

# CONSERVATION DEVELOPMENT STRATEGY

# HENDRON'S BUILDING

36-40 Dominick Street Upper, Broadstone, Dublin 7  
For Western Way Developments Ltd.



*Illustration 1: Hendron's Building, May 2020*

Prepared by Carole Pollard FRIAI November 2020

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**Appendix A: Photographic Record of Existing Windows**

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## INTRODUCTION

This Report forms part of the planning application for the proposed development of Western Way SHD under the Planning and Development (Strategic Housing Development) Regulations 2017. The Conservation Development Strategy has evolved from pre-application consultation discussions with the Planning Authority (Dublin City Council). An earlier version of this Report was submitted for pre-application consultation with An Bórd Pleanála.

In accordance with the An Bórd Pleanála Opinion (Ref ABP-307475-20) this Conservation Strategy Report outlines in detail the design rational for the alterations to the protected structure, including the additional floor, and also the relationship of the proposed structures to the Hendron's building, a protected structure. This report addresses the Hendron's building only and should be read alongside the Architectural Heritage Impact Assessment prepared by Historic Building Consultants.

Please refer to the subject report appendices:

Appendix A – Photographic survey of existing windows by Carole Pollard. Please note that due to access restrictions a full survey was not possible. The photographic survey will be completed prior to the preparation of detail specification for repairs.

Appendix B – Protected Structure: Existing Survey Drawings at scale of 1:100. Prepared by John Fleming Architects

Appendix C – Protected Structure: Drawing No. P-S-0-4 at 1:100 showing proposed removal of original and non-original fabric to facilitate proposed works. Prepared by John Fleming Architects.

*Please note that detail drawings for the proposed interventions to the protected structure will be provided at the Detail Design Stage in consultation and agreement with the Dublin City Council Conservation Officer. When proposed demolition of No. 36 Dominick Street Upper and demolition of warehouses to rear of the protected structure is complete, a comprehensive survey of the building fabric of the protected structure will be undertaken and this will inform the extent and nature of alterations and repairs required.*

The information identified in Item No. 6 of the Planning Authority's Opinion in relation to conservation matters has been addressed as follows:

6(a) Further details will also be required to illustrate all proposed connections between the Protected Structure and new additions to the rear, to the southeast and the additional storey.

Response: It was agreed by the Design Team, in consultation with Historic Building Consultant, Rob Goodbody (author of the AHIA) and Carole Pollard (author of the Conservation Development Strategy Report) that until all stripping out works are carried out, and full assessment is made of the condition of the Protected Structure, it will not be possible to accurately illustrate all proposed connections between the Protected Structure and new additions to the rear, the southeast and the additional storey. All connection points are highlighted on Drawing No. P-S-0-4 which clearly shows where removal of original fabric and non-original fabric is required to facilitate connections between the protected structure and the new additions. All new opes to facilitate the connections are located in the infill panels

between the existing concrete frame structure. This is to ensure that the integrity of the original concrete structure is not compromised during the works or in the facilitation of the proposed new use. At the Detail Design Stage and Construction Stages, all works to the protected structure, including the creation of new connection opes, will be agreed with the Dublin City Council Conservation Officer prior to commencement of works.

6(b) A detailed schedule of proposed repairs shall be provided.

Response: The subject report contains a schedule of repairs to be carried out to the existing windows as an example of how condition and repair schedules will be recorded and executed after a full assessment of the structural condition of the Protected Structure has been carried out. The full assessment will take place when the demolitions are complete. Please refer to Demolition Drawings in Appendix C.

6(c) Details shall be provided of proposed refurbishment of the historic railings and entrance piers.

Response: Refer to the Architectural Heritage Impact Assessment Report (AHIA) by Historic Building Consultants.

6(d) A set of 1:100, 1:50 drawings should be provided of the existing and proposed plans, sections, and elevations of the Protected Structure.

Response: Please refer to Existing Survey Drawings in Appendix B of this report which provide a suite of existing plans and elevations at a scale of 1:100.

6(e) Any surviving industrial features (such as the winch visible in the rear laneway) should be incorporated where appropriate/possible into the building to reflect the former industrial use.

Response: The existing steel trusses and winches visible in the rear laneway are not of heritage significance but will be retained to reflect the former industrial use of the buildings. They are attached to the warehouse building on Palmerston Place which is not a protected structure and which is proposed to be demolished. In accordance with the proposed Construction Management Plan, the trusses and winches will be carefully secured in place during the demolition works by means of temporary supports. They will remain in the same positions and will be secured to the gable end of the newly constructed Block A in accordance with good conservation practice.

6(f) Detailed sections and structural details shall be provided to illustrate how the new building will be constructed whilst protecting and consolidating the integrity of the boundary wall.

Response: Please refer to AHIA prepared by Historic Building Consultants.

6(g) Details shall be provided of the proposed new access through the wall to the new ESB substation.

Response: Please refer to John Fleming Architects drawing number P-3-1 and the AHIA prepared by Historic Building Consultants.

6(h) Details to be provided of the external basement area in front of Block A and how it will be landscaped and accessed for maintenance.

Response: Please refer to the Landscape Design and Access Statement prepared by Park Hood Landscape Architects.

6(i) Parapet heights indicated on all existing terraced brick houses indicated on section drawings for comparative purposes.

Response: Please refer to John Fleming Architects drawing numbers P-2-2 and P-2-1 and P-1-1.

6(j) Details of the proposed railings and gate on Palmerston Place.

Response: The existing steel gate on Palmerston Place will be retained. There are no railings in this location. This is not a conservation issue.

6(k) Details to be provided of proposed repairs to the boundary garden wall with the properties on Palmerston Place.

Response: Please refer to the AHIA prepared by Historic Building Consultants.

The conservation of the Hendron's Building is a significant element of the Western Way SHD project and has been carefully considered in accordance with the *Architectural Heritage Protection Guidelines, 2011*. Every effort has been made to retain the building's character and special interest and we believe that the proposed conservation works and adaptive reuse of the building will ensure that the special qualities of the building will be protected into the future.

Special attention has been given to Chapter 7: Conservation Principles of the *Architectural Heritage Protection Guidelines 2011*:

- Keeping a Building in Use: Having lain empty for a number of years, active community use is proposed for the ground floor in the form of a café, while the upper floors will provide amenity spaces including co-working spaces, a games room and sky lounge for the proposed shared living accommodation element of the proposal. The ground floor café will also provide community facilities for meetings and gatherings, reinstating the building as a focal point in the community. In order to facilitate this use, it is proposed that some existing internal partitions will be removed or modified:
  - Openings will be formed in the ground floor party wall between the protected structure and proposed Block A (currently 36 Upper Dominick Street) to increase the capacity of the proposed café and to activate the ground floor corner at Upper Dominick Street and Palmerston Place. (Refer to 1(iii) below)
  - Openings in the ground floor entrance portico of the protected structure will have minor realignment to enhance the circulation of the proposed ground floor facilities
  - Openings will be formed in the southeast gable wall of the protected structure at first, second and third floor to enable connection between the protected structure and the accommodation in proposed Block A.
  - An opening will be formed in the rear wall of the protected structure at ground, first, second and third floor to provide access to the proposed new lift shaft
  - New openings will be formed at ground floor northwest gable of the protected structure to provide access to the ground floor café and to activate the proposed new

public plaza at the entrance the proposed community gym and the Shared Living Scheme

For further information please refer to JFA Drawing P-S-0-4, P-0-1, P-0-2, P-0-3, P-0-4, P-0-5, and P-0-6, and also Part 3 of this report. It is my opinion that the removal of small portions of original fabric, as described in the drawings and elsewhere in this document, will not have a detrimental effect on the integrity or character of the protected structure, but rather enable and enhance the future use of the building. The new spaces to facilitate connection between the protected structure and the proposed new buildings have been located so as not to interfere with the integrity of the existing concrete frame structure.

- *Researching and Analysing:* A full AHIA accompanies this application. Analysis of the physical fabric is included in this Report and specialist advice has been sought in relation to the refurbishment of the glass block windows.
- *Using Expert Conservation Advice* Historical analysis of the site and preparation of the AHIA has been carried out by Historic Building Consultants Ltd. The conservation strategy for the Hendron's Building has been developed by Carole Pollard FRIAI, twentieth century building specialist and member of the Dublin City C20th Architecture Project research team responsible for the publication of the *More Than Concrete Blocks* series.
- *Protecting Special Interest* The conservation of the Hendron's Building includes the retention of all the key architectural elements including, inter alia, the glass blocks, the steel parapet railings, the 'HENDRONS' sign, and the lift shaft and wrap-around staircase. New buildings have been designed so as to not detract from the special impact of the building on its site.
- *Promoting Minimum Intervention* The proposed new uses for the building are designed to have minimum impact on the existing structure. Only non-original partitions are to be demolished. Repair work will be carried out sensitively and only where necessary. Compliance with building regulations has necessitated the inclusion of a new lift shaft and this is proposed to be constructed to the rear of the protected structure with minimum impact on its structural integrity or architectural form. The additional roof is well set back from the existing parapet edge restricting the visual impact. The existing lift shaft tower, parapet edge detail and steel railings are retained. Where it is proposed to remove or alter small sections of the original fabric of the protected structure (see 'Keeping a Building in Use' above) this will be carried out under the supervision of a conservation specialist and in consultation with the Dublin City Council Conservation Officer.
- *Respecting Earlier Alterations of Interest* Some minor alterations have been carried out in the past, but these are insignificant and of no merit. Non-original internal partitions will be removed and where windows have been inappropriately repaired or replaced, this will be remedied as set out in Part 3 of this report.
- *Repairing Rather than Replacing* The principles to be adopted are covered in Part 2 of this Report
- *Promoting Honesty of Repairs and Alterations* In addition to repairs, for example, where new windows and doors are proposed these will be clearly identifiable as new additions. Please refer to Part 3 of this Report.
- *Using Appropriate Materials* Please refer Part 2 and Part 3 of this Report
- *Ensuring Reversibility of Alterations* Alterations will be kept to a minimum and will be reversible. Both the proposed lift shaft and the proposed additional floor sit outside of the

existing building envelope enabling future removal (should it be deemed necessary or desirable) without detriment to the structural integrity of the protected structure.

- Avoiding Incremental Damage Interventions since the completion of the building in 1949 will be removed or reinstated. Where significant changes have been made, and these are few but include some window and door opes, repairs will be carried out and / or new honest replacements will be made. This will be done in consultation with the Dublin City Council Conservation Officer.
- Discouraging the Use of Architectural Salvage from Other Buildings n/a
- Complying with Building Regulations The adaptive reuse of the building has been designed to take into account the Building Regulations. Details of how compliance with Part L can be achieved (for example) is set out in Part 3 of this Report. The proposed new lift shaft to the rear of the protected structure provides for compliant circulation to each floor the protected structure.

## PART ONE: CONSERVATION METHODOLOGY

### **1.0 Introduction**

In January 2020, the Hendron's Building at 37-40 Dominick Street Upper, known as 'Hendron's', was added to the Dublin City Council Record of Protected Structures, listing 'the main building and original historic railings' for protection. This document sets out the conservation strategy for 'the main building', i.e., the Hendron's Building.

This report should be read in conjunction with the Architectural Heritage Impact Assessment (AHIA) prepared by Historic Building Consultants.



*Illustration 2: CGI of Hendron's Building proposed development viewed from Constitution Hill*

This document sets out the Conservation Development Strategy to be adopted by Western Way Developments Ltd and its agents in the proper conservation of the Hendron's building as part of larger proposed development which will occupy lands on three sides. The purpose of the conservation strategy is to ensure minimum impact on the special character of the protected structure and its setting.

### **1.1 Conservation Principles:**

The proposed works will be carried out in accordance with best Conservation Principles as defined by the International Council on Monuments and Sites (ICOMOS) in the Venice Charter of 1964, and in

subsequent charters, and summarised in the Department of Culture, Heritage and the Gaeltacht *Architectural Heritage Protection Guidelines for Planning Authorities*.

This requires adherence to the following basic principles:

- Conservation work to be based on an understanding of the site and its historical development.
- The primary aim is to retain and recover the significance of the site.
- Any alterations will be carried out in accordance with the principle of 'minimal intervention'.
- Repairs to original fabric will be favoured over replacement. Where replacement of an original element is unavoidable, it will be historically accurate in form and materials.
- Where lost elements must be reconstructed, these will aim for historic authenticity and avoid conjecture in as far as possible.
- Modern interventions will be reversible and visually identifiable.
- New work will be recorded.
- Works will be carried out by suitably skilled craftspeople with proven expertise in their trade working with historic fabric.

Detail of the principle for how works will be carried out is described in 'Part 2 Principles for the Conservation of Building Materials'.

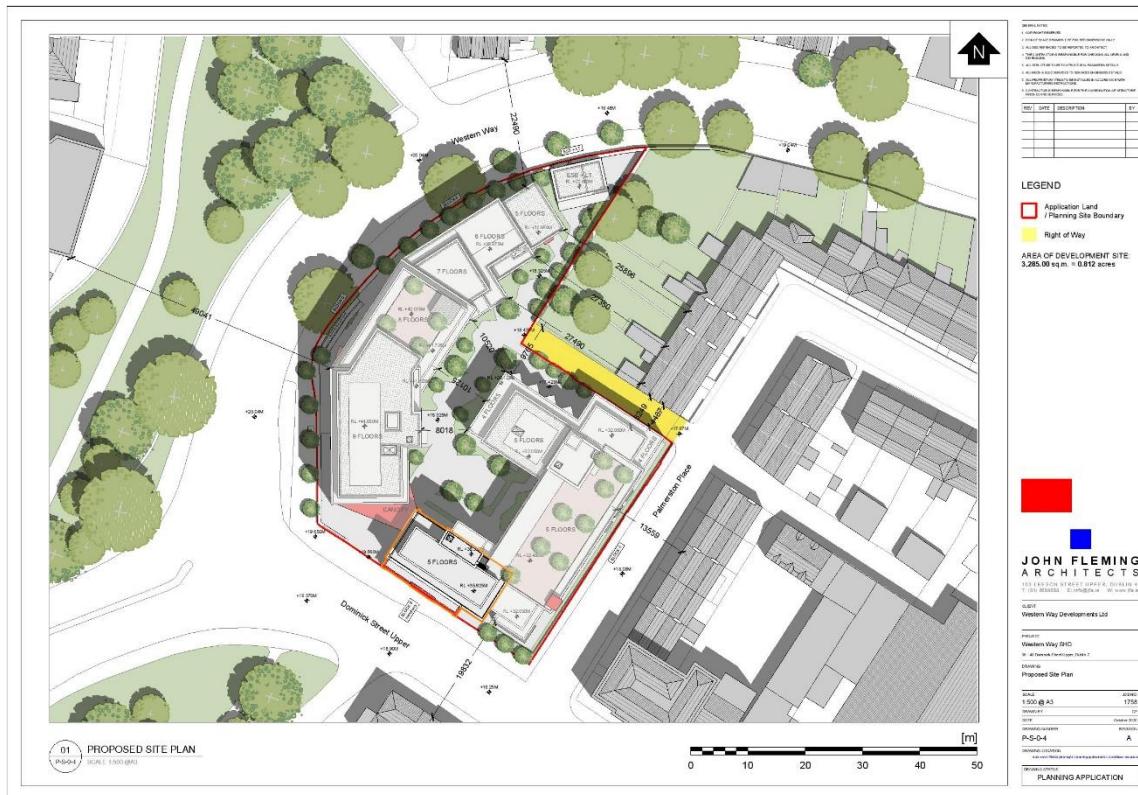
## **2.0 Key Strategies for Conservation of Hendron's Building**

The following strategies are proposed in order to achieve the dual objectives of

1. Conserving the existing building and its unique character
  - (i) Retention of integrity
  - (ii) Retention of built form and character
  - (iii) Retention of structure
  - (iv) Retention of interior character and form
  - (v) Retention of existing stair/ lift shaft and roof tower
  - (vi) Retention and restoration of facades
  - (vii) Retention of existing 'Hendrons' sign

And

2. Ensuring its appropriate adaptation for future use
  - (i) Separation from new buildings
  - (ii) Enhancement of community engagement
  - (iii) Restoration and adaptation of existing windows
  - (iv) Strategy for new lift shaft and additional floor



**Illustration 3: Site Plan with Hendron's building edged in orange**

### 1(i) - Retention of integrity

It is proposed to situate the Hendron's Building as the focal point of the Western Way Shared Housing Development comprising 280 units. The Hendron's Building will retain its distinctive architectural heritage character through thoughtful retention of the existing building form and conservation of the elements that give it its unique identity. The building's integrity is protected with the retention of all architectural features including: the existing concrete frame structure, floor slabs and external envelope; the glass block opes on all elevations except for three windows on south-east gable (at third floor level); the existing parapet eaves detail and steel handrails, the existing stairwell and lift tower on the roof; the steel handrail and access stairs on the roof tower; and the existing 'Hendrons' sign. All non-original signage, graffiti and façade clutter will be removed. Existing steel windows on the rear north-east will be refurbished where appropriate or replaced to match existing.

We believe that the proposed development fully considers the significance of the site and due consideration has been given to the relationship between the Hendron's Building and the new buildings on the site so that the significance of the Hendron's building has been retained. The proposed adaptive re-use of the building for residential purposes, with a community café at ground floor will recover the building's status as a focal point in the neighbourhood.

Key strategies for the retention of integrity are: the maintenance of the un-connected northwest gable; the maintenance of existing parapet lines; and the maintenance of the upper corner edge at the southwest end. These three strategies are discussed below.



Illustration 4: View of Hendron Building c1949

### 1(ii) - Retention of built form and character

In its existing condition, the Hendron's Building is six bays wide, four bays deep and four storeys high, with a lift tower placed symmetrically to the rear. The building elevation is symmetrical, well-ordered, undecorated, and clearly functional. The roof is flat, with an over-sailing concrete slab eave mounted with a steel parapet railing. The walls are rendered, with subtle detailing in the form of pier buttresses. The walls are painted to the front and side elevations, but unpainted to the rear. The rear wall, including that to the tower, has an unfinished appearance, not only due to the unpainted render, but because there are starter bars and pads visible, indicating that the building was intended to be extended to the rear at some time in the future. The windows on the front and side elevations are formed from glass bricks built into the walls, without window sills. This type of window is repeated on the rear elevation of the lift shaft. Other windows to the rear on the second and third floors are steel framed with clear glass. In her case study report on the Hendron's Building (commissioned for the Dublin City Council C20th Architecture Project), historian Natalie de Róiste notes: "*The slight variations in fenestration give it an air of informality and indicate its vernacular origins.*" The quirky characteristics of the Hendron's building are what give it a unique architectural style. The handmade qualities of its construction act in concert with the designers symmetrical intentions to deliver a building which has its own distinct patterns and rhythms. The design of the proposed Shared Living Scheme has been carried out so as to avoid loss of the building's distinctive character and ensure that it remains a distinctive building in this part of the city.



**Illustration 5: Different cill and head heights of glass block ope.**

**Also note ventilation unit in central upper portion of ope facing onto Dominick Street Upper.**

### **1(iii) - Retention of structure**

The existing building will be retained in its current structural form. The reinforced concrete frame, floor and roof slabs and concrete infill panels are in substantially robust condition and require localised repair only. The design and location of a small number of ope to connect the protected structure with the proposed new development has been carefully considered so as to have minimum impact on the integrity of the existing structure, requiring only minor removal of small portions of the original fabric. Please refer to Drawing No. P-S-0-4. The proposed methodology for concrete repairs is set out in Part 2 of this Report.

The following minor interventions into the original fabric are proposed:

- At ground floor level, existing openings between the internal structural columns on the south east gable of the protected structure will facilitate free movement throughout the proposed community café. When the Hendron's building was constructed, structural columns were built up against the gable wall of No. 36 Upper Dominick Street which formed the party wall.
- At first floor, the connection between the protected structure and proposed Block A will occur in the existing gaps between the existing structural concrete columns. Minor removal of fabric will be required at second floor and third floor to facilitate connection between the protected structure and proposed Block A. New ope will be formed in the rear of the external envelope

to facilitate access to the proposed new lift shaft in compliance with current Building Regulations.

- It is proposed that the existing opes in the ground floor portico of the protected structure will have minor modifications to better align with circulation and use of the proposed new café.
- It is proposed to form new ground floor opes on the northwest gable wall to enhance and activate the proposed new public plaza at the entrance to the community gym and shared living scheme.
- Non-original timber partitions will be removed throughout.

Please refer to the Existing Survey Drawings in Appendix B of this report and the Proposed Demolition Drawings in Appendix C of this report. Please also refer to Drawing P-S-0-4 which indicates the location of new opes to connect the protected structure with the proposed development

The projecting single storey ground floor entrance area will be retained with some minor modifications to realign the external opes (see Drawing P-S-0-4 and P-0-2). The existing flat roof and parapet eaves detail will be retained.



**Illustration 6: Existing concrete structure to be retained, including all columns and beams. These will be left exposed as part of the conservation and refurbishment works.**

#### **1(iv) - Retention of interior character and form**

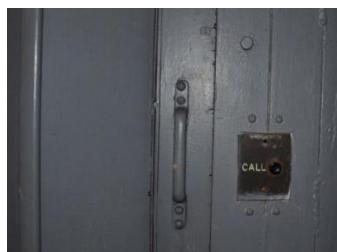
Built originally as an industrial facility, and having retained that function for much of its life, with the later introduction of a yoga studio and artists' studios on the upper floors, the building has no internal decoration or distinctive linings. Idiosyncratic concrete details such as those illustrated above (Illustration 7) will be retained. All new building services required to serve the proposed new facilities will be surface mounted in keeping with the existing industrial character.

The ambience of the rooms on the upper floors is derived from the quality of light transmitted through by the glass block windows. The strategy for the retention of the glass block opes is outlined in Item 1.28 below and further described in Part 2 of this Report. Due to the fact that each of the floors was originally open plan to facilitate industrial use, there are no original internal doors except for some secondary doors off the stairwell. These will be retained where feasible. Removal will be with prior agreement of Dublin City Council Conservation Officer.

#### **1(v) - Retention of existing stair/ lift shaft and roof tower**

The retention of the roof parapet line and the stairwell and lift tower is significant in terms of maintaining the building form. The proposed additional floor has been designed so as to not lose the reading of these distinct elements, being set back from the parapet edge, and sitting lower than the roof tower.

The existing stairs will remain intact with necessary local repairs only. The existing lift is no longer operable, but the shaft will be retained as will the existing steel accordion doors at each level and existing fixtures such as the call bells and pull handles. A new lift shaft will be constructed to the rear of the existing shaft and stairwell in order to achieve compliance with Building Regulations, and has been designed so as to have minimal impact on the existing character and form of the building.



**Illustration 7(left): Existing roof tower enclosing lift shaft and stairwell**

**Illustration 8 (centre): Existing call bell and pull handle**

**Illustration 9 (right): Existing stairs and lift shaft with steel accordion doors and lift call button**

## 1(vi) - Retention and restoration of facades

There is a single-storey addition to the front elevation forming a shopfront. This is an off-centre three-bay flat-roofed projection with a large nameplate and with windows on either side of a central door. Although it is not centred on the building elevation, it is part of the original structure. The ground floor openings will be reinstated with minor realignment to improve the building's engagement with the street and enhance the proposed community use which includes a public café on the ground floor. The existing round window and steel door on the southeast end of the projection will be retained. The existing 'Hendrons' sign will be retained.

All existing non-original signage, shutters, graffiti and other visual clutter on the exterior of the building will be removed. The glass block opes on the southwest (front) and northwest (side) elevations will be retained and refurbished.

Steel windows on the northeast (rear) elevation of the building will be retained and refurbished. Where the new build accommodation on Palmerston Place necessitates the removal of a small number of existing steel windows, these will be re-used as interior features in the new building. Repair, re-plastering and painting of the rear elevation will be carried out in accordance with best conservation practice. The entire building will be painted white as per existing on completion of works.

The proposed additional accommodation floor will be set back from the existing parapet edge and will be 2.3 metres lower than the parapet level of the existing roof tower. This will ensure that the distinctive projecting eave slab and steel handrail will not be obstructed from views.



**Illustration 10:** view of single storey ground floor projection in current condition

### 1(vii) - Retention of existing 'Hendrons' sign

Sometime after the building was completed in 1948 signage was erected on the front facade of the building (see illustration 11). This signage comprised of red letters mounted on a steel frame fixed to the horizontal band between first and second floor windows. Photographs taken later in the 1980s show some letters missing. This sign was removed and replaced with flat lettering, also in red, stuck directly to the building facade. The bold, red lettering has become a much-loved and familiar icon in the neighbourhood. It is one of the main distinguishing features of the building and an integral part of its identity. It is proposed to retain this signage, carrying out only necessary remedial repairs.



Illustration 11: Hendron signage c1982



Illustration 12: current Hendrons signage 2020

## 2(i) - Separation from new buildings

The special character of the protected structure is protected by maintaining complete separation on the northwest gable end. The proposed Shared Living Blocks C, D, and E, are situated away from the Hendron's Building and there is clear visual and architectural distinction between the two. The entrance portal to the inner courtyard is located between the protected structure and the proposed new buildings. All existing opes on the north-west gable end of Hendron's are to be retained and the existing glass block infill panels will be conserved and repaired. New opes at ground floor level will align with those above and will be fitted with new windows that respect the existing character of the building, while also activating the building's ground floor edge.

The existing house at 36 Dominick Street which sits flush with, and directly abuts, the south-east end of the Hendron's building is to be demolished. The proposed new Block A, which turns the corner from Dominick St Upper into Palmerston Place, sits on the footprint of the former No. 36 but is stepped back and separated with a deep recess. The second floor parapet level is at the same level as the parapet of the original building and an additional floor has been further set back to ensure that the southeast corner of the building remains clearly defined and visible from the Dominick Street Upper approach. The architectural character of the new building is sympathetic to the Hendron's building but clearly distinguishable as new. Block A forms the Palmerston Place edge of the site, replacing derelict industrial buildings that once were part of the Hendron's factory. These buildings were not part of the original Hendron's building and are not of significance. They are not on the Dublin City Record of Protected Structures.



**Illustration 13: CGI of proposed set back & separation of new building on corner of Dominick Street and Palmerston Place.**

## **2(ii) - Enhancement of community engagement**

The proposed use for the ground floor of the Hendron's building is a public café with community meeting facilities. In addition to enlivening the ground floor of the Hendron building (which for many years has been empty and before that was a shuttered car service facility) with open glazing framing the activity inside, the café will extend into the ground floor of Block A activating the corner of Dominick Street and Palmerston Place. The upper first, second and third floors of the Hendron's building will provide amenity spaces for the residents of the wider shared living accommodation use on the site, while the new set-back fourth floor will a sky lounge for residents. We believe that the proposed adaptive reuses are conducive to the existing building form and will not require any substantial re-configuration of spaces or intrusive interventions.

## **2(iii) - Restoration and adaptation of existing windows**

The strategy for the retention and adaptation of the existing window opes addresses both the needs of the adaptive re-use of the building and the requirement to provide adequate light and ventilation throughout the building.

The original ribbed glass blocks are thought to have been imported from Czechoslovakia in the 1940s and are a key component of the building and its character. A detailed survey of each existing ope will identify the areas requiring remedial repairs. Repair and replacement will be carried out using salvaged blocks and new blocks as appropriate. Matching glass blocks have been sourced at the Seves Glass Block Company in Czech Republic and are available through their Irish agent.

The principles for the restoration and conservation of the glass block opes are outlined in Part 2 of this Report, and Part 3 sets out Schedule of Repairs to existing glass block and steel window opes. A photographic record of the window opes is included in Appendix A.

## **2(iv) - New lift shaft and additional floor**

The strategy for new additions to the protected structure – a lift shaft to the rear and an additional floor on the roof – is to ensure minimum impact to the architectural and structural integrity of the protected structure. Compliance with building regulations has necessitated the inclusion of a new lift shaft and this is proposed to be constructed to the rear. It will not be visible for the any of the street views and is embedded into Block A. Opes to be cut in the rear wall of the protected structure where the lift opens will have little impact on the overall structure and will not impact on the columns and beams of the existing concrete frame. Access to the upper level is proposed via the existing staircase and via the proposed new lift shaft core, therefore there will be no removal of the existing concrete roof slab. The additional roof is well set back from the existing parapet edge restricting the visual impact. The existing lift shaft tower, parapet edge detail and steel railings are retained.

The additional floor, which contains a sky lounge for the amenity of the residents of the Shared Living Scheme, is set back from the existing parapet edge in order to minimise its impact on the protected structure. The parapet edge is retained, as is the distinctive steel railing which runs around the roof perimeter. The additional floor is proposed to be constructed with glass and metal cladding providing

visual and architectural distinction between it and the proposed structure. The existing lift shaft roof tower is being retained and will continue to project up above the proposed additional floor. The existing steel railings and flagpole will be retained.

## **Conclusion**

The Hendron's Building is an integral part of the architectural heritage of Dublin city and, while not of exceptional architectural merit, constitutes an important element of the city's C20th industrial heritage and limited stock of mid-century modernist buildings. Our architectural heritage is a unique resource, an irreplaceable expression of the richness and diversity of our past. The Hendron's Building has acquired special interest through its unique quality, continued existence and familiarity. It represents the ideology of its designer, Czech engineer, Václav Gunzl, and the craft of the Hendron's employees who built it

Now designated a Protected Structure, the building has in recent years suffered from neglect, resulting in the deterioration of its condition. I believe that the proposed works by Western Way Developments represent an opportunity for the sympathetic conservation, adaptation and re-use, and future maintenance of the Protected Structure. No longer suitable for use as an industrial unit, the proposal is an appropriate way to satisfy the requirements of the structure to be safe, durable and useful on the one hand, and to retain its character and special interest on the other.

## PART TWO: PRINCIPLES FOR CONSERVATION OF BUILDING MATERIALS

Source: *Twentieth Century Building Materials History and Conservation*, Getty Publications, 2014.

### 2.1 Glass Blocks

Glass blocks, known historically as glass bricks or hollow glass tiles, are hollow assemblies manufactured by sealing, at high temperatures, two shallow rectangular cups along their open faces. Glass block structures are typically built using the techniques and materials of masonry construction. Partitions and curtain walls made of glass block are not load bearing, but blocks do have compressive strength. Glass blocks have excellent insulating properties and can reduce both thermal and sound transmission. They are available in a variety of patterns for directing or diffusing light. The glass blocks in the Hendron's building are predominantly ribbed in pattern with one face have vertical ribbing, and the other horizontal. Over the years, repairs have been carried out using glass blocks of different patterns.

Since the turn of the C20th, the term glass block has frequently been used to describe different but related products and applications, including pavement lights, glass-concrete construction, prismatic glass and hollow glass blocks. The glass blocks at the Hendron's building are the latter type.

The concept of hollow glass block as a building material is credited to the French engineer Gustave Falconnier, who in 1886 patented hexagonal or lozenge-shaped hollow glass blocks that were individually manufactured by being blown into a mould. Falconnier's products were soon produced under patent agreements by several European manufacturers and exhibited at the 1893 World's Columbian Exposition in Chicago. Despite problems with stability and condensation, these glass blocks enjoyed some success with young French architects at the turn of the century.

At the same time the search continued for more stable alternatives to Falconnier's products. In 1903 hollow, open glass blocks were introduced in Germany; these were manufactured by pressing the glass into a mould and remained open on the bottom. In 1911 a German lighting engineer, Friedrich Keppler, developed a vertical version for partition walls and windows. Solid, square glass tiles, usually between 100mm and 150mm square, were cast in the section of a dumbbell. The edges contained supporting reinforced bars, covering them completely between their flanges and rendering them almost invisible because of internal reflection. This system, as well as similar competing designs, enjoyed tremendous success during the rise of modern architecture in the 1920s and was frequently used by such prominent architects such as Walter Gropius and Le Corbusier. Bruno Taut' famous glass pavilion at the 1914 Werkbund Exhibition in Cologne and Pierre Charreau's Maison de Verre (1932) in Paris were built with solid glass tiles in a concrete setting. To improve sound and heat insulation German producers had experimented from 1929 on with two layers of glass tiles using a tongue-and-groove system to fit the halves tightly onto each other and create a hollow space in between. Both parts would be embedded in concrete. Internal condensation remained a problem, however. Advances in pressing techniques made by several manufacturers led to the development of functional hollow glass blocks. Machine made hollow glass blocks had a higher degree of insulation and a more uniform look and were stronger and easier to install than their predecessors. In only a few years a new glass block aesthetic was firmly established. In 1938 *Architectural Forum* declared that the glass age had finally arrived.

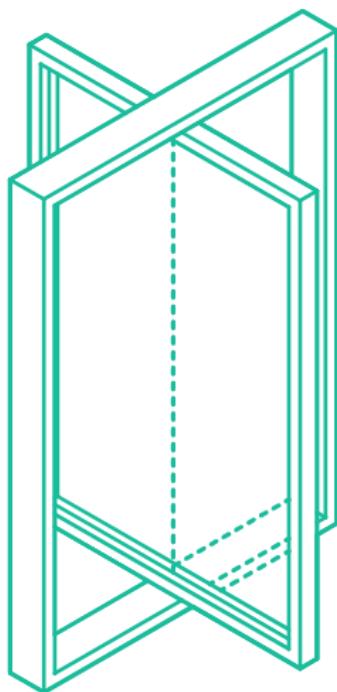
The applications of glass block include industrial, commercial and residential architecture. Glass blocks were laid by masons in similar fashion as bricks. Portland cement mortar was typically used, and walls required expansion joints at jambs and heads. For large areas of glass block, metal reinforcement was added to increase strength. Glass blocks improved lighting conditions in the workplace. With its non-porous surface – a natural barrier to dirt, odours, grease, water and air – glass block was also ideal for installation in areas requiring highly sanitary conditions. In the case of Hendron's, they were ideally suited to the industrial use which included a large machinery workshop. Around 1939-40 glass block producers also adopted the principles of light refraction through prismatic ridges placed on the inside of both halves of the hollow glass blocks. The light would be redirected up against the ceiling and then bounce back into the work spaces. Light refracting blocks are used in Hendron's, resulting in excellent lighting levels on all floors. The exceptional quality of light has resulted in the building being used as artists' studios in recent years.



**Illustration 14: Cross-pattern ribbed hollow assembly glass blocks (blocks comprise of two separate ribbed faces reversed on opposite sides). These blocks are manufactured by Seves Glass Block in Czech Republic. Replacements will be made only where necessary and without disturbance to surrounding blocks.**



*Illustration 15: Examples of openable steel glass block frames to ventilate rooms (manufactured by Seves Glass Block)*



*Illustration 16: Diagram of steel pivot panel frame to be inserted into glass block ope*

## 2.2 Reinforced Concrete

Reinforced concrete is concrete strengthened by the addition of another material, usually metal bars. The reinforcement, embedded in the concrete before its sets, can withstand tensile and shearing stresses, thus giving the material a much greater range of applications. The combination of concrete and metal allowed the construction for sturdy slabs, beams, columns, and pavements in the early twentieth century and eventually more complex architectural forms.

The earliest reinforced concrete structures imitated the form of timber and steel buildings: reinforced concrete columns supported reinforced concrete girders, which in turn supported reinforced concrete joists. But soon after 1900 methods emerged for transferring the load-carrying capacity of beams and girders to floor slabs. This innovation saved overhead room (of particular importance in factories) and reduced floor-to-floor height and the expense of building elaborate formwork. After 1900 reinforced concrete was rapidly adopted for industrial buildings of one or several stories. Reinforced concrete buildings could be built quickly, were fireproof, and could resist vibrations from heavy machinery.

Reinforced concrete is commonly used in the construction of building frames, building façade elements, parking structures, bridges, dams, sculptures and monuments. In many applications, reinforced concrete is exposed to the weather and, as with masonry systems, the majority of deterioration is caused by moisture. In the conservation of reinforced concrete, the key issue is whether the existing material can be repaired and conserved or whether it must be replaced. The concrete and the structure must be investigated to determine their condition, to determine whether the concrete can be retained, and to develop repair options and strategies.

Concrete deterioration may occur for two principal reasons: corrosion of the embedded steel and degradation of the concrete itself. There are small areas of deterioration of the concrete in the Hendron's building and these will be treated as localised remedial works.

The concrete's durability or resistance to deterioration and its repaid depends on its composition, design and quality of workmanship. The good condition of the concrete in the Hendron's building is down to all three factors; by comparison the concrete in the later additional workshops to the rear (to be demolished) has deteriorated considerably, resulting in structural failure and loss of integrity. A mix design for durable replacement concrete should use material similar to those of the original concrete mix and include air entrainment, and appropriate selection of aggregates and of cement and water contents. Good workmanship should address proper mix, placement, and curing procedures. A key concern is the aesthetics of the repair: it must match the existing concrete as closely as possible both visually and structurally. Repair interventions will retain as much of the original material as possible and will not detract from the existing character of the building.

The concrete in the Hendron's building is generally in good condition and will require localised repair only. Minimal intervention internally and externally will ensure that the original fabric remains substantially intact. New openings to connect the protected structure with the proposed new development require only minor removal of existing fabric and will be positioned so as not to interfere with the integrity of the existing concrete frame structure (see Drawing P-S-0-4). Where repairs are necessary internally, the concrete mix will match existing and a painted finish will eliminate colour

mismatch. Similarly, external localised repairs will receive a paint finish. The existing concrete foundations and basement structure will remain unaltered thereby ensuring stability and reducing potential damage from movement during construction works to the Hendron's building and construction works to the adjoining new buildings.



**Illustration 17:** Typical condition of concrete in ground floor areas that have not been recently painted. Concrete generally in good condition.



**Illustration 18 (left):** Sample of spalling over internal window – localised repair to be carried out.

**Illustration 19 (right):** The concrete facades are in general good condition with only minimal loss of definition around opes. This will be remedied where necessary by localised repairs with painted finish on completion.



**Illustration 20:** sample of condition of internal concrete on upper floors. Removal of non-original fittings and fixtures will necessitate small localised repairs. Window reveals generally in good condition.

### 2.3 Steel Railings

One of the defining features of the Hendron's building is the steel handrail that runs around the edge of the parapets of the main roof and the lift shaft tower roof. The rail is made from two horizontal bands of tubular steel supported on tubular uprights. The existing rails will be repaired and repainted. A secondary clear-glazed inner rail will be fitted to ensure compliance with current Health & Safety Regulations. This will have negligible impact on the appearance of the existing railings.



**Illustration 21:** Existing open corner detail of roof parapet rail.  
Minor damage as a result of corrosion.



**Illustration 22:** Fixing detail for handrail at lift shaft tower. At one stage the rails were painted red, as were the window reveals.

After 1920, the use of cast iron was phased out and steel became the more common material for handrails. The simplicity of the design of the handrails at the Hendron's building is very much in the spirit of the modernist intentions of its engineer designer Vaclav Gunzl. The tubular design would have been standard issue available from local metalworkers, but the open corner detail contributes to the minimalist style of the structure. The galvanized steel has been damaged at the on-site welding junctions where some corrosion is evident. This will require localised repair and extra protective painting.



**Illustration 23:** Steel ladder stairs and single rail handrail on roof shaft.  
The circular guard is a later addition but will be retained.

## PART THREE: SCHEDULE OF REPAIRS TO WINDOW OPES

Note: This schedule is subject to change when a thorough investigation of the condition of all glass block has been completed. Localised removal of partitions, window bars and grilles, and non-original fixtures as part of the enabling works will enable a full inspection and assessment.

The methodology to be adopted for the preparation of a Schedule of Repairs is as follows:

- Allocation of a reference number for each existing external door and window ope. See Existing Survey Drawings in Appendix B of this report.
- Photographic survey of each existing door and window. See Photographic Survey in Appendix A of this report.
- Condition report for each door and window ope, including the condition of the ope head, sill and reveals.
- Specification for the proposed removal, repair or replacement for each door or window. It must be noted that the number of opes to be removed is minimal, as set out in the rationale below.

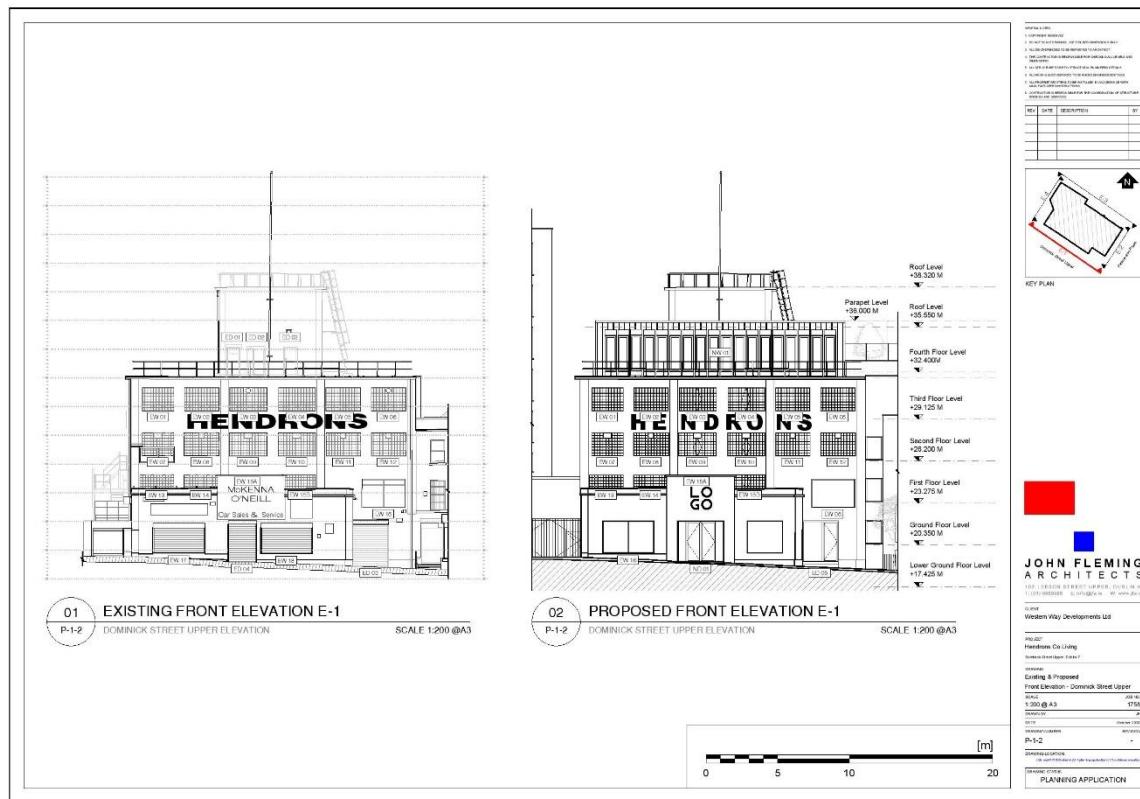
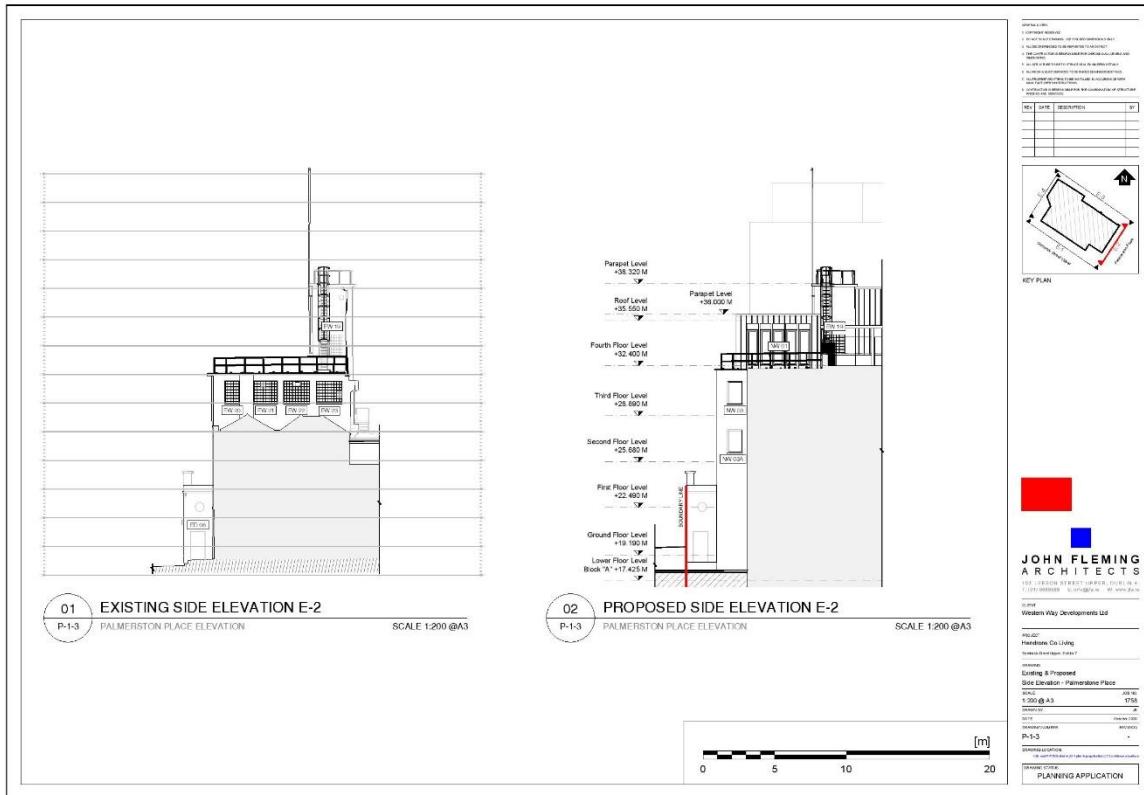
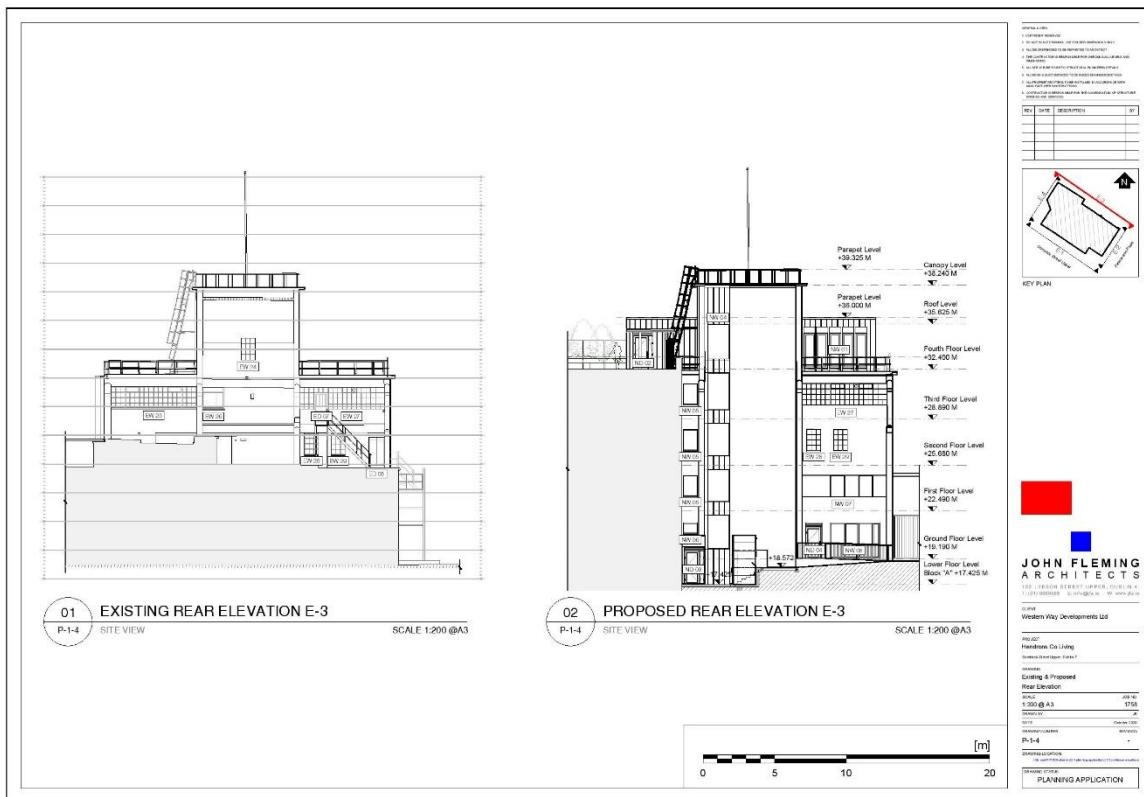


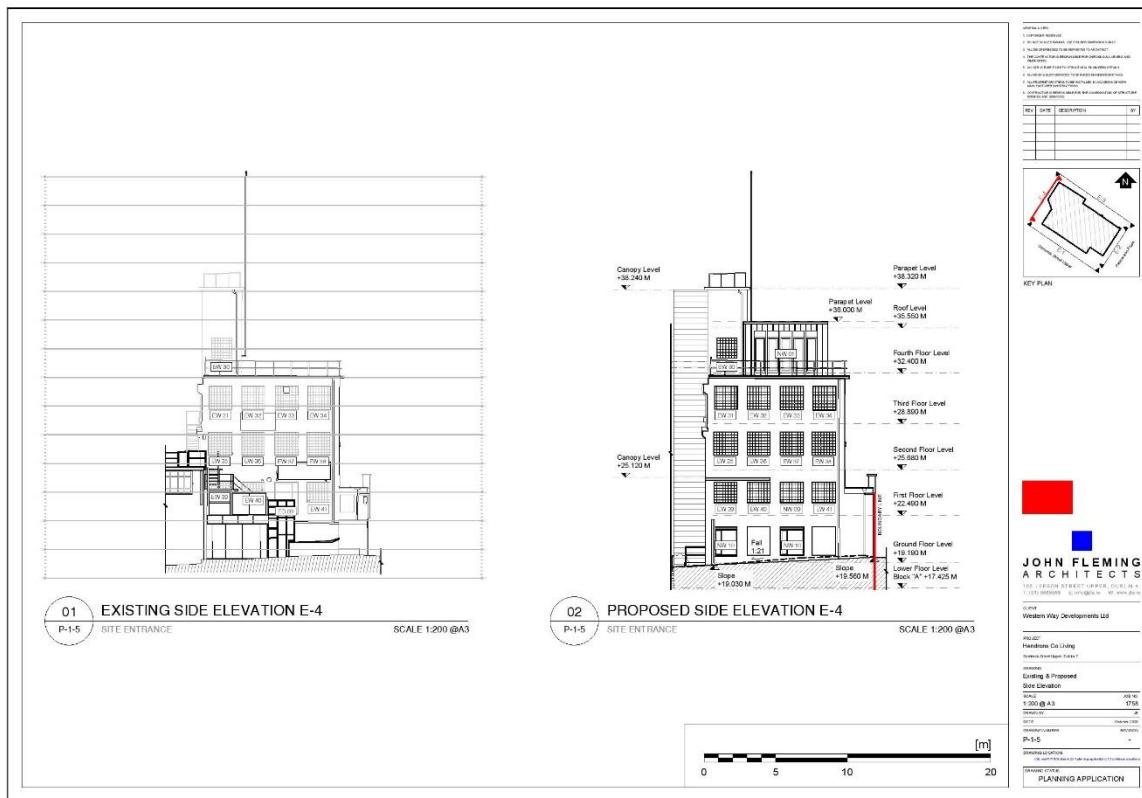
Illustration 24: Drawing mapping existing opes and proposed opes on front elevation (south-west)



**Illustration 25:** Drawing mapping existing opes and proposed opes on side elevation (south-east)



**Illustration 26:** Drawing mapping existing opes and proposed opes on rear elevation (north-east)



**Illustration 27: Drawing mapping existing opes and proposed opes on side elevation (north-west)**

### Outline summary of rationale for interventions:

#### Ground Floor:

- Existing windows and doors are not original and have been modified and adapted over time
- The exception is the porthole window on the return of the ground floor projection (as seen on Side Elevation 2 Palmerston Place). This will be retained.
- All existing windows/doors to be replaced with new doors and windows to approved design in keeping with the industrial character of the building.
- New opes to the north-west and north-east elevations will be fitted with new doors and windows to approved design.

#### First Floor:

- First floor windows appear on the front and side elevation ((north-west) only).
- All existing glass block opes will be retained and repaired.
- Current building regulation requirements for light and ventilation will be met through the replacement of the existing non-original picture window EW16 (illustration 35) with a new window; the replacement of ED09 with and new ventilated glassblock window NW09, and the insertion of pivot-frame ventilation panels in EW15A and EW15B.



**Illustration 28: EW16, a non-original window will be replaced with new clear glazed steel framed window.**  
**(See illustration 4, taken in 1949, which shows no window in the position, and illustration 12, taken in 1987, which shows a glass block ope in this position).**

#### Second Floor:

- There are 6 intact glass block opes on the front elevation and four intact glass block opes on the side elevation (north-west). All of these opes are to be retained and repaired.
- In order to meet current building regulations requirements for light and ventilation, pivot-frame ventilation panels will be fitted in EW35, EW36, EW37 and EW38 (all on side (north-west) elevation).
- The six existing glass block windows on the front elevation are fitted with clear glass openable panels in the upper central part (see illustration 29). These panels will be replaced with new openable clear glass panels to provide ventilation.
- On the rear elevation, EW28 and EW29 will be retained and repaired. Existing door ED08 will be removed and blocked up.
- New window NW03A on the side elevation (south-east) will be openable clear-glazed.



**Illustration 29: Existing window EW07 with central clear-glazed panel**

Third Floor:

- There are four glass block windows on the side (north-west) elevation. These will be retained and repaired. In order to meet current building regulation requirements for light and ventilation, these four opes (EW31, EW32, EW33, EW34) will be fitted with pivot-framed ventilation panels.
- There are six glass block windows on the front elevation. These will be retained and repaired. In order to meet current building regulation requirements for light and ventilation, the two central opes (EW03, EW04) will be fitted with pivot-framed ventilation panels.
- There are four glass block windows on the side (south-east) elevation. Window EW20 will be retained and repaired. EW 21, EW22, and EW23 will be removed to facilitate the development of Block A. All glass block will be carefully removed and retained for repair work in other opes.
- The rear elevation comprises two large steel windows, EW25 and EW27. EW will be removed to facilitate development of Block A. EW 27 (illustration 30) will be refurbished or replaced to match existing. Existing door ED07 will be removed to facilitate the refurbishment.
- EW26, a non-original PVC window will be removed.



*Illustration 30: Existing steel framed window (EW27) at third floor*

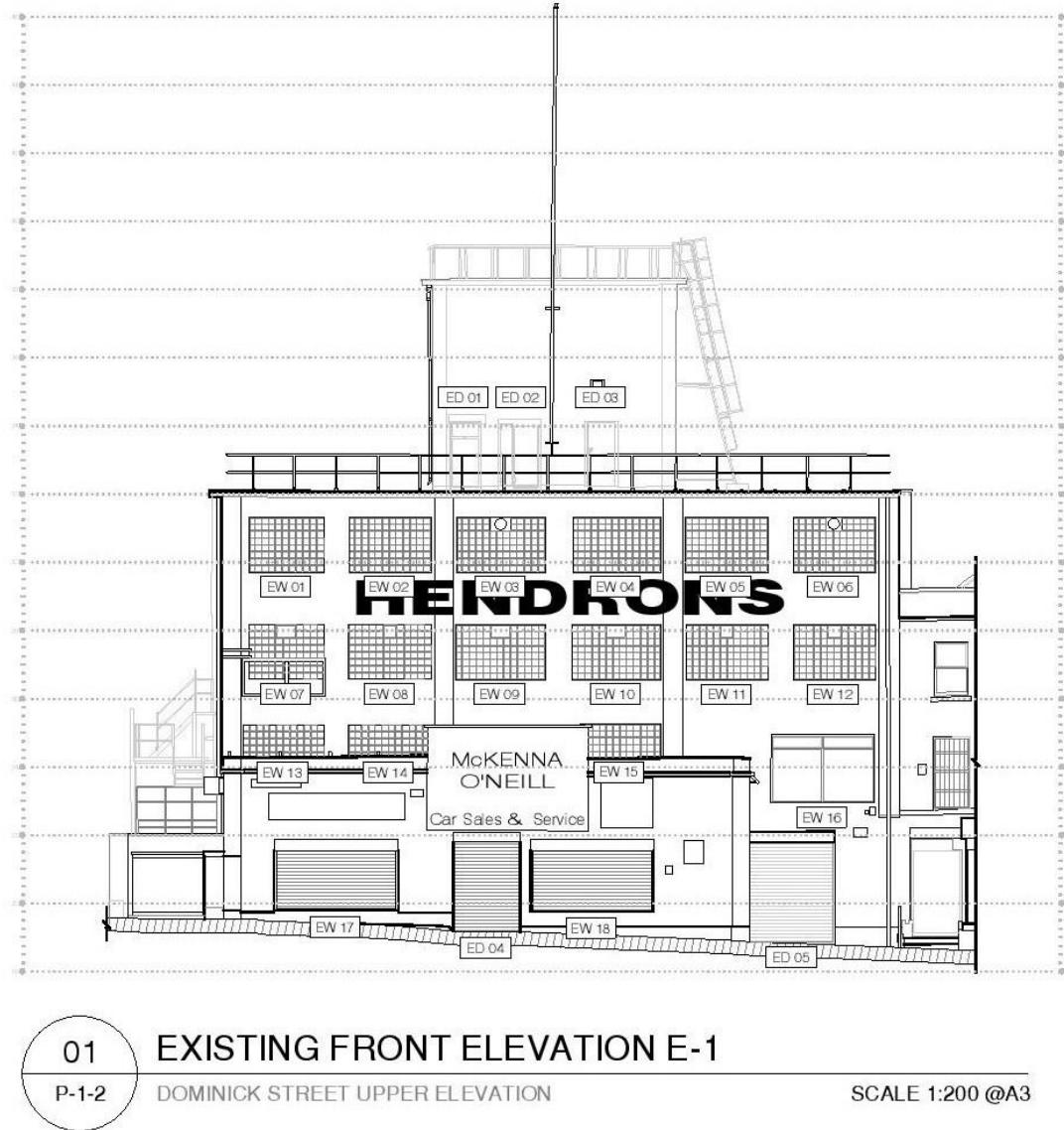
Roof level:

- There are three glass block opes on the lift shaft at roof level – EW19 on side (south-east) elevation, EW24 on rear elevation and EW30 on side (north-west) elevation. EW 19 and EW 30 will be retained and repaired. EW24 will be removed to facilitate the new lift shaft.
- There are three existing doors to the front of the existing lift shaft, ED01, ED02, and ED03. These will be removed from this position but will be re-used in the interior fit out of the Hendron's building.

## PART FOUR: PHOTOGRAPHIC RECORD OF WINDOW OPES

Key – ED = existing door, EW = existing window

### FRONT ELEVATION (FACING SOUTH-WEST)



**ROOF LEVEL: ED 01, ED02, ED03**

**THIRD FLOOR LEVEL: EW01, EW02, EW03, EW04, EW05, EW06**

**SECOND FLOOR LEVEL: EW07, EW08, EW09, EW10, EW11, EW12**

**FIRST FLOOR LEVEL: EW13, EW14, EW15A, EW15B, EW16**

**GROUND FLOOR LEVEL: EW17, ED04, EW18, ED05**



**ED01, ED02, ED03**

These doors will be altered to facilitate new roof level addition to the building. The steel doors will be retained for possible future use in the interior of the building as a memory of the industrial heritage.



**EW01 (right) AND EW02 (left)**

These windows are in reasonably good condition and will require localised repairs only.

*Note: in all cases, where glass blocks require replacement this will be carried out, as far as possible, using blocks salvaged from window EW20, EW21, EW22 and EW23.*



**EW03**

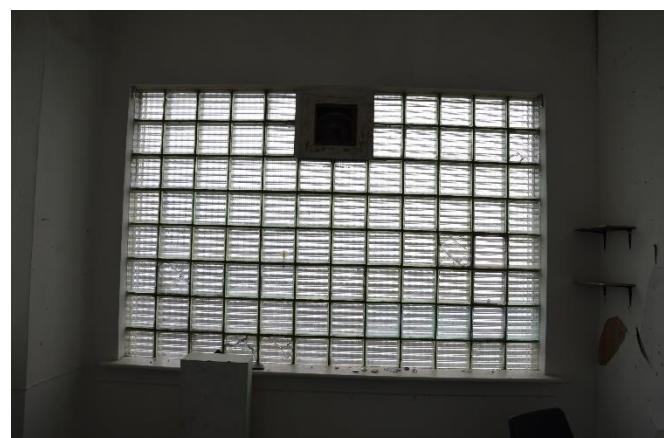


**EW04**

These windows are in reasonably good condition and will require localised repairs to existing glass blocks. The central panel (3 block wide x full height) will be removed and fitted with a steel pivot opening frame to allow natural light and ventilation. The frame will be filled with existing glass blocks.



**EW05**



**EW06**

These windows are in reasonably good condition and will require localised repairs to existing glass blocks. The central panel (3 block wide x full height) will be removed and fitted with a steel pivot opening frame to allow natural light and ventilation. The frame will be filled with existing glass blocks.



NO ACCESS TO THIS ROOM

**EW07**

Ew07 will require localised repairs to existing glass blocks. Salvaged blocks will be used to replace missing / damaged blocks. The central panel (3 block wide x full height) will be removed and fitted with a steel pivot opening frame to allow natural light and ventilation. The frame will be filled with existing glass blocks.

**EW08**



**EW09**

EW09 AND EW10 will require localised repairs and replacement of existing damaged glass blocks. Salvaged blocks will be used to replace missing / damaged blocks. The central panel (3 block wide x full height) will be removed and fitted with a steel pivot opening frame to allow natural light and ventilation. The frame will be filled with existing glass blocks.

**EW10**



**EW11**



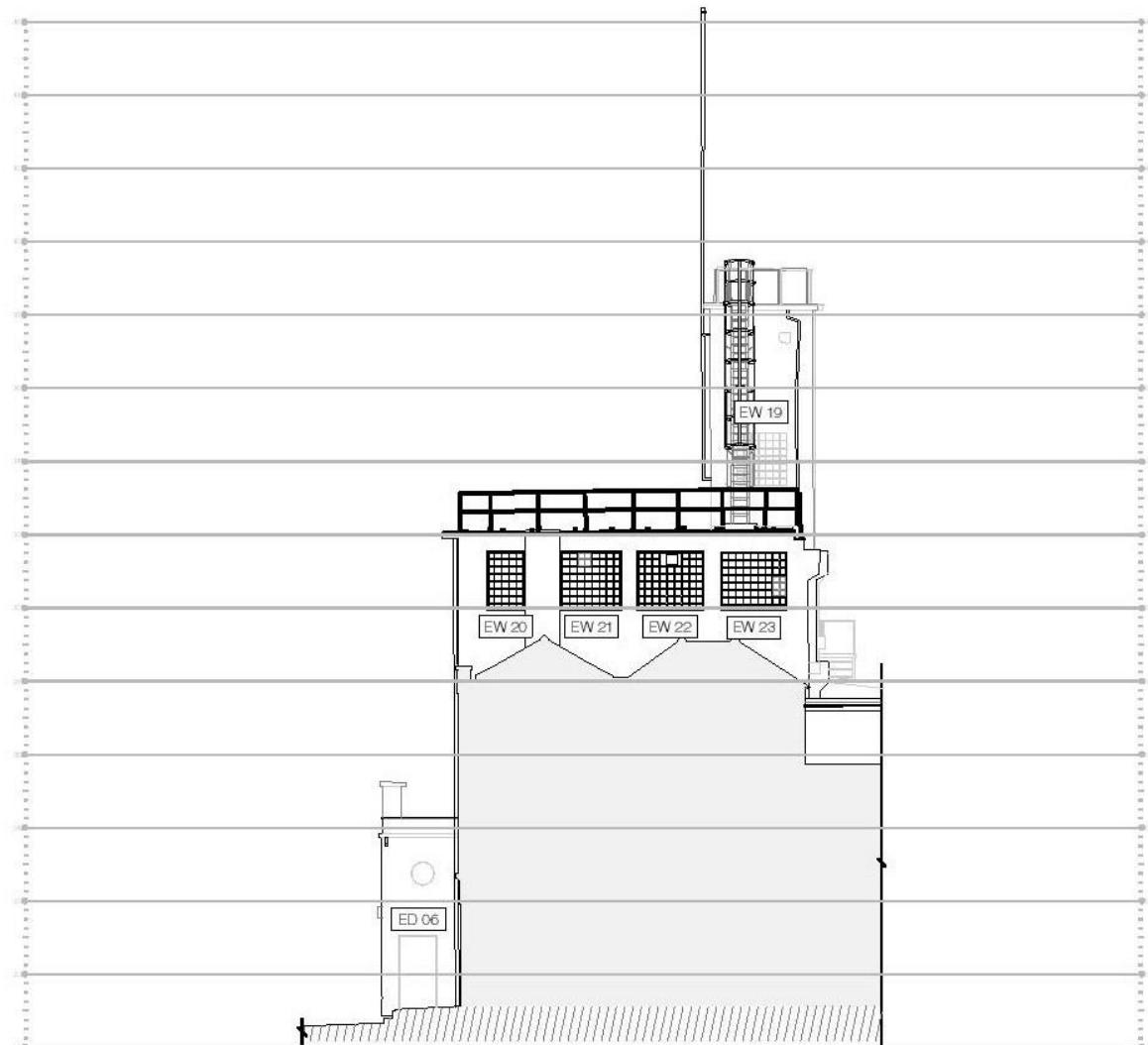
**EW12**

EW11 AND EW12 will require localised repairs and replacement of existing damaged glass blocks. Salvaged blocks will be used to replace missing / damaged blocks. The central panel of EW11 (3 blocks wide x full height) will be removed and fitted with a steel pivot opening frame to allow natural light and ventilation. The frame will be filled with existing glass blocks. The central panel of EW12 (2 blocks wide x full height) will be removed and fitted with a steel pivot opening frame to allow natural light and ventilation.



**GROUND FLOOR L-R: EW17, ED04, EW18, ED05 with ED06 on return of single storey projection.**

All of these opes will be altered and fitted with new windows and doors as per JFA drawings. The circular 'porthole' window above ED06 will be retained and repaired.



01  
P-1-3

## EXISTING SIDE ELEVATION E-2

PALMERSTON PLACE ELEVATION

SCALE 1:200 @A3

**ROOF LEVEL: EW19**

**THIRD FLOOR LEVEL: EW20, EW21, EW22, EW23**

**GROUND FLOOR LEVEL: ED06, circular porthole window**

*Note: the circular porthole window above ED06 will be retained and repaired.*

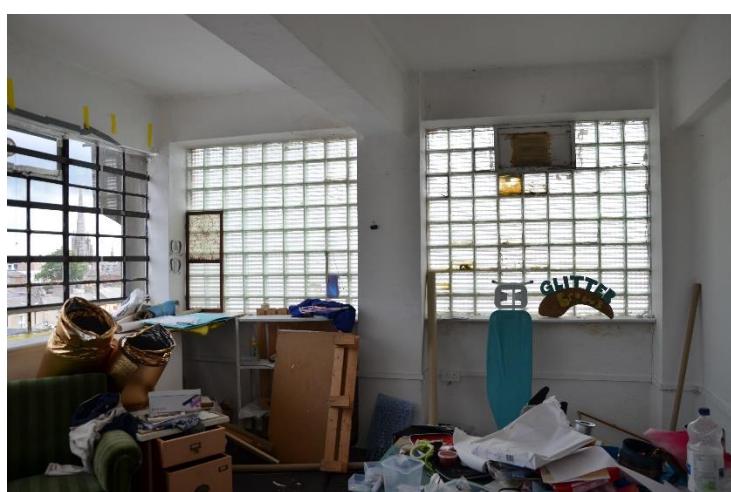


**EW19**

EW19 will require localised repairs to existing glass blocks. Salvaged blocks will be used to replace missing / damaged blocks.

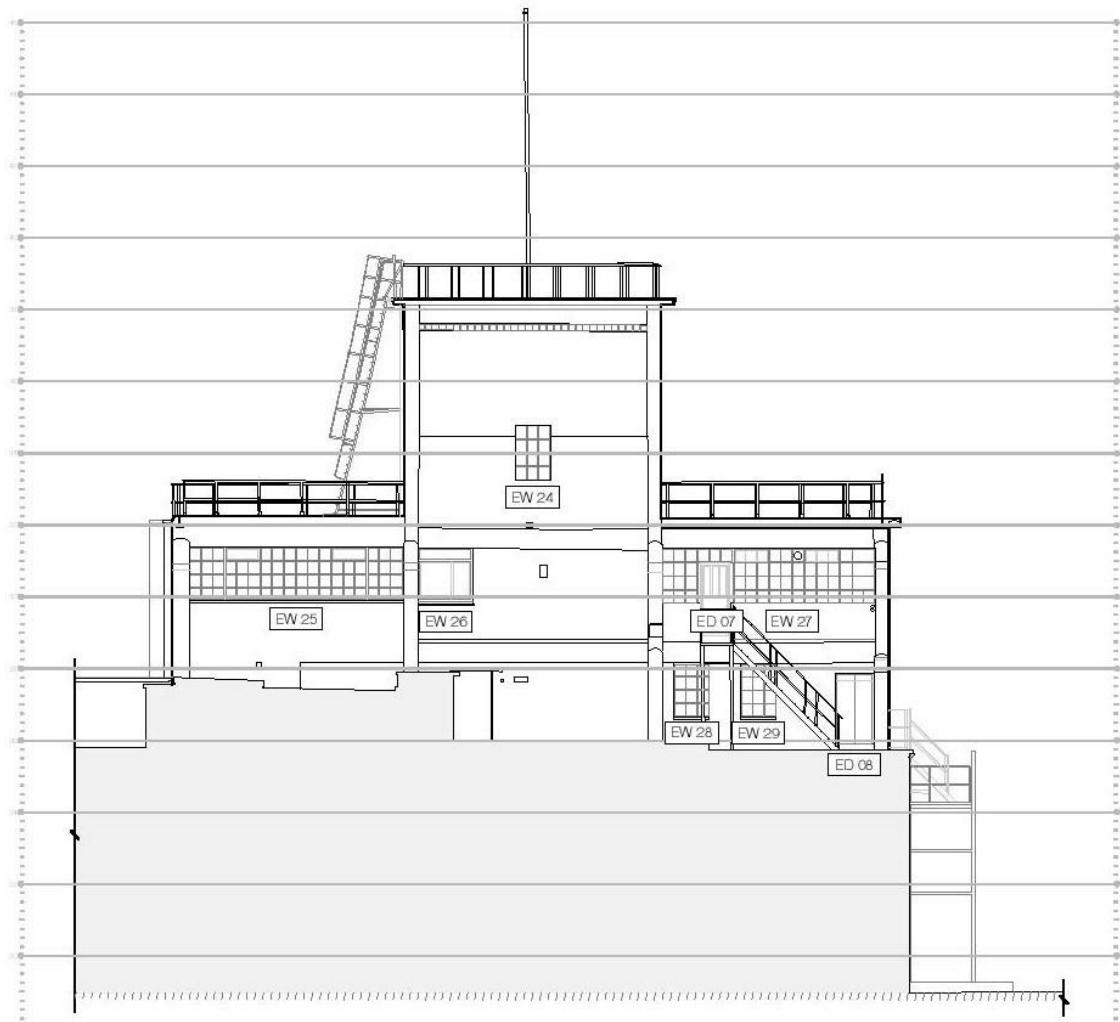


**EW20**



**EW 22 (right) AND EW23 (left)**

No access to photograph EW21. EW20 will be retained as a window ope but will be fitted with a clear glass opening window section to provide natural light and ventilation in compliance with current building regulations. Windows EW21, EW22 and EW23 will be removed to facilitate Block A of the new development. The glass blocks will be carefully removed, stored, and used to repair other glass block window opes.



01  
P-1-4

EXISTING REAR ELEVATION E-3

SITE VIEW

SCALE 1:200 @A3

**ROOF LEVEL: EW24**

**THIRD FLOOR LEVEL: EW25, EW26, ED07 AND EW27**

**SECOND FLOOR LEVEL: EW28 EW29, ED08**

No photo of EW24. This window will be removed to facilitate new lift shaft to rear of Hendron Building. The glass blocks will be carefully removed, stored, and used for repairs elsewhere.



EW25

EW25, a steel framed window, will be removed to facilitate the construction of Block A. The window will be carefully removed and stored for possible re-use in the building interior.

No photo of EW26 which is not original to the building. It will be removed to facilitate the construction of Block A.



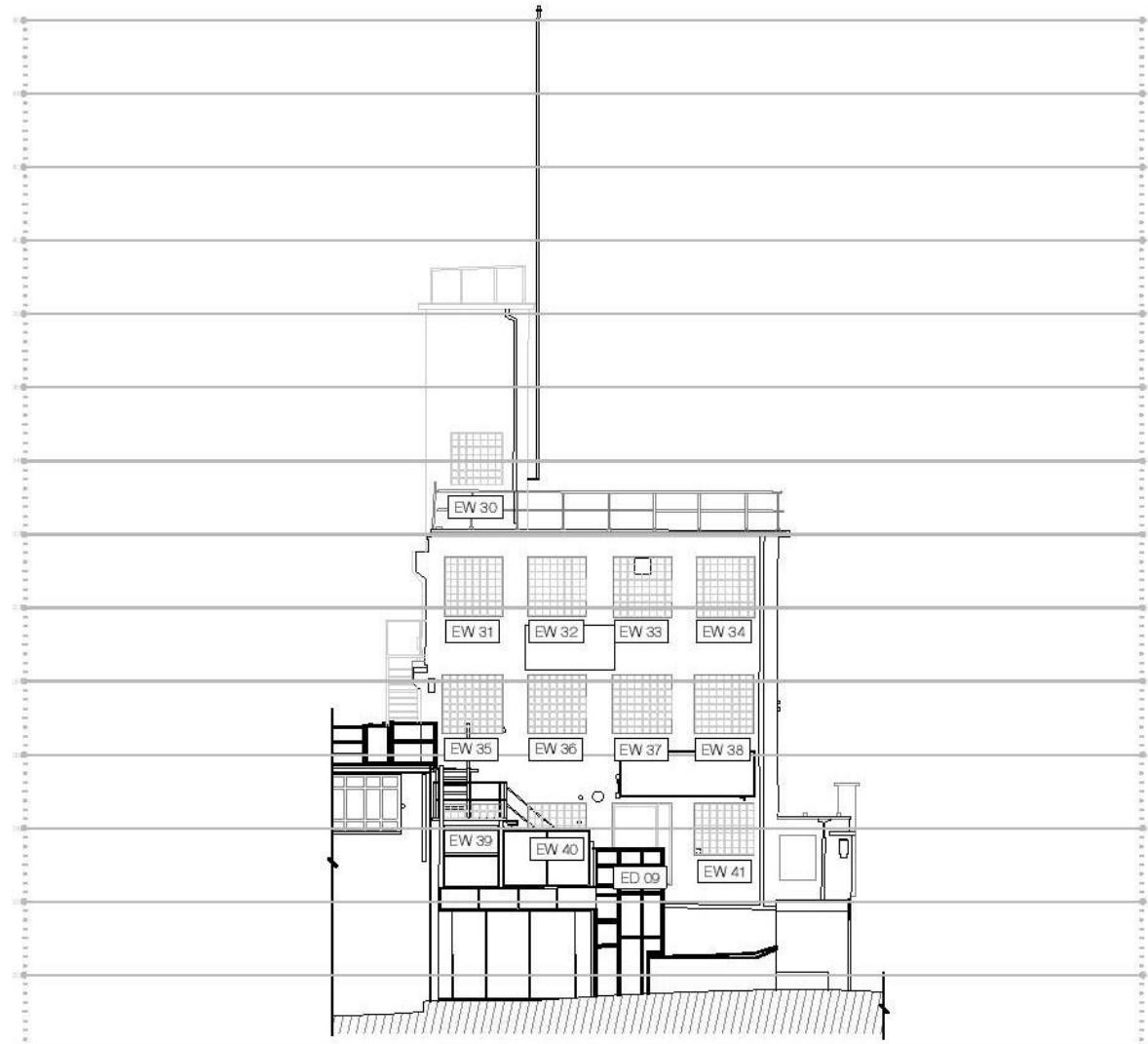
EW27 (partial)

EW27 has been altered to accommodate an internal partition and the insertion of ED07. It is proposed to remove ED07 and replace EW27 (in its former elongated format) with a steel window to the same design but with higher thermal performance.



**EW 29 (no photo of EW28)**

EW28 and EW29 are steel framed windows. They will be replaced with steel windows to the same design but with higher thermal performance.



01  
P-1-5

## EXISTING SIDE ELEVATION E-4

SITE ENTRANCE

SCALE 1:200 @A3

**ROOF LEVEL: EW30**

**THIRD FLOOR LEVEL: EW31, EW32, EW33, EW34**

**SECOND FLOOR LEVEL: EW35, EW36, EW37, EW38**

**FIRST FLOOR LEVEL: EW39, EW40, ED09, EW41**



**EW30**

EW30 will require localised repairs to existing glass blocks. Salvaged blocks will be used to replace missing / damaged blocks.

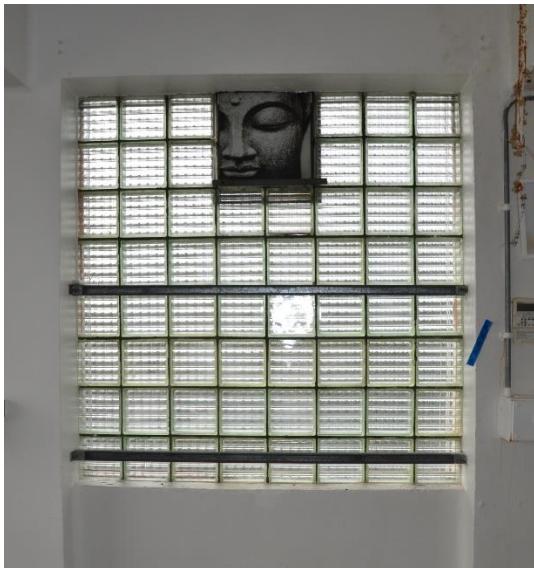


**EW31**



**EW32**

EW31 AND EW32 will require localised repairs and replacement of existing damaged / non-original glass blocks. Salvaged blocks will be used to replace missing / damaged blocks. The central panel of each window, 2 blocks wide x full height, will be removed and fitted with a steel pivot opening frame to allow natural light and ventilation. The pivot frame will be filled with existing glass blocks.

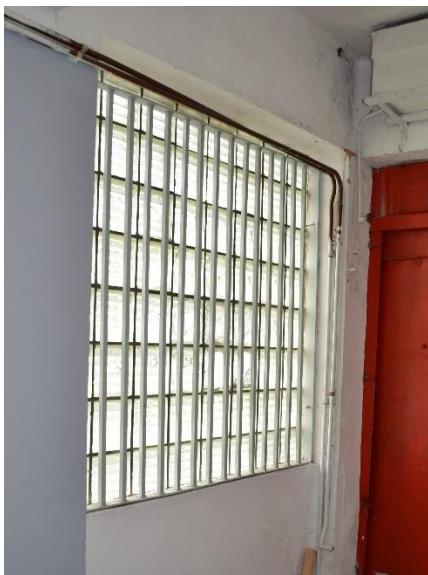


EW33



EW34

EW33 AND EW34 will require localised repairs and replacement of existing damaged / non-original glass blocks. Salvaged blocks will be used to replace missing / damaged blocks. Steel bars will be removed. The central panel of each window, 2 blocks wide x full height, will be removed and fitted with a steel pivot opening frame to allow natural light and ventilation. The pivot frame will be filled with existing glass blocks.



EW35



EW36

EW35 AND EW36 will require localised repairs and replacement of existing damaged / non-original glass blocks. Salvaged blocks will be used to replace missing / damaged blocks. The central panel of each window, 2 blocks wide x full height, will be removed and fitted with a steel pivot opening frame to allow natural light and ventilation. The pivot frame will be filled with existing glass blocks.



EW37

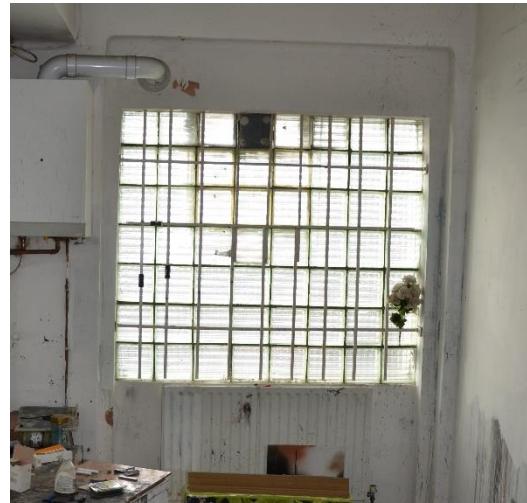


EW38

EW37 AND EW38 will require localised repairs and replacement of existing damaged / non-original glass blocks. Salvaged blocks will be used to replace missing / damaged blocks. The central panel of each window, 2 blocks wide x full height, will be removed and fitted with a steel pivot opening frame to allow natural light and ventilation. The pivot frame will be filled with existing glass blocks.



EW39



EW40

EW39 will be removed to enable a new window ope to match EW41. This new ope will be fitted with glass blocks to match existing and will include a central pivot-panel to provide light and ventilation.

EW40 will require localised repairs and replacement of existing damaged / non-original glass blocks. Salvaged blocks will be used to replace missing / damaged blocks. The central panel, 2 blocks wide x full height, will be removed and fitted with a steel pivot opening frame to allow natural light and ventilation. The pivot frame will be filled with existing glass blocks



**EW41**

ED09 (not shown) will be removed and the opening enlarged to form a new window opening to match EW41. This new opening will be fitted with glass blocks to match existing and will include a central pivot-panel to provide light and ventilation.

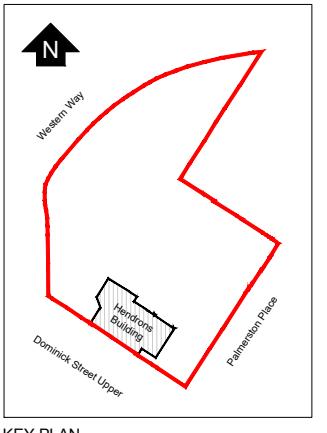
EW41 will require localised repairs and replacement of existing damaged / non-original glass blocks. Salvaged blocks will be used to replace missing / damaged blocks. The central panel, 2 blocks wide x full height, will be removed and fitted with a steel pivot opening frame to allow natural light and ventilation. The pivot frame will be filled with existing glass blocks

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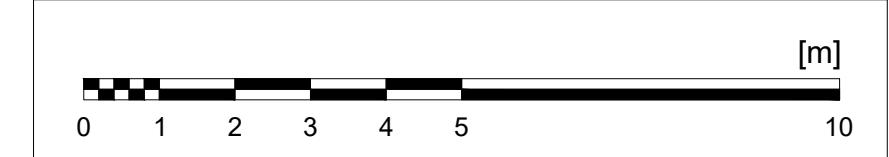
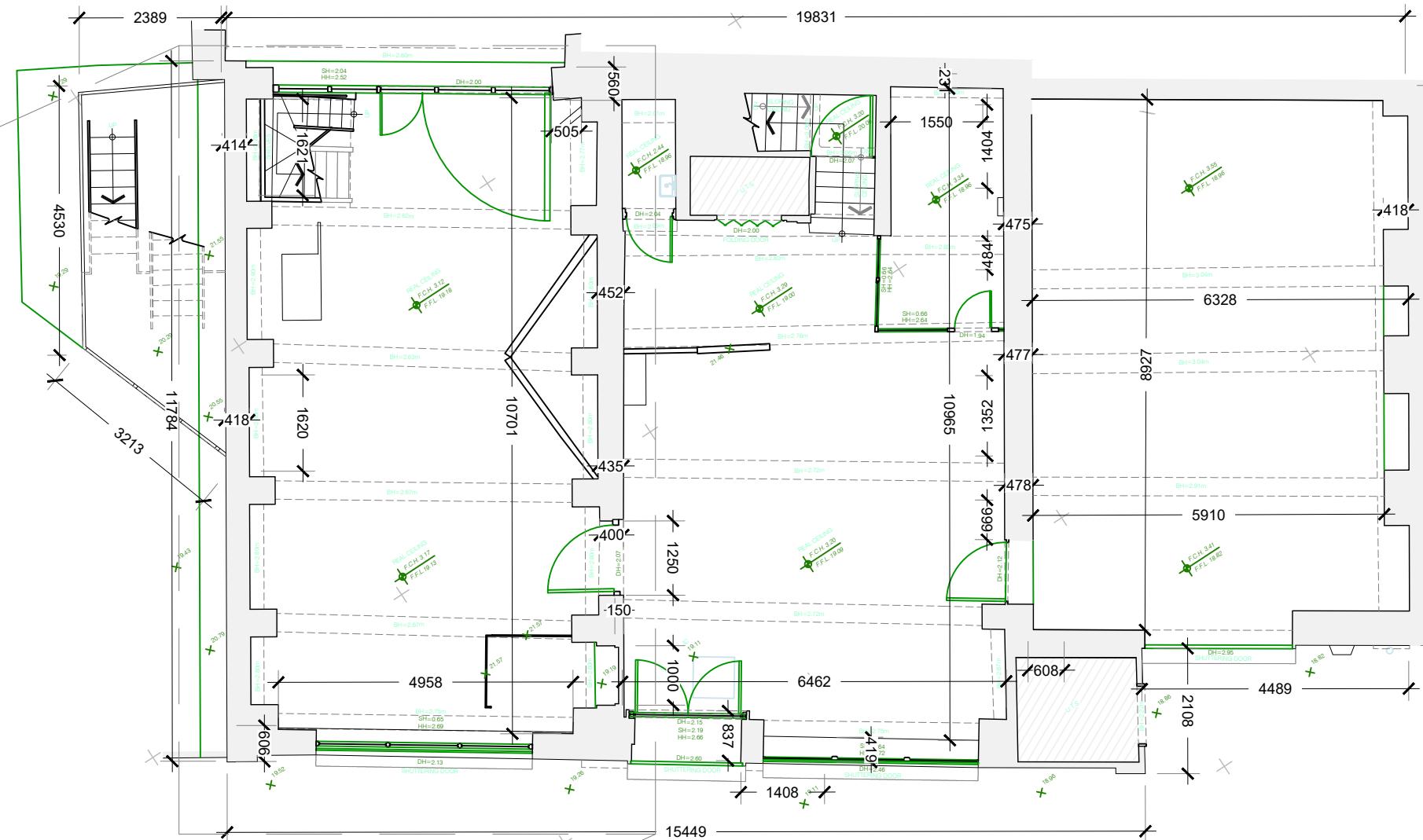
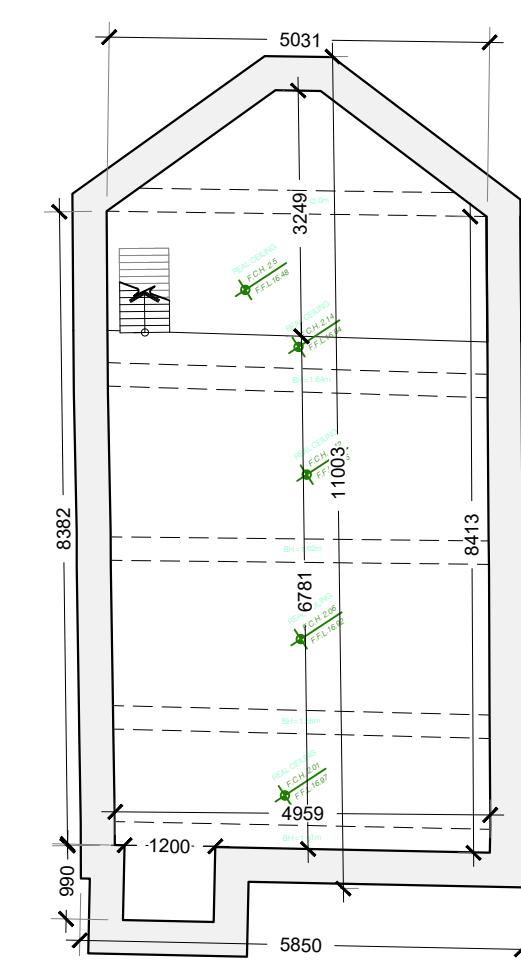


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 8. CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF STRUCTURE FINISHES AND SERVICES.

REV	DATE	DESCRIPTION	BY



## APPENDIX B



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CLIENT  
Western Way Developments Ltd

PROJECT  
Western Way SHD

36 - 40 Dominick Street Upper, Dublin 7

DRAWING  
Hendrons Survey Drawings  
Existing Basement and Ground Floor Plan

SCALE  
1:100 @ A3  
DRAWN BY  
JB

DATE  
October 2020

DRAWING NUMBER  
P-CB-1  
REVISION  
A

DRAWING LOCATION  
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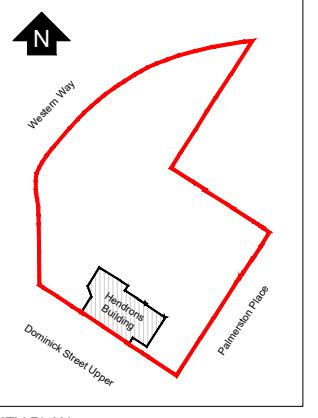
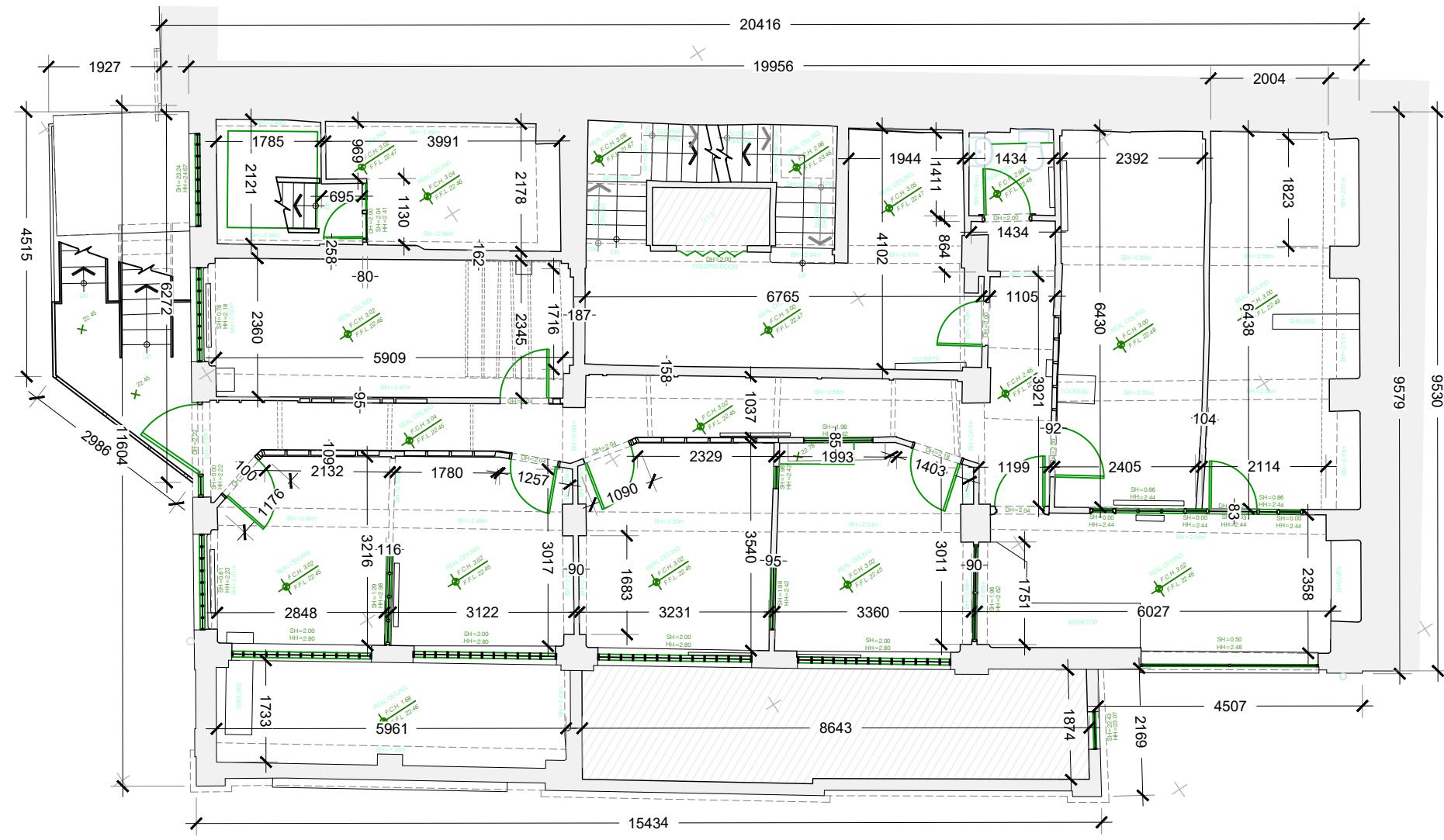
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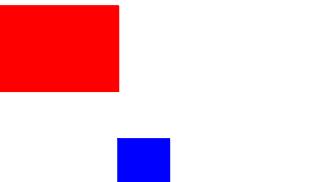
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36 - 40 Dominick Street Upper, Dublin 7

DRAWING  
Hendrons Survey Drawings  
Existing First Floor Plan

SCALE  
1:100 @ A3  
DRAWN BY  
JB

JOB NO.  
1758  
DATE  
October 2020

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REVISION  
A

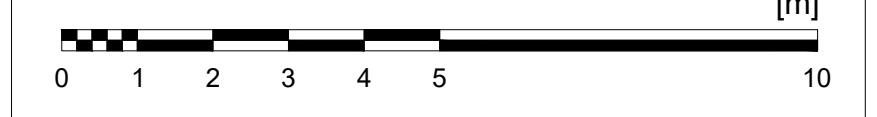
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DRAWING STATUS  
FOR INFORMATION PURPOSES

01  
P-CB-2

APPENDIX B - HENDRONS SURVEY DRAWINGS  
EXISTING FIRST FLOOR PLAN

SCALE 1:100 @A3

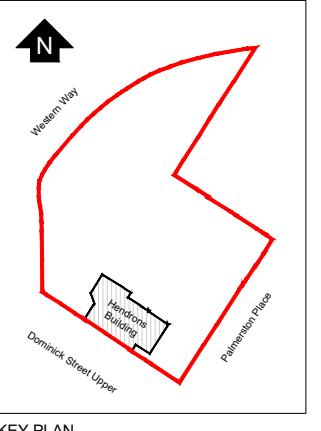


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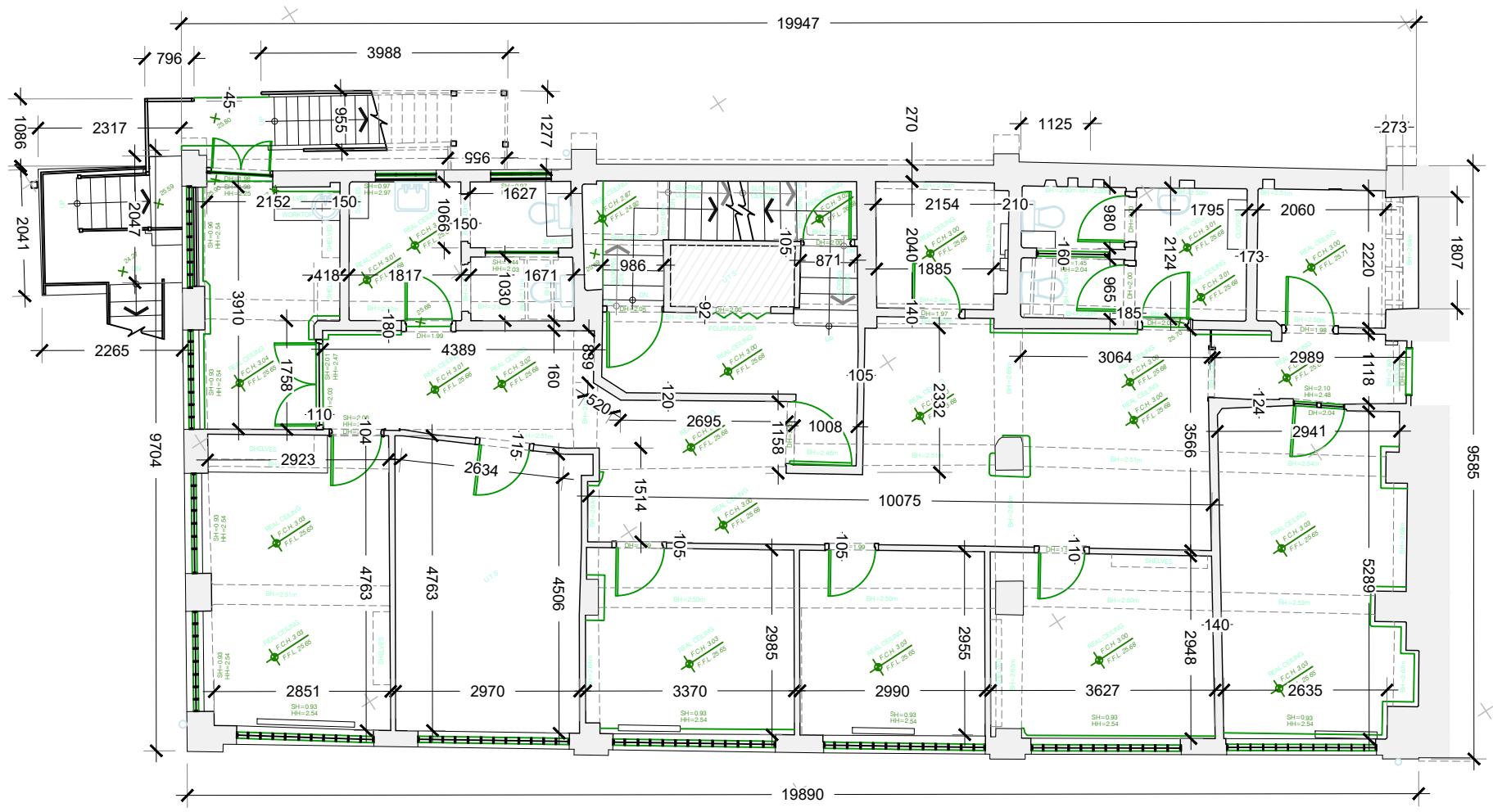
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 5. ALL STRUCTURE TO BE TO STRUCTURAL ENGINEERS DETAILS.  
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 8. CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF STRUCTURE FINISHES AND SERVICES.

REV	DATE	DESCRIPTION	BY



## APPENDIX B



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CLIENT  
Western Way Developments Ltd

PROJECT  
Western Way SHD

36 - 40 Dominick Street Upper, Dublin 7

DRAWING  
Hendrons Survey Drawings  
Existing Second Floor Plan

SCALE 1:100 @ A3  
DRAWN BY  
JB

DATE  
October 2020

DRAWING NUMBER  
P-CB-3  
REVISION  
A

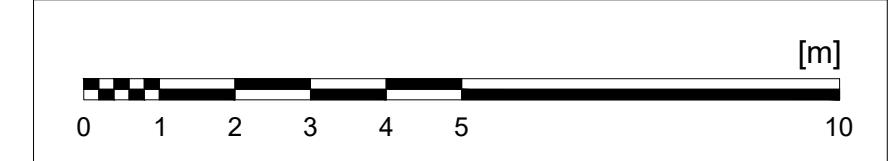
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DRAWING STATUS  
FOR INFORMATION PURPOSES

01  
P-CB-3

**APPENDIX B - HENDRONS SURVEY DRAWINGS**  
EXISTING SECOND FLOOR PLAN

SCALE 1:100 @ A3

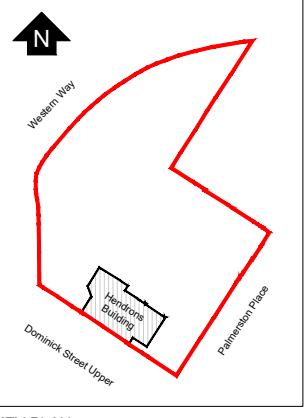
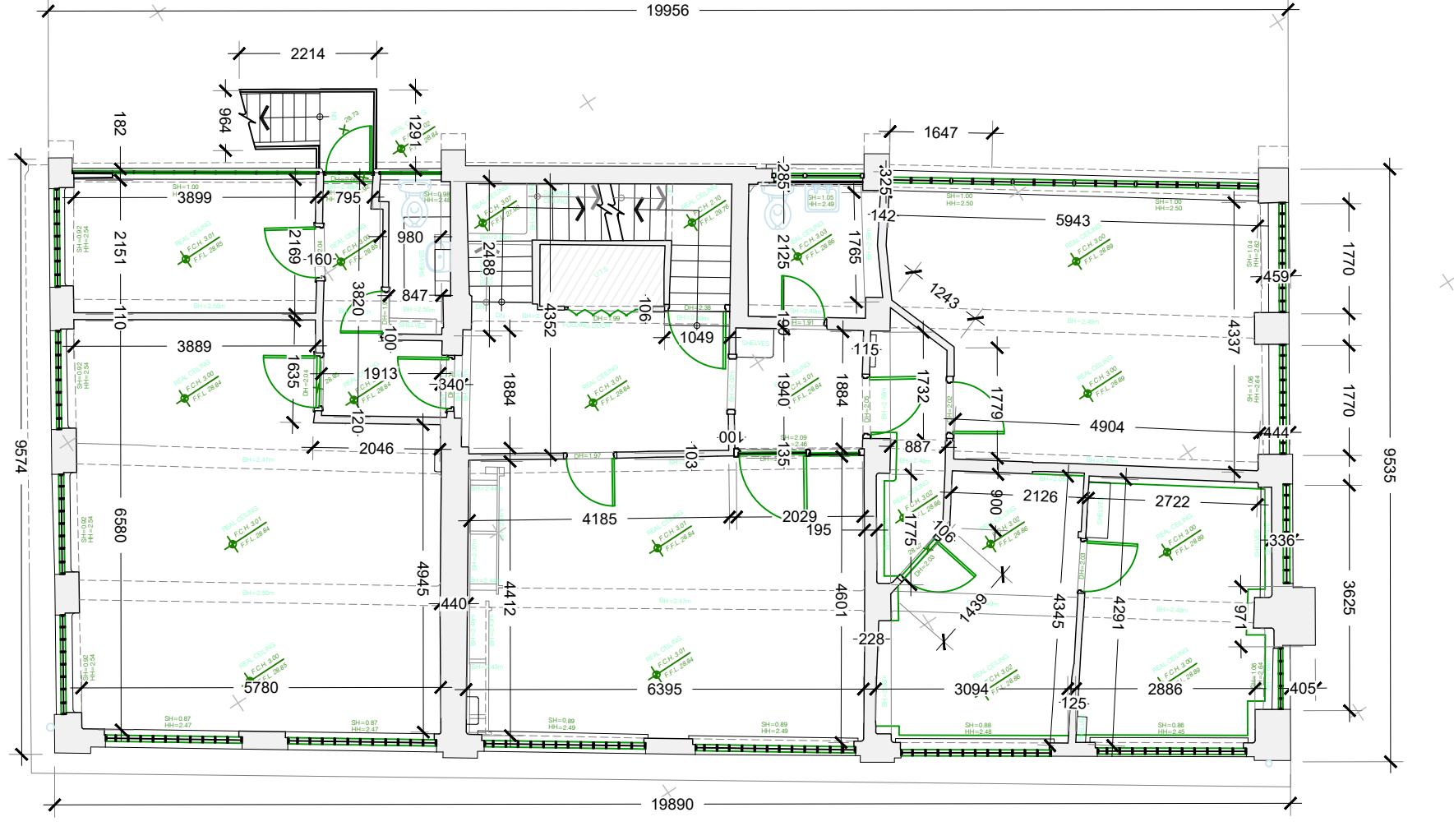




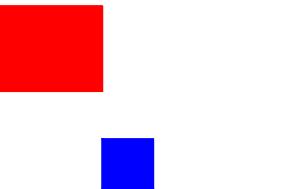
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Western Way Developments Ltd

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Western Way SHD

36 - 40 Dominick Street Upper, Dublin 7

DRAWING  
Hendrons Survey Drawings  
Existing Third Floor Plan

JOB NO.

SCALE  
1:100 @ A3

1758

DRAWN BY  
JB

DATE

October 2020

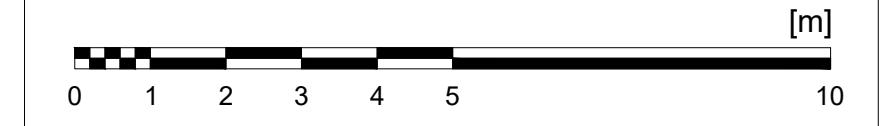
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REVISION

DRAWING LOCATION  
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DRAWING STATUS  
FOR INFORMATION PURPOSES



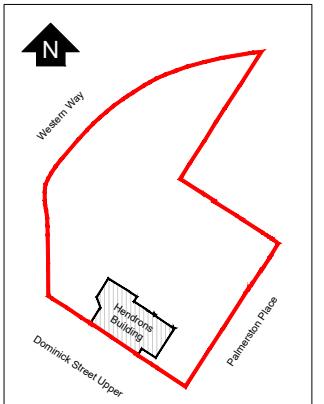
APPENDIX B - HENDRONS SURVEY DRAWINGS  
EXISTING THIRD FLOOR PLAN  
SCALE 1:100 @A3

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FOR INFORMATION PURPOSES ONLY

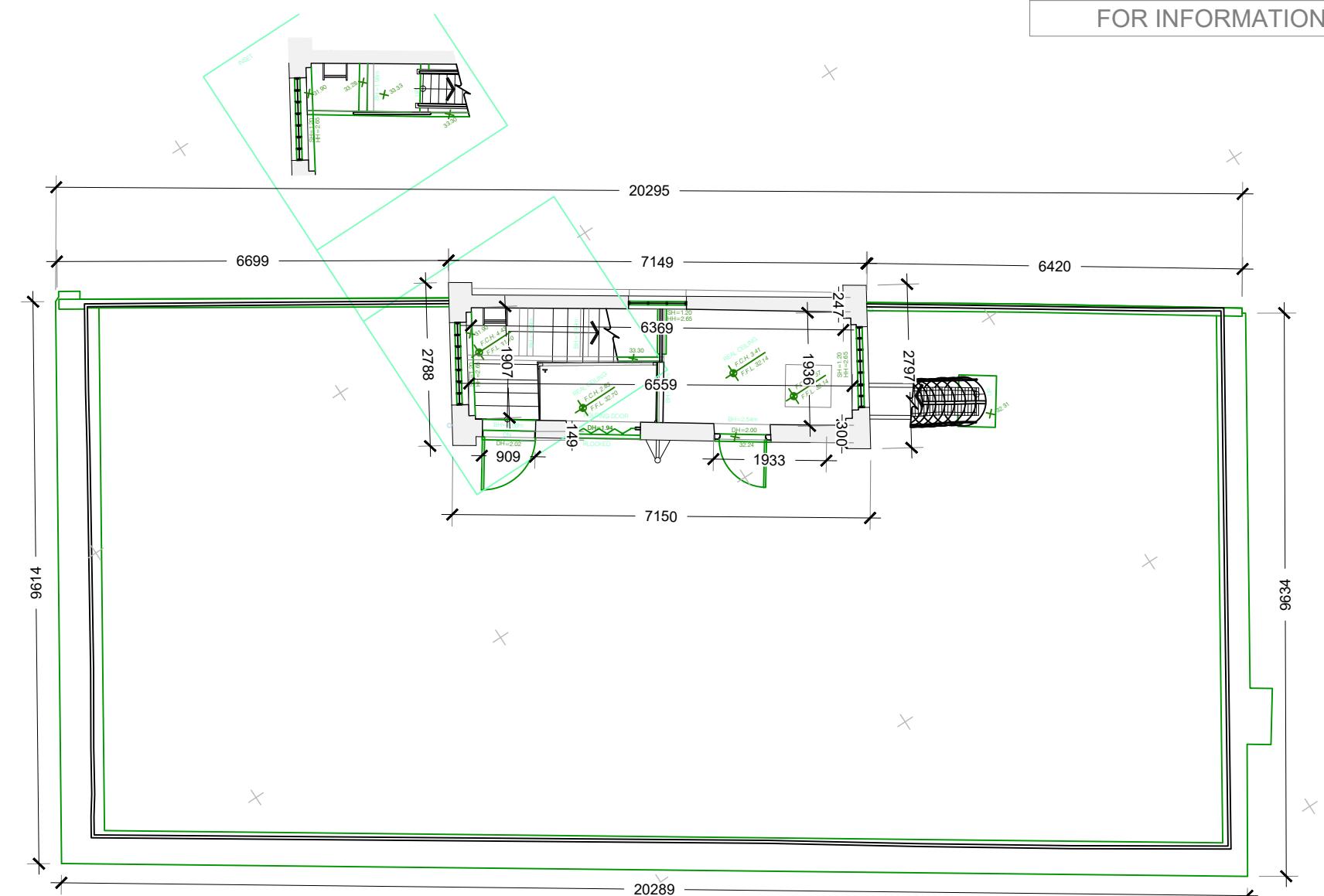
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REV	DATE	DESCRIPTION	BY



KEY PLAN

APPENDIX B

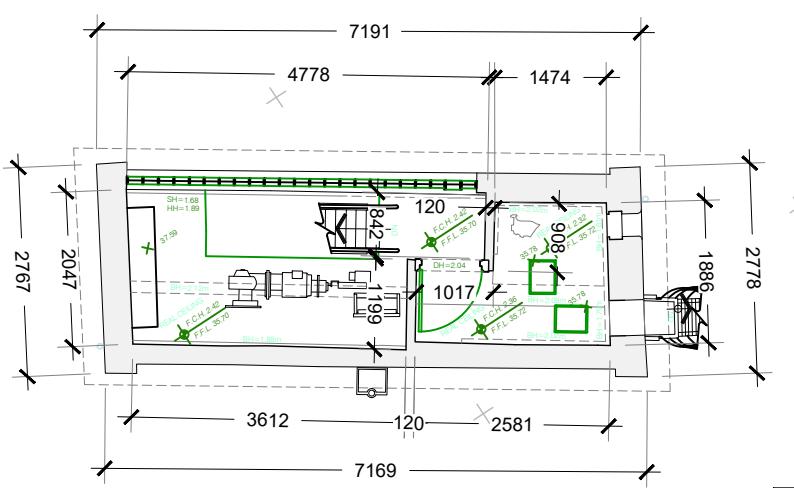


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P-CB-5

APPENDIX B - HENDRONS SURVEY DRAWINGS

EXISTING FOURTH FLOOR PLAN

SCALE 1:100 @A3

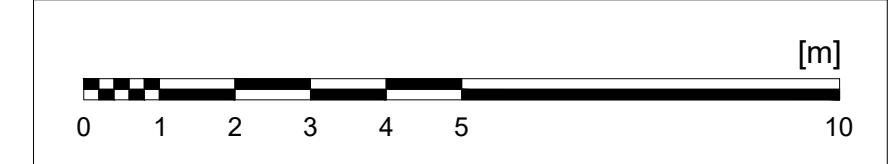


02  
P-CB-5

APPENDIX B - HENDRONS SURVEY DRAWINGS

EXISTING FIFTH FLOOR PLAN

SCALE 1:100 @A3



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PROJECT  
Western Way SHD

36 - 40 Dominick Street Upper, Dublin 7

DRAWING  
Hendrons Survey Drawings  
Existing Fourth & Fifth Floor Plan

SCALE  
1:100 @ A3  
DRAWN BY  
JB

DATE  
October 2020  
DRAWING NUMBER  
P-CB-5

REVISION  
A  
DRAWING LOCATION  
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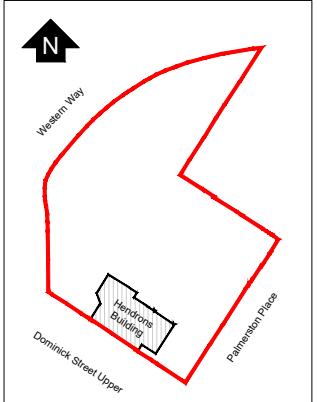
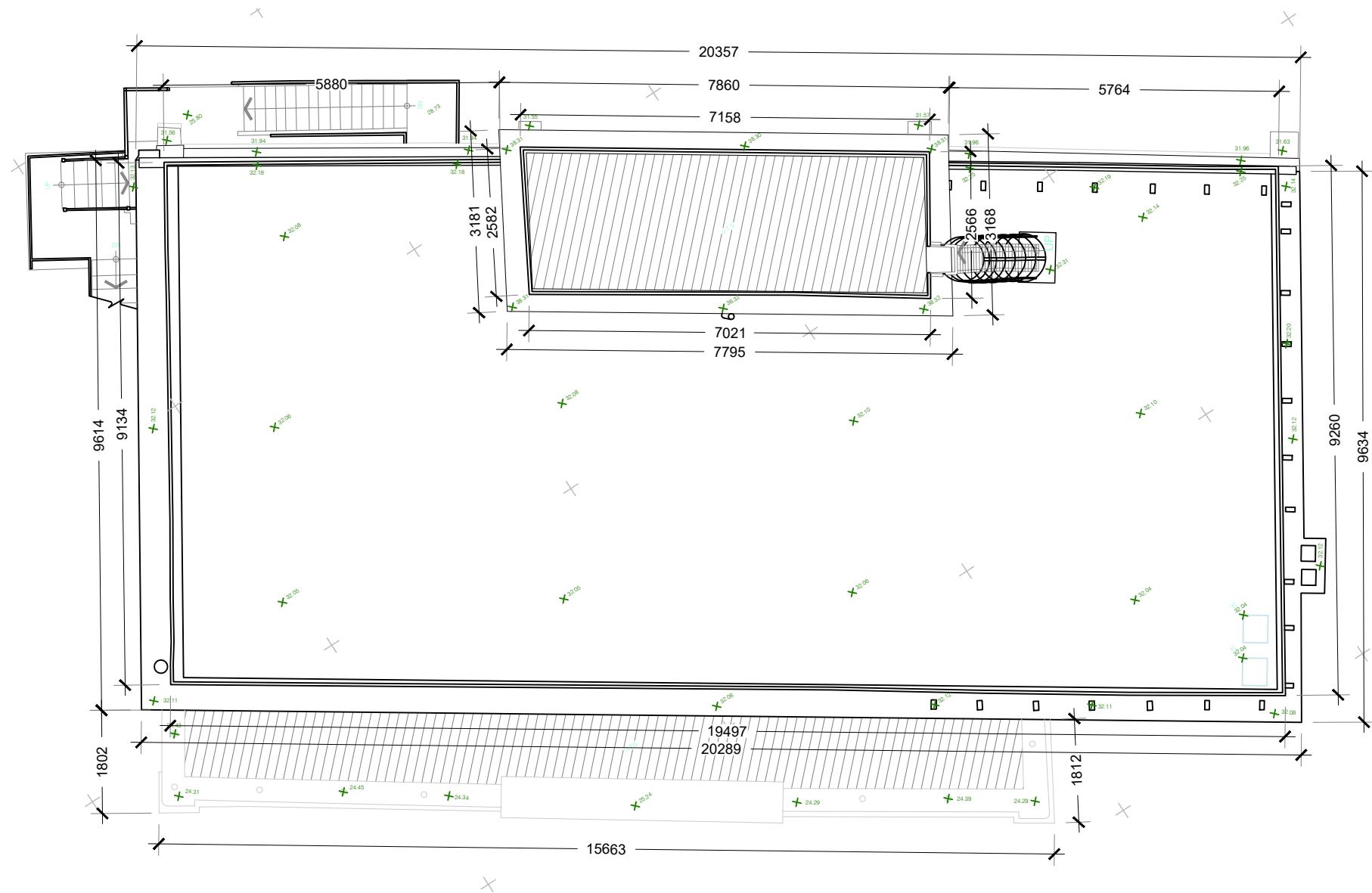
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FOR INFORMATION PURPOSES

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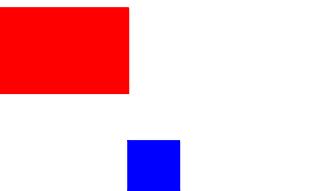
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## APPENDIX B



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Western Way Developments Ltd

PROJECT  
Western Way SHD  
36 - 40 Dominick Street Upper, Dublin 7

DRAWING  
Hendrons Survey Drawings  
Existing Roof Plan

SCALE  
1:100 @ A3  
DRAWN BY  
JB

DATE  
October 2020  
DRAWING NUMBER  
P-CB-6

REVISION  
A  
DRAWING LOCATION  
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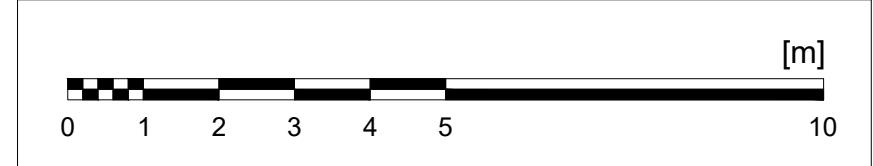
DRAWING STATUS  
FOR INFORMATION PURPOSES

01  
P-CB-6

## APPENDIX B - HENDRONS SURVEY DRAWINGS

EXISTING ROOF PLAN

SCALE 1:100 @A3



01  
P-CB-7

## APPENDIX B - HENDRONS SURVEY DRAWINGS

EXISTING DOMINICK STREET UPPER ELEVATION

SCALE 1:100 @A3

FOR INFORMATION PURPOSES ONLY

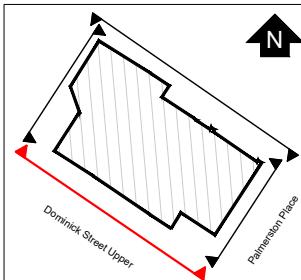
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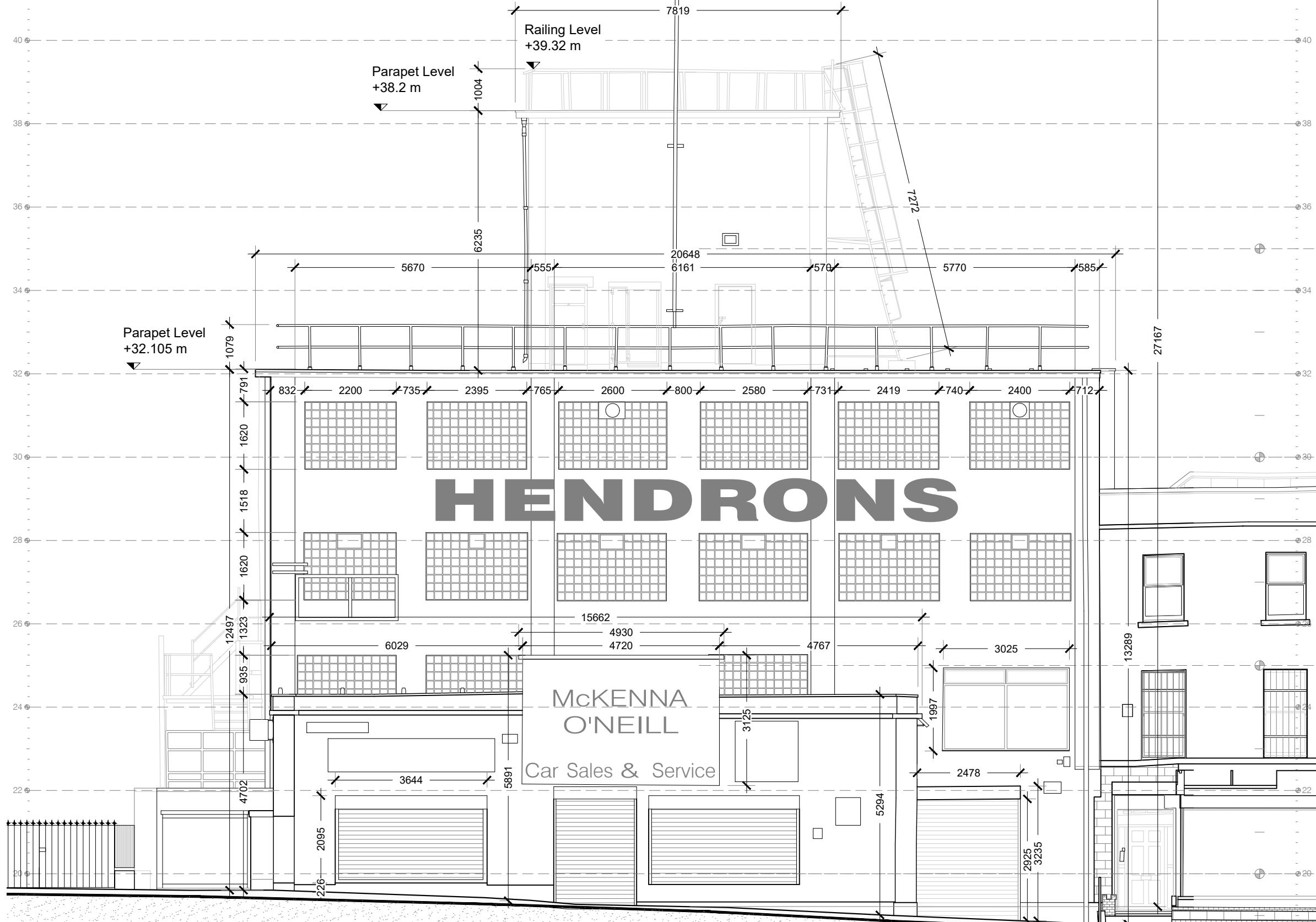
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## APPENDIX B



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PROJECT  
Western Way SHD  
36 - 40 Dominick Street Upper, Dublin 7

DRAWING  
Hendrons Survey Drawings  
Existing Dominick Street Upper Elevation

SCALE  
1:100 @ A3

JOB NO.  
1758

DRAWN BY  
JB

DATE  
October 2020

DRAWING NUMBER  
P-CB-7

REVISION  
A

DRAWING LOCATION  
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DRAWING STATUS  
FOR INFORMATION PURPOSES

01  
P-CB-8

## APPENDIX B - HENDRONS SURVEY DRAWINGS

EXISTING PALMERSTON PLACE ELEVATION

SCALE 1:100 @ A3

FOR INFORMATION PURPOSES ONLY

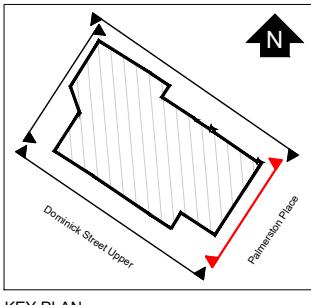
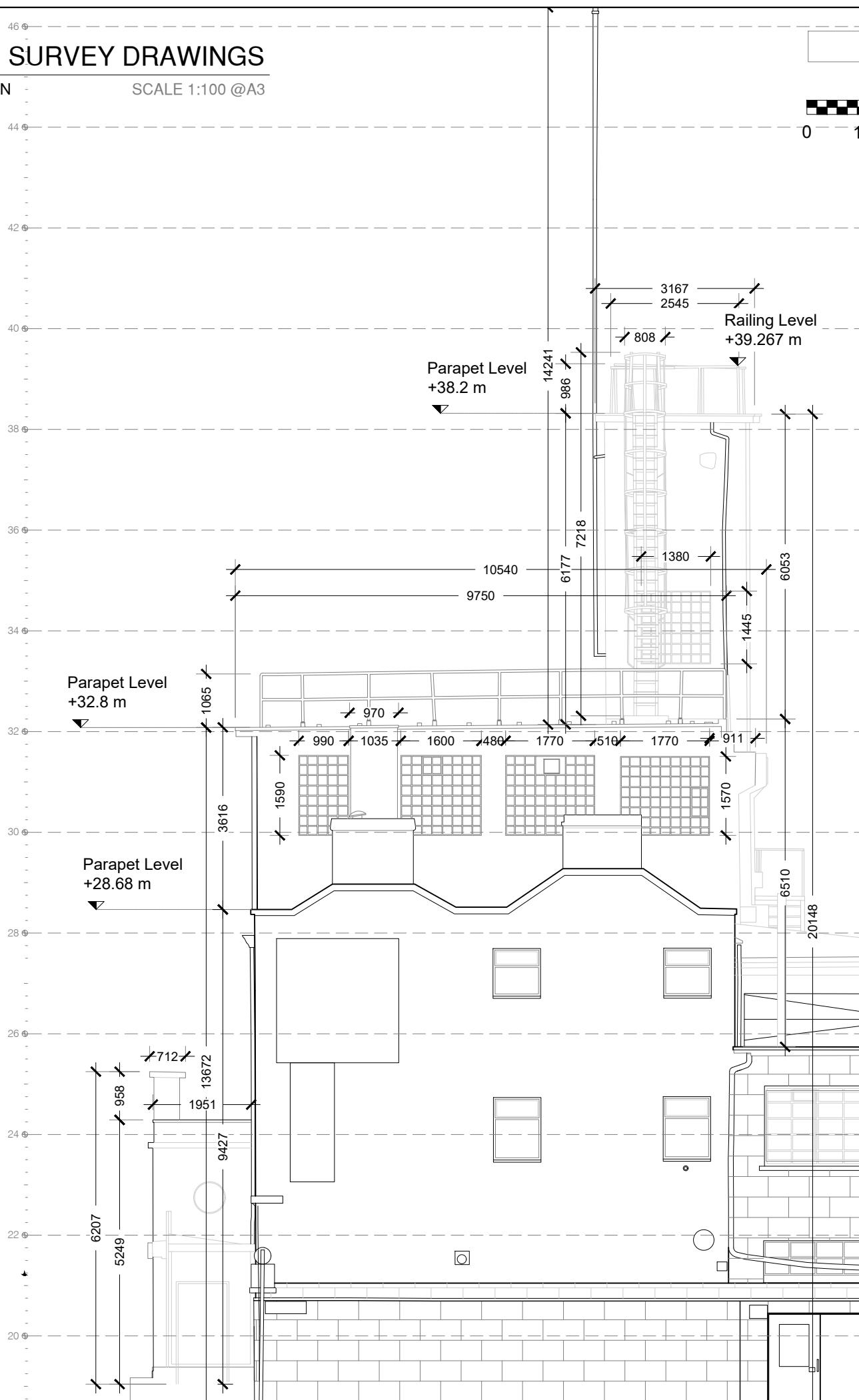
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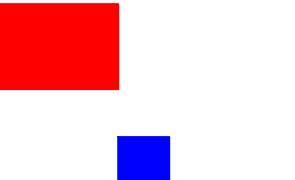
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## APPENDIX B



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Western Way Developments Ltd

PROJECT  
Western Way SHD

36 - 40 Dominick Street Upper, Dublin 7

DRAWING  
Hendrons Survey Drawings  
Existing Palmerston Place Elevation

SCALE 1:100 @ A3 JOB NO. 1758

DRAWN BY JB

DATE October 2020

DRAWING NUMBER P-CB-8 REVISION A

DRAWING LOCATION w:\17\jobs\1758\03\\_planning\3.1 planning application\3.1.2.xls

DRAWING STATUS FOR INFORMATION PURPOSES

01  
P-CB-9

## APPENDIX B - HENDRONS SURVEY DRAWINGS

EXISTING REAR ELEVATION

SCALE 1:100 @A3

FOR INFORMATION PURPOSES ONLY

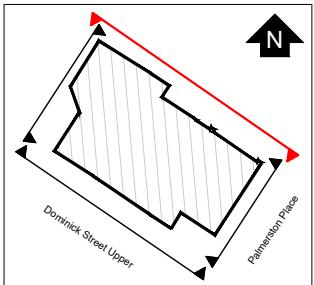
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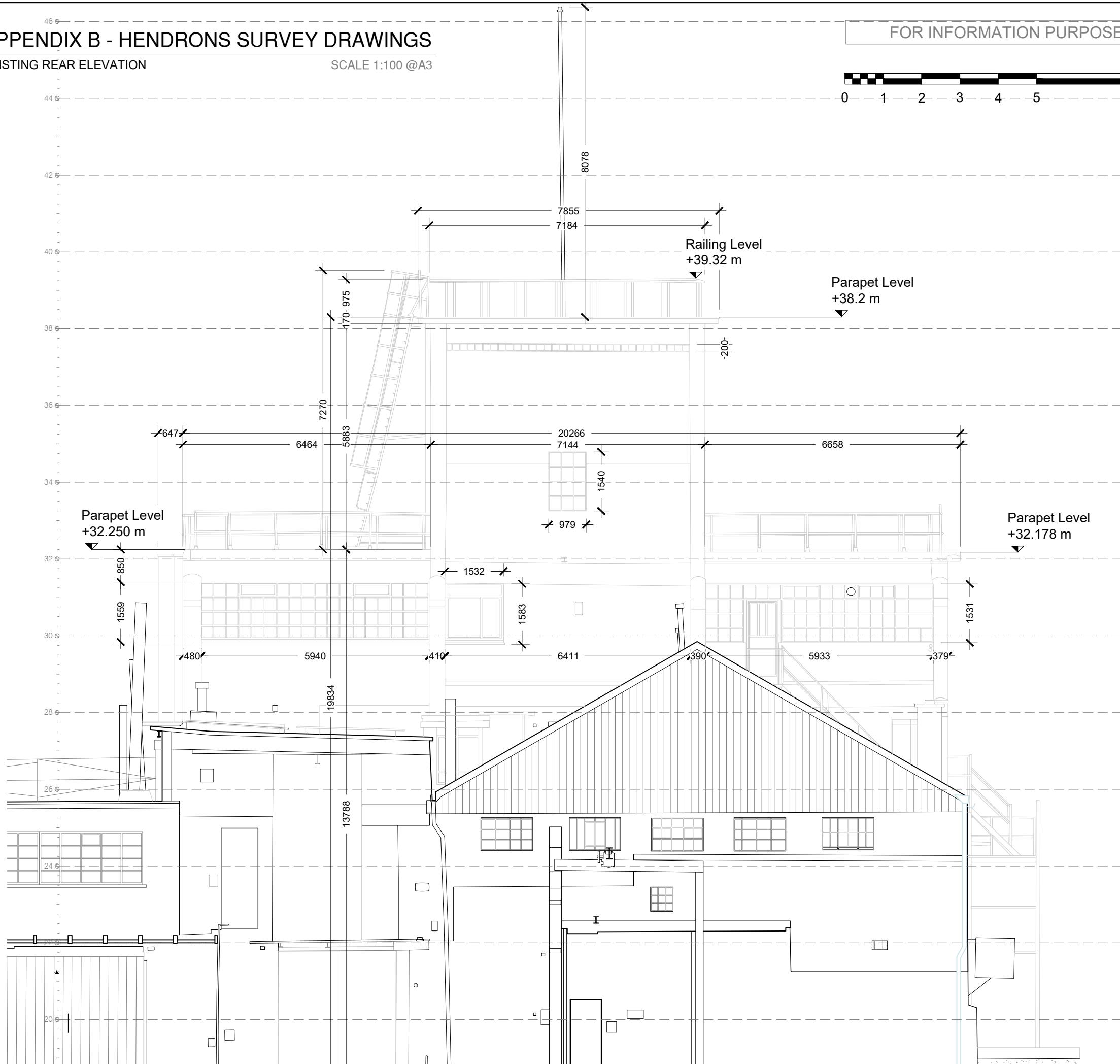
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KEY PLAN

## APPENDIX B



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Western Way Developments Ltd

PROJECT  
Western Way SHD

36 - 40 Dominick Street Upper, Dublin 7

DRAWING  
Hendrons Survey Drawings  
Existing Rear Elevation

SCALE 1:100 @ A3  
DRAWN BY JB  
DATE October 2020

DRAWING NUMBER P-CB-9  
REVISION A

DRAWING LOCATION w:\17\jobs\1758\03-planning\3.1 planning application\3.1.2.xls

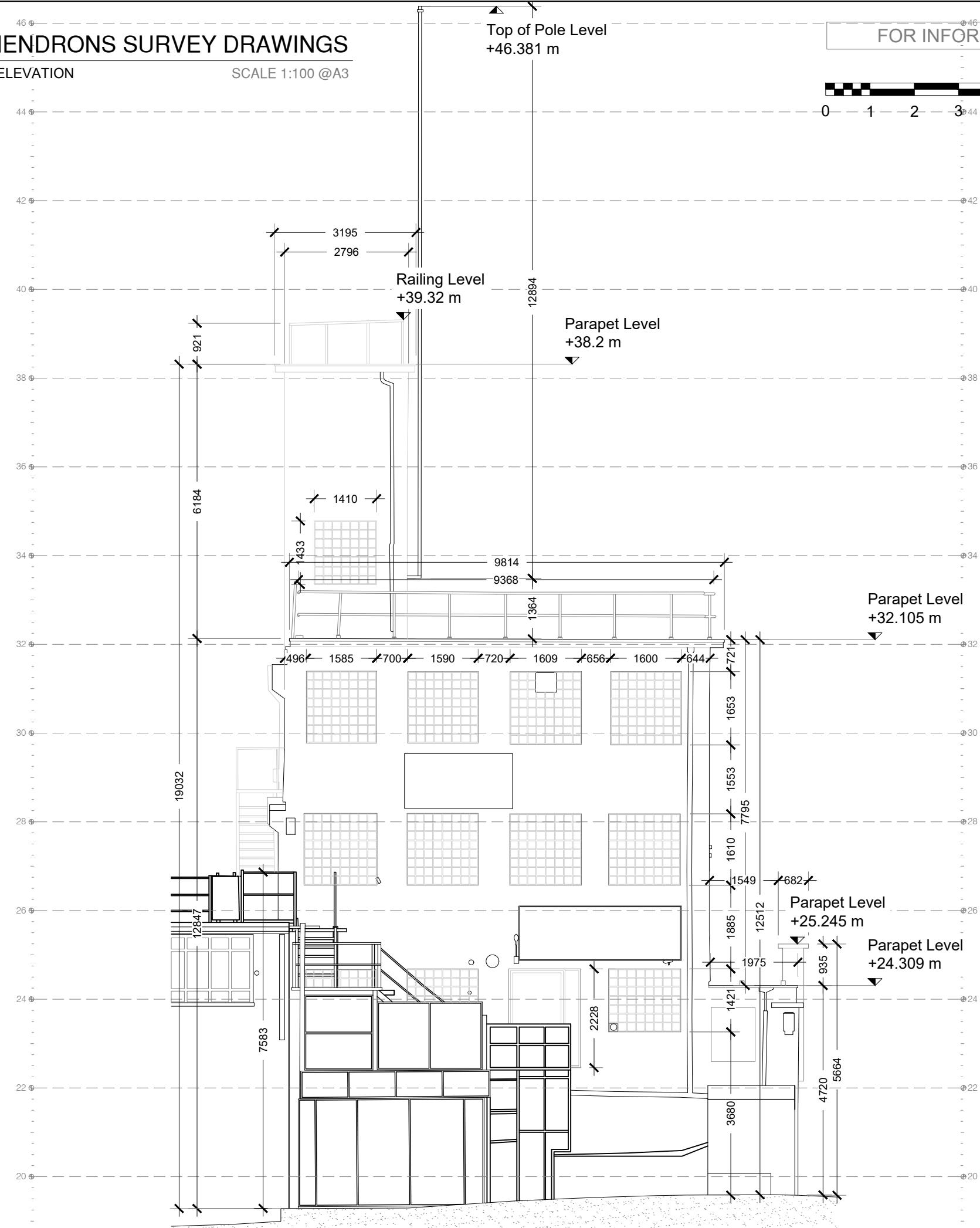
DRAWING STATUS FOR INFORMATION PURPOSES

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P-CB-10

## APPENDIX B - HENDRONS SURVEY DRAWINGS

EXISTING NORTH-WEST ELEVATION

SCALE 1:100 @ A3

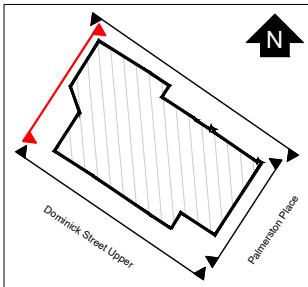


FOR INFORMATION PURPOSES ONLY



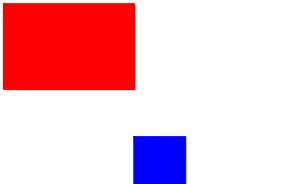
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KEY PLAN

## APPENDIX B



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PROJECT  
Western Way SHD

36 - 40 Dominick Street Upper, Dublin 7

DRAWING  
Hendrongs Survey Drawings  
Existing North-West Elevation

SCALE  
1:100 @ A3  
JOB NO.  
1758

DRAWN BY  
JB

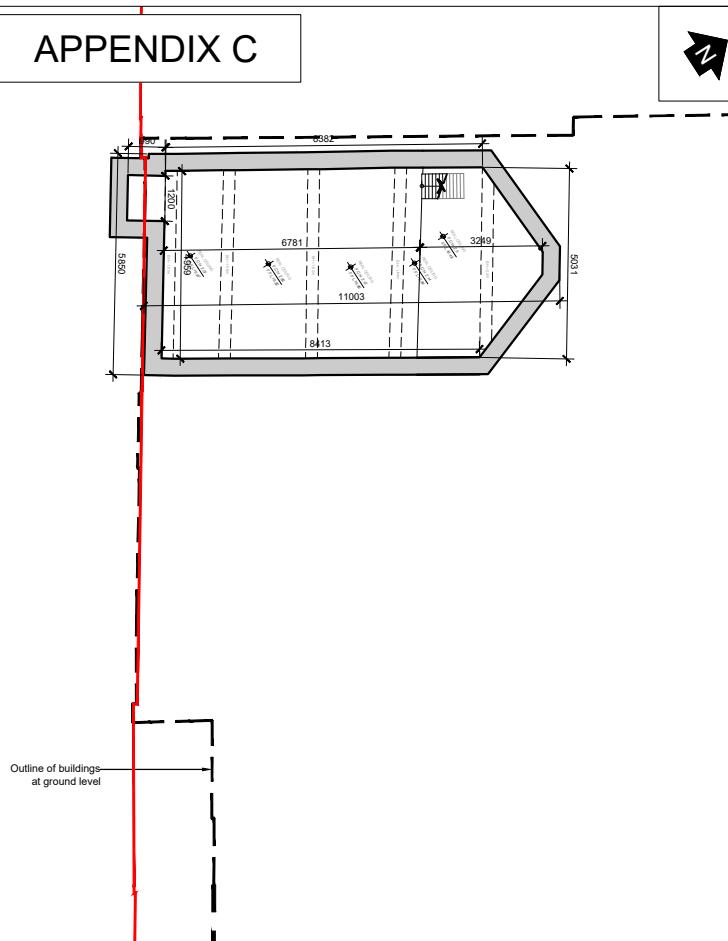
DATE  
October 2020

DRAWING NUMBER  
P-CB-10  
REVISION  
A

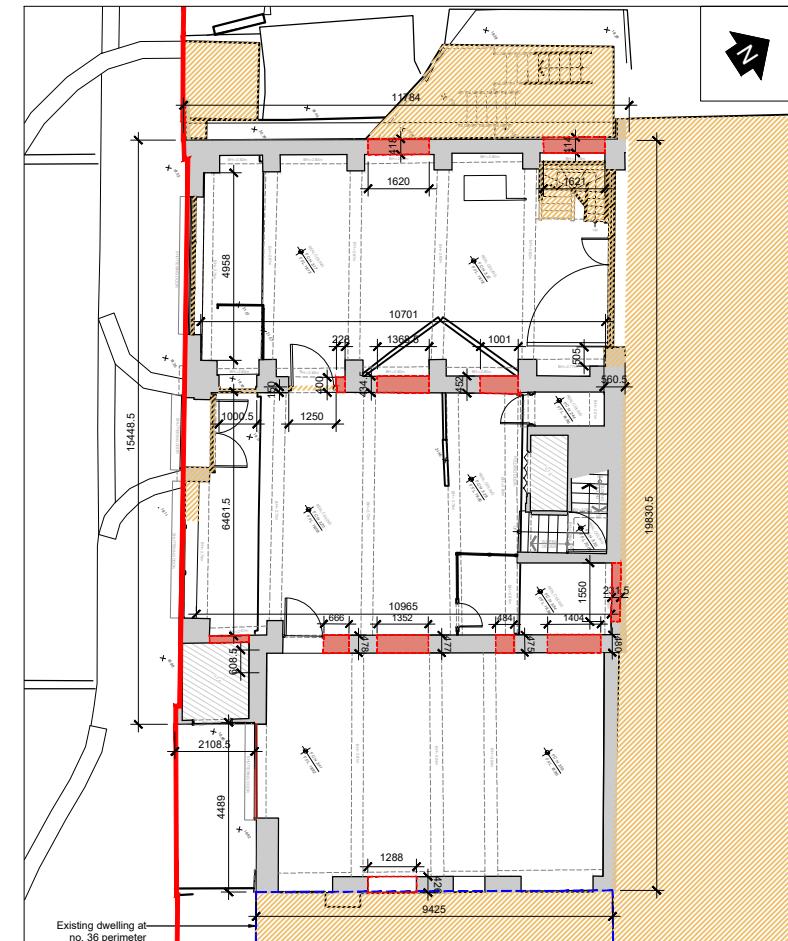
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FOR INFORMATION PURPOSES

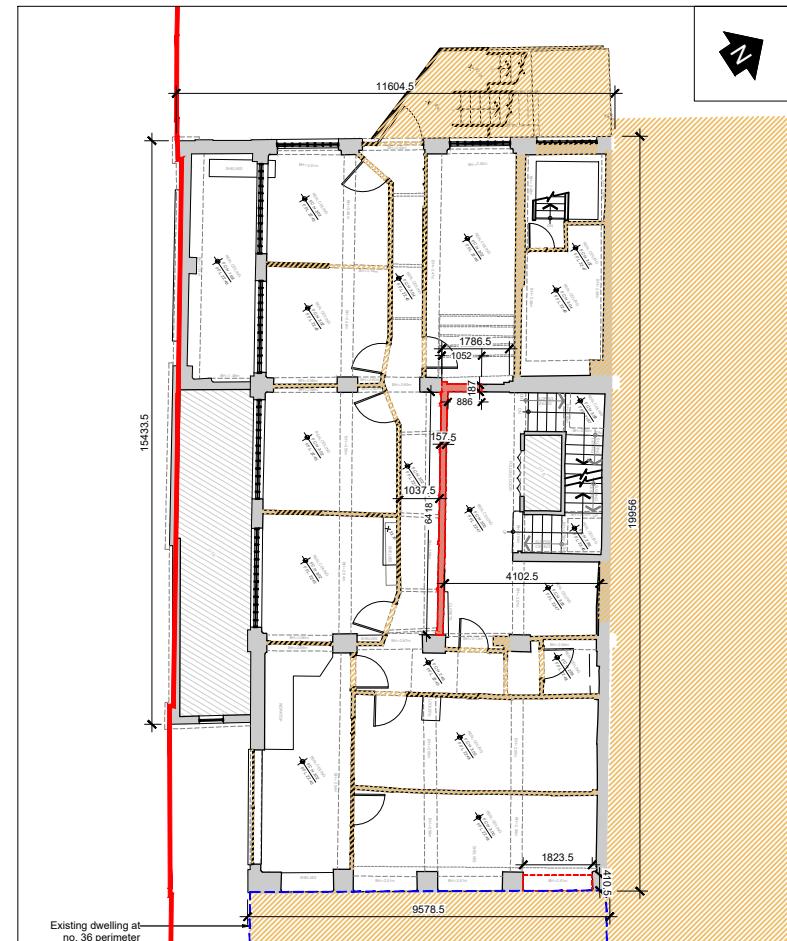
## APPENDIX C



**01 HENDRONS BUILDING BASEMENT PLAN**  
P-S-04 SCALE 1:100 @A1



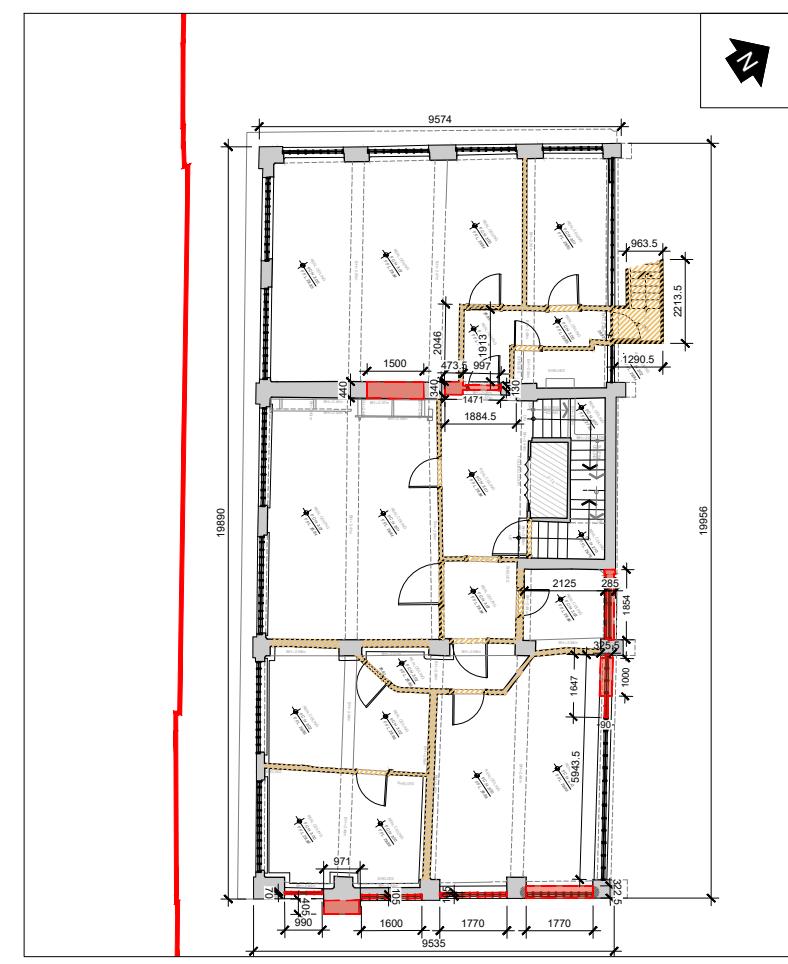
**02 HENDRONS BUILDING GROUND FLOOR PLAN**  
P-S-04 SCALE 1:100 @A1



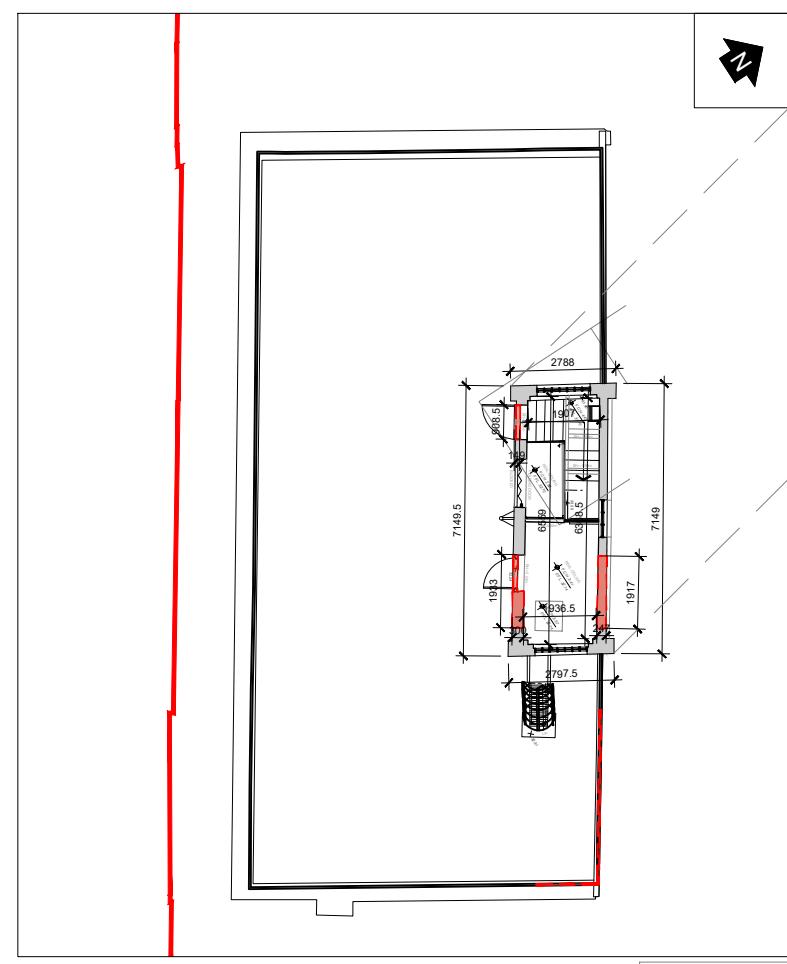
**03 HENDRONS BUILDING FIRST FLOOR PLAN**  
P-S-04 SCALE 1:100 @A1



**04 HENDRONS BUILDING SECOND FLOOR PLAN**  
P-S-04 SCALE 1:100 @A1



**05 HENDRONS BUILDING THIRD FLOOR PLAN**  
P-S-04 SCALE 1:100 @A1



**06 HENDRONS BUILDING FOURTH FLOOR PLAN**  
P-S-04 SCALE 1:100 @A1

**NOTES:**

- The drawing P-S-04 is also part of the submitted drawing planning pack;
- Please read these detailed demolition drawings in conjunction with the other demolition drawings P-S-02, P-S-03 and P-S-1 which show the full extent of demolition including non-original fabric within the Hendrons building.;

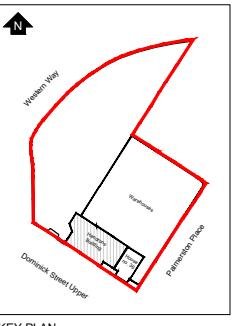
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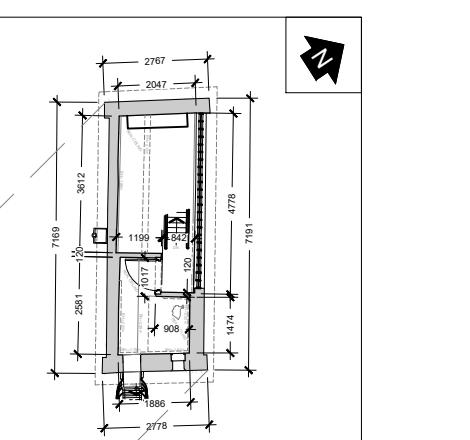
REV	DATE	DESCRIPTION	BY

### LEGEND

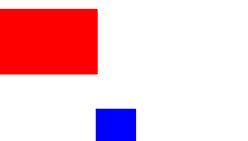
- Site Boundary
- Extent of proposed removal of Hendrons original building (protected structure no.8783)
- Lintel and wall above of Hendrons building removed (protected structure no.8783)
- Extent of proposed removal of Hendrons non-original building fabric
- Perimeter of existing dwelling at no. 36
- Dominick Street Upper



KEY PLAN



**07 HENDRONS BUILDING 5TH FLOOR PLAN**  
P-S-04 SCALE 1:100 @A1



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CLIENT  
Western Way Developments Ltd

PROJECT  
Western Way SHD  
36 - 40 Dominick Street Upper, Dublin 7

DRAWING  
Extent of original and non-original fabric of  
Hendrons to be removed - Floor Plans

SCALE  
1:100 @A1 / 1:200 @A3  
DRAWN BY  
CF  
DATE  
November 2020  
DRAWING NUMBER  
P-S-04  
REVISION  
A

DRAWING LOCATION  
w17 plan177803/planning3.1/planning application1.3.dwg  
DRAWING STATUS  
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