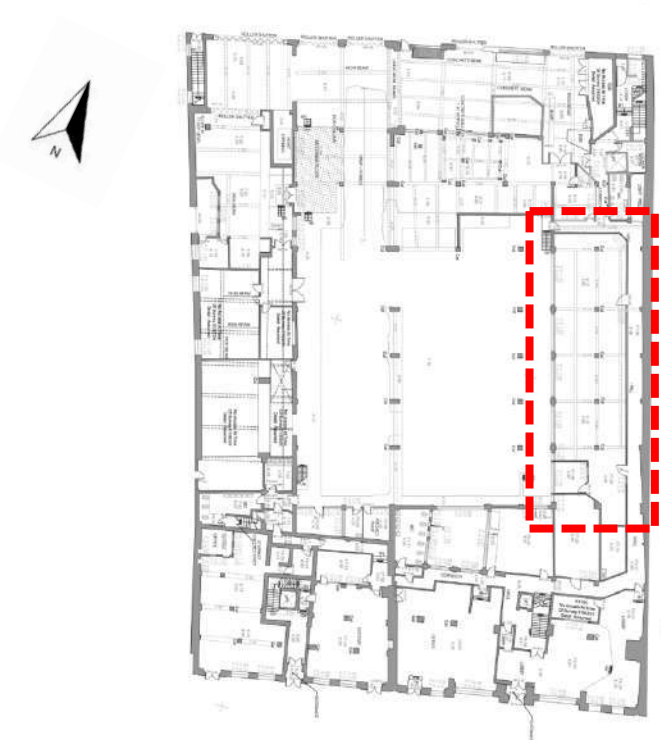
Zone 4 – INTERNAL PHOTOGRAPHS – GROUND FLOOR LEVEL



Zone 4 - Ground Floor Plan

**Plate 241:** Sanitary facilities at northern end of Zone 4, multipaned metal window frame.**Plate 242:** Original partitions with vertical timber boarding at lower level and multipaned glazed screen over.**Plate 243:** Original door joinery with vertical boarding to lower panel and multipaned glazed panel to upper. Original ironmongery. Door forming part of internal partition screen.**Plate 244:** Original partitions screen wall with vertical timber boarding at lower level and multipaned glazed screen over.**Plate 245:** Narrow corridor orientated on a north-south axis. Contemporary wall lining throughout.

ZONE 4 – INTERNAL PHOTOGRAPHS – GROUND FLOOR LEVEL



Zone 4 - Ground Floor Plan



Plate 246: Contemporary partition walls forming office in south-west corner of room. Contemporary suspended ceiling, uPVC windows. No features of architectural heritage.



Plate 247: Zone 4, facing south, with linear lightwell to the right. Steel and concrete frame structure, replacement glazing. No finishes of architectural heritage interest.

ZONE 4 – INTERNAL PHOTOGRAPHS – FIRST FLOOR LEVEL



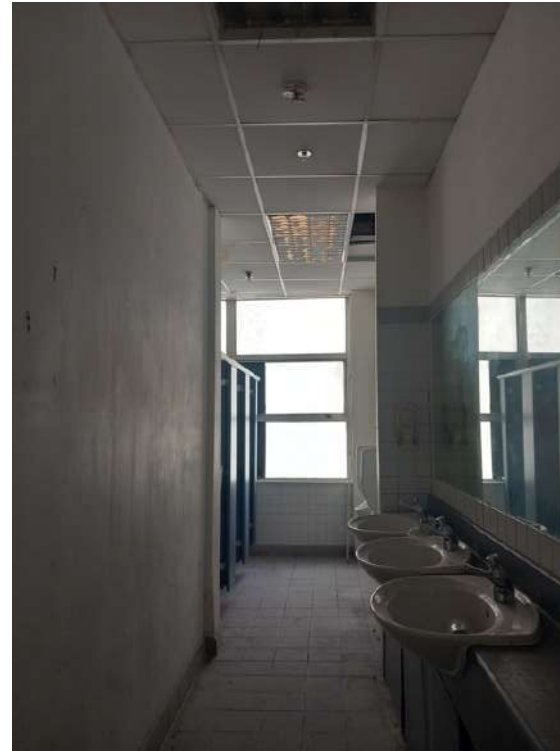
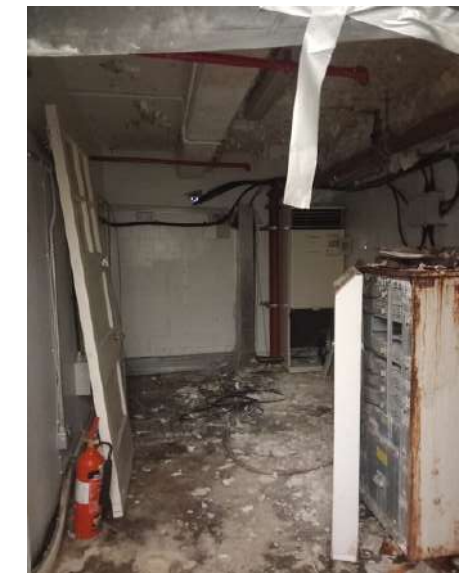
Key plan, First floor level

**Plate 248:** Zone 4, first floor level, adjacent stair in north-west corner. No architectural detail of interest to ancillary areas.**Plate 249:** Zone 4, series of interconnected former offices. No features of architectural heritage interest observed.**Plate 250:** Zone 4. No historic architectural features of interest. uPVC windows, contemporary partitions, joinery and fixtures and plasterboard ceiling.**Plate 251:** Zone 4; Concrete frame structure shown here, integrated with brick piers to north façade. Steel girders and trusses observed at ground at top floor levels.**Plate 252:** Zone 4, Level 2. No particular features of architectural heritage interest observed. Contemporary suspended ceiling and partition walls, uPVC windows to north façade onto Prince's Street North.

ZONE 4 – INTERNAL PHOTOGRAPHS – FIRST FLOOR LEVEL



Key plan, First floor level

**Plate 253:** Contemporary fittings and finishes in WC. Glazed brick finish visible above suspended ceiling.**Plate 254:** View facing west down central corridor. Layout appears to be original, but limited features of architectural interest observed.**Plate 255:** Example of original door within Zone 4. 2 panel door with vertical boarding to lower panel and multipaned glazing to upper panel.**Plate 256:** Detail of glazed brick finish to wall visible above contemporary suspended ceiling fabric in WCs.**Plate 257:** Original metal framed windows, 5 x 3 pane with 6 panel central pivot opening section.**Plate 258:** Level 2, Internal room. Room filled with debris and water damage evident. Original panelled door loose within room

ZONE 4 – INTERNAL PHOTOGRAPHS – FIRST FLOOR LEVEL



Key plan, First floor level



Plate 259: Facing east. Beams spanning in a north-south orientation. Contemporary partitions and internal glazing at the eastern end of the space.

ZONE 4 – INTERNAL PHOTOGRAPHS – FIRST FLOOR LEVEL



Zone 4 – First Floor Plan



Plate 260: Zone 4 facing west towards linear lightwell. uPVC windows. Concrete bressummers to ceiling.

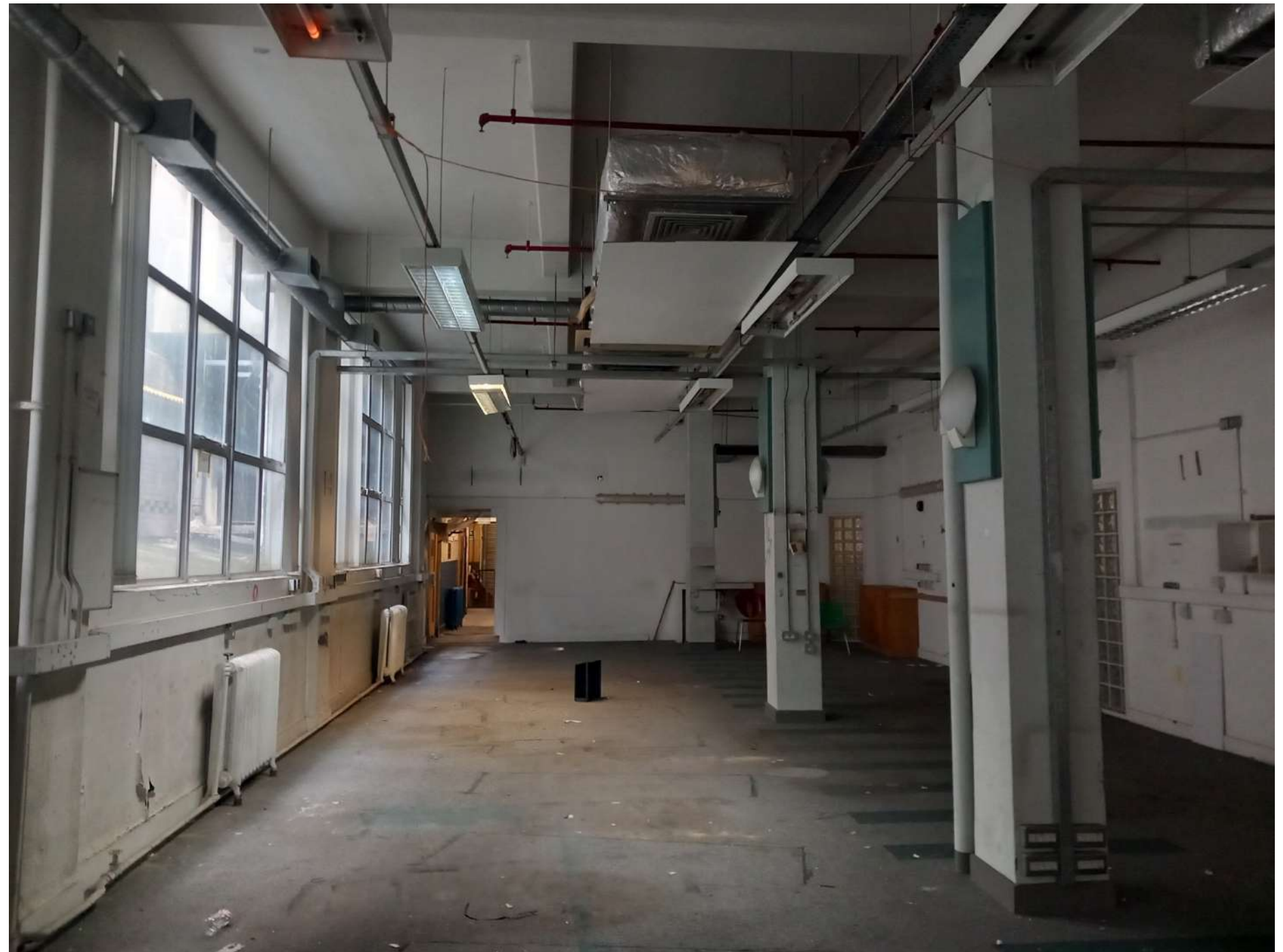


Plate 261: Zone 4, facing north. uPVC windows. Concrete frame evident in bressummers to ceiling supported on concrete square plan columns and piers. No decorative detail internally. Contemporary services throughout.

ZONE 4 – INTERNAL PHOTOGRAPHS – FIRST FLOOR LEVEL (UPPER LEVEL)

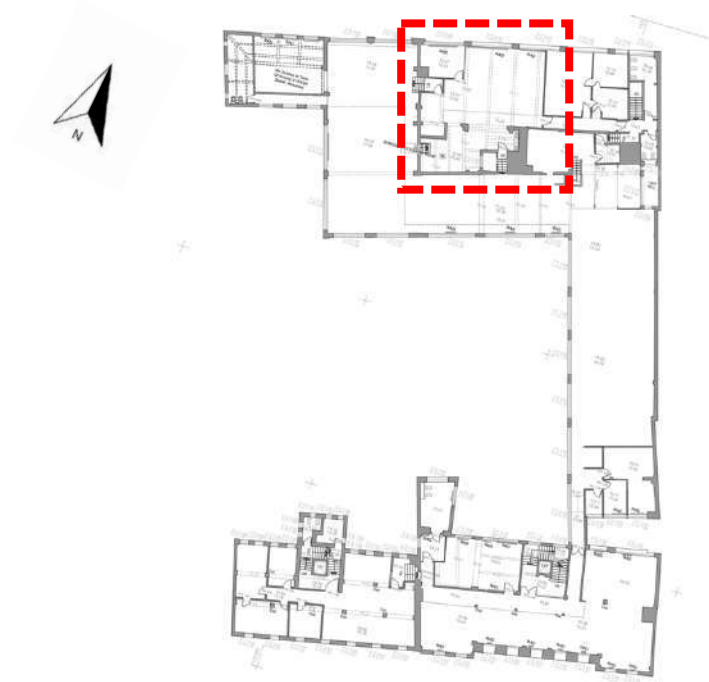


Key Plan, First Floor Level



Plate 262: Steps to upper level at western side of linear lightwell in Zone 4. Original joinery – Three panel timber doors with multipaned glazing in upper panel.

ZONE 4 – INTERNAL PHOTOGRAPHS – SECOND FLOOR LEVEL



Key Plan – Second Floor Level



Plate 263: Offices on northern side of rear range buildings, facing east. Contemporary partition walls, wall finishes, windows, services and raised access floor throughout.



Plate 264: Contemporary partitions and wall linings on Level 2.

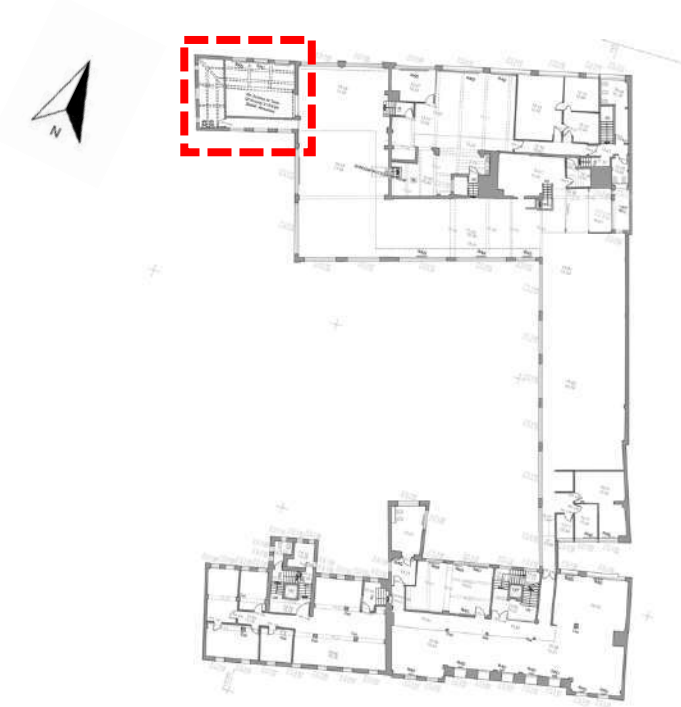


Plate 265: Facing north towards GPO on opposite of Prince's Street North. Contemporary finishes throughout; uPVC windows, suspended ceiling, raised access floor.



Plate 266: Plastic water tanks and debris in north-west corner of top floor. Concrete and steel frame structure.

ZONE 4 – INTERNAL PHOTOGRAPHS – SECOND FLOOR LEVEL



Key Plan – Second Floor Level

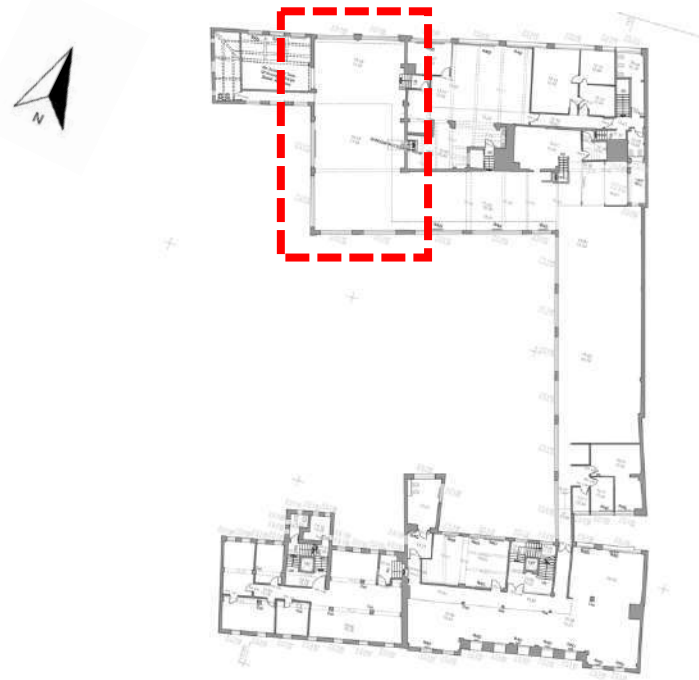


Plate 267: View facing west. Contemporary services and raised access floor throughout. Original steel-framed windows to south elevation.



Plate 268: Zone 4, second floor annex. North facing rooflight and pitched profile exposed internally. Contemporary windows onto Prince's Street North, contemporary services and raised access floor throughout. Damage due to water ingress evident.

ZONE 4 – INTERNAL PHOTOGRAPHS – SECOND FLOOR LEVEL



Key Plan – Second Floor Level

**Plate 269:** View facing south. uPVC windows, raised access floor, contemporary lay-in ceiling tiles. Former open plan office space.**Plate 270:** View facing northwest. uPVC windows, raised access floor, contemporary lay-in ceiling tiles. Former open plan office space.**Plate 271:** View facing east. uPVC windows, raised access floor, contemporary lay-in ceiling tiles. Former open plan office space.**Plate 272:** View facing south, overlooking roof of former Printing Hall. uPVC windows, raised access floor, contemporary lay-in ceiling tiles. Former open plan office space.

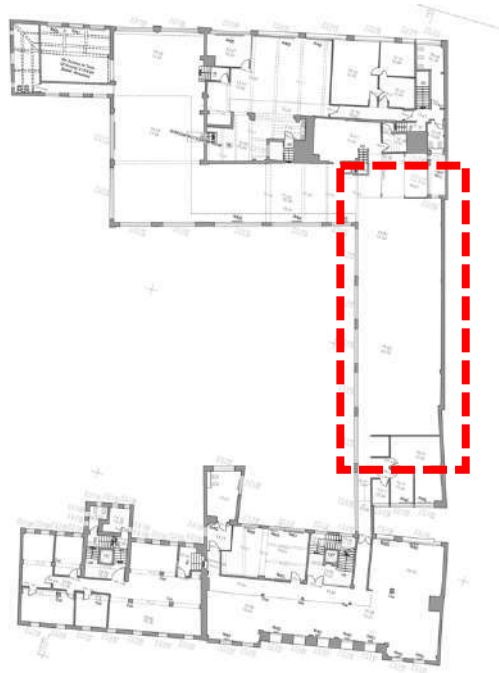
ZONE 4 – INTERNAL PHOTOGRAPHS – SECOND FLOOR LEVEL



Key Plan – Second Floor Level

**Plate 273:** View facing south-west. uPVC windows, raised access floor, contemporary lay-in ceiling tiles. Former open plan office space.**Plate 274:** Painted timber stair with square plan newel posts to top floor, possible using salvaged elements.**Plate 275:** Timber stair between second floor and former library on top floor with irregular winders to upper flight. Heavy square plan newel posts with rounded finial. Square plan banisters and painted timber handrail. Stair treads in poor condition. The joinery elements vary in style suggesting the stairs may have been modified or partly replaced with salvaged elements.**Plate 276:** View facing west. uPVC windows, raised access floor, contemporary lay-in ceiling tiles.**Plate 277:** Industrial steel balustrade to stairs with ball joints.

ZONE 4 – INTERNAL PHOTOGRAPHS – SECOND FLOOR LEVEL



Key Plan – Second Floor Level

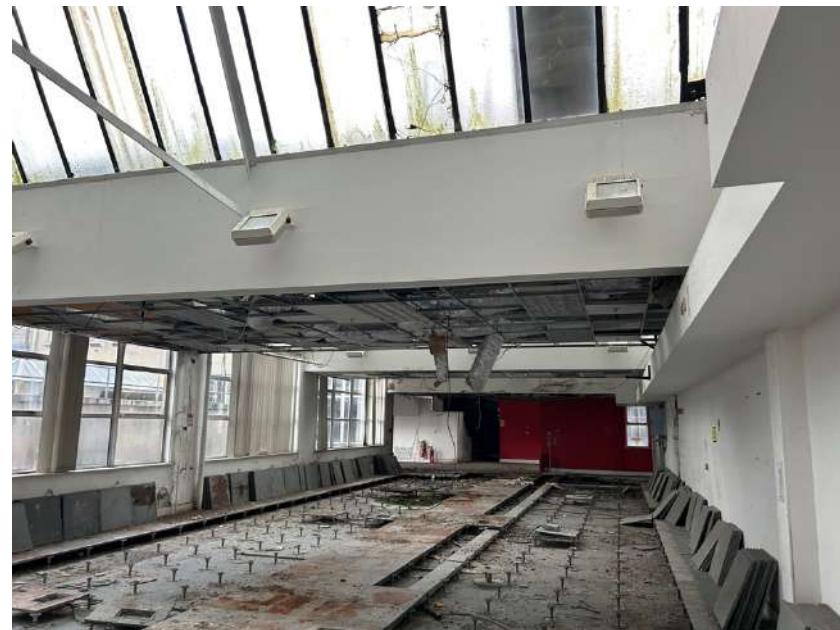
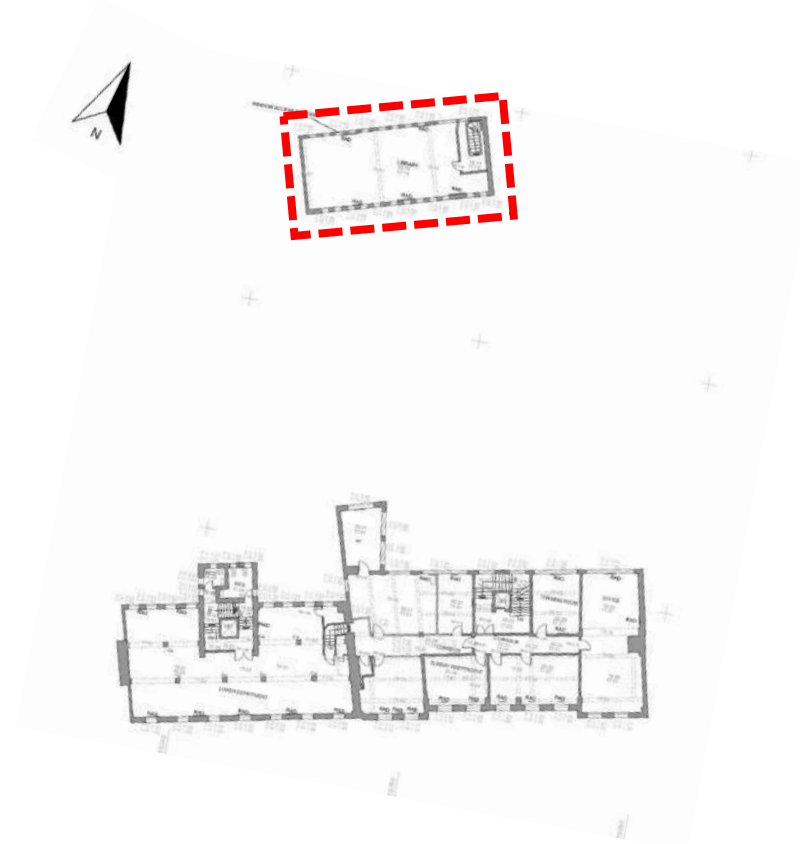


Plate 278: View facing north. Rooflights in north-facing pitch. Contemporary windows. Raised access floor. Damage due to sustained water ingress.

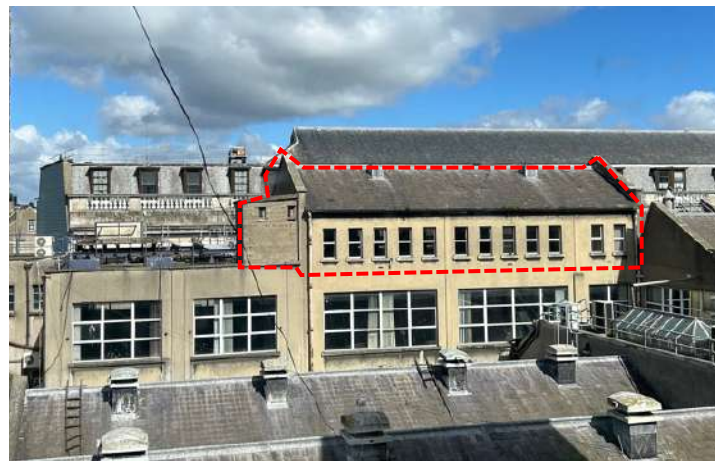


Plate 279: View facing south towards contemporary partition. Sawtooth roof above contemporary suspended ceiling. Contemporary windows. Raised access floor. Damage due to sustained water ingress.

ZONE 4 – INTERNAL PHOTOGRAPHS – THIRD FLOOR LEVEL



Key Plan - Third Floor Level

**Plate 280:** Top floor of Zone 4**Plate 281:** Top floor (former library). Steel truss pitched roof, with north facing rooflights, in poor condition, above contemporary suspended ceiling panels. Contemporary windows frame to north and south elevations. Sustained water ingress and pigeon guano has resulted in deterioration of the building fabric.

INDEPENDENT HOUSE STUDENT ACCOMMODATION
87-93 MIDDLE ABBEY STREET
S247 ARCHITECTURAL HERITAGE STATEMENT

APPENDIX C OUTLINE CONSERVATION METHODOLOGIES

MARCH, 2025

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PLEASE NOTE:

The findings of this report, its content and appendices will require inevitable adjustment following provision of external scaffold access, and internal safe access to all areas on appointment of a contractor at construction stage. At this time, more detailed repair methodologies will be provided to DCC for agreement prior to commencement of conservation works.

INTRODUCTION

As described in a Design Statement by HJL Architects submitted with this application, a strategy to retain and purposefully restore certain building elements within this wider, historic, building range, is proposed. Retained building fabric is intended to comprise the primary protected structures onto Middle Abbey Street and part of the Printing Hall, albeit with certain modifications. It is also intended to retain a portion of rear façade onto Princes Street. All other buildings positioned between retained elements are intended to be demolished.

This report sets out at a high level, the broad methodology intended to deliver the conservation requirements of the brief. The conservation philosophy, methodologies and specifications adopted in the development of the design follows international best practice (as set out in The Venice Charter, The Burra Charter, and The Granada Convention, inter alia) and the detailed guidance set down in the Architectural Heritage Protection Guidelines for Planning Authorities (DAHG, 2011), the Advice series (DAHG) and relevant technical information produced by English Heritage, SPAB and Historic Scotland. The intention is to comprehensively conserve the surviving fabric and features of the retained structures and to enhance their presentation as an integral part of the proposed terraced development.

Proposed modifying works to retained fabric are described in more detail within the LRD Design Statement by HJL. The specification and methodology outlined sets out the conservation approach to be followed in the retention and repair of retained fabric to the front of the building group and retained facades to its rear and at the interface between the retained fabric and the new-build structures behind. Issues relating to wider impacts on architectural heritage are separately addressed within this Architectural Heritage Impact Assessment. Given the inaccessibility of certain building elements, it is held that qualification of all conservation methodologies listed below will be required once a contractor is appointed and safe access to all areas can be provided. In these instances, once a detailed assessment of certain elements can take place, and prior to commencement of modifying works, further detail will be submitted to DCC, as required.

C1. DEMOLITIONS AND SITE PREPARATIONS

Care will be required in the phasing of the work to minimise the risk of damage to the retained fabric. The general sequence of the works is suggested as follows:

Step 1: Consolidation and Repair

Prior to commencing demolition, retained fabric will be inspected for signs of structural movement or distress, and baseline repair taken where required to temporarily address the timeframe between site clearance, erection of safe scaffolds and site set up and commencement of permanent works.

Step 2: Soft Strip Out

The demolition of the parts of the buildings that are to be removed will be preceded by a soft strip out and a detailed inspection of all fabric and features within the interiors. The soft strip-out will include the removal of all carpets, fitted furniture and wall linings that are not considered of heritage importance. Significant internal features such as cornices, skirting boards and window surrounds, will be safeguarded. Joint inspections of the interiors will be carried out by the project conservation architect and the temporary works contractor before, during, and after these works to identify concealed features of interest (e.g. art deco fittings and finishes that might be concealed behind dry-linings).

Step 3: Temporary Works

Temporary works will be required to support potentially vulnerable fabric (and rear façades) prior to demolition taking place. The design of the temporary supports to the retained fabric is a specialist area of expertise. The conservation architect will review the detailed methodologies for the temporary works to ensure that these do not cause damage to fabric. In particular, the introduction of fixings into vulnerable materials and finishes on the external face of the facades will be avoided. Rear facades, to be retained with their rear fabric demolished will have temporary works likely to include structural framing of all door and window openings, together with a steel frame to the external façade and internal face of the retained facades. As part of the temporary works, the fabric of the retained facades will be covered in vapour permeable weatherproof sheeting. Joint inspections of the facades will be carried out by the project conservation architect and the temporary works contractor before, during, and after, these works to ensure that vulnerable fabric, features and materials on the façade are adequately protected at all times.

Temporary works will also include the protection of vulnerable features retained for conservation, repair and presentation within the completed scheme. A schedule of protections will be provided by the contractor for this purpose in advance of commencement.

Step 4: Demolition

The demolition of the assigned buildings is to be carried out by a specialist demolitions contractor with experience of comparable demolition work in close proximity to retained historic fabric, who will prepare a detailed method statement prior to the commencement of this work. The conservation architect will review the detailed methodologies for the demolition works to ensure that these do not cause damage to the significant fabric and features of the facades to be retained. The demolition will commence with the removal by hand of salvageable materials which will be retained for use on the conservation works elsewhere. The demolition will be carried out by a combination of mechanical equipment and hand tools, with works within 3 metres of the retained facades to be carried out by hand. The project conservation architect is to carry out a detailed inspection of the internal and external face of each of the retained façade structures on completion of demolition and will make recommendations for remedial work (if required).

Step 5: General development works

The general development, comprising new build and conservation work, will occur in tandem.

Step 6: Construction of new buildings behind the retained facades onto Princes Street

The temporary supports for the retained facades will remain in place during the construction of the new buildings behind. The sequencing of the removal of these temporary supports shall be set out in a method statement to be prepared by the temporary works designer, which will be reviewed by the conservation architect prior to the relevant works taking place. The primary structure of the new buildings will be kept separate from the retained facades, with acoustic and fire sealants used to seal the gaps between the two structures. All bolt fixings between the concrete structure of the new buildings and the retained facades shall comprise stainless steel. A detailed inspection of each retained façade will take place following the removal of the temporary works and remedial works (if any) arising from the temporary works will take place. The salvaged windows, which are to be conserved while the earlier phases of construction are underway, will be reinstated. Local repairs to the glazed and faience brick (if found), concrete facing and stonework will take place and the façade cleaned to the specifications noted below. Thermal upgrading on the inner face of the retained facades will be carried out using a hygroscopic wall insulation (such as calcium silicate board).

C2. OUTLINE EXTERIOR BUILDING FABRIC REPAIR/ CONSERVATION METHODOLOGIES**C2.1 Outline general roof repair/ conservation methodologies****Slate roofs**

Slate roofs exist in various forms over Independent House, between domed, pitched and mansard. The coexistence of receding slates and functional/ decorative copper linings will require careful inspection from a scaffold/ cherry picker to confirm condition and extent of repair. All other slated roofs are inaccessible and will require detailed repair strategies, which will follow.

Flat roofs

The existing roof over Independent House and Emerald Chambers, together with the retained portion of building ranges to east of the printing hall has a mix of applied finishes, felt and bitumen with lead flashings in places at parapet and rooflight upstands. All sections of all roofs are leaking, requiring wholesale removal of existing (non-original) finishes and their replacement.

As this main roof over Independent House is intended to be reinstated as a roof garden, a new roof finish will be required. Whilst it is understood that an inherently impervious membrane will need to be applied to flat roof surfaces, the precise method has yet to be resolved once the roof can be opened up by a contractor and true build up supporting reinstatement of a roof garden qualified. At this time, localised repairs are anticipated to the concrete roof deck- the extent and nature of which are unknown- with a suitable insulative finish applied and paviours on pedestals onto, interspersed with planter boxes.

The roof of Emerald Chambers will be removed and replaced with a new 'green' roof deck as above, to alleviate the restricted floor to ceiling height on the top floor level.

Saw tooth roof over Printing Hall

In retaining part of the Printing Hall's iconic sawtooth roof, it is intended to dismantle sections to enable their repair prior to reinstating them in their original position. Metalwork will be stripped of paint, receive an intumescent paint, and be reinstated, with fire resistant glazing provided in lieu of cracked Georgian wire glazing.

Chimneys

Both buildings have surviving flues, which will require further investigation to determine a route for repair, with findings relayed to DCC for approval prior to commencement. The chimney in Independent House will be removed at basement and entrance level to accommodate improved circulation, but being retained at upper levels will be safeguarded and conserved as required.

Rainwater goods

All rainwater outlets will be examined, as will the capacity and condition of extant rainwater goods. It is intended to re-use existing rainwater goods where sound and not suffering from corrosion. At this time, it is intended generally to remain faithful to the original system unless studies review otherwise. Replacement sections will match existing; square profile cast iron downpipes with decorative hopper heads to front, circular profile cast iron downpipes to rear.

The commencement of work will be preceded by a detailed inspection to identify where surviving cast iron rainwater goods survive. All cast iron fittings that are found following the erection of scaffolding will be reviewed by the conservation architect prior to confirming the order for new rainwater goods. Intact rainwater goods will be water-tested and reused on the buildings and facades to be retained across the proposed development and, where fitted to buildings that are to be demolished, will be salvaged for re-use from these buildings. A detailed inventory of available rainwater goods – gutters, hoppers, downpipes, shoes and brackets – will be compiled, noting the dimensions and profile of each item. This will facilitate the optimum re-use of surviving salvaged fittings that are authentic to the site. The salvaged rainwater goods that are found to be in good repair will be cleaned down, primed and painted for re-use. Where suitable salvage is not available, replacement gutters will be either half-round cast iron fittings with circular cast iron fittings or ogee profile with square downpipes to match the existing.

Copperwork

Copper clad ribs on roof cupolas and finials will require careful review when access is achieved, which will inform a specific conservation repair strategy. Railings and copper clad projections above Independent House are at this time deemed to be in reasonable condition, requiring localised specialist repair where necessary.

Parapets

The intention is to ensure that the capping is weathered in conjunction with extant or proposed abutting structures, aligned with flat roof works cited above.

Capping stones will require removal to achieve a weathering detail. The contractor will carefully number, photograph and remove the existing capping stones along the entire length of the relevant parapet wall. These will be set aside in a designated work area on the platform and will not be brought to ground. The condition of each stone will be assessed in consultation with the conservation architect. Fragmented stones will be repaired using stainless steel dowels and epoxy-based stone adhesive (see section on 'stone repairs' above.) Replacement stone, where required, will be salvaged from elsewhere and cut to size. The contractor will carefully number, photograph and dismantle any loose or dislodged stones from the parapet wall below coping level in consultation with the conservation architect. The contractor will reconstruct the parapet wall, with a flashing of code 7 lead, and reinstate the capping stones, to be bedded on a non-cementitious lime-based mix comprising 4 parts small-to-fine gravel to 1 part NHL 5 lime. The capping will be pointed in lime mortar to comprise 2.5 parts small-to-fine gravel to 1 part NHL 5.

C2.2 Outline stone façade repair/ conservation methodologies

Stone repairs and consolidation of stone facades

A variety of methods of presentation of granite and Portland stone is present, contributing to an animated façade treatment.

All masonry, other than that at plinth level where suffering from acid erosion from splashback, water absorption and street cleaning, appears to be in good condition. However, it is possible, when scaffolds are erected, that elevational stone at higher levels will require repair. In such instances, stone repair will be based on a philosophy of minimal intervention. Deterioration in stonework associated with normal patterns of weathering are considered to form part of the patina of the historic building and will not be repaired. Where this deterioration leaves the adjacent stone weakened and vulnerable to accelerated deterioration and loss of fabric, a repair may, following review, be undertaken. Cracked, chipped and missing sections of stone will be repaired. Where iron cramps are identified as causing cracking in the stone, these will be removed as part of the repair of that stone. Iron cramps that are identified in similar locations, where cracking has not yet occurred but is considered likely to occur, will also be removed.

The programme of stone repairs will be preceded (only if applicable) by the removal of all cement mortar from the joints in the cut stone façade. This work will be carried out by a skilled stone mason, with previous experience of high-quality conservation work, using hand tools. The tools will be selected to be less than the width of the joints and will include small, pointed chisels, a fine quirk and hacksaws. A trial area of mortar removal will be carried out for review with the conservation architect at the outset. The existing mortar is to be raked out to 1.5 times the depth of the joint. Vegetation in the joints will be raked out and the joint treated with biocide.

Stone repairs

The criteria to be adopted in the specification of stone repairs will be as follows:

- Irregular, wavy, shallow or thin fractures visible on the ashlar facade are natural features of the stone - these will not be repaired and allowed to remain as found.
- Shallow areas of erosion associated with normal weathering and where there is no risk of accelerated erosion or freeze-thaw action will not be repaired and will be allowed to remain as found.
- Hairline and thin cracks will be checked for the presence of iron cramps with a metal detector. Where iron cramps are detected, the stone will be cut along the crack and lifted out to facilitate removal of the cramp. A stainless-steel helical bar, bedded in epoxy, will be introduced in lieu of the removed cramp. The cut stone will then be dowelled and glued back into place and the joint made good using a compatible stone repair mortar.
- Existing iron or steel cramps will be removed where the risk of future cracking is considered likely (in the opinion of the conservation architect) from comparison with locations where cracking has already taken place. In these locations a rectangular section of the existing stone will be carefully cut out to facilitate removal of the cramp; to be followed by the introduction of a stainless-steel helical bar and the reinstatement of the removed stone (as described above). The presence of iron cramps in all areas of cut stone will be investigated.
- Locations where there are multiple cracks will be assessed to determine if the individual fragments are of sufficient size to be removed, dowelled and glued back into place. Where this is not possible, a stone graft will be carried out using matching new stone to be cut to size. The fragments of the previous stone will be retained for use in repairs elsewhere.
- Missing sections of stone will be replaced using a graft repair of matching new stone. Where decorative detail is to be carved as part of the new stone, this will be carried out by a skilled stone mason who will carefully replicate the detail of the existing decoration.
- Shallow indents in the existing stone are part of the patina of age of the historic structure. These generally will not be repaired and will be allowed to remain as found. Where such shallow indents occur on steps or paving stones, and pose a trip hazard, a graft repair will be carried out using matching new stone.
- Deeper indents, where a graft repair would involve unnecessary loss of original stone, will be repaired using a compatible stone repair mortar.
- Graft repairs will be carried out with matching stone to be salvaged from the relevant site, where possible. Replacement stone, where required, will be Irish and sourced to match the colour, texture and strength of the existing. Prior to the commencement of work, a small sample of the existing stone will be removed for petrographic analysis by a historic stone specialist. This analysis will identify the likely source of the existing stone and will make recommendations on the sourcing of compatible matching stone from active quarries. A number of samples will be sought for colour match purposes.
- All graft repairs will be secured using stainless steel dowels bedded in epoxy resin and fixed using epoxy-based stone adhesive. Particular care will be taken to avoid contact between the epoxy adhesive and the face of the finished stone. The replacement stone will be cut to the exact size and shape of the repair with particular care to avoid raised edges at the junctions with the existing stone. The joint between a new stone graft and the in-situ stone will not exceed 1mm. Where an existing stone is to be reinserted as a graft repair, the inner face of the removed stone and the exposed face of the in situ will be marked with a number to ensure that the removed stone is identifiable and can be returned to its original location. The joint between a stone graft and the in-situ stone will be made good with compatible stone repair mortar.
- Care will be taken to review the condition of the concrete core fabric of the wall – i.e., the early 20th century substrate behind the cut stone. The condition of the wall will be assessed through examination of the internal and external faces to identify structural cracks that run through the wall. In consultation with the civil/structural engineer, the core masonry will be consolidated with stitched repair using stainless steel sock anchors to strengthen and tie the fabric.

Cleaning of stone

The cleaning of the stone will comprise two separate components - removal of biological growth; and cleaning. Methods for cleaning will require careful consideration in consultation with heritage façade specialists, on the basis that heavily soiled sections of decorative masonry, (i.e. the entrance door set to Independent House) will require special attention.

Removal of biological growth: For green and black biological discolouration and staining to the surface of the masonry a long contact biocide will be used. This will ensure minimal risk of adverse colour change to the Portland limestone surface. The general application procedure is - remove as much loose soil matter and organic growth by spatulas and bristle/non-ferrous brushes; prepare biocide solution to manufacturer's instructions; apply from top of vertical surface, allowing 100mm run-down; leave treated level for minimum 1 week; brush/remove dead organic matter; re-apply a second biocide solution to inhibit early re-growth. The chemical treatment of algae, mosses and lichens will be based on a two-stage effect. The initial kill will require a product with quaternary ammonium-based biocide. This will be followed by an after wash, for the prevention of re-colonisation, using a quaternary ammonium-based biocide incorporating tributyl tin oxide. Trial samples will be carried out with a number of proprietary

herbicides and weedkillers in advance to determine the most suitable product. (NB – In all cases, manufacturer’s labels and product information must be carefully examined for active ingredients and instructions before use). An adjusted method will be proposed for granite surfaces.

Cleaning of surfaces: Numerous stone types are present in the retained structures; granite; Portland; limestone and granite. The biological soiling and atmospheric deposits on surfaces are likely to be water soluble and the contractor will attempt to remove this soiling using water washing to the following specification - the stone is to be washed using a neutral PH soap; the surface will be wetted with a persistent wet mist to allow solubilisation of the soiling deposits; sprays will be atomised from fine nozzles at least 300mm from the masonry surface; intermittent/pulse washing may also be used, subject to the approval of a written methodology by the conservation architect. The aim of both the atomised spray and the pulse washing is to progressively soften soiling deposits without causing saturation or penetration of the stone surface. Stiff bristle brushes will be used to remove soiling and reduce the saturation period (note: steel wire brushes will not be used). Brushing will be carried out using no more effort than is required to remove loosely attached dry matter. Surfaces will be checked continuously to ensure no damage occurs. The operator will ensure that over-saturation of the stone surface does not occur during use of the water lance or any other part of the cleaning process. Only mains quality water will be used – the water will not deposit or cause stains. Prior to the commencement of cleaning work, the contractor will carry out a thorough inspection of the drainage system to ensure that it has sufficient capacity to contain the water run-off from the cleaning process. Where necessary, temporary catchments and gutters will be installed to remove excess amounts of water from the building. The contractor will submit a detailed method statement to cover this aspect of the work for approval by the conservation architect. A trial area of cleaning is to be carried out under review by the conservation architect before the work can proceed in full.

The façades will be re-assessed by the conservation architect following the water-washing described above. Any further remedial action – e.g. chemical treatments – to remove stubborn stains will be considered at that stage. It is not anticipated that significant chemical treatment of the façades will be required, particularly to address staining from copper run-off at uppermost façade level.

Lime mortar pointing to ashlar facades and cut stone details

It is intended to remove loose mortar or inappropriate mortar repairs only. This text applied to the removal of later cementitious repair. Following removal of the loose mortar from the ashlar stone (see section 'stone repairs' above) open mortar joints will be re-pointed using a mortar matching the treatment of the remainder of the building. In the instance of a lime-based mortar, a lime putty-based mortar suitable for use with ashlar stone will be used. The conservation architect will review details of the proposed lime putty-based mortar with the contractor prior to the commencement of work. A trial sample will be carried out at the outset to facilitate agreement on the work methods and finish with the conservation architect. The work will be carried out by experienced stone masons who are competent and experienced in working with lime putty. Matching cement-based mortars will be subject to a separate, later strategy.

C2.3 Outline brick façade repair/ conservation methodologies

Brick pilasters, panels and aprons in red brick have finely crafted joints. It is not understood at this time, the extent of brick repointing required. A conservative method of repointing and repair will follow

Brick repairs and consolidation

General note

Existing bricks are all machine cut and date from the early 20th century. Brickwork has the appearance of being in good condition, but in places it is evident that brick has suffered localised erosion. Where the fired face has shallow erosion and surface delamination, it will not be removed but will be repaired using a brick repair mortar. The existing eroded bricks are to be cleaned, with all friable or powdery material brushed out so that the repair mortar can be applied to a sound substrate. Although unlikely, the conservation architect will be informed when the depth of any intact brick is reduced to less than 50% following cleaning out so that a decision can be made on the replacement of that brick. The brick substrate will be dampened prior to the application of the repair mortar – to provide good suction between the repair mortar and the substrate – but will not be over-saturated or with surface water. The repair mortar will comprise careful matches to the existing context, given the variety of pointing styles across the terrace.

It is possible, on inspection, that bedding mortar is cementitious rather than lime based. However, the full composition of mortar must be confirmed. In the event that lime based mortars are found, a purpose-made repair mortar based on Naturally Hydraulic Lime ('Lithomix' by St. Astier, 'Remmers' repair mortar, or equal) with compatible colour additive to match the colour of the existing bricks will be generated. The repair mortar will be applied to the manufacturer's instructions and will be built up in layers of between 5mm and 40mm (maximum); with each application to be firmly pressed into place; allow for additional pressing to further compact the repair mortar after 2-3 hours. Where more than one layer is involved, subsequent coats will be applied at 24-hour intervals and the previous layer will be dampened down prior to applying the next layer. The contractor will include for reinforcement of any deep layers of the repair mortar – these can comprise stainless steel fixing screws with stainless steel reinforcement wire; and/or anchors of a compatible material, such as terra cotta.

Prior to commencement, the contractor will provide a detailed method statement setting out the materials to be used and the methodology to be followed. A sample repair is to be carried out and fully completed for review with the conservation architect prior to commencement. It will be important that the decisions to replace or repair a brick are accurately recorded. A series of photographs will record the location of the wall and identify the bricks to be repaired or replaced. A full set of photographs will be made to quantify and describe the extent of work at an early stage following the erection of the scaffolding. A matching supply of unused replacement bricks will be retained on site for the duration of the service period. The above methodology takes account of the guidance contained in *'Bricks – a guide to the repair of historic brickwork'* (Department of Housing, Heritage and Local Government Advice series).

Brick replacement (where required)

Particular attention will be paid to the sourcing of matching replacement bricks - in size, colour and texture. Where possible, salvaged bricks from the same site will be used. Where salvage is not available, the replacements will be an exact match so that colour, texture and size of the bond can be accurately restored. A number of samples will be produced to allow for colour matching. The review of these will be co-ordinated with the trial samples in the cleaning of the façade. The final selection of the brick will take account of anticipated weathering and discoloration over time. For this reason, the replaced bricks will appear as slightly light for the first 1-2 years after completion. Prior to inserting the replacement brick(s), the void for the brick will be brush-cleaned of debris and dampened down. The bedding mortar will comprise one-part NHL3.5 lime to 2 ½ parts fine to medium grained sand. The brick will be surrounded in this bedding mortar prior to placing. Particular care will be taken to ensure that each brick is aligned with the existing pattern of mortar joints. Where larger panels of modern brick are being replaced, plumb lines and guidelines will be used to ensure that the mortar joints are straight with no waves.

Mortar pointing of 20th century brick

All loose and friable existing cement-based mortar is to be carefully removed. Sound sections of mortar are to be retained to represent the legibility of original compositions and to inform matching mortars, where replacement occurs. The re-pointing will take place after loose pointing has been removed and on completion of brick repairs and replacement (see 'brick replacement and repairs' above). The bedding mortar is to be exposed at minimum depth of 25mm, after which the joint is to be filled with a pointing mortar of one-part NHL2 lime to 2½ parts fine to medium grained sand. The mortar will be well-compacted. The final finish will require appropriately sized repointing tools - including traditional brick jointers, finger trowels, or proprietary 'pointing keys' for placing, compacting, and dressing the pointing mortar into the joint. The work will require a high level of skill and craftsmanship in the selection of the correct traditional tools, equipment, materials, and in the execution of the joint. A number of trial samples of different mortar mixes and aggregates will be prepared to facilitate final agreement on the mortar specification and the profile of the joint (flush profile, weatherstruck, cut joint, etc.). These samples will be prepared at an early stage and will all be located on the same façade (to allow for easy comparison in consistent light conditions). These samples are also an important way to test the skill and experience of the site operatives.

C2.4 Outline render repair/ conservation methodologies

Lime render repair

Arrised lime render is present in the flanking party wall of Emerald Chambers onto William's Lane, and might be present elsewhere on closer inspection.

All loose material is to be removed prior to plastering. The substrate is to be cleaned and dampened with a 1:20 solution of NHL 2: water; applied in two coats prior to applying the scud coat. The scud coat will comprise 9mm coat of 1 part NHL 3.5 (moderately hydraulic) lime and 1½ parts sharp sand, to be levelled out and comb scratched. When dry, apply further 9mm scratch coat of 1 part NHL 3.5 (moderately hydraulic) lime and 2 parts sharp sand, to be comb scratched. The finishing coat will comprise a 6mm coat of 1 part NHL 3.5 (moderately hydraulic) lime and 2½ parts sharp sand. This final coat is to be worked with a trowel to provide a napped-type finish. Each plaster coat will contain fibre reinforcement to minimise the risk of shrinkage cracks opening up between the render and the surrounding stone.

Cement render repair

The building range has multiple types of applied cementitious renders, from mica-rich early 20th century samples on rear and flanking facades to roman cement (cornice on Prince's Street North). The latter cornice requires localised repair and sectional reinstatement.

All cement renders and projecting features will require assessment from scaffolds prior to detailed methodologies for repair agreed with DCC in advance of commencement of conservation.

C2.5 Outline glazed brick

Glazed bricks are noted to certain internal faces of lightwells and on Princes Street. Their assessment is prevented due to inaccessibility. Following the erection of scaffolding, a detailed inspection will be carried out by a Grade 1 Conservation Architect. This inspection shall focus on the following potential defects:

- Glaze crazing or spalling
- Material spalling
- Cracking
- Rust staining from copper elements above
- Loose or missing pointing
- Damaged or missing panels

Where defects are noted, the investigation will review the cause of the deterioration. Areas of water ingress will be identified. This can be caused by cracks in the material allowing water to penetrate, excessive wear caused by water run-off from defective rainwater goods or the inappropriate attachment of fixings rupturing the surface glaze. Damage to the glazed finish through inappropriate cleaning will also be noted. A detailed schedule of repairs will be prepared following the inspection at close range (from scaffolding), based on the following specification.

Surface crazing is a characteristic that typically occurs soon after manufacture. Where no significant deterioration is present, hairline crazing will be left untouched. Deeper crazing, cracks, and/or spalling, will be repaired as these locations can allow water to penetrate the slender tiled material behind.

Prior to execution of tile repair, any loose material should be removed using a stiff bristle nylon brush. The localised repair to the surface will be carried out using an acrylic base re-glazing coating. As it is unlikely to have the longevity of the original material glazed finish, the repaired surface should be monitored for any signs of deterioration as part of the ongoing maintenance of the structure and touched up as necessary. The mortar pointing is an important component of external tiling. Any loose mortar will be carefully removed by hand. All missing mortar will then be re-pointed using a lime mortar (see specification for cut stone re-pointing above). Localised spalling, chipping, redundant drill holes, and small areas of mechanical damage are to be filled with a lime-based repair mortar, colour-matched with the tile, and finished with an acrylic base re-glazing coating. Where rust stains are evident close to an area of spalling, this will be followed up with a thorough investigation to check for potential failure of anchoring systems. The salvaged panel will then be refixed and re-pointed using a lime mortar to spec. Cladding panels that are missing, badly damaged, or have deteriorated beyond repair, will be replaced with bespoke replica panels, to be supplied by a specialist manufacturer.

The glazed surface was designed to be accommodate periodic non-abrasive cleaning. The tiles will receive a soft clean using soft bristle nylon brushes and warm water, mixed with a non-toxic biodegradable washing up liquid (such as Ecover). No abrasive cleaning agents, acidic cleaning, wire brushes, or pressurised water cleaning, will be permitted.

C2.6 Outline fenestration repair/ conservation methodologies

Vertical windows

All entrance level windows and doors are blocked up, inhibiting detailed assessment to determine appropriate repair methods.

Original windows to Independent House comprises bronze framed windows, with timber framed secondary glazing to front, and early steel sections to the rear. Original windows to Emerald Chambers comprise metal (possible steel?) at first floor front and steel to rear façade. Later windows to both buildings predominantly comprise a mix of metal (possible steel), with some PVC and timber.

It is intended to retain and refurbish historic windows only, replacing non -original windows with new to match originals.

The repair and thermal upgrade of original steel metal windows will be subject to a specialist review, given the challenge of achieving effective conservation of early 20th century metalwork, with each window treated on a case by case basis and restored by a specialist with proven expertise in this highly-specialised field of work.

Hardwood windows are positioned at end bays with postal slots and double-leaf timber panelled doors- all of which require review when they can be assessed. Secondary glazing within Independent House also comprises timber framed casement windows, which will require repair, to later detail.

All ironmongery that is functioning or requiring repair, will be retained where possible.

Pyramidal roof lanterns

The repair/ renewal of original steel rooflights and pyramidal roof lanterns (e.g. above the stairwell of Emerald Chambers and to the rear of Independent House) will also require further confirmation on the basis that they are currently inaccessible for examination. Pyramidal lantern rooflights at rear first floor level will be retained and repaired, with primary roof level sloped lights over Independent House requiring replacement, faithful to existing, to later detail.

C2.7 Removal of redundant external services, signage and plaques

It is proposed to identify and remove all redundant (or inappropriate) non-original services, alarms, signage and plaques attached to each façade. When removing these elements, a detailed methodology will be required from the contractor to convey an awareness of the materiality of the substrate and how they can be removed safely without damaging historic fabric adjacent. An expanded schedule of repairs will be carried out on completion of the removals. Embedded screws and bolts will be cored out, to minimise damage to the surrounding elevational material. Holes in the façade resulting from the removal of services will be filled using a matching stone or brick lime-based repair mortar.

Reinstatement of elevational services will be subject to a later planning application.

C2.8 Outline clock feature repair/ conservation methodologies

The projecting Art Deco-style bronze clock to centre of Independent House's façade will require specialist review in advance of preparation of a detailed repair strategy to ensure the clock's future functioning. It is likely that in order for this to occur, that the feature will require temporary removal off site. If this is the case, a detailed methodology for its removal and reinstatement will be prepared.

C2.9 Outline decorative features repair/ conservation methodologies

Bronze lettering will be subject to high level scaffold review to ensure adequacy of fixings and condition, together with determination of appropriate cleaning and conservation measures.

It is unknown at this time if the extant large bronze-framed display windows at street level to Independent House, together with their interconnected bronze panelled surrounds and bronze sill guards can be retained insitu during their repair due to the delicate nature of such works. Given the specialist nature of this work, it is anticipated that a sample window panel will require removal by a specialist to determine a wider accepted conservation approach. This work will occur in close consultation with a specialist, on receipt of planning consent.

A projecting light feature onto Prince's Street North will require hoist access to determine a methodology for repair. It is intended to fully record the feature from a hoist, prior to its removal off site for repair by specialists and reinstatement on completion of façade repair.

It is intended to externally restore and retain in static position, the uniquely important lift in Emerald Chambers. A strategy for its repair and presentation will follow inspection by a specialist metalworker.

C2.10 Creation of openings- widening of existing openings

Where it is proposed to lower cills to accommodate openings, upper sections of surviving windows will be adjusted to sustain original character.

C3. OUTLINE INTERIOR BUILDING FABRIC REPAIR/ CONSERVATION METHODOLOGIES

Concrete

Structural concrete across the retained building ranges varies in terms of condition and exposure to sustained water ingress, leading to corrosion and spalling. It is not possible, without specialist inspection, to determine specific course of conservation strategies for each area of repair. On that basis, it is intended to revert to DCC with carefully considered methodologies once a contractor is appointed and specialist inspections facilitated.

Joinery

A detailed inventory of surviving panelled doors, skirting boards, architraves and window shutters to be repaired and retained in situ will be prepared. This inventory will be carried out in advance of demolitions elsewhere, to ensure an adequate repository of material is available for re-use in the reinstatement of the protected structures if sections of original fabric are damaged beyond repair or missing. Whilst the ethics of cross-building salvage is debatable, in this instance, re-use of material, even if not originating in the structure, is preferable to replacement with new materials to authentically replicate.

Parquet flooring (onto concrete deck)

Concrete deck surfaces throughout both buildings have lined flooring, with the boardroom in Independent House uniquely having parquet laid on a bituminous substrate onto the concrete slab. Due to extensive water ingress into this room over decades of vacancy, this floor is wholly saturated and has suffered extensive decay and warping. It is possible that salvage and reinstatement by a specialist, in part, is achievable- but it is more likely that the floor pattern will be recorded and faithfully replicated. Parquet boards, where salvageable, can be reused.

Tiled surfaces

The cleaning, localised repair and presentation of mosaic and tiled surfaces in the entrance of Emerald Chambers will be carefully executed.

Fire-rating

The fire rating of floors (concrete decks and suspended) and stairwells requires careful consideration, the detail of which has been outlined in section 6.5 in the AHIA. Surviving screens and doorsets for the most part are not intended to be retained and will therefore not require careful consideration in respect of fire upgrading. Where retention is proposed, fire rating strategies are on a case by case basis.

Plaster repairs

The treatment of plaster finishes requires careful consideration. The ground floor entrance halls of both buildings and the former boardroom in Independent House all have applied plaster ceilings. Whilst conservable at entrance level, the boardroom ceiling plaster has suffered extensive loss and delamination. What survives will be carefully recorded to ensure that the entirety of the feature can be replicated, with a stuccodor engaged to attempt salvage of sections where possible.

Insulation

Please refer to section 6.11 of the AHIA, where the proposed internal thermal upgrading of floors and external walls of both buildings is outlined. In Independent House this will require removal and subsequent reinstatement of joinery around windows, skirting boards and panelling.

Preparation of paintwork

Painted surfaces within both protected structures will be redecorated.

Salvage strategy

See Section 8 of the AHIA describes a salvage strategy for removal of staircases, repair and reinstatement of balustrade; and re-use of steel trusses (printing hall) – together with repair in situ of other vulnerable features such as tiling/ rooflights/ timber screens (selected retention) and doors (selected retention).

Concluding statement

All works to retained fabric will require further qualification prior to commencement due to the relative challenges to safely access all areas, following inevitable passage of time from the date of surveying and commencement; facilitated by means of contractor access. DCC will be kept abreast of all new findings and fresh consideration of appropriate methods of repair as they emerge.