

The Mansion House

Progress Report on Universal Access & Landscaping Works in the Lord Mayor's Garden

To Protocol Committee

18th February 2021



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Rannóg
Ailtire
na Cathrach

City
Architects
Division

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1.0 Introduction / Background Information

1.1 History of the project

The Mansion House is the official residence of the Lord Mayor since 1715. It was built between 1705 and 1710. Since 1715 it has hosted city, national and international events. It is included in the City of Dublin Record of Protected Structures and is a National Monument. As the official residence of the Lord Mayor, all citizens of Dublin should be able to access the building without difficulty.

Next door to the Mansion House are the public rooms – the Round Room dating from 1821 and the Supper Room dating from the 1890s.

Prior to 2013 the entrance to the left of the Mansion House was a shared entrance between the Mansion House Oak Room, the Round Room and Fire Restaurant (the Supper Room). This entrance consisted of a ramp and steps. The ramp was not compliant with Part M of the Building Regulations 2012 as it was too steep in gradient and too long. There had been a number of accidents on it.

2013 works

In 2013 major works were carried out to Fire Restaurant and this entrance which reinstated the arms of the Mansion House forecourt thus restoring the 18th century baroque forecourt. The works moved the entrance of Fire Restaurant to beside the Royal Irish Academy and removed the ramp and installed a platform lift to allow access to the Mansion House Oak Room and Round Room. These works are in compliance with the Building Regulations. Fire Restaurant has an internal passenger lift.

Platform Lift

The platform lift has been in use since completion of those works in 2013 but there have been instances when it has been out of order. If out of order visitors to the Mansion House have to access via either the Round Room or Fire Restaurant. This platform lift was upgraded and access improved in 2018, including:

- Increasing weight capacity to 500kg therefore accommodating heaviest chairs
 - the existing lift was limited to 350kg which caused disruption.
- Additional provision of intercom/alarm/auto dial alert on all levels (Courtyard, Platform, Upper Terrace), enabling direct contact with staff of the Mansion House and Fire Restaurant.
 - this ensures that assistance from staff can be requested for ingress/egress as required.
- Installing universally accessible controls for users/assistants/attendants.
- Clear signage
- Management of the lift including staff procedures and additional pre-visit information on the DCC Website
- The speed of the lift remains at 2 meters per minute; for safety purposes this is the maximum lifting speed for a platform lift.

Complaints about removal of ramped access

8th June 2016: Cllr. Flynn, at the Protocol Committee Meeting, requested a report on the disabled access provisions to The Mansion House.

1st December 2016: A meeting of the Mansion House Disability Access Focus Group was held with representatives from the PPN Disability Linkage Group, project specific working group. A presentation was given by Access Consultant, Eoin O'Herlihy. The PPN advised of their preference for a ramp to be included.

December 2016 to January 2019: Further meetings were held by DCC with the PPN Disability Linkage Group, DCC attendees included; Lenzie O'Sullivan- Conservation Architect, Fanchea Gibson-Mansion House Manager, Deirdre Ni Raghallaigh- Senior Executive Officer, Pat Nestor-Accessibility Officer, discussing options prepared by City Architects.

26th February 2019: In response to options outlined, the PPN Disability Linkage Group recommended;

1. *Dublin City Council will provide permanent ramped access to the Mansion House from the garden in front of the Fire Restaurant*
2. *A Platform lift with automated doors will be retained adjacent to the side of the Mansion House*
3. *Permanent level access will be created into the Lady Mayoress's Parlour through the existing French doors*
4. *An Interim arrangement to enter the Mansion House through the Lady Mayoress's Parlour will be provided by a temporary ramp (edit).*
5. *The consultation group will be reconvened when DCC is developing the detailed design for the Mansion House project so there will be the opportunity for the DLG to input to that design before the project goes out to Part 8 planning*

27th February 2019: Garden Ramp option noted to Protocol Committee by Deirdre Ní Raghallaigh Senior Executive Officer, and it was agreed that it would revert there when designs available as well as going to South East Area Committee.

1.2 Project Summary

June 2017:	Presentation to MH Protocol Committee: Proposals to improve accessibility
August 2017:	Access Audit Report Consultant OHAC appointed.
December 2017:	Meeting With DLG, OHAC, Mansion House Committee
April 2018:	Meeting With DLG, OHAC, Mansion House Committee
January 2019:	Meeting With DLG and Mansion House Committee
February 2019:	DLG Letter summing up requests and noting previous dialogue
February 2020:	Design Team Appointment

1.3 Legal obligations under the Disability Act 2005

DCC has a legal obligation to meet section 29 of the Disability Act 2005 and relevant Code of Practice.

Section 29 Disability Act 2005

(1) (a) The head of a public body shall, as far as practicable, ensure that the whole or a part of a heritage site in its ownership, management or control to which the public has access is accessible to persons with disabilities and can be visited by them with ease and dignity.

(b) Paragraph (a) shall not apply if its application would—

(i) have a significant adverse effect on the conservation status of a species or habitat or the integrity of a heritage site, or

(ii) compromise the characteristics of the site.

1.4 Proposed Works

The proposed works will provide Universal Access via new Landscaping and/or Structure, adding a ramped approach. This involves the redesign of the landscaping of the existing Lord Mayors Garden and of the shared access route to the Round Room, Oak Room and Mansion House.

The design response is to be a contemporary solution that will highlight the social and civic inclusiveness that is part of the history of the Mansion House.

1.5 Programme (Preliminary)

Q1 2021 – Presentations to Stakeholders. Sign off on preferred option.

Q2 2021 – Preparation of Part 8 documentation. Lodgement of Part 8 (20 weeks process).

Q4 2021 – Grant of permission

Q1 2022 – Issuing of tender documents

Q2 2022 – Start of construction works, anticipated 6 months programme (TBC with Mansion House)

Q4 2022 – Project complete

1.6 Consultants/Design Team:

Blackwood Associate Architects with Dermot Foley Landscape Architects

1.7 Meetings held so far and scheduled:

11.06.2020 Technical Meeting with City Architects

29.10.2020 Meeting with Mansion House & Chief Executive Office

02.12.2020 Steering Group Meeting no. 1

03.02.2021 Technical Meeting with Conservation Officer

10.02.2021 Technical Meeting with Accessibility Officer/Building Control

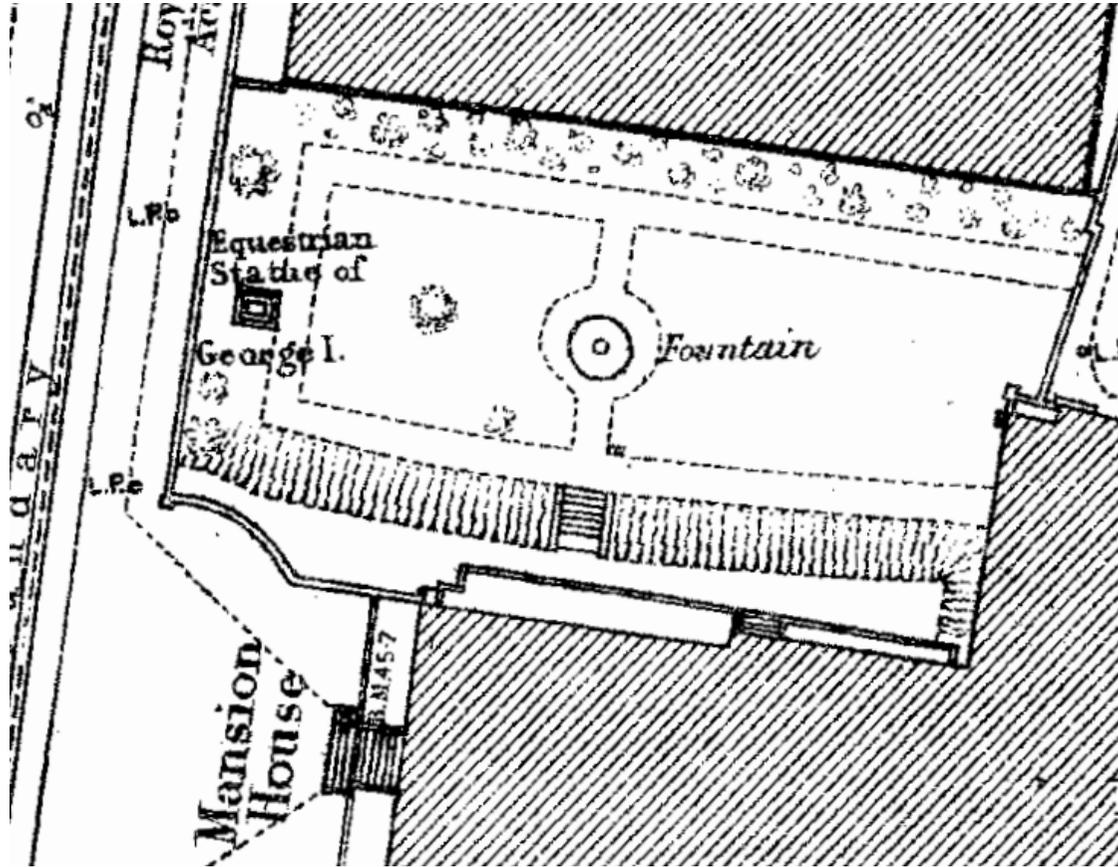
17.02.2021 Steering Group Meeting no. 2

TBC Meeting with PPN Disability Linkage Group and Conservation Groups

3.0 Proposed Options / Current Design Proposals

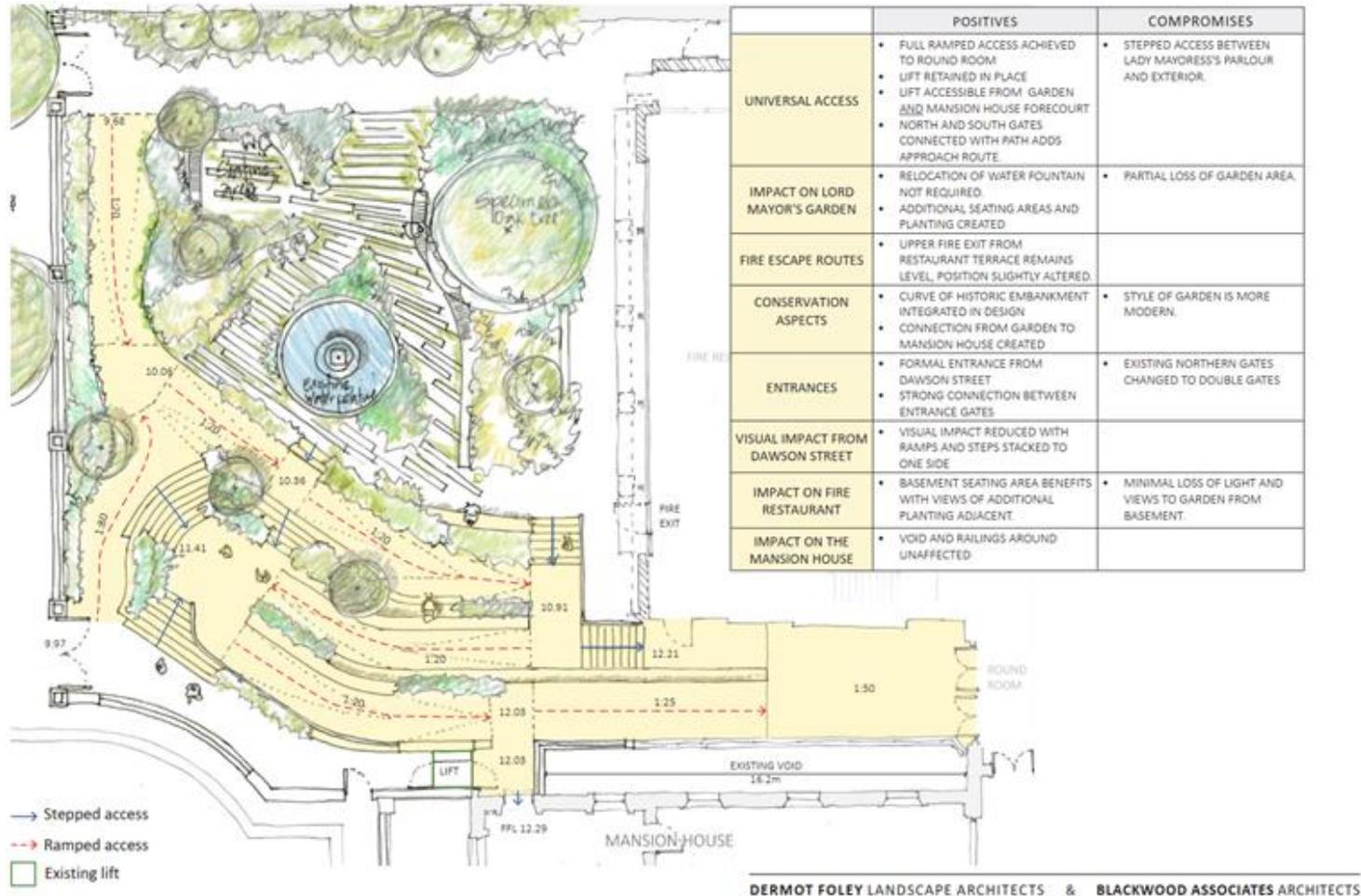
The following two proposals emerged as the preferred options from discussions with the Mansion House & the Steering Group members.

Both concepts are based on the recreation of the historic embankment to the south side of the garden, which facilitates a gentle change of level between the Mansion House and the Lord Mayor's Garden while integrating universal access, planting and seating.



Ordnance Survey 6 inch map – 1982, showing historic embankment leading to the garden

OPTION 3



A series of ramps winding gently up to the landing in front of the Lady Mayoress's Parlour, integrating steps, seats and planting which softens the overall impact of the intervention and will help integrate it in the garden. Starting point ramp at fountain. Organic shape.

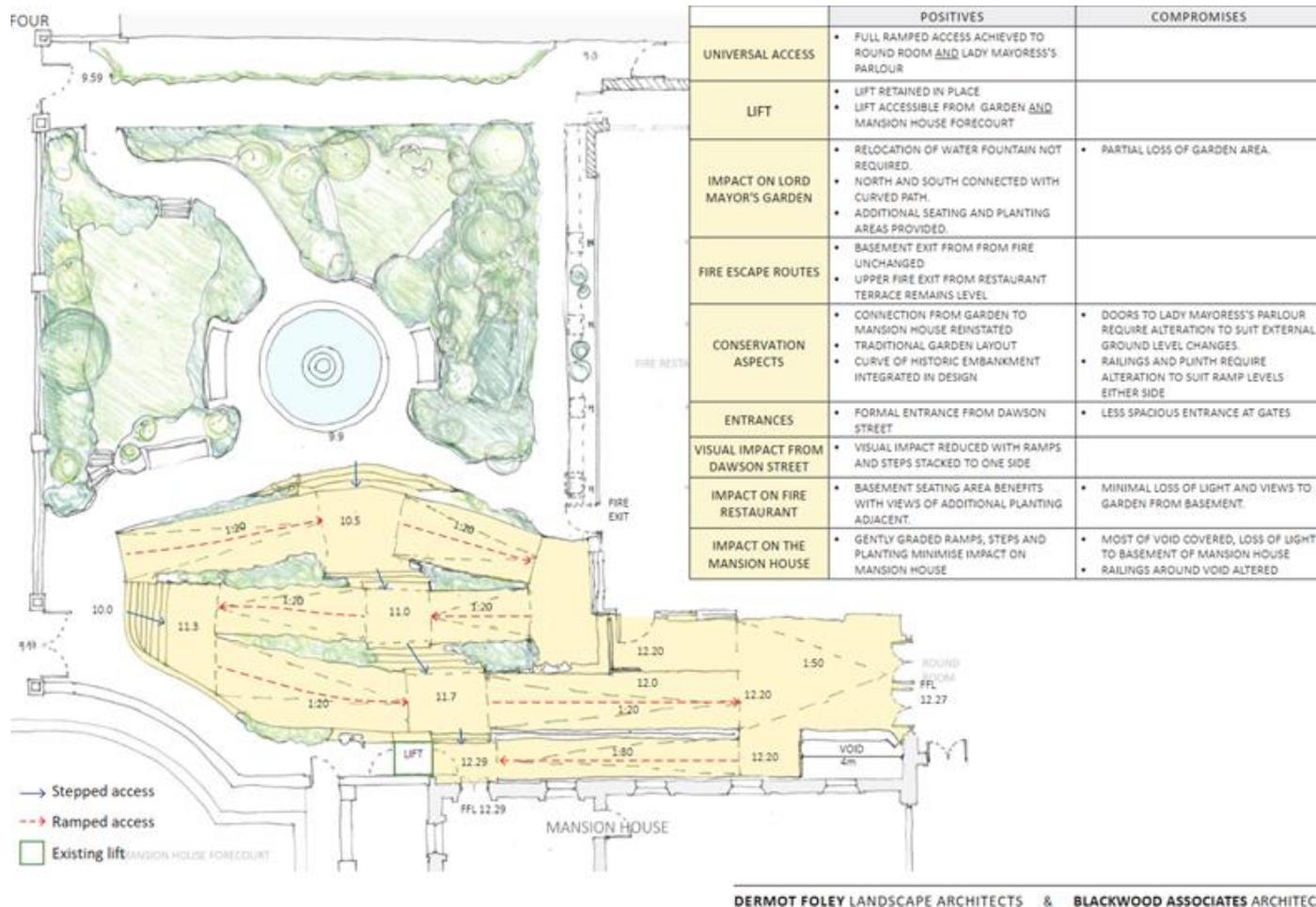
Pros: organic shape intergrates well with the garden

Cons: no universal access to Lady Mayoress's Parlour; formal character of entrance lost; no direct link Mansion House - garden



3D Image of **Option 3**

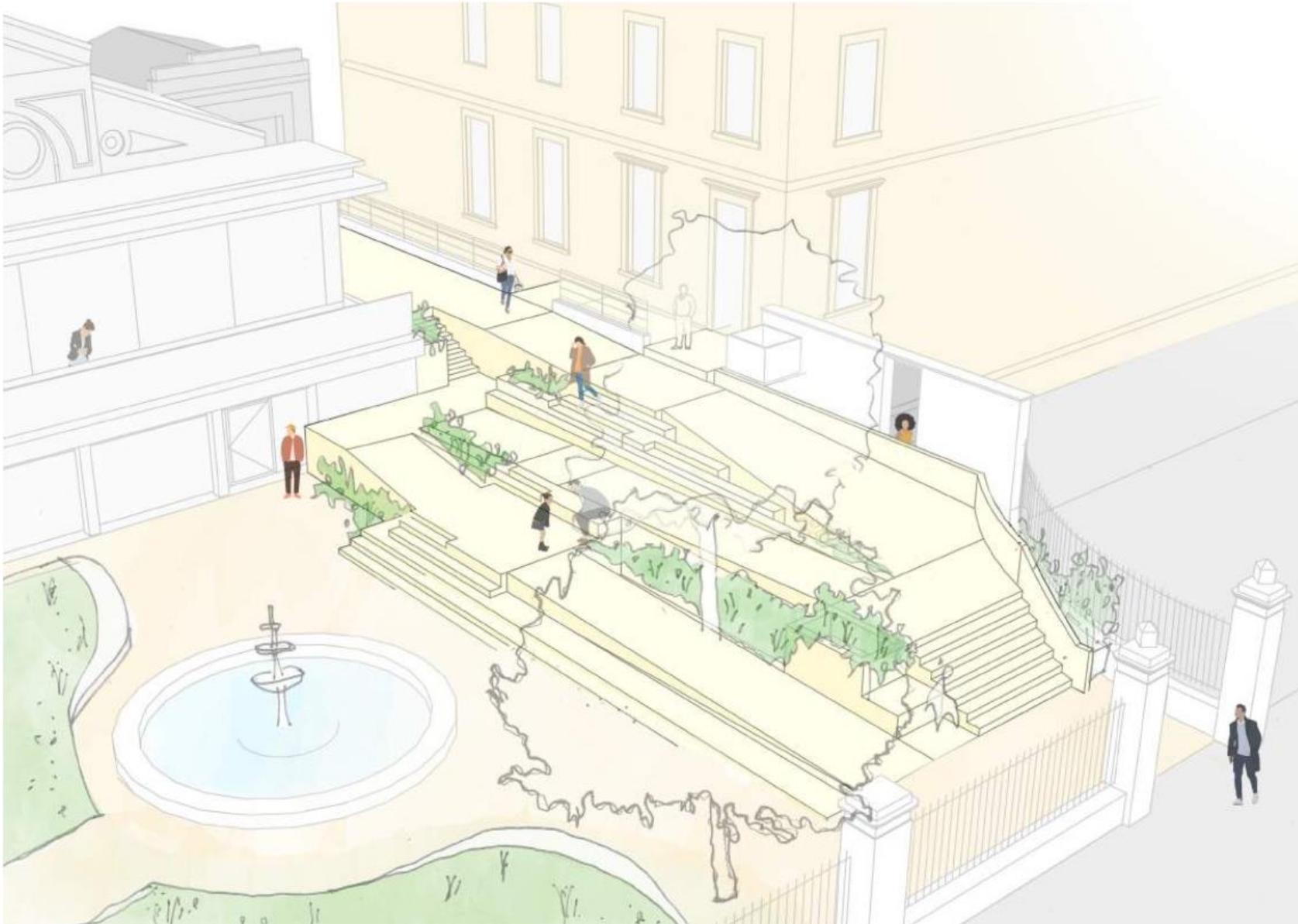
OPTION 4



A series of ramps winding gently up to the landing in front of the Lady Mayoress's Parlour, integrating steps, seats and planting which softens the overall impact of the intervention and will help integrate it in the garden. Starting point ramp at main steps. More formal shape.

Pros: universal access to Lady Mayoress's Parlour; formal character of entrance retained; direct link Mansion House – garden.

Cons: Very long ramp/additional ramp to achieve level access to Lady Mayoress's Parlour. Less well integrated with garden.



3D Image of Option 4



Proposed Elevation / View from garden

This view shows the design team's modern interpretation of the historic embankment, which facilitates the change of level between the Mansion House and the Lord Mayor's Garden while integrating universal access, planting and seating.

City Architects believe that this is a sensitive approach to integrating the new universal access in the garden while adding beauty to the setting of the historic Mansion House. As a next step the design team will develop and merge options 3 and 4 with a view to improve the overall concept.

Document information

Project	The Mansion House: Universal Access & Landscaping Works
City Architect	Ali Grehan
Deputy City Architect	Owen O'Doherty
Project Architect	Margret Glupker - Executive Architect / Conservation Architect
City Architects Project Reference	CA0027
Author	Margret Glupker - Executive Architect / Conservation Architect
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