

**FINAL ARCHITECTURAL HERITAGE IMPACT ASSESSMENT OF  
PROPOSED DEVELOPMENT OF HOLY CROSS COLLEGE LANDS,  
CLONLIFFE ROAD, DUBLIN 3 (INCLUDING PROTECTED  
STRUCTURES)**



*Figure 1: Extract from the 1875-89 Ordnance Survey Map showing the extents of the College Lands at this time and the relationship to Clonliffe House (now the Red House).*

JULY 2025



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# **FINAL ARCHITECTURAL HERITAGE IMPACT ASSESSMENT OF PROPOSED DEVELOPMENT OF HOLY CROSS COLLEGE LANDS, CLONLIFFE ROAD, DUBLIN 3 (INCLUDING PROTECTED STRUCTURES)**

## **1. Introduction**

This report has been completed on instruction from VirtusPM on behalf of the CWTC Multi Family ICAV acting on behalf of its sub-fund DBTR DR1. It should be read in conjunction with the BSM Planning Consultant Report, Detailed Reports, Drawings and Visualisations prepared by Henry J Lyons Architects, OMP Architects and Niall Montgomery & Partners as well as other consultant reports which address sustainability, energy performance and embodied and operational carbon costs. This Report provides a full assessment of the Architectural Heritage Significance of all of the buildings on the subject site; their settings and their context (including adjacent Protected Structures). The Report identifies any associated special architectural and historic character in accordance with the Planning and Development Act 2000, as amended and the DoHLGHG Guidelines on Architectural Heritage.

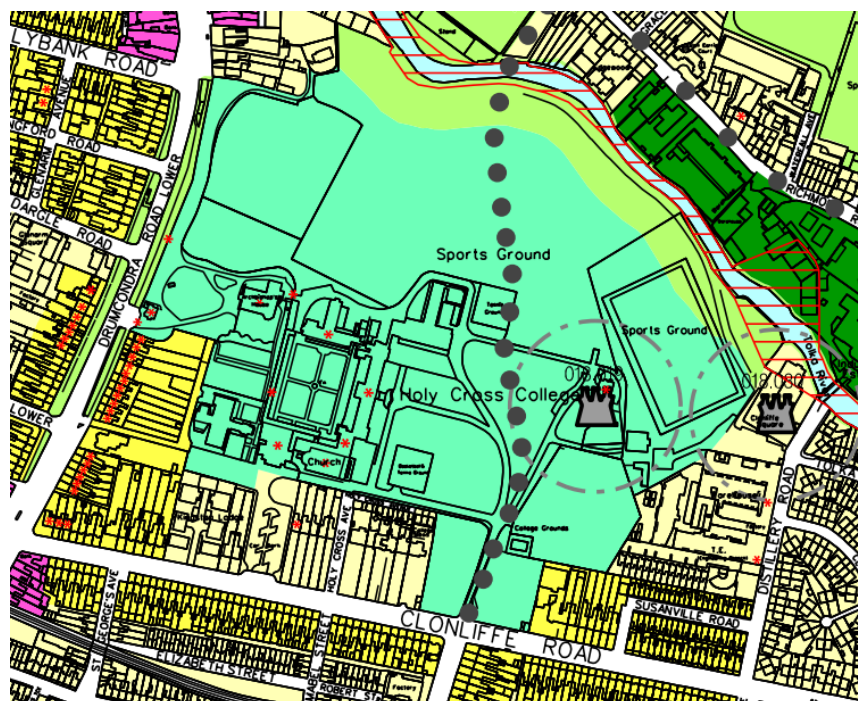


Figure 2: Extract from Map E of Dublin City Council Development Plan 2022-28, showing the subject site with the 5 no. Protected Structures within the subject site inscribed on the RPS marked with a red star as well as the wall to Drumcondra Road Lower to the west and the Red House to the east

It should be noted that several structures on the subject site are included on the current (2022-2028) Dublin City Council Development Plan Record of Protected Structures at RPS Ref 1901. These were originally inscribed in the RPS as follows –

*“Clonliffe Road, Dublin 3 Dublin 3 Former Holy Cross College: The Main College Building (1863); Holy Cross Church; the South Link Building; the Ambulatory (now clarified to include the single storey arcade forming northern perimeter of college quadrangle); the Assembly Hall;”*

Within the wider complex but outside the subject site are two further Protected Structures which were considered in the assessment. Archbishop's House, on Drumcondra Road Lower, is inscribed under RPS Ref. No. 2361 as follows –

*“Archbishop's House: detached Victorian residence/office; gate lodge at entrance; entrance gates, piers, railings and plinth walls; milestone in grounds of Archbishop's House; and stone wall on Drumcondra Road Lower.”*

Part of the western boundary to the subject site onto Drumcondra Road Lower includes a section of calp stone walling (and gate piers) which comprises the northern section of the stone wall inscribed at Ref. 2361.

The Red House (originally Clonliffe House) is inscribed under RPS Ref. No. 1902. The Red House is also included on the Record of Monuments and Places, Ref. No. 018-019.

The NIAH Survey for the area, (carried out in 2017 but published only recently), concurs with the existing DCC RPS inscription for the subject site, indicating a Regional Significance for Holy Cross College Chapel (inscribed on the RPS as Holy Cross Church) as well as for the overall Holy Cross College (the overall Seminary Complex) without distinguishing any individual elements within the complex. The inscription to the RPS has been clarified in the recent and current (2022-2028) Dublin City Development Plan and reads as follows –

*“1901 Clonliffe Road, Dublin 3 Dublin 3 Former Holy Cross College: The Main College Building (1863); Holy Cross Church; the South Link Building; the Ambulatory; the Assembly Hall; and the single storey arcade forming northern perimeter of college quadrangle”*

It should be noted that this assessment has been completed in accordance with the DoHLGH's Architectural Heritage Guidelines. The owners have commissioned a full detailed measured survey of all of the buildings in accordance with those guidelines and these surveys form the basis of the architects' drawings to ensure a comprehensive review of the existing buildings and accurate and reflective alterations and interventions drawings.

The subject site comprises a former institutional building complex which has fallen into disuse save for a light archival use within the Assembly Hall. It nevertheless retains many of its architectural qualities and historical interests. The potential impact of the proposed development on this complex and any changes to the context and setting to it will be considered and reviewed within this Report.

A full evaluation of the Architectural and Historic chronology the subject site and of the building fabric has been included. It should be read in conjunction with IAC's archaeological assessment provided in the EIAR. This evaluation has been carried out with reference to a number of important resources. These include the following list -

- Trinity College Map Library
- The Diocesan Archive
- the National Library of Ireland
- Dublin City Council's Archives
- the Irish Architectural Archive

In addition to this research, a series of site investigations were carried out. Specific areas were opened up and photographed to confirm methods of construction and material used in order to further verify their age, intactness, condition and suitability for retention, conservation and restoration.

Extracts from these documentary sources and documents are referenced and appended throughout this Report. This research facilitated the identification of all original and non-original fabric which have been identified in this report. These appraisals of the architectural and historic fabric have provided guidance for the design strategies for intervening on site.

In the preparation of this Report, all of the aforementioned buildings within the subject site were fully evaluated and photographically recorded both externally and internally. These fully up to date Photographic Records are appended to the Report in the form of a comprehensive, keyed photo record. Particular attention has been paid to internal elements proposed for alteration and removal and to the poor quality non-original late 20<sup>th</sup> Century extensions. The suitability of these elements for adaptive reuse in terms of their structure, architecture and layouts is addressed in detail in the Demolition Justification & Adaptive Reuse Report by Henry J Lyons Architects and OMP Architects.

This Report schedules the works proposed to each of the buildings within the site on a building-by-building and interior-by-interior basis and assesses the potential impact of these proposals on the architectural heritage and any mitigations and justifications of those impacts. A Landscape and Visual Impact Assessment of the visual impact to the immediate and surrounding areas provided by BSM with photomontages provided by Modelworks. We have provided an assessment of some of these views also. Finally the Report sets out to provide a justification for these proposed works and where appropriate recommend mitigating measures which should be undertaken.

The Architects Proposals have undergone an exhaustive design process and ongoing review which has included a substantial and extended pre-application consultation carried out on the proposals due particularly to sensitivities over potential impact on the architectural heritage outlined above. This included meetings in the Dublin City Council offices with Kieran Sweeney Senior Planner, Nicci Nolan Senior Executive Planner and both Niamh Kiernan Architect and Head of Conservation and Mary McDonald Architect and Senior Deputy Conservation Officer. Subsequent to these meetings a full pre-application submission was made and a detailed LRD Opinion on the submission was issued by Dublin City Council. There have been subsequent joint meetings both on-line and on-site (14<sup>th</sup> May 2025) to review and refine the proposals in greater detail and agree salvage scopes and strategies. The current proposals have evolved significantly from those discussed and presented in model form at the early stages and those submitted pre-Opinion. The material changes to the proposals have absorbed the concerns raised within these discussions and reflect the planning authority's regard for the proposals' complete compliance with their policy and with relevant DoHLGH guidance. In addition to assessing the impacts of the designs in their final form, this report sets out the particular response to the LRD Opinion in respect of the relevant policy and guidance.

## **2. Evolution and Chronology of Overall Site**

The overall site (including the Red House and Archbishop's House which lie outside the subject site) represents the evolution of an ecclesiastical site in a number of phases throughout the

19<sup>th</sup> and 20<sup>th</sup> centuries. Each of these phases have different qualities and effected different impacts on the overall site and have transformed it from its original form – Clonliffe House (subsequently the Red House) - a modest suburban house on a large, landscaped grounds. The site is currently completely vacant (save for the very light use of the Diocesan archive within the Assembly Hall) and it is clear that a new phase in its evolution is necessary to restore vitality to a site that retains significant architectural qualities.



Figure 3: Aerial photo of overall site indicating relevant structures and red line of the subject site.

## **2.1 Phase 1 Acquisition of Clonliffe Site including Clonliffe House**

The lands of Holy Cross College, Clonliffe Road, historically formed part of the Grange of Clonliffe, owned by the Cistercian order of St. Mary's Abbey. Following the Dissolution of the Monasteries in 1539, the lands were granted to the Desmonds, and later passed to the Moores of Drogheda. In 1729 the estate was purchased by the Gardiner family.

The lands were acquired by Archbishop Paul Cullen from 1858, with the intention to open a diocesan seminary. The seminary was housed within the Red House until the construction of the The Main College Building (1863). The development of the site continued throughout the late 19<sup>th</sup> and early-mid 20<sup>th</sup> centuries. The site remains in a very light use by the Diocese of Dublin to the present (their archive is retained within the Assembly Hall), with the seminary duties suspended c. 2001.

The original curtilage of the Red House, formerly known as Clonliffe House, was defined by the boundaries of the original estate, owned by Frederick Edward Jones. The extent of the lands included in this definition of curtilage can be seen in the below figure, an extract from the 1847-43 Ordnance Survey map.

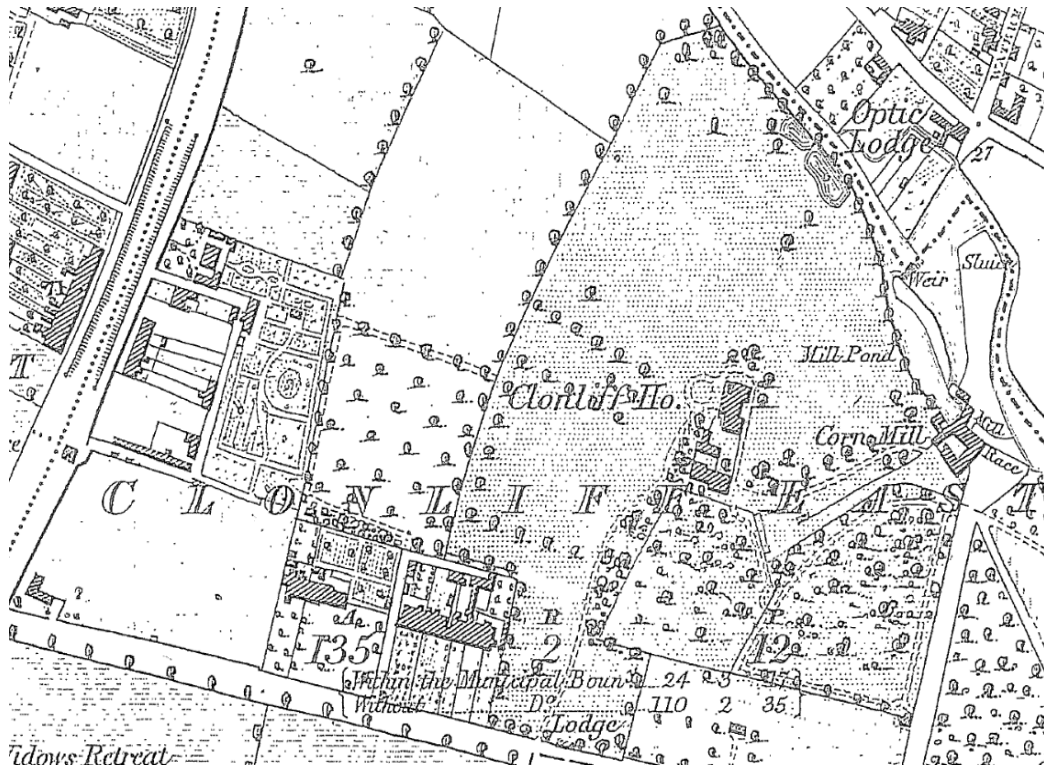


Figure 4: Hatching on OS 1837-43 gives an indication of the boundaries of the lands associated with Clonliffe House (now known as the Red House).

The description of the initial purchase in 1858 notes that there were extensive offices on the grounds, as well as a large garden and pleasure grounds. The 1<sup>st</sup> edition OS Map (see the above figure) shows the ancillary office buildings to the south of the house.

Throughout the 1860s, Dr. Cullen set about acquiring adjoining lands and properties, so as to enable the expansion of the College. The series of acquisitions is illustrated in the below figure. It is clear from this diagram that the original curtilage of Clonliffe House formed a large part of the College Lands, with later acquisitions located to the west along Drumcondra Road.

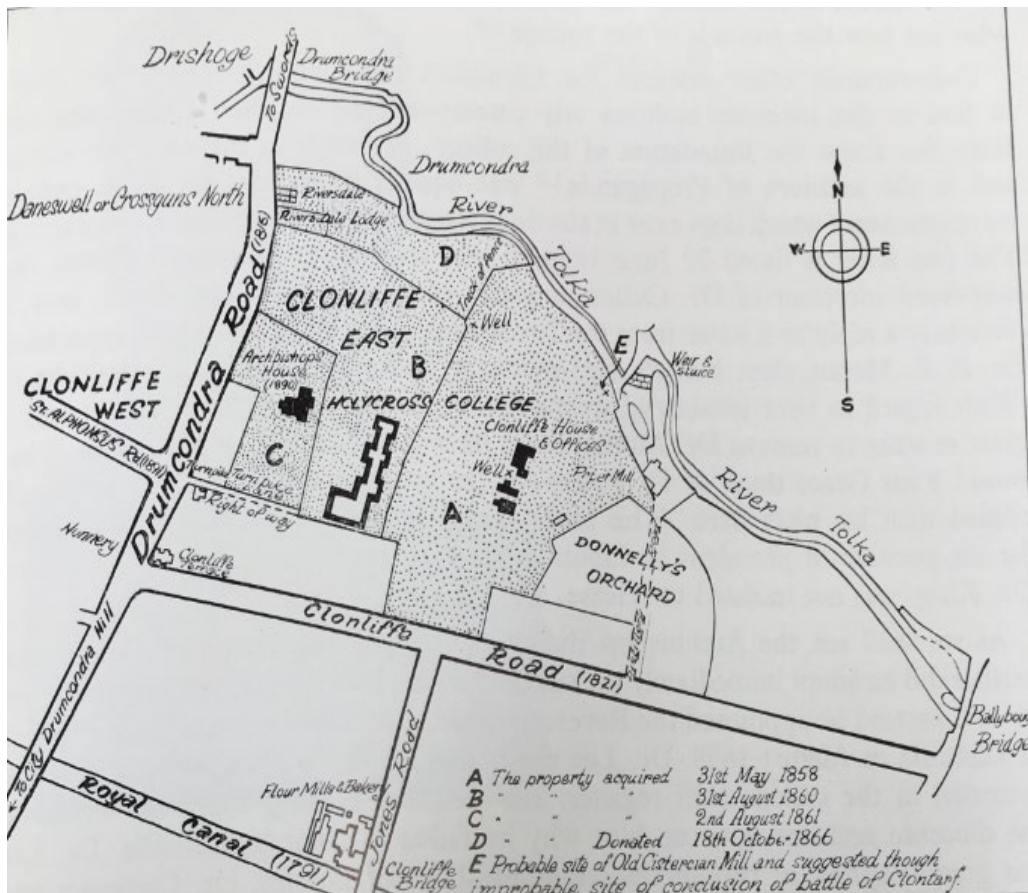


Figure 5: Map showing the series of acquisitions made in the 1850s and 1860s, resulting in the extensive grounds of Holy Cross College today. From R. Sherry, 'Holy Cross College, Clonliffe, 1859-1959'.

The first addition to the College lands was the lease, in August 1860, of eleven statute acres from the estate of the Earl of Blessington. This was the section lying between the existing land holding and the Drumcondra Road, labelled 'B' on the above map. In August 1861, Dr. Cullen purchased a further land holding along the Drumcondra Road from the Landed Estates Court. This section, labelled 'C' on the above map, is the land on which the Archbishop's House now stands. Finally, in October 1866, a further five acres were donated to Dr. Cullen by a Miss Lucy Cahill. This section was to the north of the existing holdings, along the Drumcondra Road, and took in Riversdale House and the present exit from the College Grounds in this area.

## **2.2 Phase 2 – The Main College Building (1863) by John Bourke & Holy Cross Church (College Chapel) by JJ McCarthy**

The mid-19<sup>th</sup> century constructions are the most significant architecture on the site and comprise three of the five Protected Structures. They include the Main College Building (1863) by John Bourke (a Protected Structure) and Holy Cross Church and South Link to the seminary (both Protected Structures) by JJ McCarthy. With the construction of these large buildings located in the western section of the College lands, the focal point of the site shifted away from Clonliffe House (now the Red House).



Figure 6: Extract from the 1875-89 Ordnance Survey Map showing the extents of the college land at this time.

A relationship between the house and the later College buildings was maintained, and in the 1875 Ordnance Survey map (above), a path linking the two buildings is shown. This path survives to the present, lined with trees. A 1947 aerial photograph of the College shows the line of this path, and the relationship between Clonliffe House and the Main Seminary. This line of trees effectively splits the site into two sections, the northern section in open fields, and the southern section, which contains the buildings, formal gardens and entrance avenue.



Figure 7: 1947 Aerial photograph showing the relationship between the Main Seminary building and the earlier Clonliffe House. BFA XAW009782.

### 2.3 Phase 3 – Archbishop’s House 1889

Although it lies outside of the subject site and is designed to be visually and physically separated from it, Archbishop’s House, is nevertheless an important part of the overall ecclesiastical complex. It was constructed c. 1889 and sits in its own gardens, and there is a boundary wall between the College and the Archbishop’s House. The House and its grounds are considered to be outside of the curtilage of Clonliffe House or the College Buildings, although prior to the construction of the Archbishop’s House the lands would have been part of the curtilage of the College buildings.

### 2.3 Phase 4 – 1950s & 1960s Additions to the Site

The late-20<sup>th</sup> Century phase of development comprised significant amounts of demolition to the original seminary with Bourke’s original interiors lost in their entirety (see fig. 11) and the original library to the north end of the seminary was demolished in its entirety also. In addition to these demolitions, a number of buildings were constructed in order to accommodate the growth in numbers of new seminarians attending the college. These include the Assembly Hall and Ambulatory (both Protected Structures) which form the cloistered setting to the rear (west) of the original seminary along with the New Wing and Library Extension (both deliberately omitted from the inscription on the RPS).

The evolution of the buildings and ancillary structures on site is shown on the keyed diagram below. The information in this diagram is based on historic records, mapping and photographs.

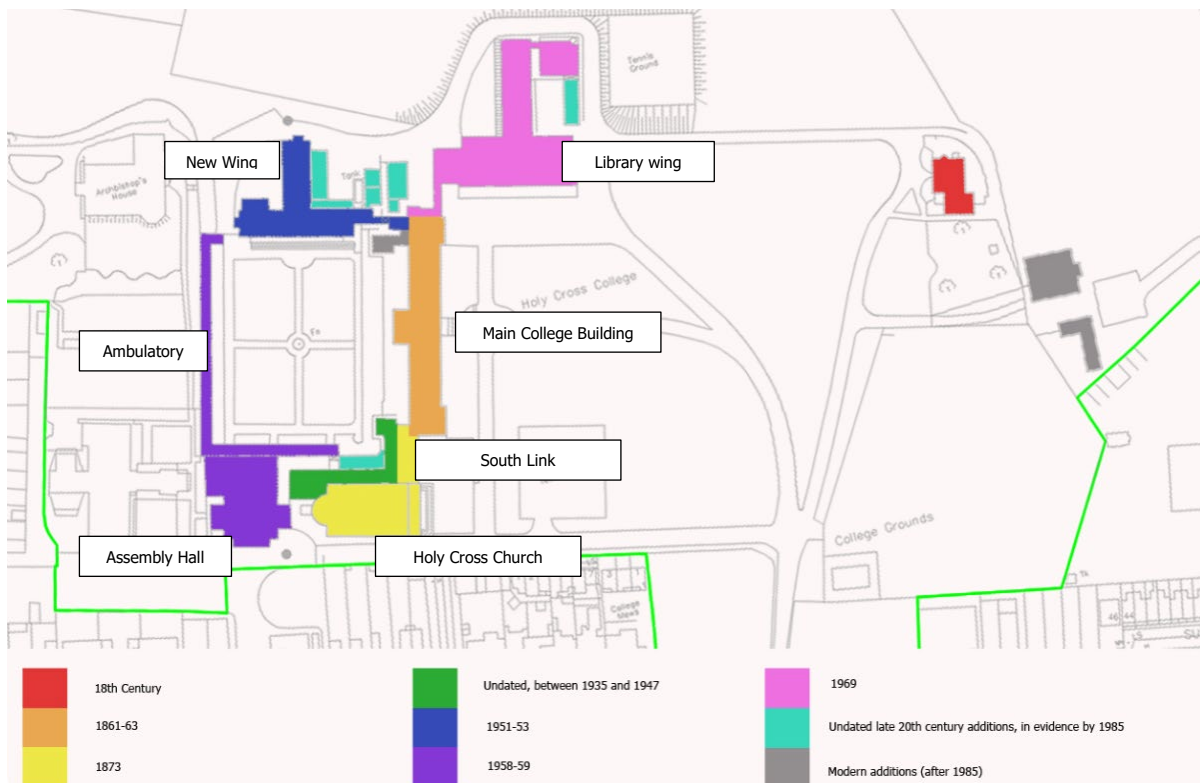


Figure 3: Diagram showing the fabric chronology of the site. Based on historic documentation, maps and historic photographs.

A number of extensions and additions to the rear setting of the South Link Building and the College Church have been constructed over the course of the 20<sup>th</sup> century, including the modern link corridor (highlighted in red on Figure 9 below). The chronology of development of structures in this area is illustrated in the diagram and coloured aerial photography above and below.



Red - 1942-44; Blue - 1959; Orange - 1966-67.

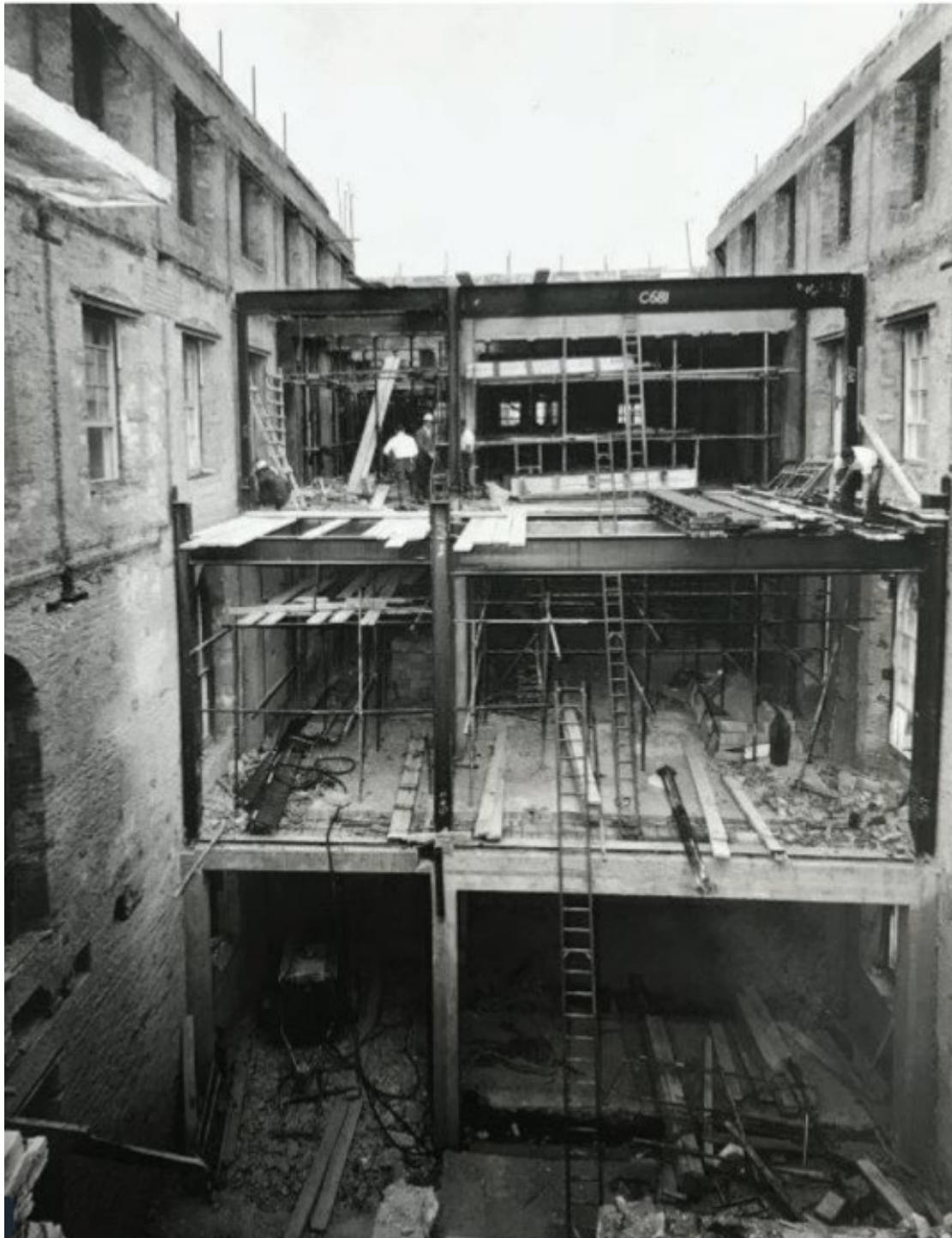
Figure 4: Detail fabric chronology of the area to the rear of the South Link Building and College Church.

Similarly, there have been a number of extensions and additions to the northern end of the Main Seminary Block, between the New Wing and the Library Wing.



Red - 1951; Blue - 1955; Orange - 1966-67; Green - 1985-95.

Figure 5: Detail fabric chronology of the area between the New Wing and the Library Wing.



*Figure 6: Photograph showing the complete internal reconstruction of the Main Seminary Block in 1966. Note the new concrete frame at the base and the RSJs which abut the walls and ultimately require cladding in brick slips.*

Internally, almost all of the fittings and features throughout the buildings on site date from the 20<sup>th</sup> century phase of demolition and extension. The interiors of each building will be considered on an individual basis in the sections that follow.

### **3. Description of the Subject Site**

The subject site is a large, former-ecclesiastical site to the North of Clonliffe Road. There is a range of buildings on site, dating from late-18<sup>th</sup> century up to mid-20<sup>th</sup> century. A brief account of the history of each of these buildings is provided below along with a description of the interiors on a room-by-room basis. The room numbers refer to the key plans within the appended photo records.

#### **3.1 The Main College Building 1863 (John Bourke's Original Seminary Building)**

This building is a Protected Structure, DCC RPS Ref. No. 1901.

##### **Outline Historical Development**

This building was the first of the College buildings to be constructed. It was begun in 1860, to designs by the prominent Irish architect John Bourke, who had recently designed the Mater Misericordiae Hospital in Dublin.

An account in the *Builder* in 1861 notes that:

*"The building will be two hundred and seventy feet in length, four storeys high, - the first, half sunk, will contain culinary offices, stores, refectory and prayer hall. A corridor twelve feet wide will traverse the entire length of the first and second storeys. Opposite the entrance hall are the principle stairs. On either side are the reception rooms with library and study hall. The top two storeys will contain a central corridor traversing the entire length, together with suites of apartments for a staff of professors, private rooms for advanced students, four large sitting rooms, and seventy-two bedrooms for junior students. Massive limestone cornices will surmount the entire building, the style of which will be Italian. It is said that it will not be perfect until there shall be erected in connection with it a great hall and Church, the latter to serve also as a place of worship for the inhabitants of Drumcondra and the surrounding district."*

No record of any internal alterations was found until the College Fire of 1904. The fire broke out in January, 1904, in a reading room library on the ground floor of the main building. Sherry details the extent of damage in his 1959 book *'Holy Cross College, Clonliffe, 1859-1959'*:

*"The fire occurred in what was then a reading room and auxiliary library, now the senior billiard room on the ground floor. The timber and books were ready and ample fuel, and the heat was so intense that the tiles in the corridor outside were warped. Extensive damage was done to the ceiling and floor and the renovation cost £200."*

A small fire is also noted in January 1905, in the first division camerata, which is said to have spread to the ceiling of the junior study hall below.

Central heating and electric lighting were installed in 1909.

An inspection of the building in 1956 revealed extensive dry rot and woodworm, and the architect's advice at this time was for the building to be completely reconstructed internally, with all of the timber structure to be replaced with steel and concrete. It was estimated at this time that the works would cost about £200,000.

Newspaper articles in the late 1960s refer to the fundraising campaign undertaken by the church to fund this reconstruction, which was carried out c. 1966. In 1973, the Irish Times notes in an article on Bishop Carroll that *"in recent years, [he] supervised the reconstruction of the College, and also the construction of the new building for the Mater Dei Institute in Clonliffe"*.

#### Description - Exterior

The subject building is a multi-bay three-storey-over-raised-basement rendered 19<sup>th</sup> century building. The central and end bays of the front façade project forward from the building line. There is a central flight of steps to the main entrance, which has a projecting single-storey granite porch.

There is a central return to the rear elevation, and modern rear toilet block extensions to the northern and southern ends of the elevation. There is a pitched slate roof and rendered chimney stacks at roof level.

#### Description - Interior

The interiors of this building are considered to be of minimal architectural, historic or other significance, due to the extensive internal remodelling undertaken in the mid/late 20<sup>th</sup> century. Features such as the brick arches at the circulation corridors at Basement and Ground Floor Levels appear to date from this time.



*Figure 7: View of the late 20th century brick 'arches' at Ground Floor Level of the Main Seminary Block. The floors above and below are constructed in and supported by a steel and concrete frame. The brick visible here is a cladding which conceals the 1960s RSJs that intruded into Bourke's original corridor space. These represent 1960s cladding and support no loads above.*

It appears that all windows in this building are modern replacement timber sash windows. The fabric represents a good quality replica however and the significance of these windows - lying in their contribution to the external appearance and historic architectural character of the Main Seminary Block – is retained.



*Figure 8: Detail view of the decorative crest in upper floor of the seminary.*

Features such as the decorative insignia in the floor at upper levels appear to date from the late-20<sup>th</sup> century, and are considered to be of minimal artistic interest.

#### Basement Level:

##### Room B.01:

This room is the southern stair hall at basement level. There are modern brick arches to the north and the south, containing glazed double doors. There is a timber door to Room B.03 on the eastern wall.

##### Room B.02:

This room is the main circulation corridor at basement level. It is located along the western side of the building, with windows overlooking the quadrangle to the rear. There are modern brick arches at regular intervals along the corridor.

##### Room B.03:

There are three windows on the eastern wall and two windows on the southern wall of this room. There are downstand beams on the ceiling of the room. There are two doors on the western wall of the room. There is a modern suspended ceiling to the room.

##### Room B.04:

There are four windows on the eastern wall of this room. There are downstand beams on the ceiling of the room. There are two doors on the western wall of the room. There is a modern suspended ceiling to the room.

##### Room B.05:

There are three windows on the eastern wall of this room. There are downstand beams on the ceiling of the room. There is a door on the western wall of the room. There is a modern suspended ceiling to the room.

**Room B.06:**

There are modern clerestory windows on the northern wall of this room. There is a single window on the eastern wall. This room contains plant machinery.

**Room B.07:**

This room is located in the central return to the rear of the building. There is a window on the western wall.

**Room B.08:**

This room is the central stairhall at basement level. There is a central lift core. There are modern brick arches with timber double-doors to the north and south.

**Room B.09:**

This room is a modern kitchenette area. There is a window on the eastern wall. There is a modern suspended ceiling to this room.

**Room B.10:**

This room is the northern section of the main circulation corridor. There are modern brick arches at regular intervals. There are timber windows along the western wall.

**Room B.11:**

There are modern partition walls subdividing this space. There is a six-over-six timber sash window on the eastern wall.

**Room B.12:**

This room has been subdivided in modern times. There is a modern window on the eastern wall.

**Room B.13:**

This room is a modern circulation space formed by lightweight partition walls, with glazed panels in the eastern wall. There is a modern suspended ceiling.

**Room B.14:**

This room is the southern end of the modern circulation corridor formed by lightweight partition walls.

**Room B.15:**

This room is a modern WC. There is a six-over-six timber sash window on the eastern wall.

**Room B.16:**

There are two windows on the eastern wall of this room. The western wall of the room is a modern lightweight glazed partition.

**Room B.17:**

There are two windows on the eastern wall of this room. The western wall of the room is a modern lightweight glazed partition.

**Room B.18:**

There are three windows on the eastern wall of this room. There is a carved timber mantelpiece in the chimney breast on the southern wall.

**Room B.19:**

There is a window on the eastern wall of this room. The western wall of the room is a modern lightweight glazed partition.

**Ground Floor Level:**

**Room G.01:**

This room is the half-landing of the staircase between ground and first floor levels. There are three windows on the western wall. The central window is a round-headed sash window.

**Room G.02:**

This room is the main entrance hall to the Seminary Block. There is a modern suspended ceiling to this room. There are timber double doors on the eastern wall, within an arched opening, with a fanlight. There is a modern timber and glazed security booth in the north-western corner of the room.

**Room G.03:**

There are six round-headed sash windows on the eastern wall. The room has a modern suspended ceiling.

**Room G.04:**

This room is the southern section of the main circulation corridor at ground floor level. There are modern brick arches along the corridor, at regular intervals. There are windows on the western wall.

**Room G.04A:**

This room is a modern WC. There is a six-over-six sash window on the western wall.

**Room G.05:**

The western wall of this room is a modern lightweight partition wall with clerestory windows. There is a modern suspended ceiling to this room. There is a round-headed timber sash window on the eastern wall.

**Room G.06:**

This room is a narrow circulation space within the original footprint of Room G.05. The eastern wall of the room is a modern lightweight partition wall. There is a suspended ceiling to this room.

**Room G.07:**

There is a modern suspended ceiling to this room. There is a round-headed timber sash window on the eastern wall. The western wall of this room is a modern lightweight partition wall.

**Room G.08:**

This room is the stair hall at Ground Floor level. There are brick arches with timber double doors to the north and south. There is a modern lift core in the centre of the staircase.

**Room G.09:**

This room is a modern security booth, with modern timber and glazed screens.

**Room G.10:**

This room is the northern section of the main circulation corridor at ground floor level. There are modern brick arches along the corridor, at regular intervals. There are windows on the western wall.

**Room G.11:**

There are seven round-headed sash windows on the eastern wall of this room. There is a suspended ceiling to this room.

**Room G.12:**

There are two windows on the eastern wall of this room. There is a chimney-breast on the southern wall. There is a modern suspended ceiling to this room.

**Room G.13:**

This room is the northern secondary stairhall at ground floor level. There are modern brick arches to the north and south.

**Room G.13A:**

This room is the link corridor between the Main Seminary Building, the New Wing, and the Library Wing. There are windows on the northern and eastern walls. There is an arched ope on the western wall. There is a bell on the southern wall of the room.

**Room G.14:**

There are three windows on the eastern wall, and two windows on the southern wall. There is a modern suspended ceiling to this room.

**Room G.15:**

This room is the southern secondary stairhall. There is brick arch on the northern wall, with timber and glazed double doors. There is a door, with fanlight, to the South Link on the southern wall.

**Room G.16:**

This room is the half-landing between basement and ground floor level, in the southern stairhall. There is a window on the northern wall.

**Room G.17:**

This room is the modern WC block to the rear of the southern sections of the Main Seminary Block.

**First Floor Level:**

**Room F.01:**

This room is the northern secondary stair hall at first floor level. There is a decorative insignia in the floor. There are two windows on the northern wall.

**Room F.02:**

This room is the lobby area to the corridor to New Wing. There is a window on the northern wall and double doors on the western wall.

Room F.03:

This room is the central circulation corridor. There is a modern suspended ceiling.

Room F.04:

There is a window on the western wall. There is a modern suspended ceiling.

Room F.05:

There is a window on the eastern wall. There is a modern suspended ceiling.

Room F.06:

There is a window on the eastern wall. There is a modern suspended ceiling.

Room F.07:

There is a window on the western wall. There is a modern suspended ceiling.

Room F.08:

There is a window on the eastern wall. There is a modern suspended ceiling.

Room F.09:

There is a window on the western wall. There is a modern suspended ceiling.

Room F.10:

There is a window on the eastern wall. There is a modern suspended ceiling.

Room F.11:

There is a window on the western wall. There is a modern suspended ceiling.

Room F.12:

There is a window on the eastern wall. There is a modern suspended ceiling.

Room F.13:

There is a window on the western wall. There is a modern suspended ceiling.

Room F.14:

There is a window on the western wall. There is a modern suspended ceiling.

Room F.15:

There is a window on the eastern wall. There is a modern suspended ceiling.

Room F.16:

This room is the modern lobby area between the northern section of the circulation corridor and the central stair hall at First Floor Level.

Room F.17:

There is a window on the western wall. There is a modern suspended ceiling.

Room F.18:

The eastern wall of this room is a modern lightweight partition wall. There is a window on the western wall. There is a modern suspended ceiling to the room.

**Room F.19:**

This room is formed by modern lightweight partition walls.

**Room F.20:**

This room is formed by modern lightweight partition walls. This room is a modern WC.

**Room F.21:**

This room is formed by modern lightweight partition walls. The room is a modern lobby area to Rooms F.20, F.22 and F.24.

**Room F.22:**

This room has a window on the eastern wall. There is a modern suspended ceiling

**Room F.23:**

There is a window on the eastern wall. There is a modern suspended ceiling.

**Room F.24:**

There are windows and a pair of double doors on the eastern wall, leading to the balcony over the main entrance. There is a chimney breast on the southern wall of the room. There is a modern suspended ceiling to this room.

**Room F.25:**

This room is a modern lobby area to Rooms F.24, F.26 and F.27. The room is formed by modern partition walls.

**Room F.26:**

There are two windows on the eastern wall. There are modern partition walls in the north-western corner of the room. There is a modern suspended ceiling.

**Room F.27:**

This room is the stairhall at First Floor level. There is a decorative insignia in the floor.

**Room F.28:**

There is a window on the western wall of this room. There is a modern suspended ceiling.

**Room F.29:**

There is a window on the western wall of this room. There is a modern suspended ceiling.

**Room F.30:**

There is a window on the eastern wall of this room. There is a modern suspended ceiling.

**Room F.31:**

There is a window on the western wall of this room. There is a modern suspended ceiling.

**Room F.32:**

This room is the southern section of the central corridor at First Floor Level. There is a modern suspended ceiling.

Room F.33:

There is a window on the western wall of this room. There is a modern suspended ceiling.

Room F.34:

There is a window on the eastern wall of this room. There is a modern suspended ceiling.

Room F.35:

There is a window on the eastern wall of this room. There is a modern suspended ceiling.

Room F.36:

There is a window on the western wall of this room. There is a modern suspended ceiling.

Room F.37:

This room is an amalgamation of two rooms. There are two windows on the eastern wall of this room. There is a modern suspended ceiling.

Room F.38:

There is a window on the western wall of this room. There is a modern suspended ceiling.

Room F.39:

There is a window on the western wall of this room. There is a modern suspended ceiling.

Room F.40:

There is a window on the western wall of this room. There is a modern suspended ceiling.

Room F.41:

There is a window on the western wall of this room. There is a modern suspended ceiling.

Room F.42:

This room is a modern lobby area to Rooms F.43, F.44 ad F.45.

Room F.43:

There are two windows on the eastern wall. There is a chimney breast on the northern wall. The southern wall is a modern lightweight partition wall.

Room F.44:

The northern and western walls of this room are modern lightweight partition walls. There is a window on the eastern wall.

Room F.45:

This room is formed by modern lightweight partition walls. There is a window on the southern wall.

Room F.46:

This room is the southern stairhall at First Floor Level. There are two windows on the southern wall.

Room F.47:

This room is the half-landing between Ground and First Floor Level. There is a window on the northern wall.

**Room F.48:**

This room is the modern toilet block addition to the rear of the Main Seminary Block.

**Second Floor Level:**

**Room S.01:**

This room is the half-landing between First and Second Floor Levels at the southern stairhall. There is a window on the northern wall.

**Room S.02:**

This room is the southern toilet block addition to the rear of the Main Seminary Block.

**Room S.03:**

This room is the half-landing between First and Second Floor Levels at the northern stairhall. There is a window on the southern wall.

**Room S.04:**

This room is the northern toilet block addition to the rear of the Main Seminary Block.

**Room S.05:**

This room is the southern stairhall at Second Floor Level. There are three windows on the southern wall.

**Room S.06:**

There is a window on the western wall of this room. There is a modern suspended ceiling.

**Room S.07:**

This room is the southern section of the central circulation corridor at Second Floor Level. There is a modern suspended ceiling.

**Room S.08:**

There is a window on the western wall of this room. There is a modern suspended ceiling.

**Room S.09:**

There is a window on the western wall of this room. There is a modern suspended ceiling.

**Room S.10:**

This room is a modern lobby area to Rooms S.11 and S.12.

**Room S.11:**

There are two windows on the eastern wall of the room. There is a mantelpiece on the northern wall. There is a modern suspended ceiling. The southern wall of the room is a modern lightweight partition wall.

**Room S.12:**

There is a window on the eastern wall. The northern and western walls of the room are modern lightweight partition walls. There is a modern suspended ceiling.

**Room S.13:**

There is a window on the eastern wall of this room. There is a modern suspended ceiling.

**Room S.14:**

There is a window on the western wall of this room. There is a modern suspended ceiling.

**Room S.15:**

There is a window on the eastern wall of this room. There is a modern suspended ceiling.

**Room S.16:**

There is a window on the eastern wall of this room. There is a modern suspended ceiling.

**Room S.17:**

This room is the amalgamation of four rooms. There are four windows on the western wall of this room. There is a modern suspended ceiling.

**Room S.18:**

This room is the amalgamation of two rooms. There are two windows on the eastern wall of this room. There is a modern suspended ceiling.

**Room S.19:**

There is a window on the eastern wall of this room. There is a modern suspended ceiling.

**Room S.20:**

There is a window on the western wall of this room. There is a modern suspended ceiling.

**Room S.21:**

There is a window on the western wall of this room. There is a modern suspended ceiling.

**Room S.22:**

This room is a lobby area to the central stairhall.

**Room S.23:**

There is a window on the eastern wall of this room. There is a modern suspended ceiling.

**Room S.24:**

There is a window on the eastern wall of this room. There is a modern suspended ceiling.

There is a lobby in the north-western corner of the room.

**Room S.25:**

This room is a modern lobby area to Room S.24. It is formed by modern lightweight partition walls. There is a modern suspended ceiling.

**Room S.26:**

There is a chimneybreast in the southern wall of this room. There is a tri-partite window on the eastern wall. There is a modern suspended ceiling.

**Room S.27:**

This room is a modern lobby area to Rooms S.26, S.28 and S.29. It is formed with modern lightweight partition walls. There is a modern suspended ceiling.

**Room S.28:**

There is a window on the eastern wall. The western wall is a modern lightweight partition wall. There is a modern suspended ceiling.

**Room S.29:**

This room is a modern WC, formed by modern lightweight partition walls.

**Room S.30:**

This room is the central stairhall at Second Floor Level. There is a decorative insignia in the floor.

**Room S.31:**

This room is the narrow flight of steps ascending from Room S.30.

**Room S.32:**

There is a window on the western wall. There is a modern suspended ceiling.

**Room S.33:**

This room is a lobby area to the central stairhall.

**Room S.34:**

There is a window on the eastern wall of this room. There is a modern suspended ceiling.

**Room S.35:**

This room is the northern section of the central corridor at Second Floor Level.

**Room S.36:**

There is a window on the western wall of this room. There is a modern suspended ceiling.

**Room S.37:**

There is a window on the eastern wall of this room. There is a modern suspended ceiling.

**Room S.38:**

There is a window on the eastern wall of this room. There is a modern suspended ceiling.

**Room S.39:**

There is a window on the western wall of this room. There is a modern suspended ceiling.

**Room S.40:**

There is a window on the western wall of this room. There is a modern suspended ceiling.

**Room S.41:**

There is a window on the western wall of this room. There is a modern suspended ceiling.

**Room S.42:**

There is a window on the eastern wall of this room. There is a modern suspended ceiling.

Room S.43:

There is a window on the eastern wall of this room. There is a modern suspended ceiling.

Room S.44:

There is a window on the eastern wall of this room. There is a modern suspended ceiling.

Room S.45:

There is a window on the western wall of this room. There is a modern suspended ceiling.

Room S.46:

There is a window on the eastern wall of this room. There is a modern suspended ceiling.

Room S.47:

There is a window on the western wall of this room. There is a modern suspended ceiling.

Room S.48:

This room is the northern stairhall at Second Floor Level. There is a decorative insignia in the floor. There are two windows on the northern wall.

Room S.49:

This room is the lobby area to the link corridor to the New Wing. There is a window on the northern wall.

### 3.2 Holy Cross Church by JJ McCarthy (Referred to as College Chapel by the NIAH)

This building is a Protected Structure, DCC RPS Ref. No. 1901.

#### Outline Historical Development

The Church at Holy Cross College was designed c. 1872, by renowned 19<sup>th</sup> century Irish architect J. J. McCarthy, and was modelled on Santa Francesca Romana, in the Roman Forum. The interior of the College Church was initially modelled on the interior of Santa Agata dei Goti, in Rome. The models for this church were chosen by request of Cardinal Cullen.



Figure 9: Photo of the interior of S. Agata dei Goti, Rome. Photo from flickr.com.

The Church of S. Agata dei Goti was attached to an Irish college for the education of priests in Rome. The Church was partially rebuilt in 1633. The interior was redecorated in the Baroque style, and also has some 19<sup>th</sup> century additions. In 1847, the church became the final resting place for Daniel O'Connell's heart.

The construction of the Church was begun in 1873. Sherry notes that:

*"Wages per day ranged from 2/8 for an unskilled labourer to 6/- for a tradesman, and the total cost of the Church and library wing exceeded £23,000. The stone was granite from Ballyknockan, Co. Wicklow, and Calp limestone from the quarries at Finglas. The eight paintings in the clerestory, and the Stations of the Cross are the work of the Roman painter Francesco Gagliardi, who was commissioned to decorate the Council Chamber in St. Peter's Basilica for the Vatican Council of 1869-70. The bas-reliefs in the side altars were gifts of Pius*

*IX to Cardinal Cullen. The Church of the Holy Cross and of the Sacred Heart was opened on the feast of the Exaltation of the Holy Cross, 14<sup>th</sup> September, 1876."*

A description of the original interior of the church at Holy Cross College, from '*Holy Cross Clonliffe 1859-1959*' reads:

*"The nave was separated from the aisles by seven bays of semi-circular arches, which were supported on pillars of polished red Jura marble, with Ionic capitals and bases of white Sicilian marble, and sub-plinths of black Galway marble. The entablature was also Ionic. It was hoped later to replace the plain pilasters in the apse and aisles with coloured marbles but this was never carried out. (The semi-circular arches of the side walls of the aisles have lunette windows. The arms of Cardinal Cullen are reproduced in stone above the main entrance of the church on the inside. Higher up on the wall the arms of the Cardinal are carved on wood in high relief. Underneath the arms is a heart surrounded by thorns representing the sacred heart. This was the secondary titular selected for the church, in commemoration of the solemn dedication of Ireland to the sacred heart in 1873, when the building of the Church began.) The Stations of the Cross and the eight paintings around the clerestory were the work of the Roman painter Francesco Gagliardi. Over the arch of the apse there are pictures of St. Peter and St. Andrew with their crosses. The high altar, which has since been replaced, was the work of Luigi Medici, a Roman craftsman. The two side altars were decorated with bas-reliefs, gifts of Pius IX to Cardinal Cullen.*

*... the beautiful crucifix, containing a relic of the True Cross, which was given by Pius IX to the Cardinal, and which is now kept in an ornamental reliquary over the altar of the Holy Cross. This crucifix, of exquisite Spanish workmanship, and formerly a gift of Queen Isabella of Spain to the Pope, is one of the most treasured possessions of the college... The confessionals were carved to represent the front of the church in miniature. The organ in the gallery, built by John White of 72 York Street, well-known organ builders in those days, was the gift of Dr. Verdon.*

*In one corner of the vestibule stands a marble statue of Pius IX by Matteini, which Cardinal Cullen bought for the church... The statue of Cardinal Cullen by Thomas Farrell which occupies the other corner of the vestibule was commissioned in 1879 and completed in 1881..."*

Cardinal Cullen died in 1878, and the small vault underneath the apse of the church became his final resting place. The vault was decorated in his honour, with the works paid for by Dr McCabe. The architect for these works is unknown.

A new sacristy was constructed adjacent to the sanctuary in 1942-44. This was a return to the original site for a sacristy as planned by the architect J. J. McCarthy in 1873. The new Sacristy was designed by architects Jones & Kelly. The new sacristy connected into the rear of the sanctuary by a door broken through the apse wall. The new sacristy with its adjoining work rooms and fittings cost just over £3,800.

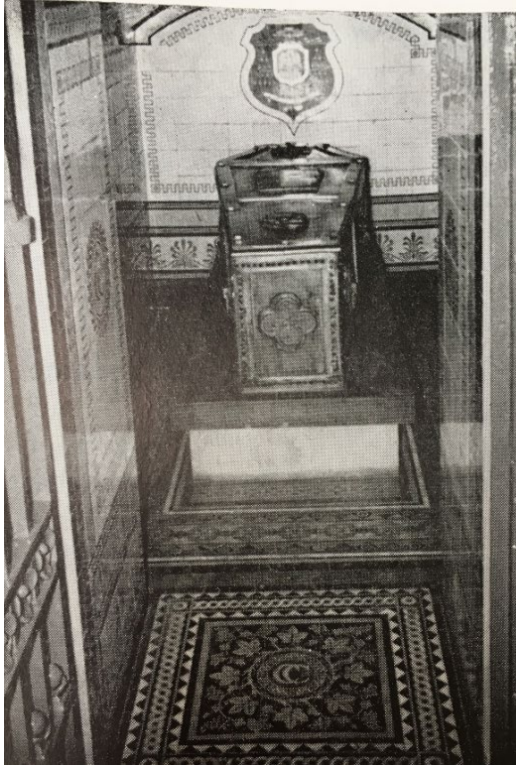


Figure 10: 1959 view of the interior of the tomb of Cardinal Cullen, and current view of the entrance to this tomb.

A 1940 internal photograph from the Irish Press shows the layout of the church at this time.



Figure 11: 1940 Internal view of the Church, at the lying in state of Archbishop Byrne. Irish Press, February 12th, 1940.

Internal renovations carried out in 1943 are recorded in 'Holy Cross College, Clonliffe, 1859-1959':

*"In 1943 the apse of the church was considerably renovated. The three huge paintings – so clear in the Jubilee photographs of 1909 – were removed. A new chancel floor of Irish white and Connemara green marble was laid. A new altar was built by Messrs CW Harrison; the steps, mensa and tabernacle were white statuary Italian marble and the front of the altar was cipollino quartered. A ciborium of four Connemara-green marble columns with Corinthian-type capitals was erected over the altar; the bases were in black moulded marble. (The ciborium was built around a steel frame costing £250, supplied and fixed by Messrs J and C McGloughlin, Dublin). These changes were completed by the summer of 1944 and cost approximately £2,500."*



*Figure 12: 1959 view of the interior of the Church, showing the mid-20th century alterations, and existing view of the interior of the church.*

A comparison between the 1959 interior view, above, and the existing interior of the church, highlights some alterations. These include the loss of the paintings hanging at clerestory and the installation of new fittings, such as the new Chancel screen.

No historical record of any further alterations to the interiors of the Church has been found in the course of the preparation of this report.

### Description - Interior

A brief description of the interior of the subject building, outlining the extent of surviving original material, and any features which are of significance, is provided below.

The Chapel is in the Italianate style, and was modelled on the Church of S. Francesca Romana externally, and the Church of S. Agata dei Goti internally, as detailed above.

The interior of the Chapel is comprised of a nave terminating in an apse, with side aisles terminating in side altars. There are seven bays of semi-circular arches resting on red Jura marble pillars separating the nave and the side aisles. The pillars have Ionic capitals and are surmounted by an Ionic entablature, which continues around the nave, sanctuary, and apse. The clerestory walls, rising above this entablature, contain five six-over-six timber sash windows on either side. There is an organ gallery on the western wall of the church, over the entrance vestibule. The floor of the nave is laid with encaustic tiles, with a raised marble floor to the chancel. The ceiling of the nave is wood panelled and painted in gold and red.

The outer walls of the side aisles are divided into bays by projecting pilasters, corresponding with the bays of the nave. There is a Diocletian window in each of these bays. The ceilings of the side aisles are groin vaulted. There are marble side altars in the apse terminating each side aisle, gifted by the Pope.

A number of the original fittings and features have been lost due to the interventions and alterations carried out over the years. The significance of the remaining fitting and fixtures will be assessed below.



*Figure 13: Photograph of the Centenary Sermon, 1959, showing the interior of the Church.*

The above figure shows several pieces of Chapel furniture which are no longer extant in the Chapel today. These include the carved timber pews, the pulpit, and prie-dieu. The light fittings visible in the side aisle in this photograph have been replaced with modern pendant lights. The framed paintings representing the Stations of the Cross survive today, as does the marble flooring to the chancel area. An organ is also visible to the rear of the photograph. This organ is now located in the upper floor of the Southern Link Building, which connects the seminary to the Chapel.



*Figure 14: View of the organ shown in Figure 18, now located in the Southern Link Building (a Protected Structure).*

The original organ has been moved from its previous location in the southern side aisle of the Church (see Figure 18) to the South Link Building. The organ cannot be considered to contribute to the character of the Church today. It is nonetheless considered to be a significant piece, and will be salvaged for re-use.



*Figure 15: Photographs showing the encaustic tile flooring.*

The encaustic tile flooring of the building is an original feature, and contributes significantly to the character of the space. The tiles are considered to be a significant element of the

building and will be retained in situ. The cast-iron radiators, visible in Figure 20, are non-original and their removal would have a positive impact on the character of the interior.

The marble side altars contain marble altarpieces, which are recorded as being gifts from Pope Pius IX to Cardinal Cullen at the time of construction of the Church. The artist responsible for these altars is not known. These are significant features of the Church, as they are among the few surviving original fittings. They are considered to be of artistic significance and will be retained in situ.



*Figure 21: View of altar and marble ciborium.*

The Connemara and Galway marble ciborium dates from the 1943 alterations to the apse. It appears that the Church did not originally have a ciborium, however this is a feature at the S. Agata dei Goti altar, and therefore the existing ciborium is in keeping with the historic architectural character of the Church. It is considered that the ciborium contributes to the architectural character of the interior, and will be retained in situ.

The original marble altar was replaced in 1943. It appears, from comparison with a 1959 photograph, that the existing marble altar may be a later replacement, or has been altered from its 1943 appearance. The altar is therefore a non-original feature of the Chapel. It is not considered to make a significant contribution to the character of the Chapel. The removal of the altar by the Church, for re-use elsewhere, is considered to be an appropriate intervention.



Figures 22,23, 24: Coat of arms above the entrance door, organ in gallery, and central painted glass window to the organ gallery.

The coat of arms above the entrance door are recorded as being of the Cullen family, for Archbishop Cullen. The Latin script '*Ponit Animam Pro Amicis*' translates to "*For those I love I sacrifice*". There was previously a second Cullen coat of arms, carved in timber, at the organ gallery. This is no longer extant today. This coat of arms is considered to be of artistic interest, and to contribute to the architectural character of the interior of the Chapel. The coat of arms will be retained in situ.

The organ, located in the gallery at the western end of the Chapel, is in two parts. The organ is an original feature of the Chapel and was built by John White of 72 York Street. The organ was gifted to the College by Dr. Verdon. The organ, and its gallery, are significant architectural features of the Chapel. The organ is of architectural, artistic and historic significance and will be retained in situ.

The window between the two parts of the organ in the raised organ gallery is a painted glass window showing a central crucifix and decorative borders around the edges. This window is considered to be of artistic interest, and to contribute to the architectural character of the interior of the Chapel. The window will be retained in situ.



*Figure 16: View of the panelled timber ceiling to the nave of the Church.*

The decorative carved and painted timber panelled ceiling to the nave of the Chapel is an original feature. The artist or craftsman responsible for the work is not known. The ceiling is of architectural and artistic significance and contributes significantly to the character of the interior. There will be no alterations to the ceiling.



*Figure 17: Internal timber entrance porch and timber confessional box.*

It appears that the timber entrance porches to the side aisles are original features. They make minimal contribution to the architectural character of the building.

It appears that the confessional boxes are original features of the building, as it is recorded that they were carved to represent the front of the chapel in miniature. The confessionals are therefore tied to the specific context of this Chapel, and will be retained and re-used within the Chapel.



*Figure 18: Photograph of the existing timber pews in the Chapel.*

The pews in the Chapel today appear to be crude later replacements, and do not match the pews visible in a 1959 photograph (Figure 18). The pews are not original and are not of any architectural, historic, artistic, or other significance in and of themselves. The pews do not contribute to the architectural character of the space.



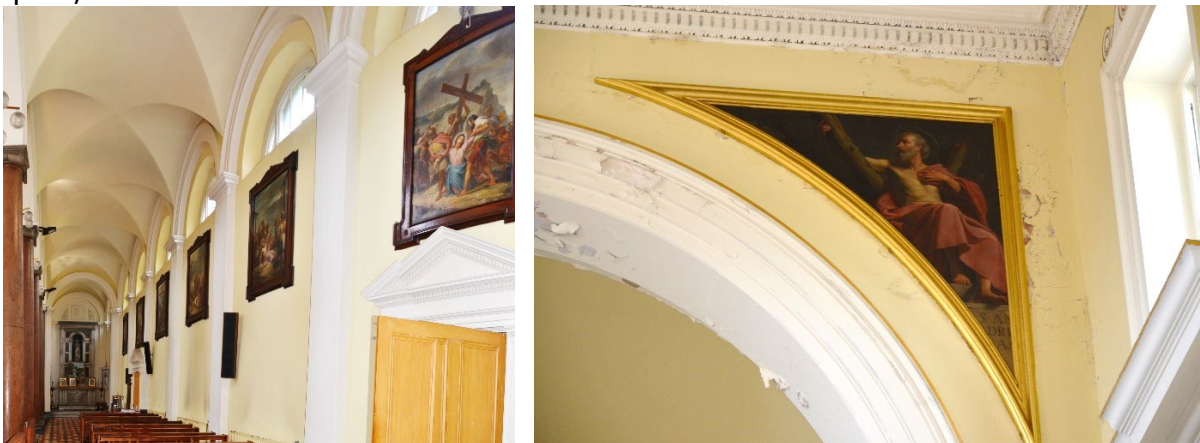
*Figure 19: Photographs of the two statues within the entrance vestibule of the Chapel.*

There are two statues housed within the entrance vestibule on the western end of the Chapel. To the left, there is a statue of Cardinal Cullen, by Thomas Cullen. This statue was completed in 1881. To the right, there is a marble statue of Pope Pius IX, by Matteini, which is recorded as previously having been located in the hall of the college. The statue was exhibited at the Dublin Exhibition in 1865, and purchased by Cardinal Cullen. The statues are of artistic significance and contribute to the architectural character of the vestibule. They will be retained in situ.



*Figure 20: View of the Jura marble arcade between the nave and the side aisle, the Ionic entablature, clerestory, and pilaster arcade within the side aisles.*

The red Jura marble pillars with black Galway marble bases, the Ionic entablature, and the pilasters and plasterwork to the side aisles and the western wall, are original features. These features contribute significantly to the architectural character of the interior of the Chapel and are of architectural significance. This includes the arch to the apse, and arches to apse at both side aisles. All of these features are integral to the architectural character and quality of the space, and will not be altered.



*Figure 21: View of the side aisle and the painting to the spandrel on the apse.*

The two paintings over the arch of the apse are of St. Peter and St. Andrew. The artists of these works is not known. These paintings contribute to the architectural character of the interior of the Chapel and will be retained in situ.



Figure 22: View of a safe within the Sacristy, and carved timber architrave to the door linking the Chapel with the Seminary.

The safe within the mid-20<sup>th</sup> sacristy bears a plaque, inscribed '*Presented by the Students 1909*'. 1909 was the year of the celebration of the college Jubilee. The safe is therefore of some historic significance.

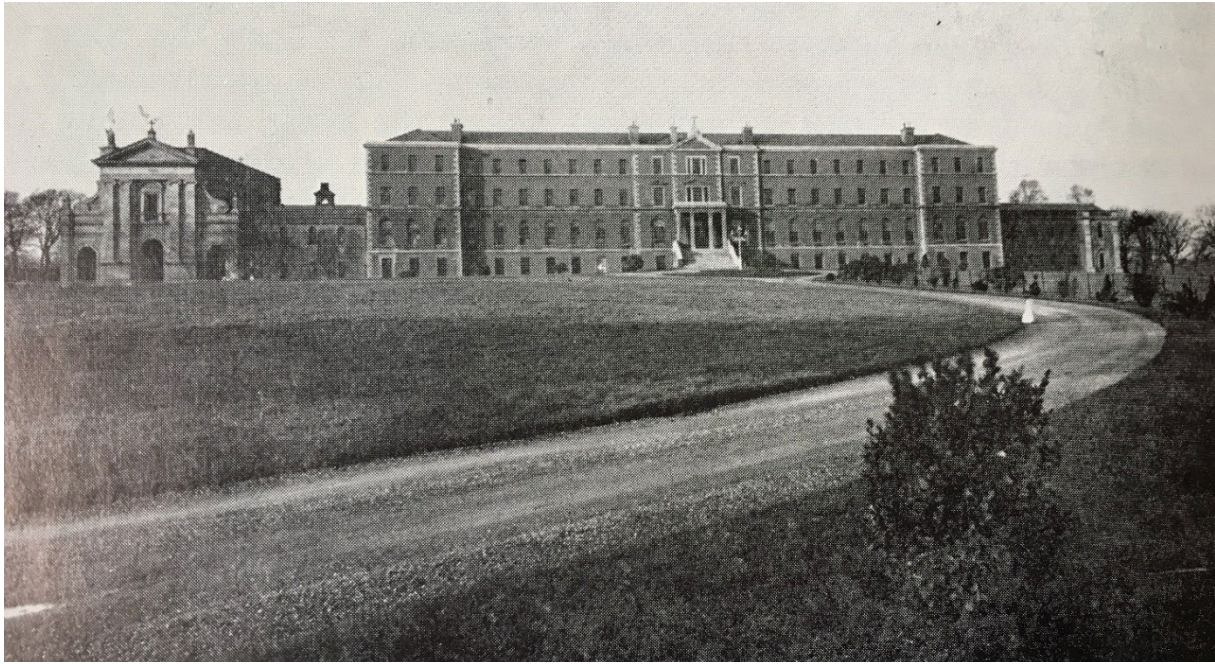
The carved timber architrave and pediment to the doors on the northern wall of the side aisles are of architectural interest and contribute to the character of the Chapel. They will be retained in situ.

### 3.3 Original South Link Building by JJ McCarthy

This building is a Protected Structure, DCC RPS Ref. No. 1901.

#### Outline Historical Development

This building appears to have been constructed alongside the Chapel, and was likely also designed by McCarthy. It connects the new Chapel into the Main Seminary block. Unlike Bourke's seminary, it was not shelled in the 1960s and, therefore, retains much of its internal original fabric.



*Figure 23: Photograph c. 1909 showing the Main Block, Chapel, South Link building and Old Library Wing (now demolished)*

#### Description – Exterior

This building is a two-storey five-bay rendered structure. There is a pitched slate roof and a central stone bell-tower at ridge level on the roof. There is a modern doorway at ground floor level. A modern link corridor to the College Chapel has been constructed against the rear of the South Link Building.

#### Description – Interior

Internal features of interest in this building include the original timber sash windows, decorative plasterwork at Room F.01, and the organ from the College Chapel.

#### Ground Floor Level:

##### Room G.01:

There is a modern door on the eastern wall, with a round-headed timber window above. There is a basket-handle-headed arch on the western wall.

##### Room G.02:

There are three round-headed timber sash windows on the eastern wall. There is a simple moulded cornice to this room. There is a modern partition wall to the southern end of the room.

##### Room G.03:

This room is formed by modern partition walls. There is a round-headed timber sash window on the eastern wall.

##### Room G.04:

This room is a modern staircase, enclosed by modern lightweight partition walls.

First Floor Level:

Room F.01:

There are four round-headed timber sash windows on both the eastern and western windows. There is a panelled timber door on the southern wall, with moulded surrounds. There is a simple moulded plaster cornice to this room. The organ from the Chapel has been relocated to the northern wall of the room.

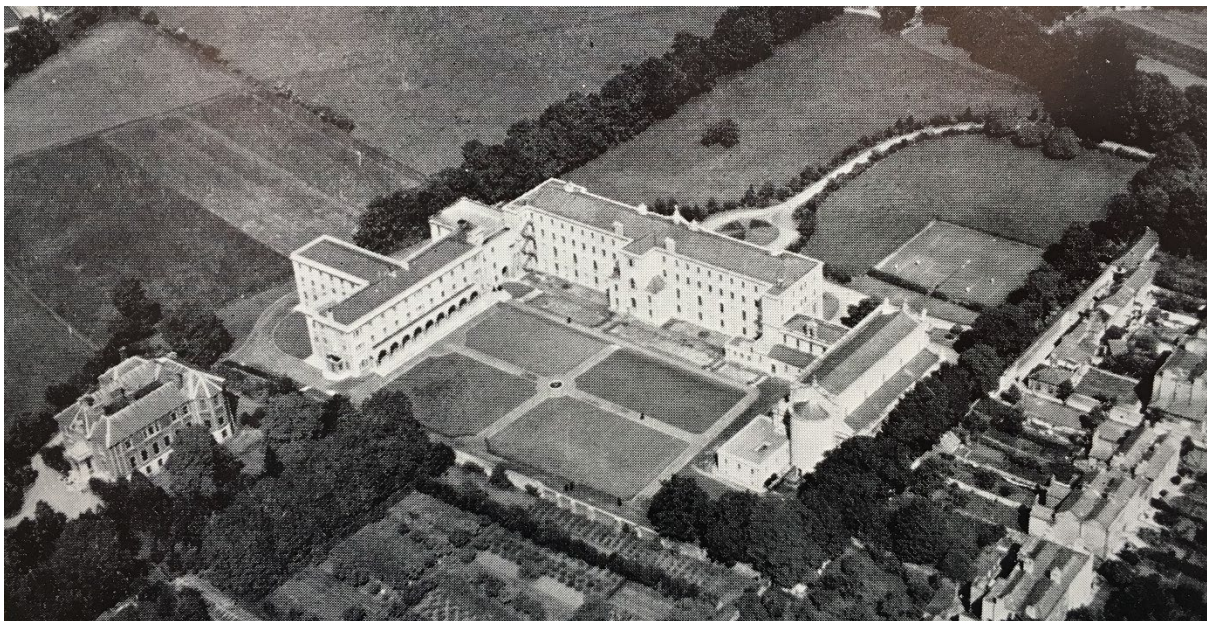
Room F.02:

This room contains a modern timber staircase. There are round-headed timber sash windows on the eastern and western walls.

### 3.4 The Assembly Hall

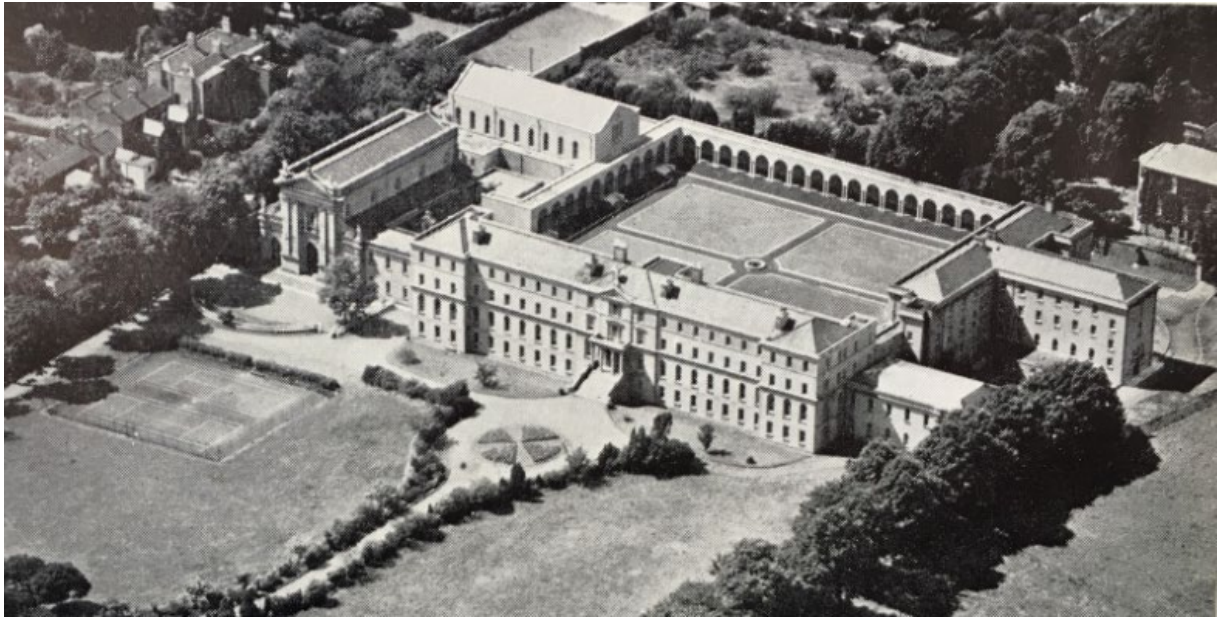
This building is a Protected Structure, DCC RPS Ref. No. 1901.

#### Outline Historical Development



*Figure 24: 1951 Aerial Photograph of the subject site prior to the construction of the Assembly Hall. College History and Centenary Record, NLI 15B1104.*

Figure 29 shows an aerial view of the subject site prior to the construction of the Ambulatory and Assembly Hall. The photograph shows the rear elevation of the Main Seminary block, and the primary elevation of the 'New Wing'. The quadrangle to the rear of the Seminary block is shown in its current form, divided into four quadrants.



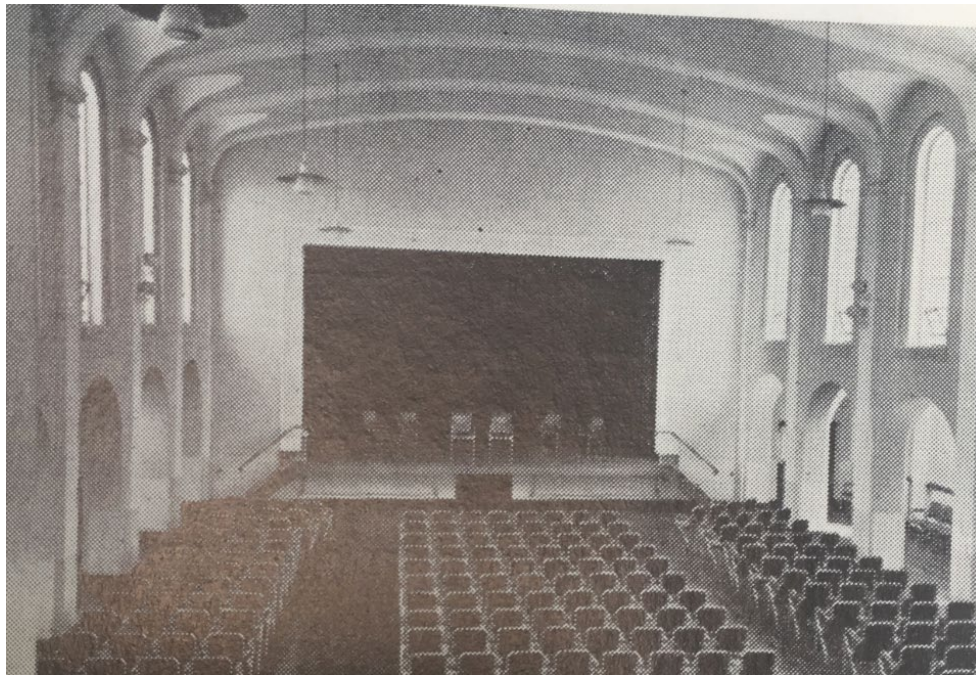
*Figure 25: 1959 Photograph of site, from College History and Centenary Record, NLI 15B1104.*

The Assembly Hall and Ambulatory to the southern and western sides of the quadrangle were constructed from 1958-59, to designs by Jones & Kelly Architects. Prior to this, the college assembly hall had been located in the 'New Wing'. This hall was converted to an oratory following the construction of the new Assembly Hall.



*Figure 26: Photograph showing the construction of the new Assembly Hall to the south of the formal quadrangle to the rear of the Main College building and Holy Cross Church.*

A new ambulatory was constructed at this time to provide shelter to students as they walked from building to building. The L-shaped ambulatory matched the design of the arcade on the southern elevation of the New Wing. This completed the formation of the College Quadrangle.



*Figure 27: Historic internal photograph of the Assembly Hall. College History and Centenary Record, NLI 15B1104. This shows the quality of the interior prior to the addition of the mezzanine level.*

A comparison between the historic internal photograph (undated, but appears to be c. 1959), and the existing interior show that extensive alterations have been carried out to the Assembly Hall. The original hall is shown to be a large double-height single-volume space, with side aisles delineated by arcades. There is a simple moulded proscenium to the stage on the northern wall.



*Figure 28: Existing internal view of the former Assembly Hall, currently in light use as a library for the Diocesan Archive.*

A modern lightweight mezzanine floor has been inserted to the interior of the main space of the Assembly Hall. A new staircase has been constructed against the northern wall of the primary space, interrupting the original proscenium arch. The arch nevertheless survives behind this new stair hall (see below).



*Figure 29: Internal photograph of the modern stairhall showing a surviving section of the original proscenium arch.*

This proscenium arch is of architectural significance and the modern stairhall (and mezzanine) could be removed so that the latent arch becomes visible in the main space once again. This is not proposed as part of the current application.

#### Description - Interior

A brief description of the interior of the subject building, outlining the extent or surviving original material, and any features which are of significance, is provided below.

The subject building is a two-storey multi-bay rendered structure with side aisles and a pitched roof. The primary entrance faces South towards Clonliffe Road, and there is a secondary smaller entrance facing north into the College Quadrangle.

The interior of the building is largely comprised of a large open-plan double-height space with a first floor mezzanine. There are ancillary rooms to the front and rear of this main space.

The main space is double-height, with a modern mezzanine level. There are side aisles at ground floor level, separated from the main space by an arcade of columns. There are roof-lights to the side aisles. There are tall round-headed multi-pane windows with coloured glass sections to the main space at mezzanine level. These windows are of architectural interest and contribute to the character of the space.



*Figure 30: View of the mezzanine level showing the original multi-pane leaded glazing.*

There is a staircase to the front (southern) section of the building, with a multi-pane sash window to match those in the main space. There are smaller round-headed windows to the front façade at first floor level, with central opening sections.



*Figure 31: Front stair hall to the building.*

The former back stage area to the rear is now in use as archival storage. This area is a double-height space with exposed timber roof structure. The windows to this space match those in the main space of the building.



*Figure 32: Room to the rear of the building, formerly where the stage was located.*

The interior of the Assembly Hall today is largely modern, and is not considered to be of any particular architectural or other significance. The date for these modern interventions is not known.

Basement Level:

Room B.01:

This room is the circulation corridor at basement level. There are no features of architectural interest.

Room B.02:

This room is a basement storage area. The ceiling is supported by steel beams and columns.

Ground Floor Level:

Room G.01:

There is a round-headed window in an arched opening on the southern wall of this room. There is a modern timber window in an arched opening on the northern wall of the room. The entrance to this room is via a modern timber door in an arched opening on the eastern wall of this room.

Room G.02:

This room is the large central space of the Assembly Hall. There is a modern mezzanine level to this room, with a central void. There are modern columns supporting the mezzanine level. The room is now in use as a library, with modern shelving.

Room G.03:

This room is the western side aisle to the central space of the Assembly Hall. There are circular roof-lights to this space. There are arches at regular intervals along this aisle.

Room G.04:

This room is the eastern side aisle to the central space of the Assembly Hall. There are circular roof-lights to this space. There are arches at regular intervals along this aisle.

**Room G.05:**

There is a round-headed timber window in an arched ope on the southern wall. There is a modern timber window in an arched ope on the northern wall. There is a modern timber door in an arched ope on the western wall.

**Room G.06:**

There are two timber doors on the northern wall, and two timber doors with glazed inset panels on the southern wall. There is a staircase at the western end of the room.

**Room G.07:**

There are two round-headed leaded windows on the southern wall of this room.

**Room G.08:**

This room is the stairhall at the western end of Room G.06. There is a round-headed leaded window on the western wall.

**Room G.09:**

This room is at the northern end of Room G.02. There is a modern reception desk and a modern spiral staircase to mezzanine level in this room.

**Room G.10:**

This room is a modern lobby area to the main space at Ground Floor Level. There are double timber doors with glazed panels on the northern wall.

**Room G.11:**

This room is a modern stairhall constructed against the northern wall of the original Room G.02. The decorative proscenium of the original stage is visible on the northern wall of this room. The stage has been blocked up with a modern lightweight partition.

**Room G.12:**

This room is a secondary entrance corridor from the Ambulatory. There are modern timber double doors on the northern wall, and timber doors with leaded glass inserts on the southern wall. There is a parquet timber floor to this room and circular roof-lights.

**Room G.13:**

There are three round-headed windows on the southern wall.

**Room G.14:**

This room is a modern corridor. There are no features of architectural interest.

**Room G.15:**

This room is a modern WC with two cubicles. The room is formed by modern partition walls. There are two round-headed windows on the western wall.

**Room G.16:**

There are three round-headed windows on the western wall.

Room G.17:

There are three round-headed windows on the western wall.

Room G.18:

This room is the former stage area of the Assembly Hall. The timber beams of this roof are exposed here. There are round-headed windows on the eastern and western walls of the room, and a tri-partite Venetian window on the northern wall. The room has modern archival storage.

First Floor Level:

Room F.01:

This room is the stairhall at first floor level. There is a round-headed leaded window on the southern wall. There is a round-headed leaded window with coloured border on the western wall.

Room F.02:

There are five round-headed windows on the southern wall. There is a pair of modern double doors on the northern wall.

Room F.03:

There is a round-headed leaded window on the southern wall. There is a round-headed leaded window with coloured border on the eastern wall.

Room F.04:

This room is the mezzanine level to Room G.02. There are seven round-headed leaded windows on the western and eastern walls. There are modern partition walls enclosing the modern staircase (Room G.11) to the northern end of the room.

### 3.5 The 'New' Wing

This building is not included on the DCC Record of Protected Structures. The attached, single-storey arcade facing directly onto the quadrangle has been clarified as forming part of the Ambulatory Protected Structure.

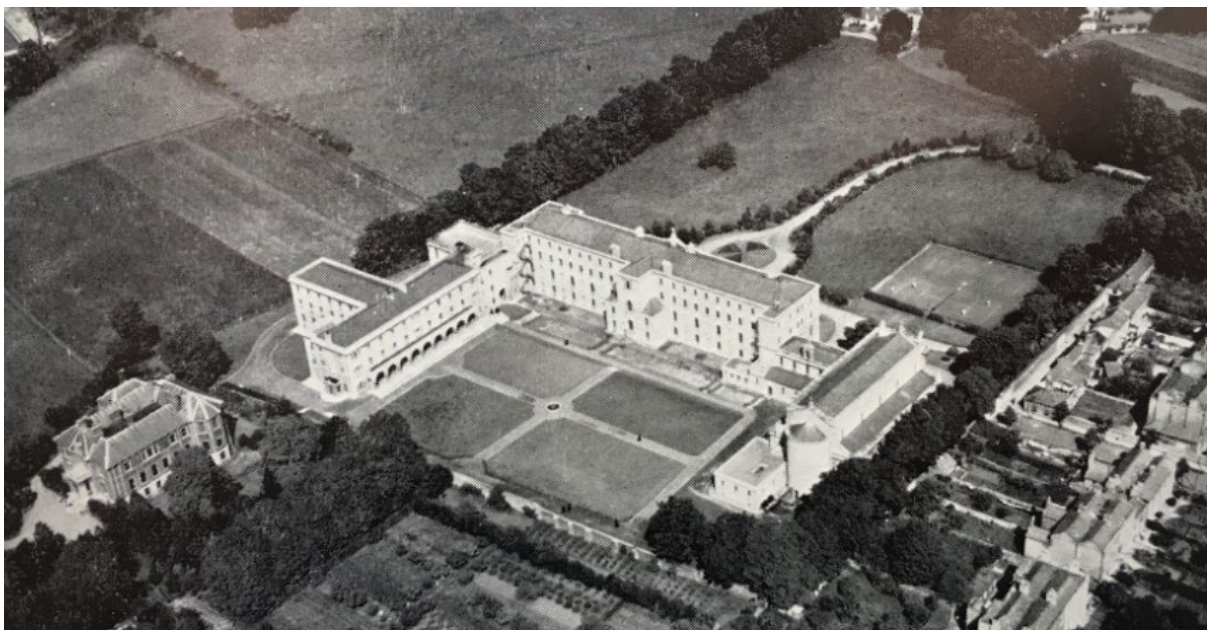
#### Outline Historical Development

This building is not included on the Record of Protected Structures. The DCC Development Plan Map includes a red asterisk over this building, indicating Protected Structure status. However, the building is not included in the inscription on the Record of Protected Structures and the red asterisk instead refers to *"the single storey arcade forming northern perimeter of college quadrangle"*. This arcade effectively completes the Ambulatory to the north of the quadrangle.



*Figure 33: 1947 Aerial Photograph of Subject Site, facing North-east. BFA XAW009782.*

The above figure shows an aerial view of the subject site prior to the construction of the New Wing. The main Seminary building and the Chapel are visible in the centre of the image, with the Red House in the top-right, and the Archbishop's House to the left.

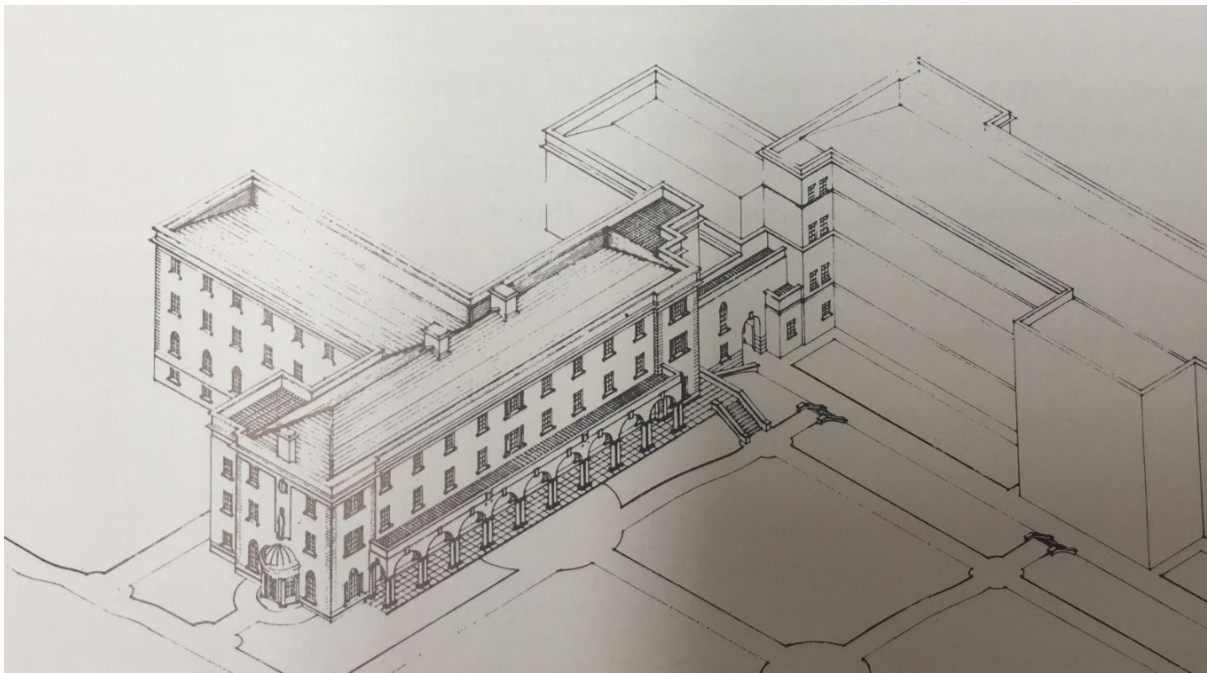


*Figure 34: 1951 Aerial photograph of the subject site, from College History and Centenary Record, NLI 15B1104.*

Figure 39 shows a similar view to Figure 38, with the New Wing constructed by this time. It is a T-shaped wing, constructed at right-angles to the main Seminary building. Diocesan records show that the architect for the New Wing was Stanislaus Nevin, and that it was constructed at an estimated cost of £80,000 in 1950-51. The funds were raised through a broad appeal by the Archbishop and by Monsignor Boylan throughout all the parishes in the diocese.

The need for the New Wing was described by Boylan in his appeal:

*"The foundation stone of the existing college of Clonliffe was laid in 1860. In that year – 90 years ago – there were 50 parishes and 250 secular priests in the diocese. It seemed likely then that a steady supply of 60 students would, for an indefinite period, amply suffice to provide priests for the diocese; and the college was built to house that number... There are now more than 640,000 Catholic in Dublin diocese – roughly twice as many as in 1860. There are 90 parishes, and nearly 450 secular priests... The college must be enlarged. There must be space for the residential accommodation of over 100 students, and for their devotional and academic exercises."*

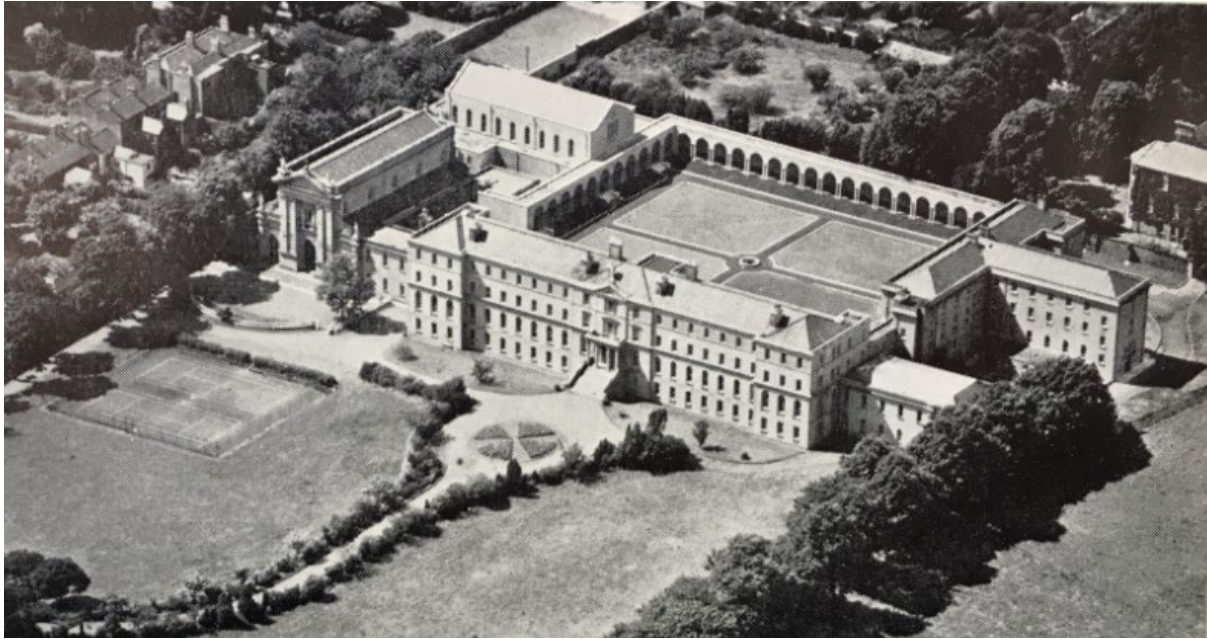


*Figure 35: Architect's sketch of the New wing, dated 1950. Architect Stanislaus Nevin, from Holy Cross College, Clonliffe 1859-1959. NLI 1B2417.*

The new wing was to have residential accommodation for a further forty students and six professors, as well as an Aula Maxima (where the oratory was relocated to), diocesan archives and a central heating chamber for the college. The contract was given to Messrs Lawrence Murray & Sons, contractors.

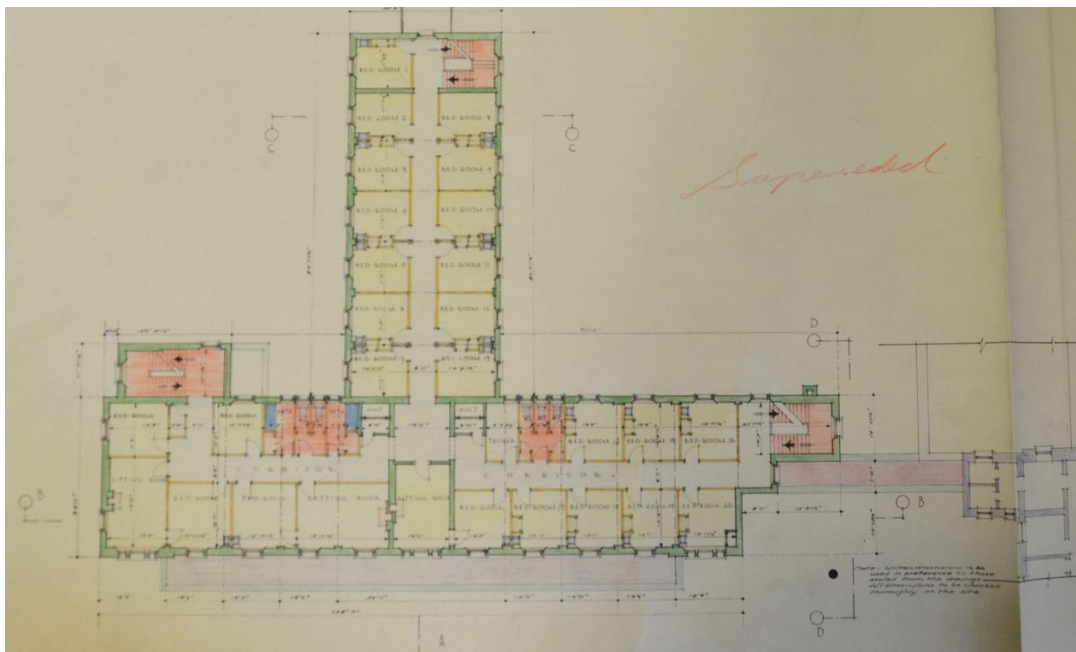
A 1959 description of the building reads:

*"The new wing, which is T shaped, is connected at two levels with the main building. The structure is basically fire-proof concrete, and the elevation is plastered in cement and granite sand to blend as far as possible with the colour scheme of the main college block. The façade incorporates an ambulatory designed with twin Doric columns with arched head in pure classical style."*



*Figure 36: 1959 Photograph of site, from College History and Centenary Record, NLI 15B1104.*

Sketch plans of the new wing, by Architect Stanislaus Nevin, reveal the internal dormitory layout of the building. This layout is largely still extant today, although the rooms now function as offices rather than living quarters. Some internal features of interest survive, including the cast-iron radiators at first and second floor levels. Further detail on the surviving internal features of interest will be provided below.



*Figure 37: Undated sketch plan showing the internal arrangement of the 'New Wing' at Ground Floor Level, by Architect Stanislaus Nevin. Dublin Diocesan Archives.*

In 1958, a new Assembly Hall was constructed at the southern end of the garden behind the Seminary.



*Figure 38: Undated photograph showing the ambulatory and the New Wing. From Holy Cross College, Clonliffe 1859-1959. NLI 1B2417.*

Following the construction of the new Assembly Hall in 1958-59, the former Assembly Hall within the New Wing became superfluous. In 1960 Stanislaus Nevin, architect, converted the assembly hall into a new oratory. A plaque erected at the entrance to the Oratory reads:

*"Pray for all those who established this Oratory in the Centenary Year 1960  
Architect Stanislaus Nevin  
Woodworker Thomas Doody"*

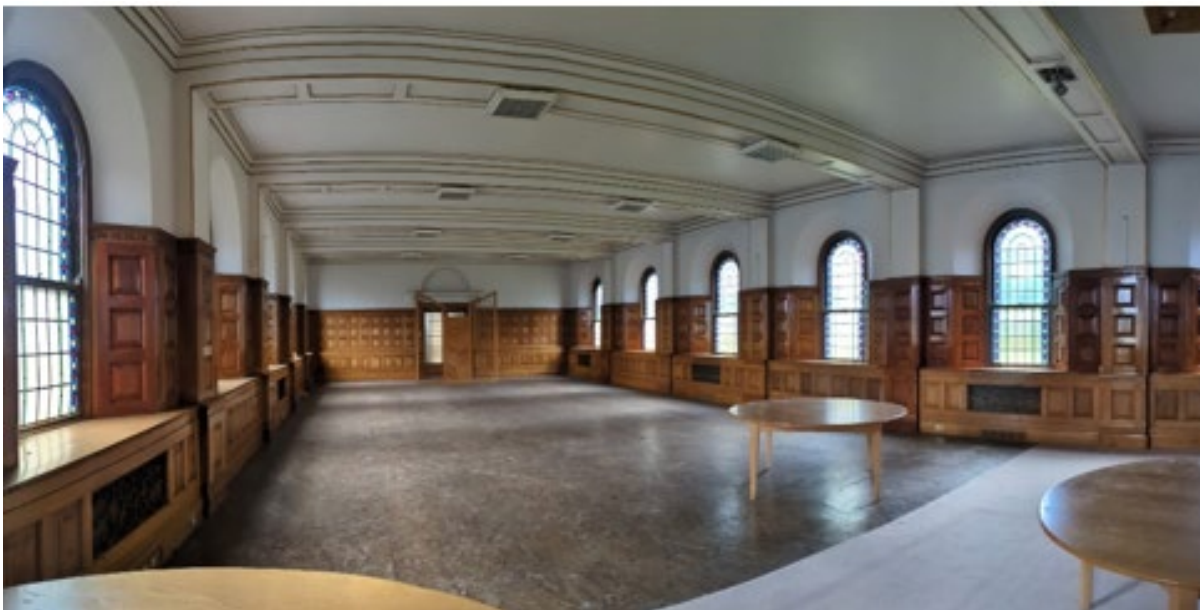
A contemporary description of the oratory reads:

*"The walls were faced in 'raised and fielded' panels of Japanese oak. Mr Nevin designed a new altar, to be hand carved in oak with a centre piece in black Australian walnut, and a tabernacle in oak with a sycamore dome. The sanctuary lamp is the Centenary year gift of the students. The predella and baldacchino are also Japanese oak. The Stations of the Cross are plain crosses in hornbeam tipped with gold leaf. The Archbishop presented a statue of Our Lady and the Divine Child for the new oratory. It had been carved in limewood by an artist in Oberammergau. The statue had been given to Dr. McQuaid 'as a token of respect and gratitude by the Fathers of the Irish Province of the Society of Jesus...'"*



*Figure 39: Undated photograph showing the new oratory, located in the location of the former Assembly Hall in the New Wing. From Holy Cross College, Clonliffe 1859-1959. NLI 1B2417.*

This oratory remains extant in the subject building today and retains many of the original 1960s fittings, including the oak-panelling and the leaded glass to the sash windows. All of this fabric is to be salvaged and relocated in accordance with the appended conservation specifications.



*Figure 40: View of the former Oratory (1960) on Ground Floor Level of the 'New Wing'.*

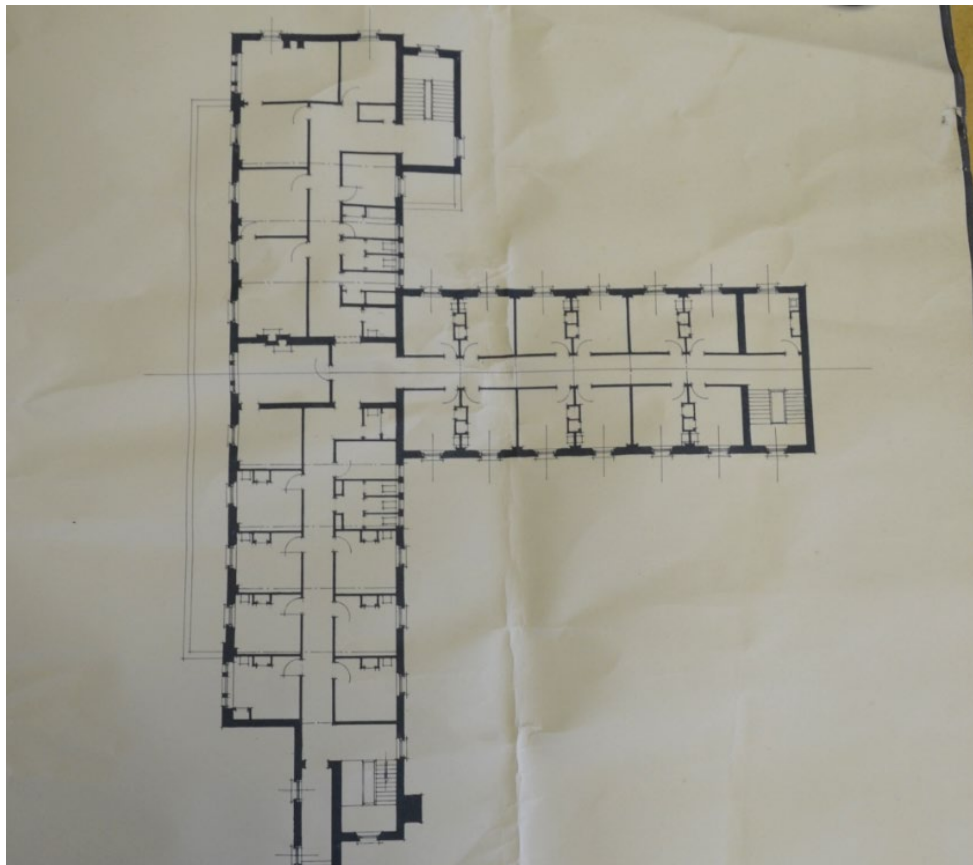
### Description - Exterior

The subject building is a three-storey multi-bay T-shaped block, sand and cement rendered. There is an arcade on the southern elevation to the quadrangle. There are tri-partite windows in the central and end bays of the southern elevation. The building has a pitched and hipped slate roof.

There is a projecting entrance porch to the wing on the western elevation. A modern extension has been constructed to the northern elevation of the building, which now functions as a staircase and secondary entrance into the wing.

### Description - Interior

The typical internal layout of accommodation within the New Wing is illustrated in Figure 46. The layout is a straightforward double-hung central corridor with staircases at the ends of each wing. This layout appears to remain largely extant at First and Second Floor Levels, with the original bedrooms now in use as offices.



*Figure 41: 1955 Survey Drawing, Jones & Kelly Architects. In Dublin Diocesan Archives.*

It appears that this area of the building was sparsely decorated and there are no surviving decorative features of architectural, artistic or other interest. A number of the rooms at first and second floor levels retain the original cast-iron radiators which are considered to be of some interest and will be salvaged along with the 20<sup>th</sup> Century sash window joinery.



Figure 42: Photo showing a surviving cast-iron radiator within the New Wing. There are several surviving examples of this type of radiator throughout first and second floor levels.

Other fixtures within this wing which are considered to be of some artistic interest include the plaques at the main stair hall and at the entrance to the Oratory. These are to be salvaged and relocated in the chapel in accordance with the conservation specifications.

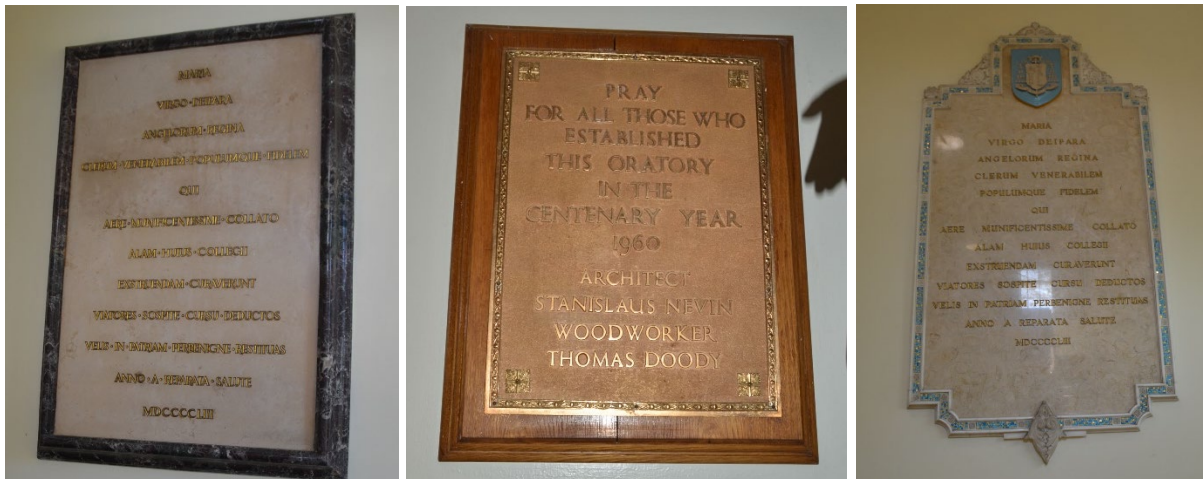


Figure 43: View of the stone plaques in the main stair hall and the timber and bronze plaque at the entrance to the Oratory.

Whilst the timber sash windows are not considered to be of any particular interest due to their relative modernity and lack of any particular artistic interest, there are a significant number of them surviving in relatively good condition and these are to be salvaged in accordance with the conservation specifications.

## Ground Floor Level:

### Room G.01:

This room is the link corridor between the Main Seminary Block and the New Wing. There are two round-headed timber sash windows on the southern wall.

### Room G.02:

This room is the primary stairhall at ground floor level of the New Wing. The stairs are located to the eastern end of the room. There is a six-over-six timber sash window at half-landing level on the eastern wall. There are two pairs of double doors, one on the northern wall and one on the southern wall. There are leaded side-lights and over-lights to both pairs of double doors. There is a stone plaque with a Latin inscription on the western wall. There is a modern internal window to Room G.15 on the southern wall.

### Room G.03:

This room is a central circulation corridor at ground floor level. There are no features of architectural interest.

### Room G.04:

This room is the lobby area to the oratory at Ground Floor Level. There is an arched ope to the western wall. There are timber double doors with leaded glass panels on the northern wall. There is a cornice and decorative corbels to the ope to the oratory. A bronze panel on the western wall commemorates the construction of the oratory.

### Room G.05:

This room is the Oratory at ground floor level. The room was originally an Aula Maxima for the college. The oratory was constructed in c. 1960, following the construction of the Assembly Hall on campus. The room appears to retain many of its original features and fittings. This includes, the walnut panelling, the timber pews, the statue of the Virgin Mary and Diving Child, the crucifix and the sanctuary lamp. These features are considered to be of artistic interest, with the panelling being of architectural interest also. The architect for the Oratory was Stanislaus Nevin, and the woodwork within the Oratory was carried out by Thomas Doody. The windows in the room are round-headed leaded glass sash windows, which appear to match the windows in the Assembly Hall.

### Room G.06:

This room is a central circulation corridor at the western end of the New Wing. There are three modern internal timber windows on the southern wall.

### Room G.07:

This room is a modern WC. There are two cubicles in the north-western corner of the room. There are three windows on the northern wall.

### Room G.08:

There are three round-headed timber sash windows on the southern wall of the room and three modern internal windows on the northern wall.

### Room G.09:

This room is the corridor at the western end of the room. There are no features of architectural interest.

**Room G.10:**

This room is the secondary stairhall at the western end of Ground Floor Level. There is a pair of double doors on the northern wall, with leaded glass panels and over-light. There is a timber sash window on the northern wall of the stairhall, and another at the half-landing level on the western wall.

**Room G.11:**

There is a round-headed window on the southern wall of the room.

**Room G.12:**

This room is a modern WC. There are two cubicles in the north-eastern corner of the room. There are three windows on the northern wall. There are modern timber internal clerestory windows on the southern wall.

**Room G.13:**

There are three sash windows on the northern wall of this room.

**Room G.14:**

There are two windows on the southern wall of the room.

**Room G.15:**

There is a tripartite Venetian window on the southern wall of the room.

**First Floor Level:**

**Room F.01:**

This room is the primary stairhall at first floor level of the New Wing. The stairs are located to the eastern end of the room. There is a six-over-six timber sash window at half-landing level on the eastern wall. There is a stone plaque with a Latin inscription on the western wall. There is an arched ope to Room F.02 on the eastern wall. There is a six-over-six timber sash window on the northern wall.

**Room F.02:**

This room is the link corridor between the Main Seminary Block and the New Wing at First Floor Level. There are two six-over-six timber sash windows on the southern wall and one six-over-six timber sash window on the northern wall.

**Room F.03:**

This room is the eastern section of the central circulation corridor at First Floor Level.

**Room F.04:**

There is a tripartite Venetian window on the southern wall of this room.

**Room F.05:**

There is a six-over-six timber sash window on the northern wall.

**Room F.06:**

There is a six-over-six timber sash window on the southern wall.

Room F.07:

There is a six-over-six timber sash window on the northern wall.

Room F.08:

There is a six-over-six timber sash window on the southern wall.

Room F.09:

There is a six-over-six timber sash window on the northern wall.

Room F.10:

There are modern partition walls creating cubicles in this room. There are two windows on the northern wall.

Room F.11:

There is a six-over-six timber sash window on the southern wall.

Room F.12:

There are modern partition walls creating cubicles in this room. There are two windows on the northern wall.

Room F.13:

There is a six-over-six timber sash window on the southern wall.

Room F.14:

This room is the western end of Room F.03. There is an arched ope on the western wall of the room.

Room F.14A:

This room is located to the north of Room F.14. It is a small storage space with services.

Room F.15:

There is a tripartite Venetian window on the southern wall, and a modern door ope on the eastern wall.

Room F.16:

This room is the central lobby area at First Floor level. There is an arched ope on the eastern wall.

Room F.17:

This room is the eastern end of Room F.18.

Room F.17A:

This room is a small storage and service area to the north of Room F.17.

Room F.18:

This room is the western section of the central circulation corridor at First Floor Level.

Room F.19:

There is a window on the northern wall of this room.

Room F.20:

There are modern lightweight partition walls forming two cubicles in this room. There are two windows on the northern wall.

Room F.21:

There are two six-over-six timber sash windows on the southern wall.

Room F.22:

There are modern lightweight partitions subdividing this room. There is a window on the northern wall.

Room F.23:

There is a six-over-six timber sash window on the southern wall.

Room F.24:

There is a six-over-six timber sash window on the northern wall.

Room F.25:

This room is the hall at the western end of Room F.18.

Room F.26:

There is a tripartite Venetian window on the southern wall, and a six-over-six timber sash window on the western wall. There is a chimneybreast with a modern fireplace on the western wall.

Room F.27:

There is a six-over-six timber sash window on the western wall. There is a modern fireplace on the northern wall.

Room F.28:

This room is the secondary stairhall at the western end of the room. There is a six-over-six timber sash window on the northern wall, and a six-over-six timber sash window at half-landing level on the western wall.

Room F.29:

This room is the central circulation corridor in the northern section of the building.

Room F.30:

There is a six-over-six timber sash window on the eastern wall of the room.

Room F.31:

There is a six-over-six timber sash window on the western wall of the room.

Room F.32:

There is a six-over-six timber sash window on the eastern wall of the room.

Room F.33:

There is a six-over-six timber sash window on the western wall of the room.

Room F.34:

There is a six-over-six timber sash window on the western wall of the room.

Room F.35:

There is a six-over-six timber sash window on the eastern wall of the room.

Room F.36:

There is a six-over-six timber sash window on the eastern wall of the room.

Room F.37:

There is a six-over-six timber sash window on the western wall of the room.

Room F.38:

There is a six-over-six timber sash window on the western wall of this room.

Room F.39:

There is a six-over-six timber sash window on the eastern wall of this room.

Room F.40:

This room is the lobby area between Rooms F.40 and F.41.

Room F.41:

This room is the northern stairhall at first floor level. There is a modern glazed extension to the northern wall, containing an elevator and a small lobby area.

Room F.42:

There is a six-over-six timber sash window on the western wall of the room.

Room F.43:

There is a six-over-six timber sash window on the western wall of the room.

Second Floor Level:

Room S.01:

This room is the western section of the central circulation at Second Floor Level.

Room S.02:

There is a window on the northern wall of the room.

Room S.03:

There are two six-over-six timber sash windows on the southern wall of the room.

Room S.04:

There are lightweight modern partitions forming two cubicles in this room. There are two windows on the northern wall.

Room S.05:

There are modern lightweight partition walls subdividing this room. There is a window on the northern wall.

**Room S.06:**

There is a six-over-six timber sash window on the southern wall of the room.

**Room S.07:**

There is a six-over-six window on the northern wall of the room.

**Room S.08:**

This room is the hall at the western end of Room S.01.

**Room S.09:**

There is a six-over-six timber sash window on the southern wall.

**Room S.10:**

There is a six-over-six timber sash window on the western wall, and a tripartite Venetian window on the southern wall. There is a chimney breast with a modern fireplace on the western wall.

**Room S.11:**

There is a six-over-six timber sash window on the western wall of the room.

**Room S.12:**

This room is the secondary stairhall to the western end of the New Wing. There is a six-over-six timber sash window on the northern wall, and a six-over-six timber sash window on the half-landing between First and Second floor. There is a modern door with glazed panels and side-lights on the southern wall.

**Room S.13:**

This room is the eastern end of Room S.01.

**Room S.13A:**

This room is a small storage and service space.

**Room S.14:**

This room is the central hall at Second Floor Level. There are arched ope on the eastern and western walls, and a square ope on the northern wall.

**Room S.15:**

There is a six-over-six timber sash window on the western wall of the room.

**Room S.16:**

There is a six-over-six timber sash window on the western wall of the room.

**Room S.17:**

There is a six-over-six timber sash window on the eastern wall of the room.

**Room S.18:**

There is a six-over-six timber sash window on the eastern wall of the room.

**Room S.19:**

There is a six-over-six timber sash window on the western wall of the room.

**Room S.20:**

There is a six-over-six timber sash window on the eastern wall of the room.

**Room S.21:**

There are two six-over-six timber sash windows on the eastern wall of the room.

**Room S.22:**

There is a six-over-six timber sash window on the western wall of the room.

**Room S.23:**

There is a six-over-six timber sash window on the western wall of the room.

**Room S.24:**

There is a six-over-six timber sash window on the eastern wall of the room.

**Room S.25:**

There is a six-over-six timber sash window on the western wall of the room.

**Room S.26:**

This room is the secondary stairhall to the northern end of the New Wing. There is a glazed extension to the north, housing an elevator and small lobby area. There is a six-over-six timber sash window at half-landing level on the eastern wall.

**Room S.26A:**

This room is the lobby area to the elevator in the glazed extension at the northern end of the building.

**Room S.27:**

This room is the western end of Room S.28, the central circulation corridor at Second Floor Level.

**Room S.27A:**

This room is a small storage and service space to the north of Room S.27.

**Room S.28:**

This room is the eastern section of the central circulation corridor at Second Floor Level.

**Room S.29:**

There is a six-over-six timber sash window on the southern wall.

**Room S.30:**

There are modern lightweight partition walls forming toilet cubicles in the north-eastern corner of the room. There are two windows on the northern wall.

**Room S.31:**

There is a six-over-six timber sash window on the southern wall of the room.

**Room S.32:**

There are modern lightweight partition walls subdividing the room into two cubicles. There are two windows on the northern wall.

Room S.33:

There is a six-over-six timber sash window on the northern wall of the room.

Room S.34:

There is a six-over-six timber sash window on the southern wall of the room.

Room S.35:

There is a six-over-six timber sash window on the northern wall of the room.

Room S.36:

There is a six-over-six timber sash window on the southern wall of the room.

Room S.37:

There is a six-over-six timber sash window on the northern wall of the room.

Room S.38:

There is a tripartite Venetian window on the southern wall of the room.

Room S.39:

This room is the eastern stairhall at Second Floor Level. There is a six-over-six timber sash window on the northern wall of the room. There is a six-over-six timber sash window at half-landing level on the eastern wall.

Room S.40:

This room is the link corridor between the Main Seminary Block and the New Wing. There are two six-over-six timber sash windows on the southern wall, and a six-over-six timber sash window on the northern wall.

### 3.6 The Library Wing

This building is not included on the DCC Record of Protected Structures.

#### Outline Historical Development

The Library Wing is a later addition to the college complex, constructed c. 1966 to designs by Nevin and Nolan Architects. A 1969 drawing by Nevin & Nolan shows that the ground floor level contained Refectory and Kitchens, and associated stores rooms.

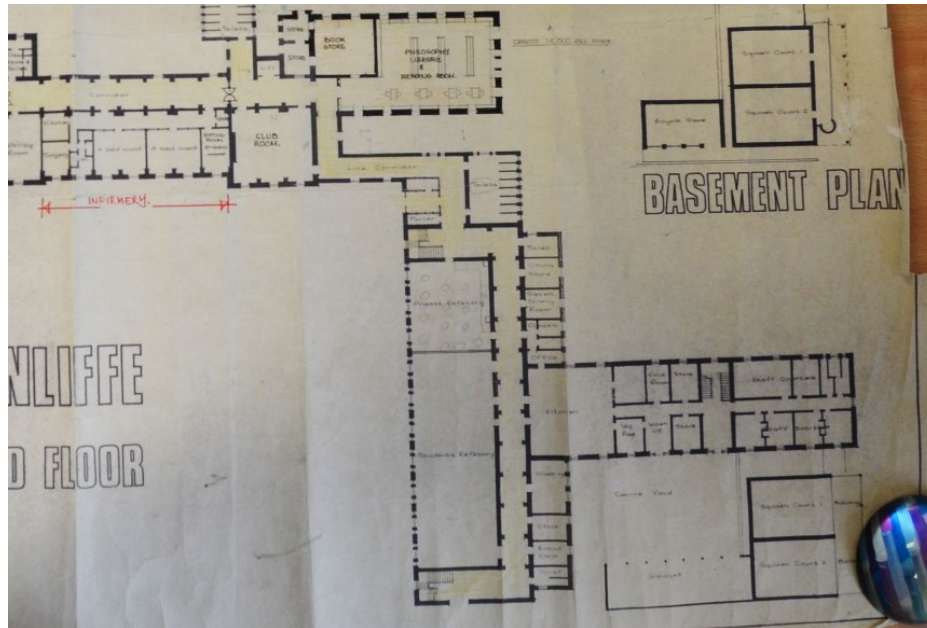


Figure 53: 1969 Drawing by Nevin & Nolan Architects showing the ground floor layout of the 'Library Wing'.

No details or written record relating to the construction of this wing were found during the preparation of this report. The wing is referred to within the college as the 1966 Wing.

#### Description – Exterior

The subject building is a four-storey multi-bay T-shaped block, sand and cement rendered, dating from the 1960s. The building has a pitched and hipped slate roof. There are Venetian windows at ground floor level, with round-headed windows at first floor level.

#### Description – Interior

##### Ground Floor Level:

##### Room G.01:

This room is the modern entrance hall at Ground Floor Level. The link corridor to the Main Seminary Block is to the south-west of the room. There is a modern entrance porch to the southern wall. There is a tripartite Venetian window on the western wall of the room. There is an arch on the eastern wall, containing modern double doors.

##### Room G.02:

This room is the primary stairhall at Ground Floor Level. There is an arched ope on the northern wall, containing a modern pair of double doors with fan-light and side-lights. There is an arch on the western wall of the room. The staircase is to the southern end of the room. There is a round-headed window at half-landing level on the southern wall.

##### Room G.03:

This room is the main circulation corridor at ground floor level. There are modern roof-lights to the ceiling. There are arches at regular intervals along the corridor.

##### Room G.04:

There are two six-over-six timber sash windows on the southern wall.

**Room G.05:**

There are three timber Venetian windows on the southern wall of the room. There is a timber mantelpiece on the eastern wall. There are two downstand beams to the ceiling.

**Room G.06:**

There is a round-headed timber sash window on the western wall of the room. There are modern lightweight partition walls subdividing the room. There is a round-headed timber sash window on the northern wall of the room.

**Room G.07:**

There is a round-headed timber sash window on the northern wall of the room.

**Room G.08:**

There is a round-headed timber sash window on the northern wall of the room.

**Room G.09:**

There are two round-headed timber sash windows on the northern wall of the room. Modern lightweight partitions subdivide the room.

**Room G.10:**

There is a round-headed timber sash window on the northern wall.

**Room G.11:**

There are seven timber Venetian windows on the southern wall of the room. There are downstand beams to the ceiling of the room. Modern lightweight partition walls along the northern wall of the room form two board rooms.

**Room G.12:**

This room is formed by modern lightweight partition walls. There is a modern suspended ceiling.

**Room G.13:**

This room is formed by modern lightweight partition walls. There is a modern suspended ceiling.

**Room G.14:**

This room is the central section of the circulation corridor. There are door opens to the north and south. There are arched opens with double doors and fanlights to the east and west.

**Room G.15:**

This room is a lobby area to Room G.18.

**Room G.16:**

There are four round-headed timber sash windows on the northern wall of the room.

**Room G.17:**

This room is formed by modern partition walls. There are no features of architectural interest.

**Room G.18:**

This room is a modern storage area. There are two windows on the eastern wall of the room. There are modern glazed partition walls to the north.

Room G.19:

This room is formed by modern lightweight glazed partition walls. There are two round-headed timber sash windows on the western wall.

Room G.20:

This room is a modern circulation corridor between the modern glazed partition walls to the east and west.

Room G.21:

This room is a secondary entrance hall. There are timber double doors on the eastern wall, with leaded glass side-lights and over-light.

Room G.22:

This room is a central circulation corridor. There are no features of architectural interest.

Room G.23:

This room is a secondary stair hall. There are modern external timber double doors on the eastern wall of the room. There are modern stairs to the western end of the room, with a round-headed timber sash window on the western wall at half-landing level. There is a narrow flight of steps leading to basement level.

Room G.24:

This room is the central circulation corridor to the northern section of the northern wing of the building. There is a round-headed timber sash window on the northern wall.

Room G.25:

There is a round-headed timber sash window on the eastern wall of the room.

Room G.26:

There is a round-headed timber sash window on the western wall of the room.

Room G.27:

The original room has been subdivided by modern partition walls. There is a timber sash window on the western wall.

Room G.28:

The original room has been subdivided by modern partition walls. There is a timber sash window on the western wall.

Room G.29:

This room is the eastern section of the central circulation corridor. There are roof-lights to the ceiling and arches at regular intervals along the corridor. There is an arched opening on the southern wall with glazed screen and double doors.

Room G.30:

There is a round-headed timber sash window on the northern wall.

Room G.31:

There are modern partition walls subdividing this room. There is a round-headed timber sash window on the northern wall, and a sash window on the eastern wall of the room.

Room G.32:

This room is the secondary stairhall at the eastern end of the building. There are double doors on the eastern wall. There is a round-headed timber sash window on the southern wall at half-landing level.

First Floor Level:

Room F.01:

This room is the link corridor between Main Seminary Block and the Library Wing. There are two windows on the eastern wall and three windows on the western wall.

Room F.02:

This room is a modern extension to the northern end of the Main Seminary Block. There is a window on the northern wall of the room.

Room F.03:

This room is the northern section of the link corridor between the Main Seminary Block and the Library Wing.

Room F.04:

This room is a small WC. There is a six-over-six timber sash window on the northern wall.

Room F.05:

There is a six-over-six timber sash window on the southern wall of the room.

Room F.06:

There are modern partition walls subdividing this room. There is a six-over-six timber sash window on the northern wall.

Room F.07:

This room is the primary stairhall at First Floor Level. There are round-headed timber sash windows at half-landing levels on the southern wall.

Room F.08:

There is a round-headed timber sash window on the southern wall.

Room F.09:

There is a round-headed timber sash window on the northern wall of the room.

Room F.10:

There is a lightweight partition wall to the western side of the room. There is a round-headed timber sash window on the southern wall.

Room F.11:

There is a round-headed timber sash window on the southern wall.

**Room F.12:**

This room is in the northern wing of the building. It is the reading room of the Diocesan archives. There are three round-headed timber sash windows on both the eastern and western walls. There are downstand beams running across the ceiling.

**Room F.13:**

The four windows on both the eastern and western walls of the room have been blocked up by metal roller shutters.

**Room F.14:**

This room is a small storage area at the junction between the northern wing and the main wing of the building.

**Room F.15:**

This room is a small storage area at the junction between the northern wing and the main wing of the building.

**Room F.16:**

This room is the junction of the corridor and the northern wing. There are modern lightweight partition walls to the east.

**Room F.17:**

This room is formed by modern lightweight partition walls which form a lobby area within the corridor.

**Room F.18:**

There is a round-headed timber sash window on the southern wall of the room.

**Room F.19:**

This room is formed by modern lightweight partition walls subdividing the original room.

**Room F.20:**

This room has been subdivided by modern lightweight partition walls. There is a round-headed timber sash window on the northern wall.

**Room F.21:**

This room has been subdivided by modern lightweight partition walls. There is a modern clerestory window on the northern wall of the room.

**Room F.22:**

There is a round-headed timber sash window on the southern wall of the room.

**Room F.23:**

There is a round-headed timber sash window on the northern wall of the room.

**Room F.24:**

There is a round-headed timber sash window on the southern wall of the room.

**Room F.25:**

There are two round-headed timber sash window on the southern wall of the room.

Room F.26:

There is a round-headed timber sash window on the northern wall of the room.

Room F.27:

This room is the western section of the central circulation corridor at First Floor Level.

Room F.28:

There are modern lightweight partition walls subdividing this room. There are two round-headed timber sash windows on the northern wall of the room.

Room F.29:

There is a round-headed timber sash window on the southern wall of the room.

Room F.30:

There is a round-headed timber sash window on the northern wall of the room.

Room F.31:

There is a round-headed timber sash window on the northern wall of the room.

Room F.32:

There is a round-headed timber sash window on the northern wall of the room.

Second Floor Level:

Room S.01:

This room is the primary stairhall at Second Floor Level. There are round-headed timber sash windows on the southern wall at half-landing level.

Room S.02:

There is a large central ope on the subdividing wall in the centre of this room. There are two six-over-six timber sash windows on the northern wall of the room.

Room S.03:

There is a six-over-six timber sash window on the southern wall of the room.

Room S.04:

This room is the western section of the central circulation corridor at Second Floor Level.

Room S.05:

There are two six-over-six timber sash windows on the southern wall of the room.

Room S.06:

This room has been subdivided by modern lightweight partition walls.

Room S.07:

There is a large central ope on the subdividing wall in the centre of this room. There are two six-over-six timber sash windows on the southern wall of the room.

Room S.08:

This room is the junction between the central circulation corridor and the northern wing of the building.

Room S.09:

This room is a small room at the junction between the northern wing and the main body of the building.

Room S.10:

This room is the central circulation corridor to the northern wing of the building.

Room S.11:

There is a six-over-six timber sash window on the western wall of the room.

Room S.12:

There is a six-over-six timber sash window on the eastern wall of the room.

Room S.13:

There is a six-over-six timber sash window on the western wall of the room.

Room S.14:

There is a six-over-six timber sash window on the eastern wall of the room.

Room S.15:

There is a six-over-six timber sash window on the western wall of the room.

Room S.16:

There is a six-over-six timber sash window on the eastern wall of the room.

Room S.17:

There is a six-over-six timber sash window on the western wall of the room.

Room S.18:

There is a six-over-six timber sash window on the eastern wall of the room.

Room S.19:

There is a six-over-six timber sash window on the eastern wall of the room.

Room S.20:

There is a six-over-six timber sash window on the western wall of the room.

Room S.21:

This room is the northern section of Room S.10. There is a pair of modern double doors on the northern wall.

Room S.22:

There is a six-over-six timber sash window of the western wall of the room.

Room S.23:

There is a six-over-six timber sash window of the eastern wall of the room.

Room S.24:

There is a large central ope on the subdividing wall in the centre of this room. There are two six-over-six timber sash windows on the eastern wall of the room.

Room S.25:

There is a six-over-six timber sash window on the western wall of the room.

Room S.26:

This room is the stairhall to the secondary staircase at the northern end of the building. There is a six-over-six timber sash window on the northern wall.

Room S.27:

There is a large central ope on the subdividing wall in the centre of this room. There are two six-over-six timber sash windows on the southern wall of the room.

Room S.28:

This room is the eastern section of the main circulation corridor in the main section of the building.

Room S.29:

There is a six-over-six timber sash window on the southern wall of the room.

Room S.30:

There are two six-over-six timber sash timber sash windows on the northern wall of the room.

Room S.31:

There is a six-over-six timber sash window on the northern wall of the room.

Room S.32:

There is a six-over-six timber sash window on the southern wall of the room.

Room S.33:

There is a six-over-six timber sash window on the northern wall of the room.

Room S.34:

This room is the secondary stairhall at the eastern end of the building. There is a six-over-six timber sash window on the eastern wall of the room.

Third Floor Level:

Room T.01:

This room is the secondary stairhall at the eastern end of the building. There is a six-over-six timber sash window on the eastern wall of the room.

Room T.02:

There is a six-over-six timber sash window on the northern wall of the room.

Room T.03:

There is a six-over-six timber sash window on the southern wall of the room.

Room T.04:

There is a six-over-six timber sash window on the northern wall of the room.

Room T.05:

There are two six-over-six timber sash windows on the northern wall of the room.

Room T.06:

There is a six-over-six timber sash window on the southern wall of the room.

Room T.07:

There is a six-over-six timber sash window on the northern wall of the room.

Room T.08:

There is a six-over-six timber sash window on the southern wall of the room.

Room T.09:

This room is the junction between the central circulation corridor and the northern wing of the building.

Room T.10:

This room is the central circulation corridor to the northern wing of the building.

Room T.11:

There is a six-over-six timber sash window on the southern wall of the room.

Room T.12:

There is a six-over-six timber sash window on the southern wall of the room.

Room T.13:

This room is subdivided by modern lightweight partitions. There is a modern clerestory window on the northern wall.

Room T.14:

There are two six-over-six timber sash windows on the northern wall of the room.

Room T.15:

This room is the western section of the main circulation corridor at Third Floor Level. There is a pair of double doors on the western end of the room.

Room T.16:

This room is a small room at the junction of the main section of the building and the northern wing.

Room T.17:

There is a six-over-six timber sash window on the southern wall of the room.

Room T.18:

There is a large central ope on the subdividing wall in the centre of this room. There are two six-over-six timber sash windows on the eastern wall of the room.

Room T.19:

There is a six-over-six timber sash window on the western wall of the room.

Room T.20:

There is a large central ope on the subdividing wall in the centre of this room. There are two six-over-six timber sash windows on the eastern wall of the room.

Room T.21:

There is a six-over-six timber sash window on the western wall of the room.

Room T.22:

There is a six-over-six timber sash window on the western wall of the room.

Room T.23:

There is a six-over-six timber sash window on the eastern wall of the room.

Room T.24:

This room is the northern stairhall at Third Floor Level. There is a six-over-six timber sash window on the northern wall of the room.

Room T.25:

There is a large central ope on the subdividing wall in the centre of this room. There are two six-over-six timber sash windows on the eastern wall of the room.

Room T.26:

There is a six-over-six timber sash window on the western wall of the room.

Room T.27:

There is a six-over-six timber sash window on the northern wall of the room.

Room T.28:

There is a six-over-six timber sash window on the western wall of the room.

Room T.29:

There is a six-over-six timber sash window on the northern wall of the room.

Room T.30:

There are two six-over-six timber sash windows on the southern wall of the room.

Room T.31:

There is a six-over-six timber sash window on the southern wall of the room.

Room T.33:

There is a six-over-six timber sash window on the northern wall of the room.

Room T.34:

This room is the primary stairhall at Third Floor Level. There is a six-over-six timber sash window on the western wall.

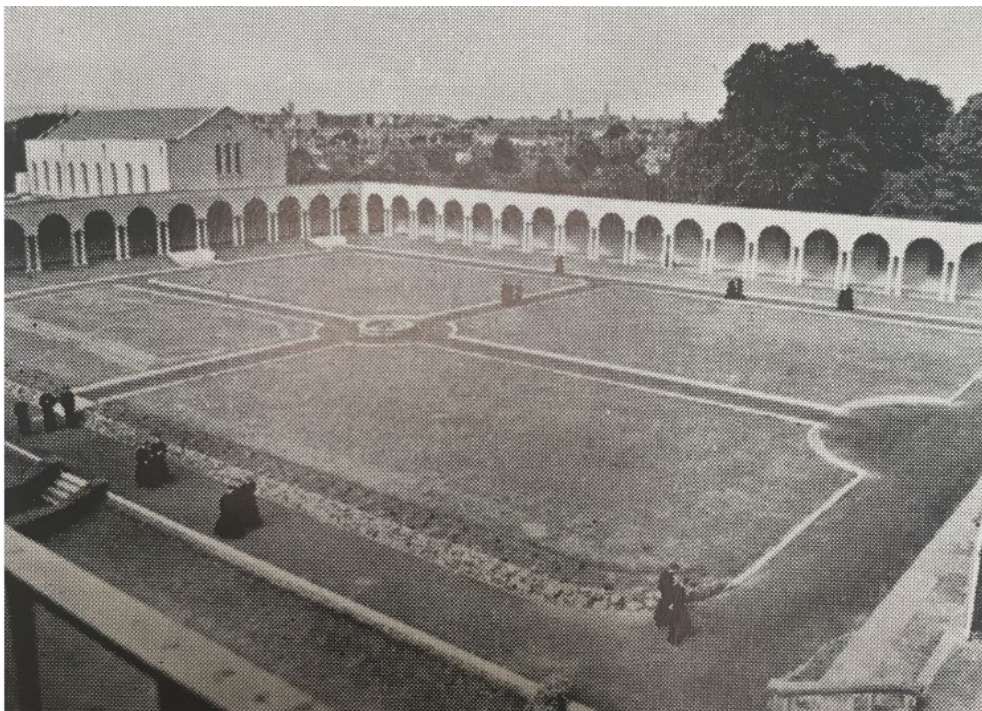
### 3.7 The Ambulatory

This building is a Protected Structure, DCC RPS Ref. No. 1901.



*Figure 55: Photograph pre-dating the laying out of the formal gardens to the rear of the Main Seminary Block, showing the area in use as a football pitch.*

The ambulatory was constructed alongside the construction of the Assembly Hall, in 1958-59, by Jones & Kelly Architects. The ambulatory was constructed to provide shelter to students as they walked from building to building. The L-shaped ambulatory matched the design of the arcade on the southern elevation of the New Wing. This completed the formation of the College Quadrangle.



*Figure 56: Historic photograph showing the Ambulatory, Assembly Hall and formal gardens in the quadrangle.*

The formal gardens within the quadrangle pre-date the construction of the ambulatory itself, and appear to have been laid out c. 1953, following the construction of the New Wing. The ambulatory will be retained in total along with the mosaics within. The felt to the flat roofs has failed and works will be carried out to restore these in accordance with the conservation specifications.

### 3.8 The Red House formerly Clonliffe House (a Protected Structure)

This building is a Protected Structure and a Recorded Monument (see archaeological reporting by IAC including Chapter 16 of the EIAR). It is a three-bay, two-storey over basement detached, mid-sized Georgian House in red brick with a double-piled pitched slate roof (and additions) which has lost its original setting to the institutional complex and developments behind it to the east. Whilst it forms an important part of the overall lands and requires particular consideration in respect of any proposed development, the building itself does not form part of the subject site. There are no physical impacts proposed to it, therefore, and no detailed assessment of the interiors was carried out.



*Figure 57: View showing the transformed front setting to the Red House (formerly Clonliffe House) with tarmacked parking area and rendered utilitarian extensions visible to either side.*

### 3.9 Archbishop's House (a Protected Structure)

This building is a Protected Structure. It is a three-bay, two-storey brick dwelling with fine limestone detailing to designs of William Hague. Again, the building, whilst forming part of the overall complex, turns its back on the seminary and is contained in its own setting separated from the subject site by large stone walls. As it does not form part of the subject site and there are no physical impacts proposed to it, no detailed assessment of the interiors was carried out.



*Figure 58: View of Archbishop's house and the elegant projecting front porch on the Drumcondra Road side of the complex.*

#### **4. Assessment of Cultural Significance**

The primary significance of the buildings on the site is based on the ensemble, and on the contribution of the buildings to the overall characteristics of the site. Individually, the buildings have varying degrees of significance due to their effects on that character and due to some poor-quality interventions in the late 20<sup>th</sup> Century which included the loss of most of the interiors of Bourke's original seminary. Some of these additions, therefore, including the Library and New Wing are considered of lesser significance having a negative impact on the overall site and have, correctly, been omitted from inscription on the RPS by Dublin City Council

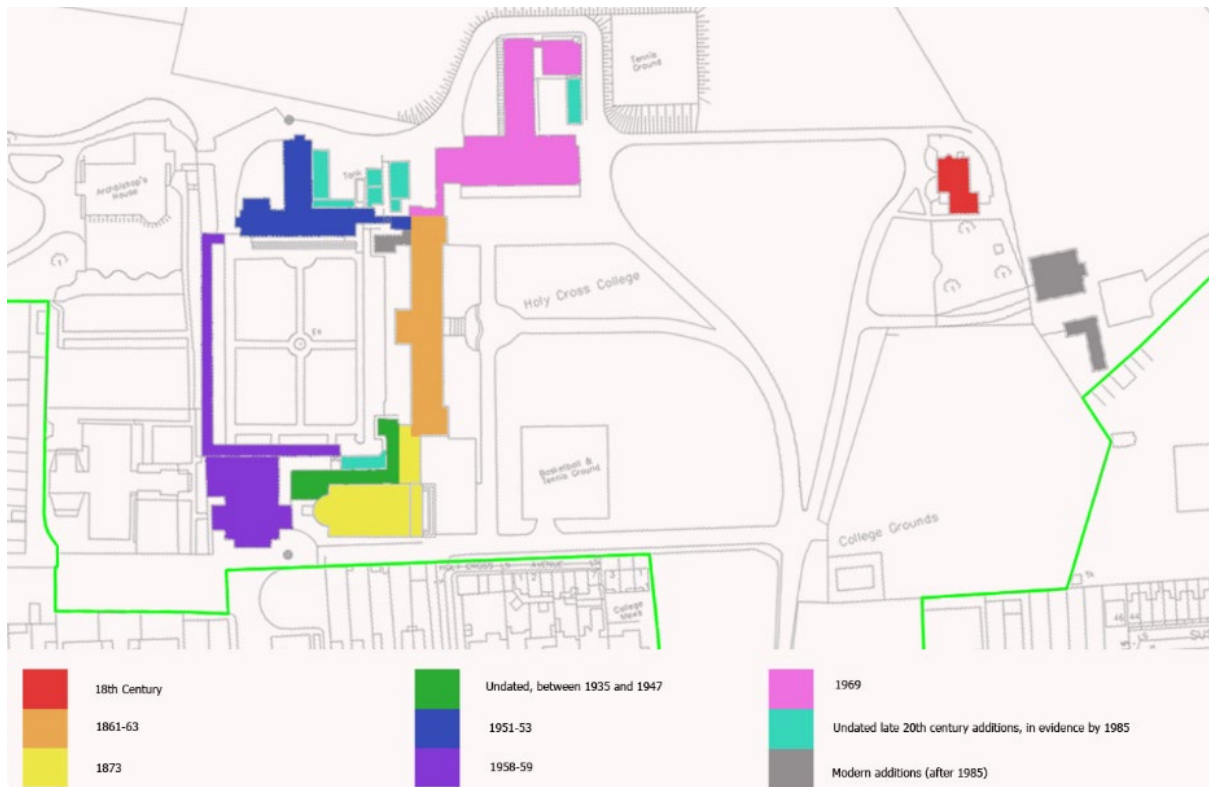


Figure 59: Diagram showing the different phases of development on the site - based on historic documentation, maps and historic photographs. The scale of this diagram means it cannot describe fully the degree of internal alteration and the large number of minor extensions of which there are many. These include the poor-quality toilet block extensions, the complete shelling and reconstruction of the interior of Bourke's seminary building and the conversion of the original assembly hall into an Oratory in the 1960s.

The complex comprises the following elements within and adjacent to the subject site for consideration –

- Main College Building (1863) - John Bourke's Original Seminary (a Protected Structure)
- Holy Cross Church – JJ McCarthy's Original College Chapel (a Protected Structure)
- South Link Building by JJ McCarthy (a Protected Structure)
- Assembly Hall (a Protected Structure)
- The New Wing (including the single storey arcade forming northern perimeter of college quadrangle)
- Library Wing
- Ambulatory (a Protected Structure)
- Setting
- The Red House (a Protected Structure and Recorded Monument)
- Archbishop's House (a Protected Structure)

#### **4.1 Main College Building (1863) - John Bourke's Original Seminary**

##### **4.1.1 Architectural Significance of Main College Building (1863) - John Bourke's Original Seminary (a Protected Structure)**

This structure was inscribed on the DCC Record of Protected Structures in 2000 (Ref 1901). It represents the first piece of new architecture associated with the seminary use in the late 19<sup>th</sup> Century. It was designed by the eminent architect John Bourke – also responsible for the original Mater Hospital building. Despite the loss of its original interiors it remains the focal point for the architecture of the site and contributes very particular architectural significance to the setting.

The front façade is of primary significance and remains largely unaltered from its original form. The façade is of architectural significance in and of itself, and also in its contribution to the character of the setting of the college lands.

The interior of the Block has been transformed in modern times, with localised reconstruction following a fire in the early 20<sup>th</sup> century and a later 20<sup>th</sup> century wholesale reconstruction of the interior. The interior as it exists today appears to be almost entirely a late 20<sup>th</sup> century reconstruction and is not considered to be of any particular interest.



*Figure 60: Photograph showing the complete internal reconstruction of the Main Seminary Block in 1966. Note the new concrete frame at the base and the RSJs which abut the walls and ultimately require cladding in brick slips.*



*Figure 61: View of the late 20th century brick 'arches' at Ground Floor Level of the Main Seminary Block. The floors above and below are constructed in and supported by a steel and concrete frame. The brick visible here is a cladding which conceals the 1960s RSJs that intruded into Bourke's original corridor space. These represent 1960s cladding and support no loads above.*

#### **4.1.2 Historic Significance**

The building is of historic significance as part of a large Catholic institutional facility in 19<sup>th</sup> century Dublin. The growth and development of the site mirrors the rising Catholic population of the city and is of interest from a social history perspective. The development is tied to significant historic figures, including Archbishop McQuaid.

#### **4.1.3 Technical Significance**

None of the buildings on site can be considered to be of particular technical significance.

#### **4.1.4 Vernacular Significance**

None of the buildings on site are vernacular.

#### **4.1.5 Group Significance**

The ensemble of buildings on the site are considered to have added significance as a group.

#### **4.1.6 Personal Association**

The development of the subject site is associated with former Archbishops of Dublin, and with significant Irish architects including J. J. McCarthy. The construction and fundraising of the

New Wing and the Library Wing were associated with the Archbishop McQuaid, considered one of the most powerful and influential figures in Ireland at the time.

#### **4.1.7 Unique/Rarity**

The subject buildings are relatively typical 19<sup>th</sup> and 20<sup>th</sup> century institutional buildings. The Italianate style of the Chapel building is rare for J. J. McCarthy.

#### **4.1.8 Detail/Design**

The buildings on site are quite standard for its time in detail and execution.

#### **4.1.9 Archaeological Significance**

This report does not address archaeological issues.

#### **4.1.10 Materials**

The use of materials in these buildings is standard for their time, and could not be considered to be particularly significant.

#### **4.1.11 Setting**

The seminary forms a long elevation (with the chapel front and south link) and makes a very positive contribution to the setting, remaining the focal point of the overall complex despite additions in the 19<sup>th</sup> and 20<sup>th</sup> Centuries.

### **4.2 Holy Cross Church – JJ McCarthy’s Original College Chapel (a Protected Structure)**

This structure was inscribed on the DCC Record of Protected Structures in 2000 (Ref 1901).

#### **4.2.1 Architectural Significance**

The front façade is of primary architectural significance, facing onto the front setting of the College and aligned with the facades of the Main Seminary Block and South Link building. The front façade is of high architectural quality and has a distinctive and strong character.

The rear façade of the Chapel is of lesser architectural significance than the front façade. This significance has been further detracted from by the mid-20<sup>th</sup> century construction of the Assembly Hall in the immediate setting of the rear façade. The entrance to the vault for Cardinal Cullen’s tomb is located at the rear façade of the Chapel, and is considered to be of architectural significance.

The side facades of the structure are of lesser architectural significance, with minimal decorative features and windows at high level only. The northern side elevation has been impacted by the construction of the 20<sup>th</sup> century Chapel Corridor and other later interventions in this area. The southern side elevation is considered to be of slightly greater significance

than the northern elevation, due to its largely unaltered form and its greater visual prominence on the approaches to the College via Holy Cross Avenue and the existing Mater Dei entrance.

The interior of the Chapel is of architectural and artistic significance. Later additions, as detailed in Section 3.2 above, are generally of lesser significance compared with the original features.

#### **4.2.2 Historic Significance**

The buildings on site are of historic significance as a large Catholic institutional facility in 19<sup>th</sup> century Dublin. The growth and development of the site mirrors the rising Catholic population of the city and is of interest from a social history perspective. The development is tied to significant historic figures, including Archbishop McQuaid.

#### **4.2.3 Technical Significance**

None of the buildings on site can be considered to be of particular technical significance.

#### **4.2.4 Vernacular Significance**

None of the buildings on site are vernacular.

#### **4.2.5 Group Significance**

The ensemble of buildings on the site are considered to have added significance as a group.

#### **4.2.6 Personal Association**

The development of the subject site is associated with former Archbishops of Dublin, and with significant Irish architects including J. J. McCarthy. The construction and fundraising of the New Wing and the Library Wing were associated with the Archbishop McQuaid, considered one of the most powerful and influential figures in Ireland at the time.

#### **4.2.7 Unique/Rarity**

The subject buildings are relatively typical 19<sup>th</sup> and 20<sup>th</sup> century institutional buildings. The Italianate style of the Chapel building is rare for J. J. McCarthy.

#### **4.2.8 Detail/Design**

The buildings on site are quite standard for its time in detail and execution.

#### **4.2.9 Archaeological Significance**

This report does not address archaeological issues.

#### **4.2.10 Materials**

The use of materials in these buildings is standard for their time, and could not be considered to be particularly significant.

#### **4.2.11 Setting**

The church forms a long elevation (with the seminary and south link) and makes a very positive contribution to the setting, remaining the focal point of the overall complex despite additions in the 19<sup>th</sup> and 20<sup>th</sup> Centuries.

### **4.3 South Link Building by JJ McCarthy (a Protected Structure)**

This structure was inscribed on the DCC Record of Protected Structures in 2000 (Ref 1901).

#### **4.3.1 Architectural Significance**

The front façade of the block was designed alongside the College Chapel and intended to form both a physical and a visual link between the Main Seminary Block and the new Chapel (also designed by JJ McCarthy). The façade faces onto the front setting of the college and contributes to the character of the group of buildings.

The rear façade is largely invisible and blocked up by later interventions. As with the Seminary Block above, this structure predates the creation of the formal gardens in the rear quadrangle, and the rear façade is of lesser significance than the front façade.

The interior has been significantly altered at ground floor level. However, in contrast to the seminary interior, some original features of interest survive at first floor level, as outlined in section 3.3 above.

#### **4.3.2 Historic Significance**

The buildings on site are of historic significance as a large Catholic institutional facility in 19<sup>th</sup> century Dublin. The growth and development of the site mirrors the rising Catholic population of the city and is of interest from a social history perspective. The development is tied to significant historic figures, including Archbishop McQuaid.

#### **4.3.3 Technical Significance**

None of the buildings on site can be considered to be of particular technical significance.

#### **4.3.4 Vernacular Significance**

None of the buildings on site are vernacular.

#### **4.3.5 Group Significance**

The ensemble of buildings on the site are considered to have added significance as a group.

#### **4.3.6 Personal Association**

The development of the subject site is associated with former Archbishops of Dublin, and with significant Irish architects including J. J. McCarthy. The construction and fundraising of the New Wing and the Library Wing were associated with the Archbishop McQuaid, considered one of the most powerful and influential figures in Ireland at the time.

#### **4.3.7 Unique/Rarity**

The subject buildings are relatively typical 19<sup>th</sup> and 20<sup>th</sup> century institutional buildings. The Italianate style of the Chapel building is rare for J. J. McCarthy.

#### **4.3.8 Detail/Design**

The buildings on site are quite standard for its time in detail and execution.

#### **4.3.9 Archaeological Significance**

This report does not address archaeological issues.

#### **4.3.10 Materials**

The use of materials in these buildings is standard for their time, and could not be considered to be particularly significant.

#### **4.3.11 Setting**

The south-link building makes a positive contribution to the setting and forms part of the designed 19<sup>th</sup> Century ensemble and front elevation (with McCarthy's Chapel and Bourke's Seminary) to the complex facing onto the front setting.

### **4.4 Assembly Hall (a Protected Structure)**

This structure was inscribed on the DCC RPS in 2000 (Ref 1901).

#### **4.4.1 Architectural Significance**

The front façade faces South towards the entrance to the Mater Dei campus and has no relationship with the front setting of Holy Cross College. The significance of this façade is as a standalone piece rather than as part of a group with the other college buildings.

The rear façade is partially obscured by the adjoining Ambulatory and thus appears to be at a remove from the formal garden in the rear quadrangle. The central Venetian window at high level on the rear façade is in keeping with the architectural language and character of the return on the rear elevation of the Main Seminary Block.

The interior of the building has been transformed by the conversion of the space to a library function. The proscenium arch survives largely intact but has been obscured by the mezzanine intervention.



Figure 62: View of existing assembly hall interior which has been compromised by the addition of a mezzanine.

#### **4.4.2 Historic Significance**

The buildings on site are of historic significance as a large Catholic institutional facility in 19<sup>th</sup> century Dublin. The growth and development of the site mirrors the rising Catholic population of the city and is of interest from a social history perspective. The development is tied to significant historic figures, including Archbishop McQuaid.

#### **4.4.3 Technical Significance**

None of the buildings on site can be considered to be of particular technical significance.

#### **4.4.4 Vernacular Significance**

None of the buildings on site are vernacular.

#### **4.4.5 Group Significance**

The ensemble of buildings on the site are considered to have added significance as a group.

#### **4.4.6 Personal Association**

The development of the subject site is associated with former Archbishops of Dublin, and with significant Irish architects including J. J. McCarthy. The construction and fundraising of the New Wing and the Library Wing were associated with the Archbishop McQuaid, considered one of the most powerful and influential figures in Ireland at the time.

#### **4.4.7 Unique/Rarity**

The subject buildings are relatively typical 19<sup>th</sup> and 20<sup>th</sup> century institutional buildings. The Italianate style of the Chapel building is rare for J. J. McCarthy.

#### **4.4.8 Detail/Design**

The buildings on site are quite standard for its time in detail and execution.

#### **4.4.9 Archaeological Significance**

This report does not address archaeological issues.

#### **4.4.10 Materials**

The use of materials in these buildings is standard for their time, and could not be considered to be particularly significant.

#### **4.4.11 Setting**

The assembly hall forms the southern edge to the formal quadrangle to the rear of the seminary and adds to the quality of the setting therefore.

#### **4.5 New Wing (not Protected)**

- a) *The building cannot be considered to be a generally agreed exemplar of good quality architectural design;*
- b) *The building is the work of a relatively unknown and undistinguished architect;*
- c) *The building does not provide an exemplar of a building type, plan-form, style or styles of any period but also the harmonious interrelationship of differing styles within one structure;*
- d) *The arcade on the southern elevation of the building contributes to the character of the quadrangle to the rear of the Main Seminary Block, and is considered to form part of a group with the Ambulatory (a Protected Structure);*
- e) *The Oratory at Ground Floor Level has some features which are considered to be of minor architectural interest.*



*Figure 63: View of the rear facades of the new wing.*

The subject building is a 1950s cellular seminary block within the college. It was designed by Architect Stanislaus Nevin and constructed in concrete blocks and steel in a pastiche expression. It cannot be considered to be of sufficient architectural quality and interest significance in and of itself to merit its inclusion on the RPS. This is confirmed by the recorded discussions which took place within the Dublin Corporation/City Council executive c. 2000. These resulted in the site's inscription in 2000 which defined the extent of protection, considering all of the buildings on the site including the New Wing and Library Wing. The

conclusion of these discussions determined that both should be omitted from protection. As well as being in agreement with the 2000 inscription, this assessment is in agreement with the assessment by the NIAH of 2017 which broadly notes significance for the overall complex but does not address this building as a distinct element.

Internally, there are minimal fittings and features of interest. Some of the fittings in the 1960 Oratory on Ground Floor Level are considered to be of artistic and/or architectural interest, as detailed in Section 3. On the upper levels of the building, original features such as the cast-iron radiators and sash windows are considered to be of sufficient interest to warrant salvage (see conservation specifications). In general, with the exception of the Oratory, the interiors of the building cannot be considered to be of any particular interest (see appended photo record describing all of these).

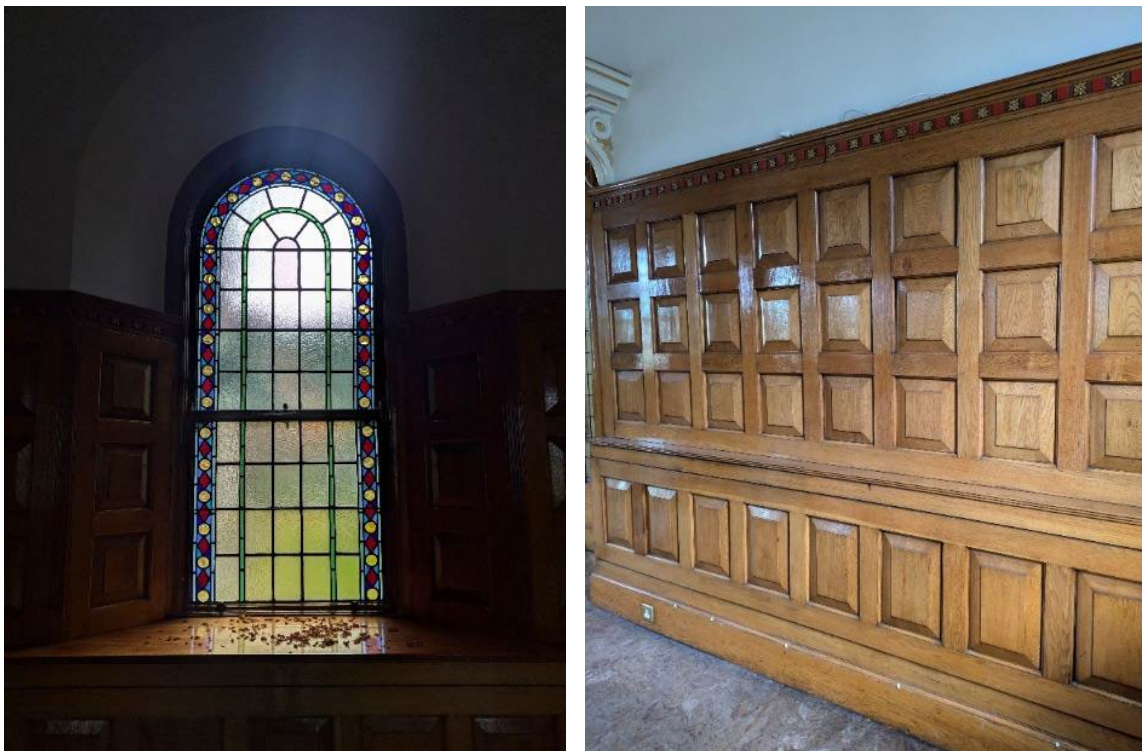


Figure 64: Views of the leaded glazing to the windows (added to the sashes in 1960) and the oak panelling in the Oratory also dating from 1960. These are considered to be of sufficient artistic and architectural interest to merit salvage.

Architectural significance can be ascribed to the building on the basis of its arcade forming the northern edge of the cloistered, formal College quadrangle, and the contribution that it makes to the character of the quadrangle. The architectural language of the arcade on the southern elevation of the building was replicated in the later ambulatory, and together these features frame the quadrangle to the rear of the main Seminary block and contribute to the architectural character of the quadrangle. This element - *"the single storey arcade forming northern perimeter of college quadrangle"* - , whilst not inscribed in accordance with the Act, has nevertheless been 'clarified' within the most recent Development Plan as being protected due to it forming the northern part of the later Ambulatory Protected Structure. It is worth noting that the remainder of the building has not been included through such clarification and that the 1960s Oratory fit-out is omitted also.



Figure 65: View of the quadrangle from the north-west corner with the arcade to the New Wing visible on LHS.



Fig. 66 Aerial view showing the much-later, mid-20<sup>th</sup> Century, poorly executed 'pastiche' additions to the site known as the Library and New Wing.

Whilst the single-storey, south-facing arcade to the New Wing adds to the quality of the quadrangle, the elevations to the rear (north) are of no architectural significance, fail to address this part of the overall setting and create a utilitarian character to this part of the site.

The New Wing (and Library) did not form part of masterplans or designs by Bourke or JJ McCarthy. They are of a far lesser architectural significance and have been expressly omitted from inscription and protection on the Dublin City Council RPS and on the recent clarification to it. The Library extension in particular has had a detrimental impact on the original seminary, effecting a front return which unbalances its composition when viewed from the east and resulting in the loss of much of the tree-lined avenue which ran east towards the Red House. The buildings succeed in reducing the permeability of the site by severing the north setting from the front. The elevations of both to the north are monolithic fail to address the setting to this side creating disconnected utilitarian space to the north. These are additions to the site which would have to be considered of a lesser architectural significance as has been properly expressed on the inscription to the RPS.



Fig. 67 View looking east within cloistered quadrangle to east of seminary.

#### **4.6 Library Wing (not Protected)**

- a) *The building cannot be considered to be a generally agreed exemplar of good quality architectural design;*
- b) *The building is not the work of a known or distinguished architect;*
- c) *The building does not provide an exemplar of a building type, plan-form, style or styles of any period but also the harmonious interrelationship of differing styles within one structure;*
- d) *The building does not make a positive contribution to its setting and is considered to detract from the front setting of the Main Seminary Block (a Protected Structure);*
- e) *The building does not have an interior that is well designed, rich in decoration, complex or spatially pleasing.*

The subject building is a 1950s residential block within the college. It was designed by Architect Stanislaus Nevin and constructed in concrete blocks and steel in a pastiche expression. It cannot be considered to be of sufficient architectural quality and interest significance in and of itself to merit its inclusion on the RPS. This is confirmed by the discussions around the site's inscription in 2000 and the inscription itself. The broad assessment by the NIAH of 2017 does not address the qualities of special interest of individual buildings on site.

Internally, there are no features or fittings which could be considered to be of any particular architectural or other significance.

With regard to setting, the location of this wing does not fit with the quadrangle lay-out of the earlier college buildings and is considered to detract from the front setting of the Main Seminary Block, a Protected Structure.

The Library (and New Wing) did not form part of the designs by Bourke or JJ McCarthy, are of a far lesser architectural significance and have been expressly omitted from inscription and protection on the Dublin City Council RPS and on the recent clarification. The Library extension in particular has had a detrimental impact on the original seminary, effecting a front return which unbalances its composition when viewed from the east and resulting in the loss of much of the tree-lined avenue which ran east towards the Red House. The buildings succeed in reducing the permeability of the site by severing the north setting from the front. The elevations of both to the north are monolithic fail to address the setting to this side creating disconnected utilitarian space to the north. These are additions to the site which would have to be considered of a lesser architectural significance as has been properly expressed on the inscription to the RPS.

#### **4.7 Ambulatory (a Protected Structure)**

This structure is listed on the DCC Record of Protected Structures (Ref 1901). The single-storey arcade (attached to the New Wing) facing directly onto the quadrangle on its northern edge has been clarified as forming part of the ambulatory Protected Structure.

The significance of the structure is based largely on its spatial quality and the contribution which it makes to the rear setting of the Main Seminary Block. The Ambulatory frames the



#### 4.8.1 Entrance Avenue and Parkland to the Front of the Main Seminary Block

This setting is of primary significance within the College lands but has undergone transformation in the various phases of development on the site. The entrance avenue and parkland predate the construction of the College buildings and were originally linked to the Red House. The development of the College buildings in the mid-late 19<sup>th</sup> century recognised the primacy of the front setting in its arrangement of all structures in a linear fashion, facing towards the Red House. This arrangement maximised the visual impact of the College buildings on views from the entrance avenue.

The front setting has been altered in modern times by the maturation of trees, which obscure views in some areas, and by the construction of tarmacked surface car parks in this area. The construction of the new Library Block in the 1960s is somewhat anomalous and neither ties in with the original linear arrangement of seminary and chapel nor the Quadrangle arrangement to the rear. The Library also interrupts views from the Main Seminary Block towards the northern area of the site, and detracts from the significance of the front setting.



*Figure 70: View of front setting currently extensively tarmacked and used for carparking to the front of the chapel and seminary*



*Figure 71: Photograph taken c. 1909 showing the original 19th Century phase of development to the Seminary. The Main Block and the Old Library Wing (now demolished to make way for the mid-20th Century blocks) which were part of the original design by John Bourke c. 1861 are visible to the north (RHS). The Chapel and South Link building which were built to designs of JJ McCarthy c. 1873. Also of note in this view is the open nature of the front setting. It comprises a lawn and a roadway without any trees or designed landscape in evidence.*

#### **4.8.2 Formal Garden in the Quadrangle to the Rear of the Main Seminary Block**

This section of the setting of the College buildings dates from the 1950s construction of the New Wing, followed by the Ambulatory and Assembly Hall. Prior to this, the area was in use as playing fields and had no formal architectural qualities.

The construction of the new 1950s structures framed this area of land, creating a formal quadrangle with new quadripartite lawns laid out in the centre. This resulted in the creation of a new formal setting within the College. The character of this quadrangle is largely defined by the rhythm of coupled-columns in the arcade of the New Wing, a detail which was later replicated in the construction of the ambulatory. The significance of this setting is recognised by the inclusion of the Ambulatory and Assembly Hall on the DCC Record of Protected Structures. The single-storey arcade facing directly onto the quadrangle has been clarified by DCC as forming part of the ambulatory Protected Structure in the most recent development plan.



*Figure 72: View of formal quadrangle to rear/west of the original seminary.*

#### **4.8.3 Parkland to the North of the College Buildings**

This area of the College lands is illustrated as open parkland in historic maps and there are no buildings of architectural or other significance in this area. The boundary walls and gates to the western boundary are Protected Structures and contribute to the character of the Drumcondra Road.

As described in Section 2, above, the line of trees between the College Buildings and the Red House serve as a physical and visual boundary between this area and the Front Setting of the College. This area is disconnected from the College buildings due to the construction of the New Wing and Library and is of limited significance.



*Figure 73: View of parkland to north of later extensions to the complex.*

#### 4.9 The Red House (a Protected Structure and Recorded Monument)

This building is a Protected Structure and a Recorded Monument due to its 17<sup>th</sup> Century origin (see archaeological reporting by IAC in the EIAR). It is a three-bay, two-storey over basement detached, mid-sized Georgian House in red brick with a double-piled pitched slate roof (and additions) which has lost its original setting to the institutional complex and developments behind to the east. The building does not form part of the subject site and there are no physical impacts proposed to it therefore no detailed assessment of the interiors was carried out.



*Figure 74: View of front setting to the Red House which comprises a tarmacked parking area with the main grassed front setting to the seminary visible beyond. The tree-lined avenue to the west is visible to RHS of this image.*



*Figure 75: View of tarmacked parking area to front setting of the Red House (outside the subject site)*

The setting to the Red House to the rear has been lost. The original Clonliffe House setting visible on historic mapping retained a large space to the west much of which now forms the front setting of the seminary. The immediate setting of the Red House has been reduced therefore. It nevertheless retains strong visual connections beyond its curtilage with the front setting of the college. The setting has been the subject of much discussion throughout the design process and the consultations with Dublin City Council. Significant changes to the

scheme have come about from these which will be outlined in the sections which follow on the LRD Opinion from DCC.

#### **4.10 Archbishop's House (a Protected Structure)**

This building is a Protected Structure. It is a three-bay, two-storey brick dwelling with fine limestone detailing to designs of William Hague. The building, whilst part of the overall complex, turns its back on the seminary and is contained in its own setting separated from the subject site by large stone walls. As it does not form part of the subject site and there are no physical impacts proposed to it therefore no detailed assessment of the interiors was carried out. The setting to Archbishop's House focuses on the Drumcondra Road side and is completely enclosed by walls which separate it physically and visually from the setting to the college. A small part of the northern section of the boundary wall to Drumcondra Road Lower will be impacted by the proposals and is addressed in the impact assessments.



*Figure 76: View of Archbishop's house and the elegant projecting front porch on the Drumcondra Road side of the complex.*

## **5. The Proposed Development**

The development proposed (revised post LRD Opinion) is described as follows in the public notices -

*"The development will consist of the construction of a residential development set out in blocks ranging in height from 3 to 13 storeys, to accommodate 1131 no. apartments including retail and crèche units, residential tenant amenity spaces, community/cultural spaces, mobility hubs and public open space.*

*The proposed development sits as part of a Site Masterplan for a wider landbank which includes an under-construction hotel development and future proposed GAA facilities. To facilitate the proposed development the scheme will involve the demolition of a number of existing structures on the site.*

*The application site contains a number of Protected Structures including The Seminary Building, Holy Cross Chapel, South Link Building, The Assembly Hall and The Ambulatory while the wider lands also include The Red House and the Archbishop's House (both Protected Structures). The application proposes the renovation and reuse of the Seminary Building and the South Link Building to accommodate residential units and the use of the existing Holy Cross Chapel, Assembly Hall and South Link Building for use as community/cultural uses.*

*The residential buildings are arranged around a number of proposed public open spaces and routes throughout the site with extensive landscaping and tree planting proposed. Communal amenity spaces will be located adjacent to residential buildings and at roof level throughout the scheme. To facilitate the proposed development the scheme will involve the removal of some existing trees on the site.*

*The site is proposed to be accessed by vehicles, cyclists and pedestrians from a widened entrance on Clonliffe Road, at the junction with Jones's Road and through the opening up of an unused access point on Drumcondra Road Lower at the junction with Hollybank Rd. An additional cyclist and pedestrian access is proposed through an existing access point on Holy Cross Avenue. The development will include a single level basement under Blocks B3 and D2, and podium parking to Blocks A1 & D2 to accommodate car parking spaces, bicycle parking, storage, services and plant areas.*

*The proposed development includes all site landscaping works, green roofs, boundary treatments, lighting, servicing and utilities, signage, and associated and ancillary works, including site development works above and below ground.*

*For a full project description please refer to the Statutory Notices."*

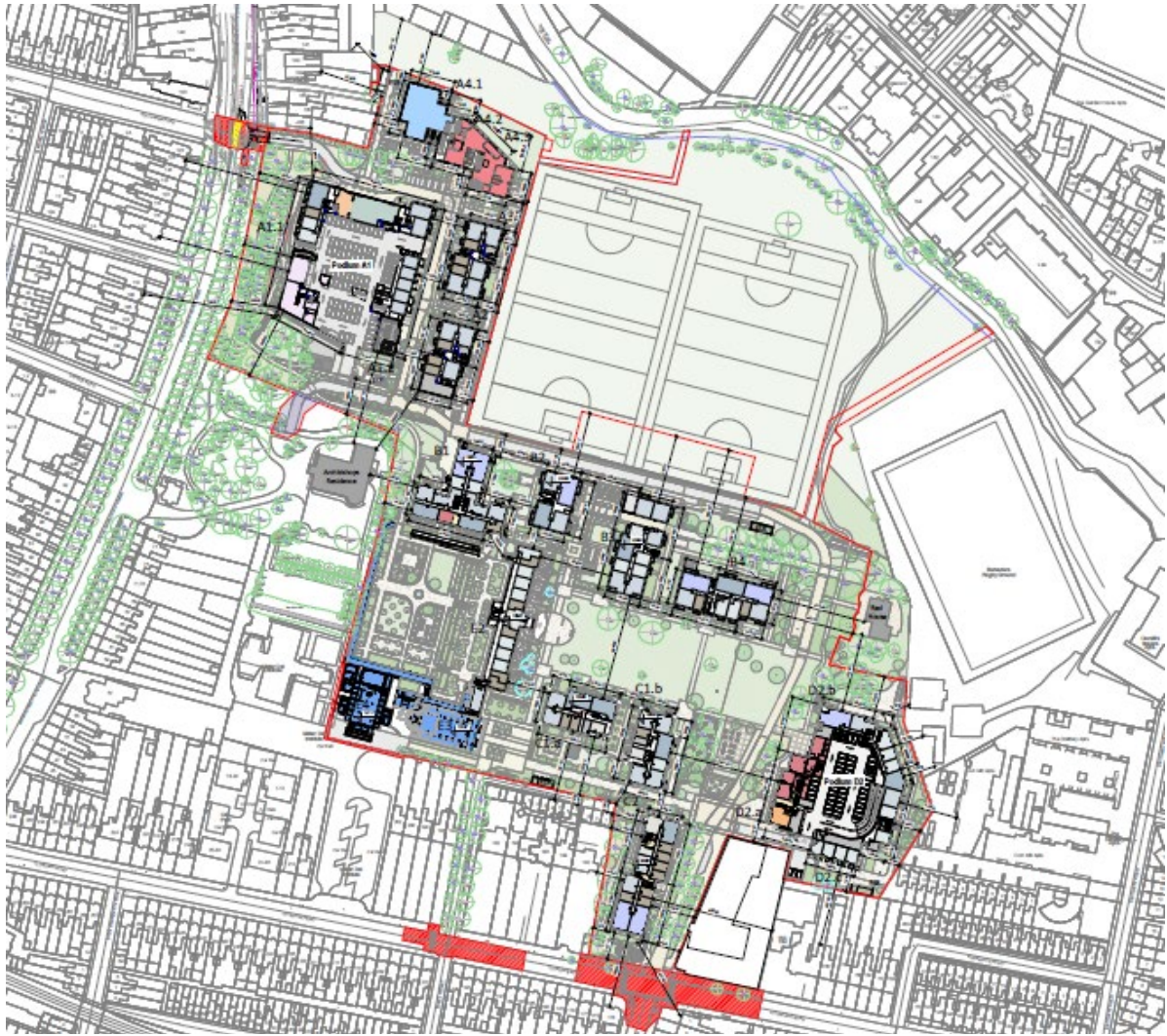


Figure 77: Extract from the proposed Masterplan by Henry J Lyons & OMP Architects revised post LRD Opinion showing the retained and restored Protected Structures and proposed new apartment buildings arranged around the front setting and avenue to the east and to the north of Archbishop's House.

### **5.1 Proposed Works to Main College Building (1863) - John Bourke's Original Seminary (a Protected Structure)**

It is proposed to conserve and retain the Main Block with its original envelope reinstated and the single-banked corridor logic retained in its layout. Internal alterations will be carried out in order to convert the building to residential. These will involve the retention and conservation of all of the floors and the building envelope (including restoration works to roofs, granite, limestone and upgrading of replica sash windows) but the loss of the non-original brick 'arches' in order to reduce the corridor dimension and accommodate reasonably-sized, single-aspect residential units. Cornices (non-original replicas), door and window joinery are all to be retained to add character within the new apartments.

The poor-quality, non-original returns and rear toilet blocks to the rear of the Seminary are to be removed with Bourke's original elevations to the quadrangle revealed and restored.

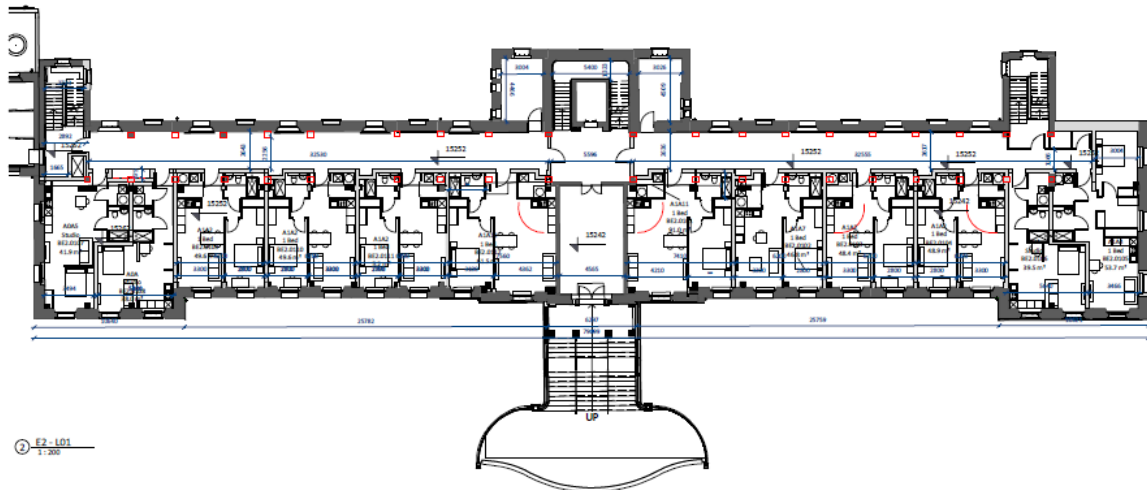


Figure 78: Extract from the intervention/proposal plan for Main College Building/Seminary by OMP Architects showing the overall single-banked layout retained with new residences facing over the front lawn.

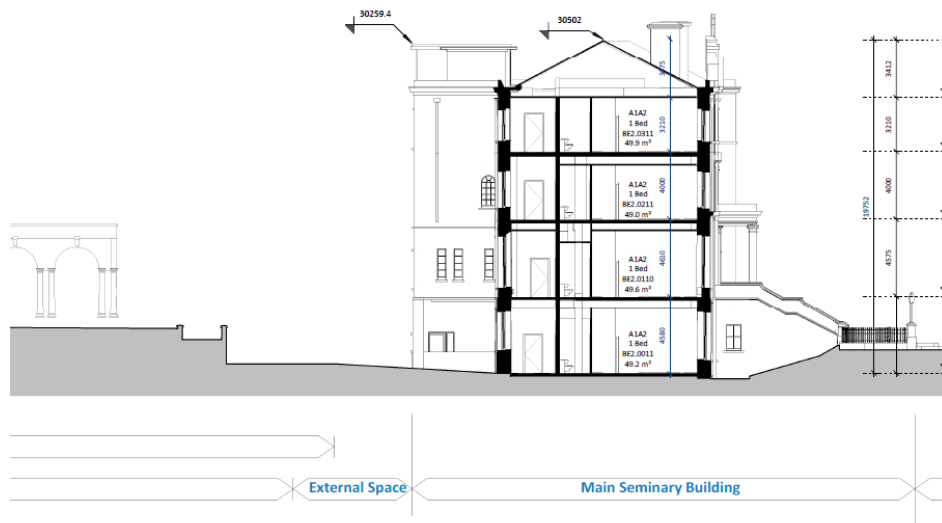


Figure 79: Extract from intervention/proposal section for Seminary by OMP Architects showing non-original 'arches' removed but corridor retained to west and large spaces retained to east facing the lawn.

## 5.2 Proposed Works to Holy Cross Church - JJ McCarthy's Original College Chapel (a Protected Structure)

It is proposed to conserve the external Chapel fabric including works to the granite, roofs and fenestration in accordance with the conservation specifications order to allow for its future conversion and use to be provided in accordance with Policy CU025 of the Development Plan – see below along with the “Community, Social & Cultural Infrastructure Report” by BSM. Queries were raised in relation to fabric interventions at LRD Opinion stage and these have been clarified as follows – no invasive upgrades are proposed to the external fabric and there are no interventions or new service installations proposed to the chapel interiors at all as part of this application.

The Protected Structures that will provide the predominantly internal cultural / artistic / community use space are - the former Holy Cross Church/Chapel and The Assembly Hall. Additionally, to enhance the cultural/artistic/community offering, the proposed development provides part of the closely associated Cloister Gardens and The Ambulatory (a Protected Structure).

The proposed development seeks to deliver community and cultural uses appropriate to its setting, and the historic religious and sacral uses of these former institutional lands.

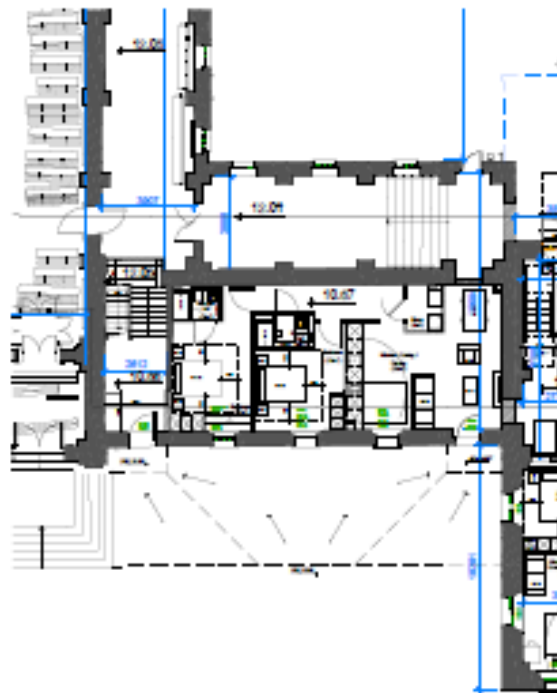
#### Former Holy Cross Church

It is proposed to open up the Holy Cross Church to the public, for re-use and re-programming as a multi-purpose venue for a range of public-facing community and cultural uses, respectful to the fact that it was formerly a place of worship, and of its building integrity. The opportunity to welcome a broad community to the Holy Cross Church responds to the changing needs of the City.

Please see Community, Social & Cultural Infrastructure Report for further details in this regard.

### **5.3 Proposed Works to Original South Link Building by JJ McCarthy (a Protected Structure)**

It is proposed to conserve and retain the fabric – including original plasterwork, door and sash window joinery and spaces within South Link Building. Internal works will be carried out including new partitions and upgrades of services in order to allow for its conversion to residential use. Original cornices and window and door joinery will all be retained and restored in accordance with the specifications along with the first floor structure. New apartments will be provided facing the lawn.



*Figure 80: Extract from intervention/proposal plan by OMP Architects for South Link showing new partitions and*

## interventions

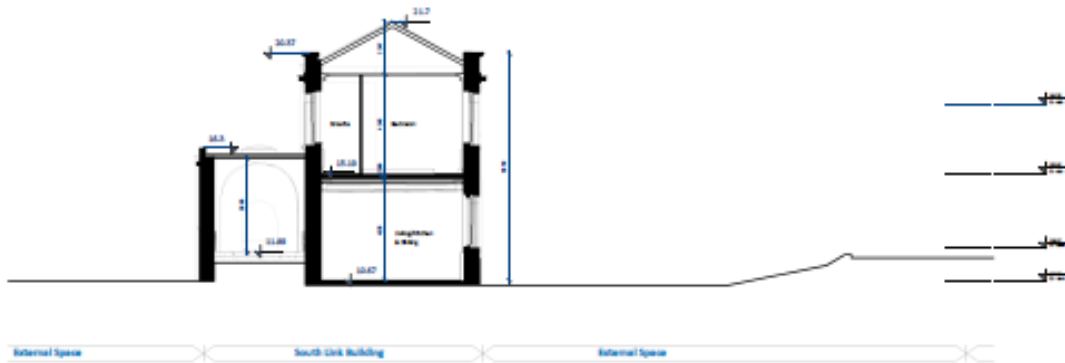


Figure 81: Extract from intervention/proposal section by OMP Architects for South Link showing new partitions and interventions with main volumes retained in apartments facing east onto the lawn.

### **5.4 Proposed Works to Assembly Hall (a Protected Structure)**

It is proposed to conserve the Assembly Hall with minor works carried out to the roof, external render and leaded glass window (without any invasive thermal or service upgrades). This new use will be provided in accordance with Policy CU025 of the Development Plan – see below along with the Community, Social & Cultural Infrastructure Report” submitted in this application by BSM. It was agreed in discussions with Dublin City Council that the non-protected 1960s fit out of oak-panelling and leaded glazing to sash windows within the Oratory of the New Wing migrate to this location (the back stage space behind the proscenium arch) in accordance with the salvage and relocation specifications appended and the drawings provided by OMP Architects (see Section 5.5) in order that this fit-out be retained within a publicly accessible space. Any future interventions to facilitate the Assembly Hall use for community/culture will be subject to a separate application, if required.

The Protected Structures that will provide the predominantly internal cultural / artistic / community use space are - the former Holy Cross Church/Chapel and The Assembly Hall. Additionally, to enhance the cultural/artistic/community offering, the proposed development provides part of the closely associated Cloister Gardens and The Ambulatory (a Protected Structure).

The proposed development seeks to deliver community and cultural uses appropriate to its setting, and the historic religious and sacral uses of these former institutional lands.

#### The Assembly Hall

The Assembly Hall is proposed to accommodate the Diocesan Archive, which will include an enhancement and expansion of the current (limited access) to the Archive, also incorporating temporary exhibition space, research & interpretive centre, and facilitating enhanced public access.

Please see Community, Social & Cultural Infrastructure Report for further details in this regard.



*Figure 82: Verified CGI towards the cloistered quadrangle to the rear of the Main College Building showing the retained single-storey arcade to the south of the new residential building (Block B1)*

### **5.5 Proposed Works to The New Wing (not protected)**

It is proposed to demolish this non-original extension to the seminary. A new residential building is to be provided here detached from the seminary building. This will reveal the original northern elevation to the seminary and reinstate the connection between the formal quadrangle and the northern parkland. The covered, single-storey arcade on the southern elevation reads as part of the ambulatory and has been clarified by DCC as being protected within the most recent RPS. Therefore, it is proposed to be fully retained in accordance with the specifications in order to preserve the character of the quadrangle (see fig. 82 above). The oratory space which was added within the ground floor of the New Wing (after the assembly hall function migrated from this space in 1960) retains oak panelling and leaded glass. As per the discussions with Dublin City Council, all of this fabric is to be carefully dismantled, salvaged and reassembled in a new location to the rear of the Assembly Hall. This work is to be carried out in accordance with the conservation specifications appended to this document and the drawings provided by OMP. In addition to this, Dublin City Council requested a further meeting on site to review what survives in both the New Wing and the

Library Wing. This meeting took place on 14<sup>th</sup> of May 2025 with Head of Conservation Niamh Kiernan and it was agreed that a brief of salvage be submitted as part of the final application. It was noted also that, in addition to the oak panelling which is to be salvaged on-site, the 20<sup>th</sup> Century sash windows and cast-iron radiators within both the New wing and the Library Wing be salvaged as part of the works. Conservation Specifications are provided and appended addressing this.

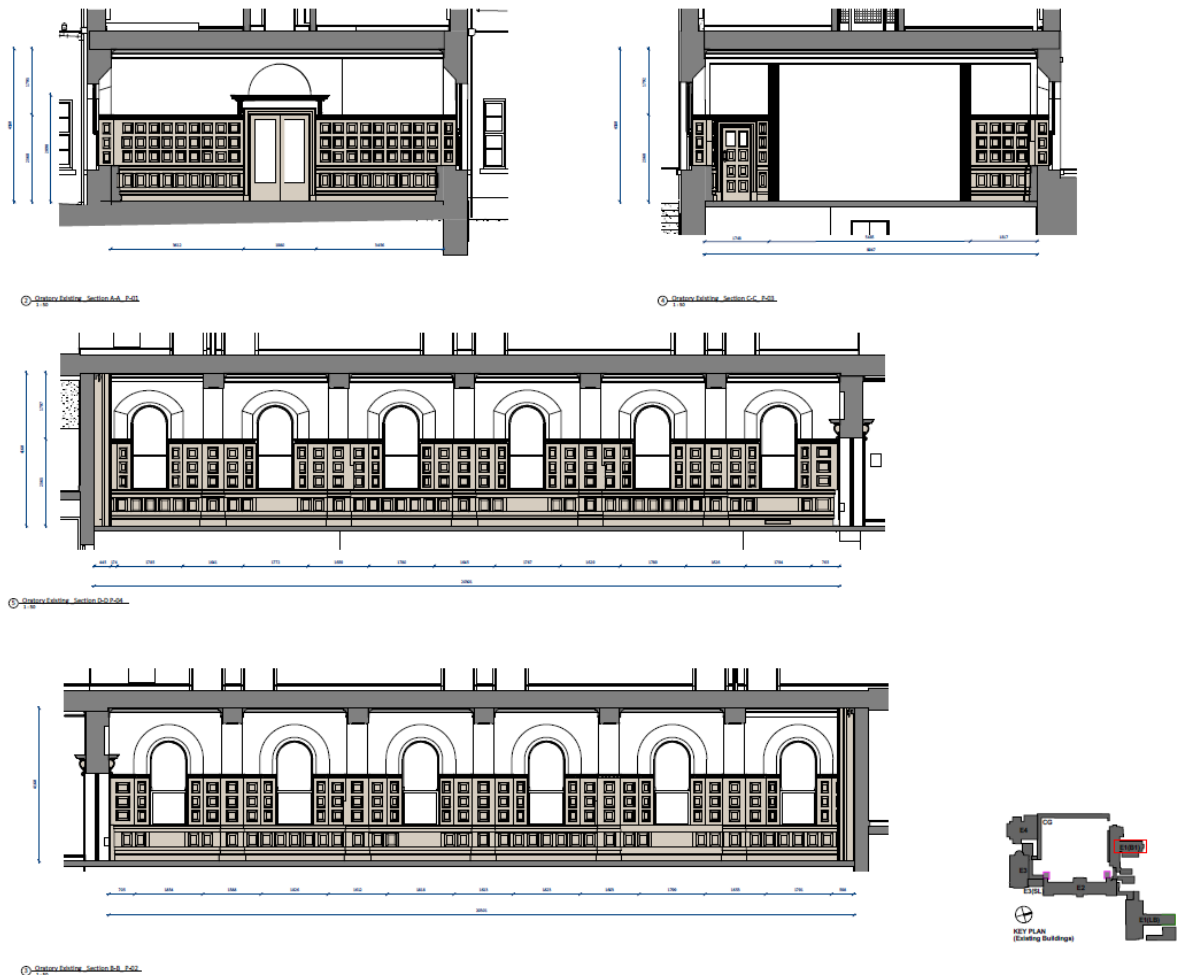


Figure 83: Extract from OMP drawing of the oratory fabric (oak panelling and coloured leaded glass sash windows) in its current location.

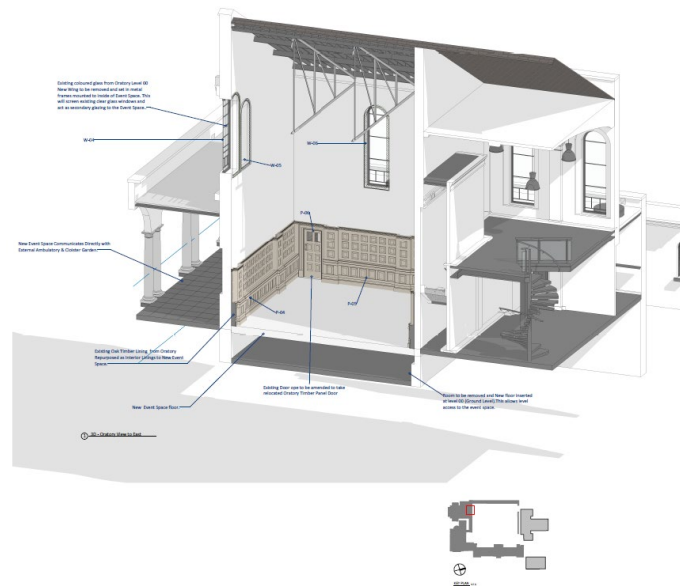


Figure 84: Extract from isometric showing oratory joinery reinstated within space in Assembly Hall

## 5.6 Proposed Works to the Library Wing (not protected)

It is proposed to demolish this non-original wing to allow for the construction of new, detached apartment buildings, as shown in the site layout drawings prepared by OMP architects. The proposals are for detached buildings in this location which will reveal the original northern elevation to the seminary allowing for it to read as a detached, north-south group with the JJ McCarthy additions as it did in the 19<sup>th</sup> Century. The removal of this element will reinstate the connection between the front lawn and the northern parklands described in the site layout and proposed elevation drawings and in the NMP landscape drawings showing the reconnected settings to south and north. Dublin City Council requested a further meeting on site to review what survives in both the New Wing and the Library Wing. This meeting took place on 14<sup>th</sup> of May 2025 with Head of Conservation Niamh Kiernan and it was agreed that a brief of salvage be submitted as part of the final application. It was noted also that, in addition to the oak panelling which is to be salvaged on-site, the 20<sup>th</sup> Century sash windows and cast-iron radiators within both the New wing and the Library Wing be salvaged as part of the works. Conservation Specifications are provided and appended addressing this.

## 5.7 Proposed Works to the Ambulatory (a Protected Structure)

It is proposed to conserve and retain the ambulatory and associated gardens as an open green space within the proposed redevelopment to designs by NMP Landscape Architects. The Ambulatory itself will not be altered and the northern section (single-storey arcade) will be carefully separated from the New Wing with the flat roofs to it restored. **The works are to be** completed in accordance with the appended conservation specifications noting that invasive investigative works and a full temporary works design should be agreed with the contractors and Conservation Department in DCC through compliance.

It is to be used in accordance with policy CU025 of the Development Plan. The Protected Structures that will provide the predominantly internal cultural / artistic / community use space are - the former Holy Cross Church/Chapel and The Assembly Hall. Additionally, to enhance

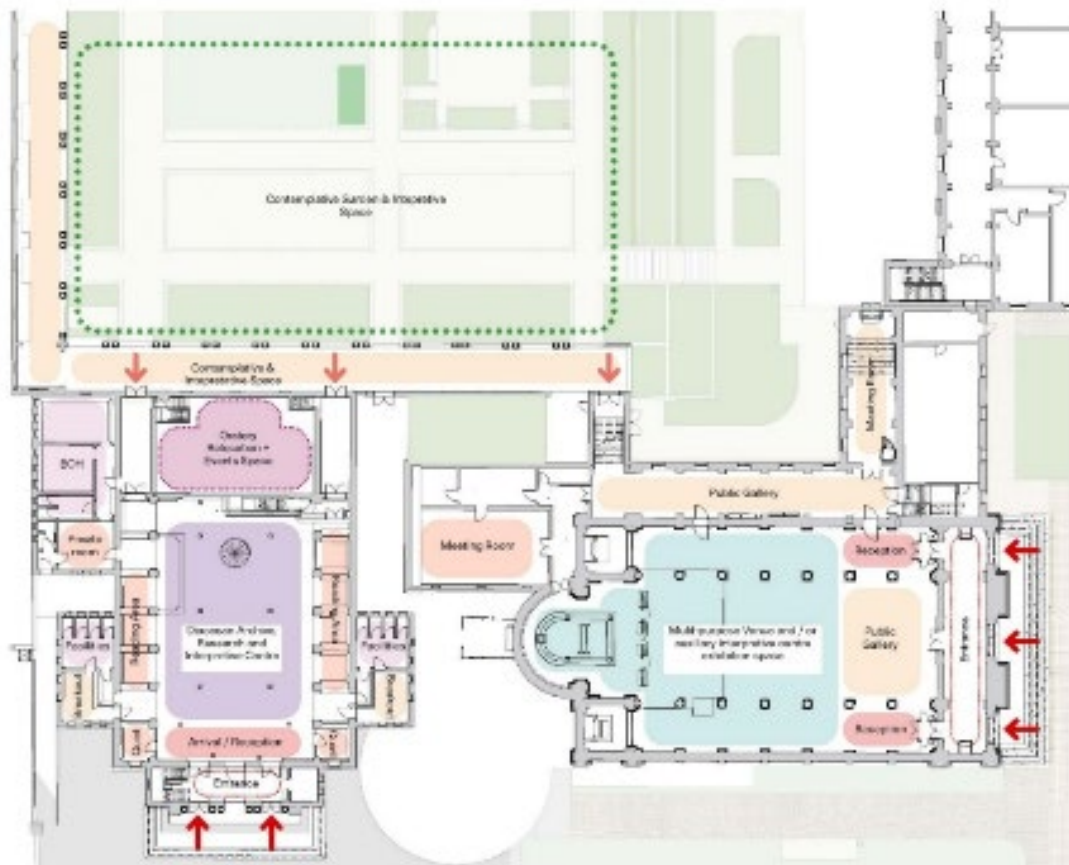
the cultural/artistic/community offering, the proposed development provides part of the closely associated Cloister Gardens and The Ambulatory (a Protected Structure).

The proposed development seeks to deliver community and cultural uses appropriate to its setting, and the historic religious and sacral uses of these former institutional lands.

### The Ambulatory + Cloister Garden

The very special character of The Ambulatory and Cloister Garden lend them to forming a complementary external space to the programming proposed for the Holy Cross Church. Access by the public to these contemplative and historic spaces has been precluded to date. Programming of these spaces (partial) will be integrated with the Holy Cross Church, allowing a unique internal and external facility for community and cultural purposes.

Please see Community, Social & Cultural Infrastructure Report for further details in this regard.



**Proposed Indicative Uses Layout for Community/Cultural Spaces**

*Figure 85: Extract from "Community, Social & Cultural Infrastructure Report" by BSM*



*Figure 86: Verified CGI showing new residential building by HJL Architects to north of the quadrangle with the cloister retained to the front and new landscaping in the cloister garden by NMP. The retained arcade visible in this image has been clarified as forming part of the Ambulatory Protected Structure on the RPS. The proposed materiality of the new building behind the retained cloister was raised as a concern at Opinion stage and the image above shows the revisions which omit aluminium cladding above the cement render spandrels on the arcade below.*



*Figure 87: Verified CGI showing restored Ambulatory and arcade to north in the re-landscaped quadrangle.*

### **5.8 Proposed Works to the Setting**

A number of new apartment buildings (Blocks B3, B4 & C1) are proposed to be constructed in the front setting to the east of the seminary and to the north of the site and the cloister.

The site is bounded by brick and stone walls. These are proposed to be retained in total save for the, already permitted interventions to the Clonliffe Road entrance and some necessary interventions (see reporting by Systra) to open up the site to pedestrian and vehicular traffic on Drumcondra Road Lower. These include removal of non-original steel gate and the opening up of a calp wall which the material to be salvaged for reuse in the widened entrance in accordance with the appended conservation specifications.



*Figure 88: Extract from photomontages (by Modelworks) of alterations to entrance (including the protected boundary wall) on Drumcondra Road Lower. The piers are to be preserved with the entrance width widened.*

### **5.9 Proposed Works to The Red House**

The Red House, although it has a significantly reduced curtilage, nevertheless retains a visual connection with the seminary and the front setting to the seminary can be considered to contribute to the overall setting of the Red House. New landscaping proposals by NMP Architects will impact on the setting to the Red House. The impacts on the setting have been a very particular concern throughout the design process which sought to address historic concerns as well as the response to the LRD Opinion.



*Figure 89: Extract from photomontages (by Modelworks) of alterations to immediate front setting to the Red House to the designs of NMP Architects*



Figure 90: Extract from photomontages (by Modelworks) showing extent of seminary setting which opens up to the front setting of the Red House.

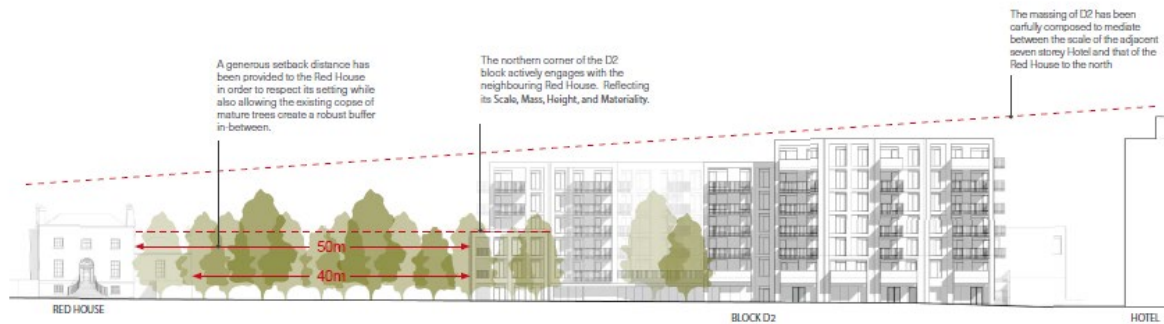


Figure 91: Extract from architects' drawings indicating 40 plus metre offset to south of Red House and building heights stepping down on those closer

## 5.10 Proposed Works to Archbishop's House

No works are proposed here as the building and its setting lie outside the subject site and are separated visually and physically from it by stone boundary walls. A section of the boundary wall to the north end of the subject site is protected as part of the original inscription on the Archbishop's House entry on the RPS and is to be altered carefully to widen an existing entrance in accordance with the appended specifications (and the photomontage at Figure 87 and the plans by Henry J Lyons & OMP Architects). The apartment buildings to the north will be visible between some of trees on the boundary to the north.



Figure 92: Extract from photomontage document by Modelworks (see also LVIA) showing view from front of Archbishop's House.

## **6. Relevant Sections of LRD Opinion with Regard to Architectural Heritage & Design & Documentation Responses**

### **6.1 LRD Opinion Notice & Responses to Each Item by Design Team**

#### **6.2.1 Item 1 Response**

##### ***"1. Planning***

*4) There are serious concerns regarding the scale and massing of Block D2 that appears over scaled, overtly dominant and would likely have a significant overbearing impact on existing residential properties in the vicinity (particularly Corn Mill Row) as well as on the Red House, a protected structure and National Monument. The Planning Authority request the following:*

*a) Block D2 is to be reduced in height and scale with no individual block higher than 7 storeys."*

**The serious concerns of the Planning Authority having regard to the Development Plan Policy and DoHLGH Guidance are recognised and Block D2 has been duly reduced in height as per the request. The impact of this significant alteration to the proposals has further reduced the massing and scale of adjacent new development to the Red House and can be considered mitigation of what was already a relatively minor impact. This impact is described in detail within the revised elevations, sections and verified CGIs submitted by the design team (see Section 4 of the Architectural Design Statement). The final (residual) impact is assessed in Section 7 below.**

### **6.2.2 Item 2 Response**

*"b) Provide a great buffer between the D2 block and the existing residential properties located close to the eastern boundary."*

*c) Increase the separation distance between opposing windows to habitable spaces (it is noted that the current separation distance of 6.5 metres between D2b and D2c is not acceptable).*

*d) Provide photomontages/visual representations of the block including its relationship to existing residential properties."*

**Whilst more a concern in relation to residential amenity, the design team have revised the proposals to increase these distances and provide greater screening all of which is described in the updated verified CGI documentation and in Section 4 of the Architectural Design Statement.**

### **6.2.3 Item 3 Response**

*"5) There are serious concerns regarding the design of Block D1 as it does not represent a 'pavilion' like structure as was the design intent previously presented by the Design Team to the Planning Authority. In addition, the block has increased in height and scale since previous discussions. The Applicant is requested to address the following:*

*a) Reduction in height, scale and massing including a redesign to reflect a 'pavilion' typology.*

*b) Provision of a café at ground floor level.*

*c) Revision of the design and shape of the windows at ground level."*

**The serious concerns of the Planning Authority here have been fully recognised by the Design Team with Block D1, as a consequence, removed in its entirety. This change dramatically alters the impact on the setting and on views to and from the Red House and former Seminary building. All of this is described in detail within the revised elevations, sections and verified CGIs submitted in the final application and in Section 4 of the Architectural Design Statement.**

### **6.2.4 Item 4 Response**

*"6) The Planning Authority do not consider the aluminium clad pop up at the roof level of Block B1 appropriate fronting onto the Cloister. It is requested that this element be omitted at the front portion of the block facing the Cloister."*

**The materiality on this element has been altered in order to address this concern. The new elevations, the revised verified CGI views from within the cloister and Section 4 of the Architectural Design Statement have been submitted and demonstrate a more appropriate materiality above the cement render spandrels to the ambulatory on the north edge of the cloister garden.**

### **6.2.5 Item 5 Response**

*"7) The Planning Authority has serious concerns regarding the over use of aluminium materials throughout the scheme. The Planning Authority will not accept aluminium on the main elevations, where the appropriate material in this context should be either brick or stone. For example Blocks A2 and A3 include 2 no. floors of metal cladding which is not acceptable. The Applicant is requested to review the materials and ensure that the brick finish extends vertically on all main elevations to each of the blocks."*

**Again, this serious concern on materiality and the overuse of aluminium is recognised. The revised scheme is described on elevations, sections on revised verified CGIs and within Section 4 of the Architectural Design Statement with a more appropriate material approach in the context of the historic buildings.**

### **6.2.6 Item 6 Response**

*"8) The Applicant to review the CGIs to ensure any roof plant proposed is accurately shown."*

**The services engineers have reviewed these elements with the architects and have confirmed that no additional plant will be required at roof level post permission. The revised drawings, CGIs and Section 4 of the Architectural Design Statement demonstrate this.**

*"9) The Applicant to submit additional photomontages/CGIs that indicate the visual impact of the scheme when viewed from the north and east of the site. The Applicant to ensure the following views are included:*

*a) View(s) from Corn Mill Row to Block D2.*

*b) View(s) from Distillery Road, from the entrance to Belvedere grounds and from the north looking towards Block A.*

*c) Additional internal views from the playing pitches looking towards the scheme, views from the pitches to the red house and views showing the interface between Block B1 and the Archbishops House.*

*d) Close-up views towards the blocks."*

**The application provides a large number of verified CGI views and photomontages of the proposal as well as revised diagrams in section and plan which comprehensively describe the scheme's impacts on the character of each of the settings and on the Protected Structures and the surrounding area. The additional views requested by the Planning Authority have been provided as part of this. Note that access was not possible from Corn Mill to provide this view.**

### **6.2.8 Item 8 Response**

#### **"5. Conservation and Built Heritage**

*The applicant is advised that the following points be addressed within the final LRD application documentation. It is noted that where relevant these items to be reviewed in conjunction with the Planning recommendations.*

##### *1) Red Line Boundary*

*The Applicant is requested to review the red line boundary relative to the protected structures and their setting within the historic sylvan landscape. In particular, the red line in its current format may compromise the setting of the Red House. It is requested that the red line boundary be reconsidered to provide more of a buffer around the Red House."*

**The concerns of the Planning Authority in relation to overlapping impacts and control over the immediate setting to the front of the Red House/Clonliffe House are recognised. The proposed application includes for landscaping to enhance the setting of the Red House. The red line has been clarified but nevertheless cannot include lands outside the control of the Applicant and will be subject to a future separate planning application.**

### **6.2.9 Item 9 Response**

#### *"2) Historic Landscaping*

*i) All effort should be made to protect and enhance this historic landscape setting, by the retention of as many historic trees as possible and augmentation with new semi-mature / mature trees where possible."*

**The historic setting and the approach to its existing and proposed landscape is detailed by the comprehensive documentation provided by NMP Architects. The scheme has been revised to retain the maximum number of historic trees with significant setbacks to these and with the central part of the front lawn not impacted. The east-west, tree-lined avenue adjacent to the Red House is proposed to be retained also. The Tree File reporting details the large numbers of existing trees to be retained and the significant numbers of new semi-mature/mature trees to be introduced to the site.**

### **6.2.10 Item 10 Response**

*"ii) The Applicant is requested to clarify the boundary treatments. It is requested that no hard boundary proposals (walls / railings or other) be provided across the site or between the proposed GAA pitches / proposed development. Where division between parts of the site is proposed, these should be soft landscaping proposals, by way of hedge planting, tree planting, swales, bunding, earthworks etc. in order to provide appropriate softness across the entire historic complex."*

**The concern of the Planning Authority is recognised here and the drawings provided and verified CGIs demonstrate that there will be NO hard landscape boundaries. The views around the Red House and to the north of the site indicate there will be no new walls or railings impacting on views in these areas. NMP Architects have provided a detailed new landscape scheme which is described in their report, drawings and views which show soft landscaping to boundaries.**

### **6.2.11 Item 11 Response**

#### *"3) New Landscaping*

*It is recommended that railings / walls around groups of blocks (particularly around Blocks A) should be omitted as the railings / walls would result in creating an overly harsh environment, particularly in what is proposed to be a woodland setting within the new masterplan. All effort should be made to eliminate hard landscaping (railings / walls etc.) in order to protect the historic landscaped setting. Should barriers / subdivisions be required, it is recommended that these take the form of soft landscaping / bunding in order to protect the sylvan historic nature of the landscaping."*

**Again, this concern has been absorbed by the design proposals and is reflected in the final application with these walls omitted. NMP Architects have provided a detailed new landscape scheme which is described in their report, drawings and views which show soft landscaping to boundaries.**

### **6.2.12 Item 12 Response**

#### *"4) Boundary Walls*

*a) It is recommended that the proposed widening of the extant historic opening in the historic boundary wall at Drumcondra Road Lwr is reduced to be as limited in width as possible, reducing the extent of demolition / fabric removal on this highly sensitive historic wall whilst achieving necessary roads safety sight-lines."*

**Interventions to the calp stone wall on to Drumcondra Road has been a concern throughout the design development and the entrance here has been reduced to an absolute minimum with the assistance of Systra Engineers. The material here, the new opening and salvage and restoration of the calp using lime mortars will all be carried out in accordance with relevant guidance and the Conservation Specifications provided. In addition, the proposals avoid the introduction of significant new piers or entrance structures, allowing the material character of the calp to dominate the entrance. The residual impact of these proposals is clearly evident on the verified CGIs from Drumcondra Road (see Figure 87 above).**

### **6.2.13 Item 13 Response**

*"b) It is recommended that the design is amended to separate the vehicular and pedestrian entrances in order to limit the extent of fabric removal. Revised drawings showing a reduction in demolition and an augmentation of the sylvan character of the entrance shall be submitted."*

**The Systra reporting confirms that separate ped and vehicle entrances would require the same amount of wall removal; that the footway alongside the road allows much better visibility between cars emerging from the development, and pedestrians walking along Drumcondra Road and that the separation of the elements will create two routes for pedestrians which is a road safety problem. The verified CGIs indicate that the sylvan quality will be retained in this area despite the intervention.**

### **6.2.14 Item 14 Response**

*"5) Design Intent*

*It is recommended that the precedent exemplars and the general design aspirations of the proposed blocks be reviewed in general to reflect a softer and more sympathetic design character set within the historic landscape."*

**The Design Team have made significant changes to the massing, architecture and materiality of the proposed new blocks which have introduced more depth, greater variety and more sympathetic use of brick to the facades. Significant detail on the quality of the material and articulation is provided within Section 4 of the Architectural Design Statement.**

### **6.2.15 Item 15 Response**

*"6) Blocks A2/A3*

*a) It is recommended that the proposed brick finish be extended vertically and that the coursing / face / plane of the brick be altered at high level to provide visual interest / texture / depth to the facades."*

*b) It is recommended that the proposed design of the elevations be reviewed and amended to create visual interest and break down the harsh architectural character of the proposed blocks. This could be achieved by way of altering the location / sizes of the proposed window openings to create larger openings / some depth and disrupt the rigour of the elevational treatment."*

**The design team have made significant changes post opinion to these particular blocks (A2/A3) which have improved the architecture of the facades in terms of depth and texture. Significant detail on the quality of the material and articulation is provided within Section 4 of the Architectural Design Statement.**

### **6.2.16 Item 16 Response**

*"7) Blocks B and C*

*It is understood that the design intent aims to provide a new "quadrangle" to the front of the Seminary building (Protected structure). The Applicant to review the blocks in light of the following recommendations:*

*a) It is recommended that all predominant building heights (eaves heights) of the new buildings (Blocks B2, B3, B4, C1b, C1a) are revised to align with the eaves heights (not ridge height as this is not representative / nor visible on the ground) of the Protected Structure (Seminary Building) rather than being set at a height above the eaves height of the Protected Structure. This can be achieved by introducing a set-back from the eaves height of the Seminary structure — as it is understood that additional height to these blocks is proposed / required."*

**The Design Team have revised overall heights in order to achieve this. The heights relate now to the strong parapet lines of the original seminary Protected Structure as opposed to the clay ridge. This is demonstrated on all of the revised section and elevation drawings and the impact of it is visible on the verified CGIs which show the relationship of the parapet heights of the new residential buildings and the main college building (seminary). Significant detail on the relative building heights and the quality of the roof edge material and articulation is provided within Section 4 of the Architectural Design Statement.**

### **6.2.17 Item 17 Response**

*"b) The pulling forward of the building line of the blocks (Blocks B2, B3, B4, C1b, C1a) around the quadrangle have resulted in concealing the wings of the Protected Structure which is regrettable. Revised drawings and CGIS are requested showing a reduction in the eaves height of the above blocks in a manner that respects the eaves height of the front of the Seminary Building."*

**The blocks do not create a quadrangle. They set back from the seminary and ALL of the seminary façade will be visible from views further west with views of the long elevation from the south opened up and connecting new links of Clonliffe to the northern part of the setting with the removal of the library extension. The parapet/eaves heights have been reduced as requested and the effect of the reduced building heights relative to existing parapet (as opposed to ridge heights) is addressed in detail within Section 4 of the Architectural Design Statement.**

### **6.2.18 Item 18 Response**

*"c) The introduction of an aluminium-clad vertical roof pop up to Block B1 fronting the Cloister Garden is incongruous and unsympathetic to its special architectural character and presentation. The CO recommends that this structure be omitted from the proposal in its entirety and revised drawings and visuals submitted to demonstrate this omission."*

**The aluminium pop-up has been omitted as already noted and the verified CGIs show the more sympathetic materiality above the retained ambulatory. Significant detail on the impact of the revisions on the visual impact is provided within Section 4 of the Architectural Design Statement.**

#### **6.2.19 Item 19 Response**

*"8) Block D1*

*The proposed Block D1 does not read as a pavilion structure. In the opinion of the CO, the height of this block should be reduced to be a two storey structure, to qualify as a pavilion structure and to protect the setting of the seminary and the Red House (particularly when viewed from the Seminary Building). A two storey structure would be more appropriate for the setting."*

**The concerns here have been recognised by the Design Team and this block has been omitted in its entirety in order to protect the settings of both the seminary and Red House. This alteration has significantly altered the impact on these settings with the Red House, despite its diminutive scale, more dominant in views from the west. Significant detail on the impact of the revisions on the visual impact is provided within Section 4 of the Architectural Design Statement.**

#### **6.2.20 Item 20 Response**

*"9) Block D2*

*a) It is recommended that the heights of Blocks D2a, D2b and D2c are reduced in order to reduce their impact on the surrounding area and the Protected Structures.*

*b) The impact of Block D2b by way of its height and proximity to the Red House is of serious concern. The CO recommends that revised drawings be submitted which show the impact of the bulk of Block D2b reduced significantly. Likewise, CGIs are recommended showing the relationship of Block D2b to the Red House in order to facilitate further assessment."*

**The distance of these blocks from and their heights relative to the Red House have been a particular concern for the design team throughout the LRD process. Additional setbacks and reductions in height have been incorporated to account for the Planning Authority's concerns and recommendations. These are very significant increased setbacks the Red House as indicated on extracted Figures above and in the revised drawings and verified CGIs. Significant detail on the impact of the revisions on the visual impact on the Red House is provided within Section 4 of the Architectural Design Statement.**

### **6.2.21 Item 21 Response**

#### *"10) Materials*

*The proposed coloured aluminium cladding to a large number of blocks is of concern. It is our understanding that aluminium degrades relatively quickly — and will have ongoing maintenance issues associated with it. The CO recommends that the specification for the aluminium be revised to be a more robust material such as brick, which requires significantly less maintenance in general and which will weather more satisfactorily over time."*

**The Planning Authority's concerns in relation to the materiality and its durability are recognised and aluminium cladding has been omitted from the proposals in its entirety. Significant detail on the impact of the changes to the materiality on the visual impact is provided within Section 4 of the Architectural Design Statement.**

### **6.2.22 Item 22 Response**

#### *"11) Photomontages*

*a) The view of Block A from Botanic Avenue shows the impact of the proposal (13 storeys) on the wider receiving environment. All effort should be made to reduce this impact by way of a reduction in height / augmentation of screening / planting around the Archbishops Palace and a consideration of a reduction in the height of Block A."*

**Again, these concerns are recognised and verified CGI views from Botanic Avenue have been subject of review throughout the process. Additional screening and a reduction in height to Block A have been incorporated into the revised scheme in order to address these concerns. Significant detail on the impact of the revisions on this visual impact is provided within Section 4 of the Architectural Design Statement.**

### **6.2.23 Item 23 Response**

*"b) The Applicant is requested to submit further photomontages of the proposed development from the wider receiving environment: Mountjoy Square / Fitzgibbon Street, Grace Park Road and views of the proposal inside the site showing the relationship between Block D2b and the Red House are requested."*

**All of these additional verified views have been provided in the Verified CGI document by Modelworks (some images extracted in this report already).**

### **6.2.24 Item 24 Response**

#### *"12) Demolition/Fabric Removal*

*It is recommended that all removals shall be undertaken to best conservation practice in order to minimise damage of the historic fabric."*

All of the works are to be carried out in accordance with the DoHLGH guidance and with the Conservation Specifications appended which provide detail on careful removal of fabric both for demolition and for salvage.

#### **6.2.25 Item 25 Response**

*"13) Adaptive Reuse Proposals*

*a) The applicant shall provide a detailed set of drawings and a conservation led specification and methodology for the interior proposals to the Church."*

**A full set of plans, sections and internal elevations of the church are provided along with a full photo record of the nave, aisles, side chapels and ceiling. Whilst the chapel envelope is in need of conservation works in the form of repairs/maintenance to the roofs, stones and windows, the interiors are in good condition. No invasive energy upgrades are proposed to the external fabric and there are no interventions or new service installations proposed to the chapel interiors at all as part of this application. It should be noted that Part L allows for relaxation of the technical guidance with regard to Protected Structures. Notwithstanding this, opportunities to upgrade the energy performance of the church/chapel are very limited. The window area on the envelope is a small fraction of the overall so any upgrade to the glazing will have a negligible effect. Similarly, the external walls cannot be clad in insulation due to the quality of the architecture and material on the inside and outside face.**

#### **6.2.26 Item 26 Response**

*"b) It is recommended that all historic fabric / remaining artefacts / fixtures and fittings of the Church should be retained in situ as far as practically possible and presented within the new proposal."*

**The statuary, ciborium, stained glass, spandrel artwork and stonework to the side chapels are all to be retained in-situ and without alteration as part of this planning application. All necessary protections will be put in place for these elements during the construction phase in accordance with the Conservation Specifications appended.**

#### **6.2.27 Item 27 Response**

*"c) The Applicant to provide a justification for the demolition of the new wing and submit a salvage policy for the good quality fabric."*

**The justification for the proposed demolition of the New Wing (and the Library Wing) has been provided with regard to the DoHLGH guidance on significance (detailed in this assessment), with regard to the functionality and practicality of adaptive reuse (detailed in Adaptive Reuse report provided by HJL & OMP**

**Architects), with regard to the very low residential amenity of any adapted use (detailed in Adaptive Reuse & Architectural Design Statements provided by HJL & OMP Architects), all in the context of embodied carbon and the predicted construction carbon associated with adaptation (again detailed in Adaptive Reuse Report by OMP Architects).**

## **7. Residual Impact of Final Proposals on Architectural Heritage - Revised in Response to Detailed LRD Opinion from Dublin City Council and Subsequent Meeting On Site**

The careful identification of architectural significance on the site and consideration of how best to preserve and enhance it in parallel with the introduction of new, necessary and sustainable use has guided the development of the revised masterplan and the detailed proposals for the individual buildings on site. The subject site and the adjoining sites at the Red House and Archbishop's House form a significant historic former-institutional campus in the north of the city.

The site has seen a number of significant phases of intense development and alteration since Clonliffe House (now the Red House) was purchased by Archbishop Cullen in 1858 and established as the original location for the seminary. Each of these stages have influenced the site morphology in different ways. Some of these phases have been designed by the eminent 19th C architects Bourke and JJ McCarthy and have added richly to the architectural character of the site. Others have succeeded in diluting some of the qualities of the campus.

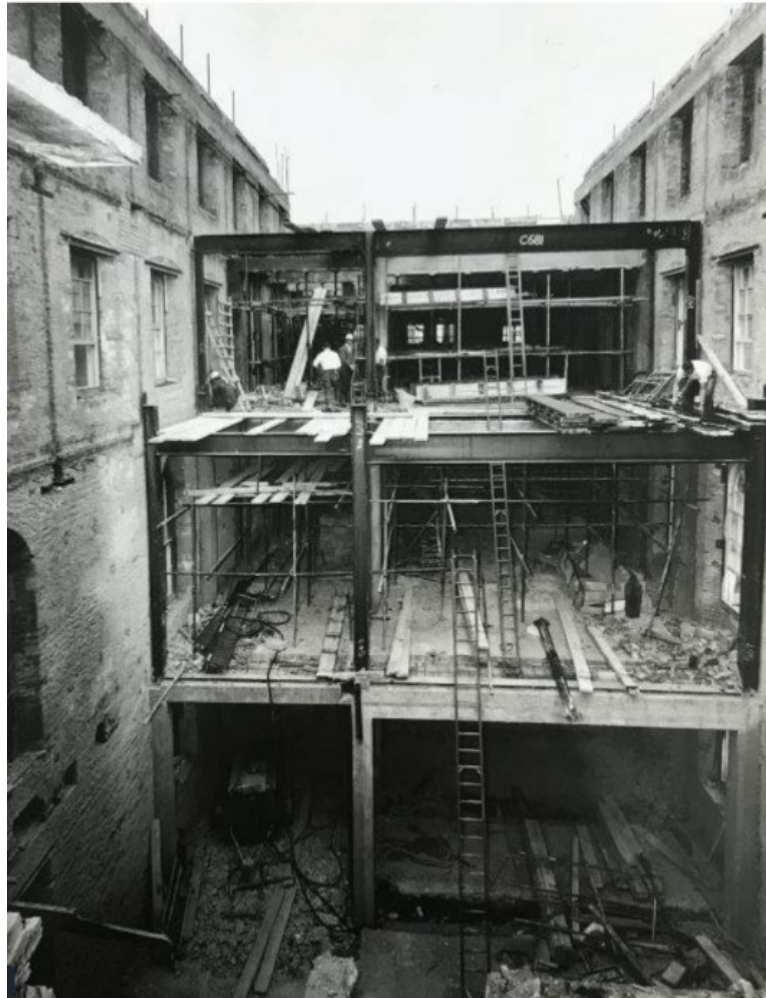
The current proposals therefore comprise the 21<sup>st</sup> Century phase in the evolution of the site. The works will restore amenity to a site which is currently completely vacant whilst altering aspects of it in order to adapt buildings for new use and to redress some of the poor-quality interventions on the site which have damaged the overall quality of the setting and the relationship of the site to its attendant grounds to the north.

### **7.1 Impact on the Main College Building (1763) - John Bourke's Original Seminary (a Protected Structure)**

Given the extensive internal reconstruction that was carried out in the 1960s, it would be difficult to consider that the interiors of the building retain considerable architectural significance. The cellular layout reflects the original institutional design but the plasterwork and joinery is all 1960s' replica. The brick arches within are not part of the original and are not performing any structural role. They are cladding to the frame that was added in the 1960s. The proposal to reconfigure the interior of this building as apartments will restore much-needed, appropriate new use to a vacant Protected Structure. The proposals include conservation works to restore roofs, render, stonework and upgrade sash windows all of which will enhance the external expression of the front face of the building and will result in minimal loss of original historic fabric within. It is considered that this is an appropriate intervention which will restore use to the spaces without impacting on important historic fabric.

It is also proposed to remove the rear toilet blocks. As these are late 20th century non-original additions, the removal of these is considered an acceptable intervention which will reveal the original form of the block as it faces onto the quadrangle. The original central return to the rear elevation will be retained and incorporated into the new rear block.

The impact of the new residential buildings and landscaping in providing new focus to the Protected Structures is dealt with in Section 7.8



*Figure 93: Photograph showing the complete internal reconstruction of the Main Seminary Block in 1966. Note the new concrete frame and steel frame above it which create a series of new nibs within the building – now covered in brick.*

## **7.2 Impact on Holy Cross Church - College Chapel by JJ McCarthy (a Protected Structure)**

There are no proposed works to the exterior of this building save for necessary conservation/maintenance works to the stone, roofs and windows. The proposed use described in detail earlier is in accordance with the CU025 Policy and is appropriate to the building as it will not require subdivision or invasive intervention.

All existing retained fixtures and features of architectural, historic or artistic interest will be retained in-situ. These, including the ciborium to the altar, statuary and side chapels will be retained in situ. See Section 3.2, above, for full written description of the interiors and detail on the fixtures and fittings of interest.

The impact of the new residential buildings and landscaping in providing new focus to the Protected Structures is dealt with in Section 7.8



*Figure 94: Photomontage demonstrating focus given by location of new buildings to the Protected Structure - in this case the chapel front.*

### **7.3 Impact on the Original South Link Building by JJ McCarthy (a Protected Structure)**

The internal reconfiguration of this structure to contain apartments will restore sustainable use and allow for the enjoyment of the Protected Structure without cellularising the overall volumes of the interiors. The services interventions will be carried out in accordance with specifications and will not impact unduly on the interiors and there will be no impact to the external appearance or contribution to the setting of the College. Internal features of interest including plasterwork and joinery will be restored and retained which will enhance the character and fabric of the Protected Structure. The drawings provided by OMP Architects describe all of this in detail.

### **7.4 Impact on the Assembly Hall (a Protected Structure)**

It is proposed to conserve the Assembly Hall with minor necessary conservation/maintenance works carried out to the roof, external render and leaded glass windows in accordance with the conservation specifications. There are no proposals for major intervention to the interiors or invasive upgrades to the envelope or services as part of this application.

The proposed use described in detail earlier is in accordance with the CU025 Policy and is appropriate to the building as it will not require subdivision or invasive intervention.

The surviving proscenium arch has been identified and will be retained with the mezzanine.

### **7.5 Impact on the New Wing (not protected)**

The proposed demolition of the new wing is an acceptable intervention as it is a modern structure with little architectural significance (see previous chapters) and has been expressly excluded from the inscription on the RPS. The retention of the ambulatory on the southern elevation recognises it as an element which offers something to the character and form of the formal rear quadrangle. The New Wing is located to the rear of the site and is not visible from the front setting. Its demolition will therefore have no impact on the front setting of the college, the area of primary significance. Its removal will allow for construction of a new detached building in its place which will enhance permeability on the site restoring the connection between the formal quadrangle and the northern parkland. It will also allow for the 19<sup>th</sup> Century, north-south, seminary range (with the chapel and south link) to read as a separate element without pastiche extensions to east and west.

It should be noted that Dublin City Council have not deemed this structure to be worthy of inclusion on the Record of Protected Structures. It should be noted also that the option of retaining and upgrading the existing building was given very detailed consideration with regard to predicted residential amenity and the building's embodied carbon loss and the construction carbon cost of adaptation. OMP Architects have provided a detailed narrative on the impacts of this option on residential amenity, carbon. BMCE consulting engineers have provided information on the suitability of the structure for adaptation noting in particular the significant structural intervention required to adapt the building in terms of fire safety and services due to the use of mass concrete in its construction. See Adaptive Reuse Report.

The arcade to the southern elevation, and its contribution to the character of the quadrangle, is the area of primary significance for this building and has been recognised in the clarification to the RPS inscription. The demolition of the northern section of the New Wing is not considered to be detrimental to the character of the wider college setting.

With the exception of the 1960s Oratory (in a space that was originally the assembly hall), the subject building is not considered to be of any particular significance internally. Features and fittings of significance, as detailed in Section 3, will be carefully disassembled, salvaged and reassembled in the new location as described in the drawings by OMP architects and the conservation specifications appended.

### **7.6 Impact on the Library Wing (not protected)**

The proposed demolition of the Library Wing is an acceptable intervention as it is a modern structure with little architectural significance (see previous chapters) and has been expressly excluded from the inscription on the RPS. The demolition of this building will restore the complex of college buildings to their mid-20th century layout. The 1969 Library Wing cannot be considered to be of any particular significance, and its demolition will not detract from the character and significance of the overall site. The Library Wing is visually intrusive to the front

setting of the Main Seminary Block and its removal will have a positive impact on the character of the front setting.

As detailed above, it is considered that the Library Wing unbalances the formal character of the front setting of the Main Seminary Block (a Protected Structure) and limits views within the setting.

Its removal will allow for construction of a new detached building in its place which will enhance permeability on the site restoring the connection between the front setting and the northern parkland. It will also allow for the significant north-south, range (of seminary, the chapel and south link) to read in its 19<sup>th</sup> Century form as a separate element without pastiche 20<sup>th</sup> Century extensions to east and west.

The building is not considered to be of any particular architectural (or other) significance and the demolition of the building would be an acceptable intervention. It should be noted that Dublin City Council have not deemed this structure to be worthy of inclusion on the Record of Protected Structures. It should be noted also that the option of retaining and upgrading the existing building was given very detailed consideration with regard to the building's embodied carbon loss. OMP Architects have provided a detailed narrative on the impacts of this option on residential amenity, carbon. BMCE consulting engineers have provided information on the suitability of the structure for adaptation and there would be significant structural intervention required to adapt the building in terms of fire safety and services. See Adaptive Reuse Report.

### **7.7 Impact on the Ambulatory (a Protected Structure)**

It is proposed to conserve and retain the ambulatory and associated gardens (and single-storey arcade to the north) as a publicly accessed landscaped space within the proposed redevelopment to designs by NMP Landscape Architects. The mosaics to the arches are to be restored as part of the works. These works will profoundly enhance the fabric, use and enjoyment of this important part of the site – the rear setting to the Main College Building (1863). The retention of the northern section of the Ambulatory will be carried out in accordance with specifications and additional invasive investigation and finalised temporary works proposals to be agreed through compliance conditions.

The proposed use for the space - described in detail earlier - is in accordance with the CU025 Policy and is appropriate to the building as it will not require subdivision or invasive intervention.

### **7.8 Impact on the Setting**

The site layout, landscape drawings and associated CGIs, Photomontages and Architectural Design Statement by HJL, OMP & NMP Architects and Modelworks describe comprehensively a number of new apartment buildings which are proposed to be constructed in the front setting to the east of the seminary and to the north of the site. The layout locates new buildings in a manner that reveals and brings focus to the important architecture and enhances the setting. It also provides a sensitive response to the scale, height and massing of the existing buildings on the site with the heights, massing and setbacks responding to existing geometries, footprints, parapets and ridge heights. The detailed design and its approach to

scale and materiality (use of render, granite and red brick) has also been given very careful consideration in the context of the existing buildings. In particular, the proposals reduce in size where they address the more domestically scaled Red House Protected Structure (and NMP) on the adjacent site and the proposals in this area have a more pronounced use of red brick to echo the tone of the Red House. The new development is located at a very significant distance from the Red House. A new landscape design is also proposed which has been designed by NMP Landscape Architects. This will profoundly enhance the existing setting to the front and north which is characterised by grassed tarmacked car-parking areas and work with the formal, quadripartite garden to the rear of the former seminary. The sections which follow deal with the detailed impacts on the Red House setting and with regard to the specific DoHLGH Guidance and Development Plan Policy.

The site is bounded by brick and stone walls. These are proposed to be retained in total save for the, already permitted interventions to the Clonliffe Road entrance (also serving the hotel scheme to the east of the avenue - under construction by the GAA at present) and some necessary interventions to open up the site to pedestrian and vehicular traffic on Drumcondra Road.

The impact of the proposed works on the setting of the Protected Structures of the former Holy Cross College will be assessed below, along with the impact on the setting of the Red House, a Protected Structure (and Recorded Monument) to the east, and the Archbishop's House, a Protected Structure to the west.

### **7.8.1 Impact of the Proposed New Landscape Design on the Setting of the former Holy Cross College**

The proposed redevelopment will utilise the existing circulation routes through the site, with the original entrance avenue to the Red House forming the primary circulation route through the site. It will also establish new routes through the site, in particular creating permeability and connection between the front and rear settings of the seminary through to the north of the site from which it is currently cut off. This will have a positive impact on the architectural heritage of the site as it will ensure that existing views and approaches to the Protected Structures will be maintained with new views opened up to the north of the seminary and new focus given to views of the chapel, whose existing setting is a small, tarmacked carpark. Significant spaces, including the Front Setting and the Formal Garden will be retained and enhanced within the proposed scheme with activity and focus brought to the front of the seminary and the chapel.



*Figure 95: View of existing front setting to the College Chapel. The South Link (a Protected Structure in its own right and constructed to designs of JJ McCarthy at the same time as the Chapel) deliberately sets back to create a space in front of the Chapel*



*Figure 96: Photomontage by NMP Architects showing landscape proposals at the recessed space to immediate front setting of chapel. The original chapel is itself set back in this location.*

Significant features within the setting, including the entrance avenue and the formal front setting to the Main Seminary Block, will be maintained and remade with the inappropriate tarmac surfaces removed. This will ensure that the significance of the setting of the Red House, the Main Seminary Block, the South Link Building and the Holy Cross Church (College Chapel) will be properly recognised. Similarly, the formal garden in the quadrangle to the rear of the Main Seminary Block will be retained and enhanced, ensuring that the character and special significance of the Assembly Hall and the Ambulatory is protected.

The proposed landscape design for the Front Setting follows the historic layout of this area, utilising the historic entrance avenue with an entrance plaza at the base of the stone steps to the Main College Building (1863). This area will be planted with grass, and mature trees will be retained. This will ensure that the parkland character of the setting is retained.



*Figure 97: Late 19th Century Photo of the front setting of the Main Block and Chapel. NLI L\_ROY\_01108.*

The original setting of the College, as seen in historic photos, has been significantly altered by the widespread planting and growth of mature trees within the landscape. This has diminished views within the site, and in some cases severed the visual connections between disparate buildings on the site.



*Figure 98: Existing view of the front setting of the Main Block and Chapel, illustrating the extent to which the setting has been altered. Whilst the trees contribute to the setting, the grassed and tarmacked areas do not.*



*Figure 99: Proposed view of front lawn – Photomontage by Modelworks*

The mature trees contribute significantly to the existing character of the setting and these were a significant influence on the location and size of new building footprints within the master plan. Most of these trees are to be retained therefore. The Arboricultural Report, prepared by the Tree File, gives further detail on this.

Numerous new trees will also be introduced as part of NMP's landscape proposal. The retention of existing mature trees and the planting of new trees within the site will ensure that the sylvan character of the setting will be enhanced. It is considered that this is a positive intervention to the setting.

The proposed landscape design for the Formal Garden in the cloistered rear quadrangle is a modern interpretation of the quadripartite arrangement implemented in the 1950s. NMP's Design Report describes the approach to this space:

*"Enclosed on all four sides the gardens present a unique opportunity to contribute to the public realm of Clonliffe ... Ultimately, viewed in the wider context of the masterplan the Cloister was conceived as a 'secret garden'...In essence, the concept design respects what is existing and integrates into the garden. In search of privacy, the secret gardens pursue a sense of separation from the outer world. The discovery of unexpected spaces, the excitement of new adventures, the comfort of secret corners."*

It is considered that the proposal is a positive intervention and an appropriate interpretation of the Cloister garden type. The proposed use for the space - described in detail earlier - is in accordance with the CU025 Policy and is appropriate to the setting.

### **7.8.2 Consideration of the Proposals with Regard to DoHLGH Architectural Heritage Guidance issued under Section 52 and in accordance with Section 57 of the Planning Act**

The Architectural Heritage Protection Guidelines (2011) provide guidance regarding assessment of proposed new development within the setting and curtilage of a Protected Structure. Relevant extracts from this guidance are included below, with some commentary on the subject buildings and their attendant grounds.

#### *"AHPG Section 13.3: General Principles*

*Features within the curtilage and attendant grounds of a protected structure can make a significant contribution to the character of that structure. The designed landscape associated with a protected structure was often an intrinsic part of the original design concept and, as such, inseparable from the building. Where proposals are made for alterations to a designed landscape, ancillary buildings, structures or features within the curtilage or attendant grounds of a protected structure, a site inspection should be carried out the planning authority in order properly to understand the potential effects of the proposed development.*

*When assessing the contribution of structures or features within the curtilage or attendant grounds to the character of a protected structure, and when considering any proposals to alter such features, the following should be considered:*

- a) What items of interest are there within the present curtilage of the structure?*
- b) Was this the original curtilage of the structure or are there likely to be other items of interest that are, or once were, associated with this structure and which now lie beyond its curtilage but within its attendant grounds?*
- c) Are there any other items of interest which, while not original, are later additions of merit?*
- d) Do any items within the curtilage or attendant grounds affect the character of the main structure and help to define its special interest?*
- e) Do any items within the curtilage or attendant grounds affect the character of other structures? For example, boundary walls, railings, gates and gardens can contribute to the character of other protected structure or to the character of an ACA;*

- f) *How are the boundaries of the site enclosed or demarcated? Are there walls, railings, fences, ditches or ha-has, gates or gate piers?*
- g) *Are there other buildings within the curtilage or attendant grounds? Were these other structures connected with the previous use or enjoyment of the protected structure? For example, with a country house there may be such structures as outbuildings, coach-houses, stables, icehouses, dovecotes, follies, gate-lodges and others;*
- h) *Are there features of interest within the curtilage or attendant grounds connected with the use or enjoyment of the protected structure? For example, a mill may have associated features such as a mill-race, a mill-pond, a tail-race, sluice-gates, weirs, dams, and drying greens;*
- i) *Are there designed landscape features within the curtilage or attendant grounds connected with the protected structure or its ancillary buildings? These may include ornamental planting, earth works, avenues, gardens, ponds, woodlands or other plantations;*
- j) *Are there any items or structures within the curtilage which detract from the character of the protected structure? These might include, for example, later structure or planting which mar views of the structure or its relationship with other, more important, structures within the curtilage or attendant grounds. Does the opportunity exist to reverse any adverse impacts?"*

*"a) What items of interest are there within the present curtilage of the structure?"*

There are three areas in the setting of interest - the front setting/lawn to the east of the seminary front which extends towards the Red House; the formal quadrangle garden to the rear of the seminary and the parkland to the north of the site. Whilst these areas all retain trees and grassed areas, the designed features comprise tarmacked parking areas (previously tennis courts) and driveways. Only the formal garden to the rear retains features of interest all of which are proposed to be restored and retained as part of the landscape proposals by NMP Architects.

*"b) Was this the original curtilage of the structure or are there likely to be other items of interest that are, or once were, associated with this structure and which now lie beyond its curtilage but within its attendant grounds?"*

The Red House and Archbishop's House may be considered to form part of the attendant grounds. The front setting to the Red House is a carpark and the setting to Archbishop's house has no visual connection with the subject site due to the boundaries constructed between them.

*"c) Are there any other items of interest which, while not original, are later additions of merit?"*

No.

*"d) Do any items within the curtilage or attendant grounds affect the character of the main structure and help to define its special interest?"*

The settings all have an impact on the Protected Structures and contribute to the character of each of them. The proposals seek to enhance that character.

*"e) Do any items within the curtilage or attendant grounds affect the character of other structures? For example, boundary walls, railings, gates and gardens can contribute to the character of other protected structures or to the character of an ACA;"*

The setting to the seminary has a visual connection with the Red House and very particular consideration has been given to the impact on the Red House setting.

*"f) How are the boundaries of the site enclosed or demarcated? Are there walls, railings, fences, ditches or ha-has, gates or gate piers?"*

Enclosed by a mix of brick and stone boundary walls and gates. The impact on the norther section of calp boundary wall to the Drumcondra Road Lower has been given particular consideration.

*"g) Are there other buildings within the curtilage or attendant grounds? Were these other structures connected with the previous use or enjoyment of the protected structure? For example, with a country house there may be such structures as outbuildings, coach-houses, stables, icehouses, dovecotes, follies, gate-lodges and others;"*

All of the buildings on the subject site and attendant grounds are described, recorded and assessed.

*"h) Are there features of interest within the curtilage or attendant grounds connected with the use or enjoyment of the protected structure? For example, a mill may have associated features such as a mill-race, a mill-pond, a tail-race, sluice-gates, weirs, dams, and drying greens;"*

No such features.

*"i) Are there designed landscape features within the curtilage or attendant grounds connected with the protected structure or its ancillary buildings? These may include ornamental planting, earth works, avenues, gardens, ponds, woodlands or other plantations;"*

Only the formal cloister garden to the rear of the seminary could be considered as a designed landscape. There was an avenue of trees created to the north of the site most of which was removed with the construction of the library wing.

*"j) Are there any items or structures within the curtilage which detract from the character of the protected structure? These might include, for example, later structures or planting which mar views of the structure or its relationship with other, more important, structures within the curtilage or attendant grounds. Does the opportunity exist to reverse any adverse impacts?"*

Yes. The grassed areas and tarmacked carparking that surround the buildings on site detract from the special interest of their architecture. In particular, the treatment to front of the College Chapel façade is entirely inappropriate to its architecture. The extensions to the north have reduced the permeability of the site and cut off views of the seminary. The proposals seek to activate all of these areas and to provide a more appropriate context to some important architecture.

The DoHLGH 2011 *Architectural Heritage Protection Guidelines* provide guidance in relation to the construction of new extensions, which can also be applied to the construction of new buildings within the curtilage of a Protected Structure:

*"Section 6.8.2*

*If planning permission is to be granted for an extension, the new work should involve the smallest possible loss of historic fabric and ensure that important features are not obscured, damaged or destroyed. In general, principal elevations of a Protected Structure (not necessarily just the façade) should not be adversely affected by new extensions. The design of symmetrical buildings or elevations should not be compromised by additions that would disrupt the symmetry or be detrimental to the design of the protected structure."*

In this case the proposal involves minimal loss of historic fabric of any architectural significance, as detailed above. The primary facades, designed landscape features and vistas within the setting will also be protected.

*"Section 6.8.3:*

*Generally, attempts should not be made to disguise new additions or extensions and make them appear to belong to the historic fabric. The architectural style of additions does not necessarily need to imitate historical styles or replicate the detailing of the original building in order to be considered acceptable... Careful consideration of the palette of materials with which the works are to be executed can mediate between a modern design idiom and the historic fabric of the structure. Extensions should complement the original structure in terms of scale, materials and detailed design while reflecting the values of the present time."*

The proposed new buildings within the setting do not mimic the historic buildings, but are complementary to them in terms of proportion, materiality, and scale. This is in line with prevailing best conservation practice, as noted in the 2017 S.P.A.B. publication *New Design for Old Buildings*:

*"To prevent confusion, new work should express modern needs a modern language and add to, rather than detract from, the building's historic provenance... that is complementary to what exists."*

The proposed new buildings within the setting of the Protected Structure will be high quality modern architectural designs, which will contrast and complement the existing building stock. The juxtaposition of old and new will ensure that the historic form of the cluster of buildings will remain legible. The RIBA-SPAB guidance on new buildings in historic settings notes that:

*"Used in the historic environment, well-executed juxtaposition allows the old to remain clearly readable against the new, with visual separation created by distinct material and design differences. Despite these clearly set boundaries, there is inherent integration and sympathy: the two structures function together as a new and successful entity."*

The material palette and façade treatment has been designed with careful consideration of the existing Protected Structures on site, and the architectural heritage of the surrounding context. The approach is outlined in the OMP Architects Design Report.



*Figure 100: Long Room Hub, Trinity College Dublin. McCullough Mulvin Architects.*

A successful example of new design in a historic setting can be seen in McCullough Mulvin's 2008 Long Room Hub at Trinity College, Dublin. This building is in immediate proximity to numerous protected structures, and at an architectural heritage site of international significance. The new building is a high quality architectural design, in decidedly contemporary style. The building does not attempt to mimic the materiality or classical detailing of the surrounding architectural heritage. This building was the recipient of an RIAI Award in 2011.

Further examples of successful interventions which contrast with the existing historic setting within which they are located are provided in this guidance, and include the Granary, Barking, and the Holbourne Museum, Bath.

*"Pollard Thomas Edwards successfully used the technique of juxtaposition at the Granary, on Barking Creek, Barking. The scheme saw the creation of new, self-contained and openly assertive design alongside the sensitive conversation of the nineteenth century building. The added structure, although distinctly modern and different, has a shape, colour and texture that is in harmony with the old..."*

*"...Eric Parry's extension to Bath's Holbourne Museum turns juxtaposition into an art form. Glimpsed from a distance there is an unexpected ethereal quality to the extension added to the rear of the Grade 1 listed building. No attempt has been made to mimic the classical detailing or solidity of the Bath-stone original, which dates from the late eighteenth century..."*

At the Granary, the proposed new building makes a significant visual impact on the front setting of the existing historic building. The new building is not subservient to the historic building, and does not mimic the historic detailing or materiality. The height, massing and proportions of the new addition ensure that it enhances the appreciation of the historic building.

The proposed development will consist of several residential apartment buildings constructed over the existing parkland. The height of these new buildings will be largely from 4-8 storeys, and will respect the existing institutional parapet and ridge heights and match the heights of the existing mature trees on the site. The relatively low heights of the blocks and the retention of a significant amount of the existing mature trees on site will ensure that the parkland character of the site will be protected and retained.

The heights of the proposed new blocks has been adjusted with regard to proximity to Protected Structures in particular the Red House where there are very generous setbacks and reductions in height. Please see Architects Design Statement by HJL & OMP Architects which details all of this.

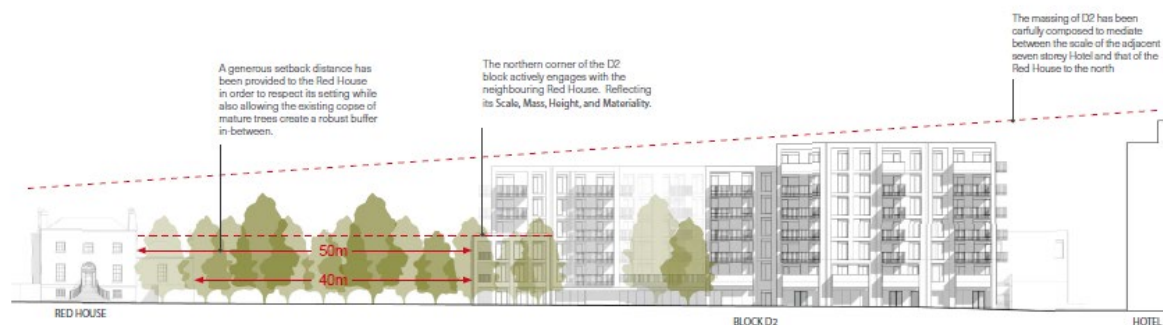


Figure 101: Extract from architects' drawings indicating 40 plus metre offset to south of Red House and building heights stepping down on those closer

### **7.8.3 Impact of the Proposed Development on the Setting of the Red House, a Protected Structure**

The history of the Red House has been dated to the early 18<sup>th</sup> century, when Tristram Fortick obtained a lease of 'the great house of the Grange of Clonliffe with all out-offices, conveniences thereunder belonging'. This house was in the location of the existing Red House. By 1790, the house was the residence of a Frederick Edward Jones, manager of the Theatre Royal. Jones renamed the house as Clonliffe House, and employed an Italian craftsman, Maranari, to paint frescos in two rooms. The neighbouring Jones Road is named for Frederick Edward Jones, who laid out this road and who constructed the bridge over the Royal Canal (now known as Clonliffe Bridge).



Figure 102: Photomontage showing very significant offset of B Blocks from the Red House with a large landscaped area to the west of the avenue in addition to the landscaped space to its east forming the immediate front setting to the Red House.

The original construction date of the house is not clear, as the interiors have been extensively renovated. The college historian Richard Sherry undertook research into the construction of the Red house for the 1959 centenary publication.

He notes that:

*"Mr. C. P. Curran was good enough to give us his private opinion about the building. 'the house', he said, 'looks like late eighteenth century. The flat doorway which lacks a projecting pediment, and the flanking arcaded walls are a good example of Dublin domestic architecture of the last quarter of the eighteenth century'. The Honourable Desmond Guinness, president of the Irish Georgian Society, pointed out that the house is very difficult to date exactly. 'It has been extensively renovated', he said, 'and all the interior cornices have been removed. These are usually most helpful for fixing the date of construction. The fireplaces, staircase, basement and windows seem to suggest a date about 1770, although the house has some later features as well. In the distance, as one approaches the house, it looks rather like early nineteenth century, but this impression disappears as one comes closer. In my opinion it was probably built by Lord Mountjoy. It is certainly too late for Fortrick and most probably was built before the time of Jones'.*

The Clonliffe House and its lands were purchased by Dr. Cullen in 1858, and the Diocesan College was established in the existing house. The description of the sale notes that there were extensive offices on the grounds, as well as a large garden and pleasure grounds. The 1<sup>st</sup> edition OS Map shows the ancillary office buildings to the south of the house. With the construction of the main seminary block in the early 1860s, and further additions such as the College Chapel c. 1873, all located in the western section of the College lands, the focal point of the site shifted away from Clonliffe House.

A relationship between the house and the later College buildings was maintained, and in the 1875 Ordnance Survey map (above), a path linking the two buildings is shown. This path survives to the present, lined with trees.

This building is a Protected Structure, DCC RPS Ref. No. 1902. It is also a Recorded Monument, Ref. No. 018-019.

There will be no direct impacts on the Red House as part of the proposed Masterplan redevelopment. The building is outside of the boundary of the development site.

The proposal to construct a series of apartment blocks in the front setting of the Seminary will have a visual impact on the setting of the Red House, and on views between the Red House and the main College. The verified CGIs and the Photomontages and the LVIA demonstrate that this impact will enhance this setting and frame views between the Red House and the Main College Building. The removal of Block D1 has meant that views across the lawn to the Red House are wide and clear with only the trees themselves obscuring the Red House.

The Red House, although it has a significantly reduced curtilage, nevertheless retains a visual connection with the seminary and the front setting to the seminary can be considered to contribute to the overall setting of the Red House. The proposals by NMP Architects extend to the immediate front setting of the Red House and are visible on the Photomontages by Modelworks, the drawings and report by NMP Architects and the Architects Design Statement. The result will be a significant enhancement of the immediate and extended front setting to the Red House.



*Figure 103: Detailed view of existing immediate setting to the Red House which is currently a tarmacked carparking area. The proposals to introduce integrated landscape to the east of the avenue will profoundly enhance the front setting of the Red House.*

The impact of these proposals on the Red House will be to provide a new, high-quality landscape adjacent to it. The proposed new buildings are located at very long distances from the Red House and the buildings will reduce in height and mass as they get closer to it and,

as a result, will not overbear, overlook or overshadow the Red House or indeed its setting. It is important to note that a difference in scale between the Red House and the much larger institutional seminary buildings has existed on this site since the 19<sup>th</sup> Century. The overall site must be considered to have an institutional scale to it with the earlier Red House somewhat dwarfed by the scale of the existing seminary buildings. The proposed new development in terms of massing, footprint, location and heights takes account of these differences in scale.



*Figure 104 Photomontage by Modelworks showing view of Red House from the front lawn (post LRD Opinion). It is given a focus and prominence due to the significant setbacks provided and the omission of Block D1. The views of the Red House are wide and clear and adjacent architecture is expressed in red brick. The most significant factor obscuring the Red House in these views now are the retained mature trees.*

#### **7.8.4 Impact of the Proposed Development on the Setting of the Archbishop's House**

No works are proposed here as the building and its setting lie outside the subject site and are separated visually and physically from it by stone boundary walls and screened by existing trees to the north also. There will be a visual impact in views to the north from the front setting. This is described in the Photomontages and CGIs and in the Architect's Design Statement. It is moderate change to the backdrop from the front setting and has been mitigated after LRD Opinion to reduce the height in this area. The residual impact is on the background behind a strong tree line to just one side of the Protected Structure. It could not be considered to significantly impact on its architectural character. The impact on the boundary wall to Drumcondra Road Lower (part of the Archbishop's House Protected Structure) is addressed in Section 7.9.



Figure 105: Extract from LVIA showing view from front of Archbishop's House prior to LRD Opinion.



Figure 106: Extract from LVIA showing residual impact on view from front of Archbishop's House post LRD Opinion.

## 7.9 Boundary Walls and Gates

No new entrances are proposed into the site at all. Existing access at Clonliffe Road and onto Drumcondra Road Lower is to be reused and modified. Alteration works are proposed to the existing entrance to Drumcondra Road Lower to provide necessary sightlines, carriage/pedestrian/cycle ways in accordance with the recommendations and reporting by Systra Engineering.

### Gate 1 – Clonliffe Road

This gate is the main entrance to the subject site. There are no proposed works here. The necessary widening has already been agreed under the permission for the Hotel currently being constructed by the GAA on the east side of the avenue.



*Figure 107: 1953 Aerial photograph showing the earlier form of the entrance from Clonliffe Road, with the original gate lodge to the immediate north of the boundary wall. This no longer exists.*



*Figure 108: Photomontage view from Jones Road (Modelworks) showing widened front entrance (already permitted) and the new hotel to RHS. The subject proposal is visible here on the LHS and subordinate to the permitted Hotel development.*

## Gate 2 – Drumcondra Road Lower

This gate is to the north-western boundary of the subject site. The gate piers and castellated, calp boundary walls pre-date the Archbishop’s House, and the gates appear to have originally led to the mews buildings to the rear of Nos. 133 and 135 Drumcondra Road Lower. The gates are visible on historic maps from the 1865-68 edition of the Ordnance Survey. By the time of the 1907-11 OS Map a path branches off from these gates to lead to the Archbishop’s

House. This boundary wall is a Protected Structure included under the listing for the Archbishop's House, Reg. Ref. 2361.



Figure 109: View showing Nos. 133 and 135 Drumcondra Road Lower, with the subject gateway to the right.

It is proposed to use this gate as a access point for the northern portion of the redevelopment. This will involve the widening of this entrance, through the careful taking down one of the existing gate piers and reconstructing it in a new position. The original stone from the wall and piers will be retained and reused on the restored castellated boundary.

Precedents for such widening of 19<sup>th</sup> century gates have been carried out at St. Patrick's College, Drumcondra Road, at St. Patrick's Hospital, James's Street, and at St. Patrick's College, Maynooth.

The proposed widening of the subject gateway, which comprises relatively simple stone gate piers leading to mews buildings is an appropriate proposal which can allow for the important calp fabric and architectural character to be retained in accordance with specifications and compliance conditions. The existing gate is neither original nor of interest but can be salvaged nevertheless.



Figure 110: View showing impact on Drumcondra Road with altered castellated calp boundary wall and relocated pier. Only a small amount of fabric will be lost here.

## **8.0 Responses to Specific Policy within 2022 Dublin City Council Development Plan**

*"BHA1*

*Record of Protected Structures*

*(a) To include those structures that are considered to be of special architectural, historical, archaeological, artistic, cultural, scientific, technical or social interest in the Record of Protected Structures, and to remove those structures where protection is no longer warranted.  
(b) To maintain and review the RPS whilst having regard to recommendations for additions to the RPS made by the Minister under Section 53 of the Planning and Development Act, 2000 (as amended)."*

**Response –**

**Dublin City Council have made clear and distinct decisions about the parts of the complex which are significant and should be protected on the inscription to the RPS. This has been critical to the design development of the proposals.**

*"BHA2*

*Development of Protected Structures*

*That development will conserve and enhance protected structures and their curtilage and will:"*

**Response –**

**The current proposals seek to retain, conserve and enhance a number of Protected Structures and their curtilage as described in detail in this report and throughout the application documentation submitted.**

*"(a) Ensure that any development proposals to protected structures, their curtilage and setting shall have regard to the Architectural Heritage Protection Guidelines for Planning Authorities (2011) published by the Department of Culture, Heritage and the Gaeltacht."*

**Response –**

**The design development has had particular regard to the Guidance in accordance with the Planning & Development Act, 2000, as Amended ('the Act'). The special interest/significance of the overall site and the buildings on it has been detailed, design proposals for the landscape, setting, boundary and the buildings themselves and their impact have been considered and mitigated with regard to that special interest.**

*"(b) Protect structures included on the RPS from any works that would negatively impact their special character and appearance."*

**Response –**

**The proposals seek to enhance the fabric and character of the Protected Structures in accordance with the specifications provided. The proposed demolitions, new buildings and landscaping on the site will enhance the character and amenity of the setting.**

*"(c) Ensure that works are carried out in line with best conservation practice as advised by a suitably qualified person with expertise in architectural conservation."*

**Response –**

**The proposals have been developed by the Design Team in consultation with this office and in discussion and in extended discussions with the Conservation Office and Planners in Dublin City Council. The works, once executed in accordance with conservation specifications and any compliance conditions imposed by the Planning Authority will be in accordance with best conservation practice.**

*"(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."*

**Response –**

**The proposals here seek to modify a number of Protected Structures on the subject site and to add a number of sensitively placed and designed new buildings adjacent to these and to the Red House and Archbishop's House which are adjacent. These modifications will affect the setting as detailed above in section 7.8.**

### **Setting**

**OMP Architects have developed a masterplan layout which locates new buildings in a manner that reveals and brings focus to the important architecture and profoundly enhances the setting.**

**A new landscape design is also proposed which has been designed by NMP Landscape Architects. This will profoundly enhance the existing setting to the front and north which is characterised by grassed tarmacked carparking areas and work with the formal, quadripartite garden to the rear of the former seminary. See detailed assessments of setting significance and impacts earlier in this AHIA and in Chapter 15 of the EIAR.**

### **Scale, Height and Massing**

**The scheme also provides a sensitive response to the scale, height and massing of the existing buildings on the site with the heights, massing and setbacks responding to existing geometries, footprints, parapets and ridge heights. The section and elevation drawings provided by OMP and HJL Architects as well as the Architectural Design Statement show these relationships in detail and the detailed drawings on the Red House indicate how the scale is reduced to the east of the site. The massing of the blocks relates to the existing seminary with similarly sized footprints and parapet heights**

### **Detail and Materials**

**The detailed design and its approach to scale and materiality (use of render, granite and red brick – omission of aluminium) has also been given very careful consideration in the context of the existing buildings. In particular, the proposals reduce in size where they address the more domestically scaled Red House Protected Structure and the proposals in this area have a more pronounced use of red brick to echo the tone of the Red House. The new developments are located at a very significant distance from the Red House. All of this is set out in detail within the Architectural Design Statement.**

*"(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."*

#### **Response –**

**The proposals retain each of the Protected Structures in terms of their form and integrity indeed restoring the original form in some cases. The new development will not adversely impact the special character of the Protected Structures or their curtilage.**

*"(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."*

#### **Response –**

**The proposals have accounted for the significance and extent of historic fabric and the surviving plan forms and detail within the interiors. Original fabric and significant fabric and spaces are all to be retained and, where possible, revealed. Non-original fabric which has a lesser or negative significance is to be removed in the seminary in order to accommodate new apartments with appropriate residential amenity.**

*"(e) Ensure that new and adapted uses are compatible with the architectural character and special interest(s) of the protected structure."*

#### **Response –**

**The proposed uses (community and residential) are compatible with the Protected Structures. The historic institutional use no longer exists at the scale required for the site.**

*"(f) Protect and retain important elements of built heritage including historic gardens, stone walls, entrance gates and piers and any other associated curtilage features."*

**Response –**

**The proposals will retain and protect all surviving boundary and landscape features with a minor widening required with (the ope required for pedestrian and vehicular access has been reduced to a minimum – see Systra reporting) on Drumcondra Road where the important calp fabric and pier will be restored and salvaged in accordance with the Conservation Specifications.**

*"(g) Ensure historic landscapes, gardens and trees (in good condition) associated with protected structures are protected from inappropriate development."*

**Response –**

**The proposals to provide a new designed landscape (by NMP Landscape Architects) to the front (east), quadrangle (west) and north will significantly enhance the settings of the Protected Structures.**

*"(h) Have regard to ecological considerations for example, protection of species such as bats."*

**Response –**

**As part of the full application an EIAR has been carried out which involved the carrying out of ecological and habitat surveys. Ecological enhancement has been fully incorporated into the proposed development through significant design proposals which will enhance the setting of the Protected Structures.**

*"BHA3*

*Loss of Protected Structures*

*That the City Council will resist the total or substantial loss of protected structures in all but exceptional circumstances."*

**Response –**

**There are no total or substantial losses of any Protected Structures proposed and no 'exceptional circumstances' are relevant therefore. See Section 9.0 below also.**

*"BHA4*

*Demolition of Regional Rated Building on NIAH*

*That there is a presumption against the demolition or substantial loss of any building or other structure assigned a 'Regional' rating or higher by the National Inventory of Architectural Heritage (NIAH), unless it is clearly justified in a written conservation assessment that the building has no special interest and is not suitable for addition to the City Council's Record of Protected Structures (RPS); having regard to the provisions of Section 51, Part IV of the*

*Planning and Development Act, 2000 (as amended) and the Architectural Heritage Protection Guidelines for Planning Authorities (2011)."*

**Response -**

**There are four no. buildings on or adjacent to the subject site which have been rated as having a Regional significance by the NIAH (now the NBHS). These buildings are as follows –**

- **50120174 : Archbishop's House : bishop's palace**
- **50120176 : Holy Cross College Chapel : church/chapel**
- **50120175 : Holy Cross College\Clonliffe College : college**
- **50120177 : Red House : house**

**There are no proposed total or substantial losses to any of these buildings. The Red House and Archbishop's House will all be retained in their entirety without any physical impact as they lie outside the subject site. The College Chapel is to be retained and conserved for a new community use as described previously in accordance with the CU025 Policy within the current Development Plan. The College is to be retained, altered and adapted to new, much-needed residential use without substantial or total loss.**

**It should be noted that the New Wing and the Library Wing are NOT identified by the NIAH as having Regional Significance (or at all) and, therefore, this policy here does not relate to these structures. Dublin City Council's original inscription from 2000 is in agreement with this.**

*"BHA5*

*Buildings 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 that it has little or no special interest or merit having regard to the provisions of the Architectural Heritage Protection Guidelines for Planning Authorities (2011)."*

**Response –**

**There are no (total) demolitions or substantial losses proposed to any buildings predating the First Edition to the Ordnance Survey. The only proposed demolitions on the site of note relate to non-original late 20<sup>th</sup> Century extensions which have been expressly excluded from the RPS.**

"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."*

**Response –**

**The Assembly Hall and Ambulatory are late 20th Century Protected Structures on the subject site and the proposals seek to retain and restore these buildings and bring them back to use as already described in detail in accordance with Policy Cu025 of the current Dublin City Development Plan. In addition, the proposals seek to salvage and relocate an oratory fit out from within the New Wing. See sections above with extracts from OMP plans and isometric views showing the reuse of the panelling. This is to be carried out in accordance with the conservation specifications (appendix xiii).**

"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."*

**Response –**

**The proposals have had regard to this guidance in order that improvements can be made without unduly impacting on the historic fabric.**

"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 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."*

**Response –**

**The proposed conservation and restoration works will not have a negative impact on the special interest of the Protected Structures. No thermal or energy performance upgrades are proposed and there is no requirement to do so under Part L as these are Protected Structures.**

*"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."*

**Response –**

**The current proposals represent a good example of exactly this kind of development as they seek to restore use whilst reinstating, revealing and conserving architectural character and historic fabric on the subject site.**

*"BHA25*

*Loss of Upper Floor Access*

*There will be a presumption against the loss of upper floor access to buildings from street frontages, and the City Council will seek reinstatement of upper floor access points wherever possible from the street."*

**Response –**

**Access to upper floors (through improved and new circulation) and restoring sustainable and much-needed new use throughout the Protected Structures is a critically important aspect of the proposed scheme.**

**The proposals, therefore, should be considered fully compliant with all of the relevant policies in the current Dublin City Council Development Plan.**

## **9.0 Supreme Court Judgement (2024) IESC 13 2023/74 11<sup>th</sup> April 2024 and Relevance to Current Proposals**

It should be noted that a previous scheme for this site was approved by An Bord Pleanála and that permission was ultimately quashed at the Supreme Court. It is important to acknowledge that one of the main reasons given for the High Court repudiating the permission was that no 'exceptional circumstances' had been invoked or demonstrated with regard to the proposed demolitions to extensions and interiors within the Protected Structures. The High Court argued that these had to be proven in accordance with Section 57 of the Act. The Supreme Court found this not to be the case and that the High Court had erred in law. The demolitions proposed in this scheme are of a similar scale. No exceptional circumstances are required for these proposals.

The Design Team has given careful consideration to the decisions of the High Court and the Supreme Court and through extensive discussion and engagement with Dublin City Council (as detailed above) the proposed development reflects a much more detailed regard to the protected status of the protected structures, as required by the Act:

*"10) (a) For the avoidance of doubt, it is hereby declared that a planning authority or the Board on appeal— (i) in considering any application for permission in relation to a protected structure, shall have regard to the protected status of the structure, or proposed protected structure."*

There has been very detailed consideration of this impact provided within this report and expressed throughout the planning application submission, especially in terms of the focus of intervention drawings, CGIs, landscape drawings, historic mapping etc. All of this provides the planning authority with the detail necessary to have regard as set out in the Act.

## **10.0 Conclusion & Recommendations**

The current proposals represent a new phase in the evolution of an historic, formerly ecclesiastical complex that has already undergone transformative and adaptive change in a number of phases throughout the 19<sup>th</sup> and 20<sup>th</sup> Centuries. The proposals recognize the special interest on the site, both in terms of its built forms and interiors and in terms of the settings and landscape qualities that surround them. The proposals seek to reinstate appropriate new and much-needed uses (residential and community/cultural) to the site which has now been vacant for some time. The adaptations required will not impact significantly on the character of important original interiors and the impacts on the setting will enhance the landscape and open up new views of the Protected Structures (including the adjacent Red House) and create connections on the site, in particular to the north all described by CGIs, photomontages and landscape drawings by NMP. There are some significant demolitions proposed on the site but these represent a small proportion of the overall fabric and the 1960s era New Wing and Library building proposed for demolition are neither protected nor worthy of retention. Their removal – with the oratory joinery and northern section of ambulatory retained - will allow for an enhanced and interconnected setting with new apartment buildings. Interventions within the seminary to adapt it residential use are significant but considered in light of the internal reconstruction in the 1960s cannot be considered detrimental to the architectural character. The proposals overall will profoundly enhance the amenity and architectural character of a site of some architectural significance and should be welcomed.

## **11.0 Appendices**

- I. Historic Maps
- II. Historic Drawings
- III. Historic Photos
- IV. Photographic Record External
- V. Photographic Record Main Seminary block
- VI. Photographic Record South Link Building
- VII. Photographic College Chapel
- VIII. Photographic Record Assembly Hall
- IX. Photographic Record New Wing
- X. Photographic Record Library Wing
- XI. CVs
- XII. Outline Conservation Specification for Works to the Protected Structures
- XIII. Outline Conservation Specification for Works to Relocate Joinery and Leaded Glass from Oratory (within New Wing) to the Assembly Hall
- XIV. Outline Conservation Specification for Salvage of Material from New Wing and Library Wing

**David Slattery Conservation Architects**

**2<sup>nd</sup> July 2025**