

2nd September 2019

Hugh Lane Gallery, Charlemont House,
Parnell Square North, Dublin 1, D01 F2X9 Ireland

The Chairperson and Members
Central Area Committee

**Report on the Part VIII for the proposed development comprising upgrading works to
Dublin City Gallery, The Hugh Lane, Parnell Square, Dublin 1.**

Dublin City Gallery lodged a Part VIII planning application (**Reg. Ref. 3196/19**) for proposed upgrading works to the 1930s Wing of the Dublin City Gallery, The Hugh Lane, Parnell Square, Dublin 1 on the 6th of June 2019.

Background and Context to proposed works:

Dublin City Gallery – The Hugh Lane, is a public gallery of modern and contemporary art. A registered charity, it is part of Dublin City Council. The role of the gallery is to protect and care for its collections and enhance public participation, enjoyment and appreciation of the visual arts by way of exhibition, publications, temporary exhibitions and education projects.

The Hugh Lane, formerly Charlemont House, is a building of national importance and is designated a protected structure. The gallery comprises four distinct phases of construction: Charlemont House (built ca. 1765); The 1930s Wing; Francis Bacon Studio (built 2000); The 2006 Wing.

Recent assessments carried out on behalf of the Hugh Lane Gallery have identified deficiencies in a number of aspects of the 1930s Wing, including environmental performance and exhibition standards, and the proposed upgrading works are aimed at addressing these.

The proposed development comprises of the following works:

1. Roof works, including the upgrading of the existing roof to the 1930s Wing and the Francis Bacon Studio; the replacement of existing rooflights and the installation of a fall-arrest and access systems for safe permanent roof access.
2. Installation of environmental services in the 1930s Wing and associated Building Services Management System and the integration of same with the systems serving the wider gallery complex to ensure a continuity of environmental conditions throughout the gallery complex appropriate for the exhibition and curation of works of art of international importance.
3. New M&E plant located on the roof of the Francis Bacon studio within an acoustic enclosure.

4. New Mechanical ductwork at roof level of the 1930s Wing and the Francis Bacon studio serving the 1930s Galleries.
5. The Installation of new data cabling and/or wireless electronic services as required to meet existing and changing future needs to the 1930s Wing.
6. The Installation of a new gallery lighting system in the 1930s Wing.
7. Provision of new environmental control lobbies to the public gallery entrance, staff entrance of Charlemont House and the rear Service entrance to the 1930s wing.

The works proposed - whilst challenging to integrate in the protected structure - have been given careful consideration to minimise impact and are placed in less sensitive locations to ensure the protection of the architectural heritage interest value. The proposed works will not adversely impact on the heritage interest value or character of the protected structure or setting whilst greatly improving the environmental conditions and exhibition standards in the 1930s Wing.

Plans and particulars of the proposed development were available for inspection or could be purchased from 6th June 2019 for a period of 4 weeks. Submissions or observations in relation to the proposed development were also invited and the deadline for the receipt of these was 18th July.

Following the passing of the above deadline, the following submissions were received in relation to the application:

Observations:

None recorded on APAS

Interdepartmental Reports

Drainage Division

The report has been received from the Drainage Division and **no objections** have been raised subject to the following recommendations;

- a. It has been recommended that the development subject to the developer complying with the Greater Dublin Regional Code of Practice for Drainage Works Version 6.0 (available from www.dublincity.ie Forms and Downloads);

City Archaeologist

The report has been received from the City Archaeologist and **no objections** have been raised subject to the following recommendations;

1. If, during the course of site works and construction archaeological material is discovered, the Planning Authority should be notified immediately. Further, it is obligatory under the National Monuments Amendment Act 1994 that such is brought to the attention of the National Monuments Service, Department of Culture, Heritage and the Gaeltacht, and the National Museum of Ireland.

2. In the event of an archaeological find on site, the Planning Authority (in consultation with the City Archaeologist and the National Monuments Service, Department of Culture, Heritage and the Gaeltacht) shall determine the further archaeological resolution of the site.
3. If, however, no archaeological remains are encountered, then no further archaeological mitigation will be required.

Conservation Officer's Report

The report has been received from the Conservation Officer which outlines that the proposed works are acceptable from a conservation standpoint and **no objections** have been raised subject to the following recommendations;

- In advance of works commencing on site, the applicant shall invite the CO to comment on and inspect the proposed finish of the new entrance lobby and new glazed doors including the finish of the timber frames, design of the glazing manifestations, finish of the pull handles, colour of the glazing and the design of the proposed new terrazzo floor and to comment on and inspect the proposed new ventilation soffits to the gallery spaces.
Reason: To protect the architectural character and integrity of this Protected structure.
- An architect with appropriate conservation expertise shall be employed to design, manage, monitor and implement the works on site and to ensure adequate protection of the historic fabric during the works. In this regard, all permitted works shall be designed to cause minimum interference to the building structure and/or fabric.
Reason: To protect the character and integrity of this protected structure.
- All works shall be carried out in accordance with best conservation practice and the Department of the Environment Guidelines. The works shall retain the maximum amount of surviving historic fabric in-situ including structural elements shall be designed to cause minimum interference to the building structure and/ or fabric. Items that have to be removed for repair shall be recorded prior to removal, catalogued and numbered to allow for authentic re-instatement.
Reason: To ensure that the integrity of this protected structure is maintained and that the proposed repair works are carried out in accordance with good conservation practice with no unauthorised or unnecessary damage or loss of historic building fabric.
- All existing original features shall be protected during the course of refurbishment.
Reason: to protect the character and integrity of the protected structure.
- All repair of original fabric shall be scheduled and carried out by appropriately experienced conservators of historic fabric, and reference is made in particular to the replacement windows. Full repair and reinstatement schedules (condition surveys, specifications and methodologies) shall be submitted to the planning authority for written agreement prior to commencement to avoid loss or damage to original fabric and ensure that the character of this protected structure in this is not altered.
Reason: to protect the character and integrity of the setting of the Protected Structure.

Environmental Health Officer

A report has been received on file from the Environmental Health Officer. This outlines that:

*"The details contained within the noise minimisation plan **are satisfactory** providing these are implemented in full".*

Prescribed Bodies

The proposal was referred to the following statutory bodies:

- Irish Water
- NTA
- TII
- Dept. of Arts, Heritage and the Gaeltacht
- The Heritage Council
- An Taisce

Responses were received from TII and Irish Water.

Transport Infrastructure Ireland

A submission was received from Transport Infrastructure Ireland who have **not raised any objections** to the proposed development. A condition in relation to the Section 49 Contribution Scheme Levy is recommended.

Irish Water

No objection subject to the following:

- All development is carried out in compliance with the Irish Water Standards codes and practices.
- Where the applicant proposes to connect to a public water/wastewater network operated by IW, the applicant must sign a connection agreement with IW prior to the commencement of the development and adhere to the standards and conditions set out in that agreement.

Policy Context

Dublin City Development Plan 2016-2022

The application site is zoned objective Z8 *"To protect the existing architectural and design character, and to allow only for limited expansion consistent with the conservation objective"*.

The Hugh Lane Gallery, (Charlemont House), Parnell Square is a Protected Structure (RPS.6384) and is located within the Parnell Square Conservation Area. The site is located within a zone of archaeological interest.

Recommendation

The Planning Department letter recommending that the proposal be approved was issued to the applicant on 26th August 2019.

It is considered that the principles of the proposed upgrading works to the protected structure are in accordance with the policies and objectives of the City Development Plan 2016 – 2022, including Policy CHC6 *"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"*.

It is considered that the development would not seriously injure the amenity of property in the vicinity and subject to compliance with the recommendations set out in the planner's report, it is considered that the proposed development accords with the City Development Plan and the proper planning and sustainable development of the area. Therefore, it is recommended that the proposed works are approved.

As approval of a part VIII application is a reserved function of the City Council, it is now our intention to bring the proposal to the October City Council meeting for formal approval.

Barbara Dawson
Director Hugh Lane Gallery
2nd of September 2019