ARCHITECTURAL HERITAGE IMPACT ASSESSMENT

PROPOSED RESIDENTIAL DEVELOPMENT AT SWORDS ROAD / SANTRY AVENUE, SANTRY, DUBLIN 9

DERMOT NOLAN
CONSERVATION ARCHITECT

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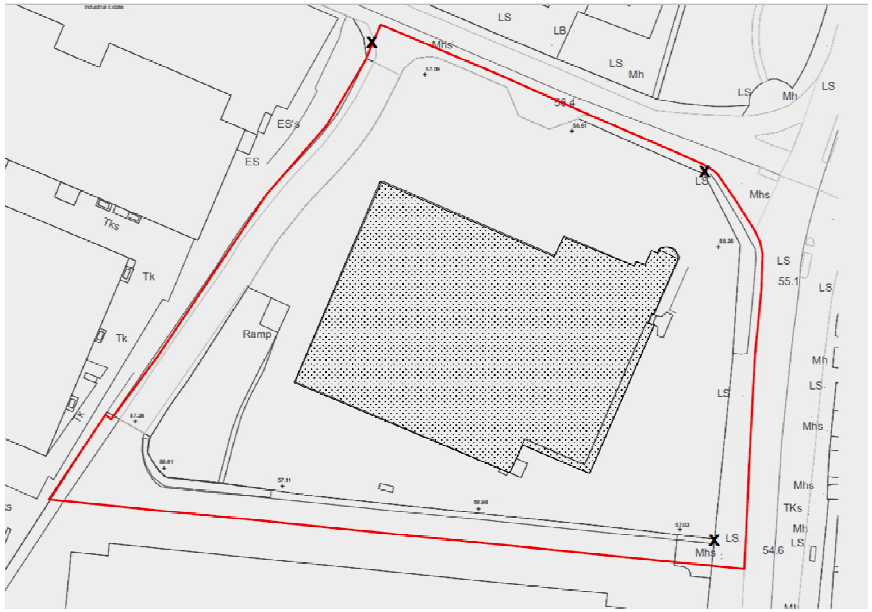
INDEX

Note: This is an updated and expanded version of and earlier Architectural Impact Report, dated May 2022. Particularly, an additional section (Section 4) comprising a Salvage Strategy is inserted.

1. INTRODUCTION, OUTLINE DESCRIPTION OF DEVELOPMENT.

1.1 An application for a proposed development is being made to Dublin City Council on behalf of Dwyer Nolan Developments. The development comprises 321 no. apartments laid out in four blocks, mostly of 7 storeys, but with some elements at 7-8 and 13 storeys, plus medical suite/GP practice and community Arts & Culture space and associated open space and car/motorbike/cycle parking on an approximately rectilinear site located at the south/west corner of the junction of Swords Road and Santry Avenue, Dublin 9.



PIC. 1; EXISTING SITE LAYOUT (EXTANT BUILDING SHOWN DOTTED).

1.2 The site currently accommodates an industrial/storage/sales building which was originally (in the 1950s) constructed as a factory for the assembly, storage, sale and maintenance of agricultural machinery, including tractors. It has, since the 1990s been used as a Builders' Providers, initially Buckleys, then Heiton/Buckleys and, latterly, Chadwicks.

1.3 To allow for optimum usage of this brownfield site, the proposal includes the total demolition of the existing building(s) on site.

1.4 In the Planning report prepared by Dublin City Council, of various observations made on the proposal by third parties, the following comment is made: "Existing attractive industrial buildings on the site should be retained."

1.5 In the DCC LRD Opinion received by the applicant's agents the Conservation Officer required (item 4) the following:

"A conservation expert (a Grade 1 or 2 Conservation Architect) with proven and appropriate expertise shall be employed to complete an Architectural Heritage Impact Assessment of the extant principal Heiton and Buckley building, setting out its history, its architect and identifying all significant interior and exterior features, said AHIA to be submitted with the application.

The AHIA shall include a comprehensive and detailed photographic record cross referenced against a detailed drawn record (1:100 plans, sections and elevations) of the building including the exterior and interior, with all 20th Century fabric, materials, features and fixtures identified.

Where architectural features / fixtures / fittings are noted, the applicant shall submit a salvage strategy for the careful recording, lifting and storing of these elements to allow for reuse in the future"

These are slightly different requirements than had been asked for at the time of the initial application. I respond as follows, taking each of the three items in order, as follows:

1.5.1 As stated at the outset, the earlier AHIA has been modified (a) to take into account these revised requirements and (b) to reflect the resulting updated scheme. This is the subject (appropriately revised) document.

PIC . 2; PROPOSED SITE PLAN (PROPOSED NEW BLOCKS INDICATED BY DOTTED AREA, COLOURED ORANGE).

1.5.2 The requested "photographic record cross referenced against a detailed drawn record" is unchanged; it is attached as an appendix to this document.

1.5.3 The requested salvage strategy has been inserted (at Section 4) into this document.

1.6 It is noted that there are Protected Structures, and entries in the National Inventory of Architectural Heritage, in the vicinity of the site, notably to the east of Swords Road. These, however, are apparently not considered to be unduly impacted by the proposed development and are thus not considered as part of this report.

1.7 At B2.1, it states: *"The detail and extent of the assessment should be appropriate to the nature and scale of the proposed works"*. Accordingly, it is not proposed to provide a detailed analysis of the impact of the proposed development on the nearby Protected Structures identified at 1.6.

Nor will this report address the possible impact of the proposed development upon the "*extant principal Heiton & Buckley building"* as it is proposed, as part of the development, to demolish this building (which is neither a Protected Structure nor a Proposed Protected Structure).

1.8 The author visited the premises of Heiton & Buckley on 12th May 2022 to photograph the exterior of the entire building and all accessible parts of the interior.

The camera used was a Nikon D700, fitted with a 16-35mm zoom lens for most of the photographs, with a 50mm fixed lens, or 70-300mm zoom for some close-up or detailed shots.
The weather was dry and overcast.

1.9 The photographs were cross-referenced with a drawing which had been prepared by the designers of the scheme, Davey + Smith Architects. These drawings are reproduced not to scale, with the interior plans being reproduced at a larger scale for clarity.

1.10 The requested "Sections and Elevations" are being presented by Davey + Smith Architects.

2. HISTORY & CONTEXT OF EXISTING BUILDING.

2.1 Early O.S. maps reveal that this site was unbuilt upon in the 1830s and 1910. Later maps revealed the site to have been developed between 1947 and 1953.

2.2 It has been established by research that, at this site (referred to as "Harvester's Corner"), a building was constructed in the early 1950s, by J. H. Saville & Co. to accommodate the display and sale of farming machinery, such as tractors, etc., manufactured by International Harvesters Ltd.

International Harvesters was an American company which was formed by a merger of McCormick Harvesting Machine Company and Deering Harvester Company and three smaller manufactures.

There was some conjecture as to whether this machinery was also assembled at the plant, as vehicle assembly was a thriving industry in the 1950s and 1960s.

An article in a handbook published by International Harvesters confirmed that the premises were, indeed, used as "assembly plant, workshops, salerooms and service facilities". This handbook (relevant page on right) describes the opening of the plant was uncovered in the Wisconsin Historical Society's website. Wisconsin was and is, of course, a state with a huge agricultural economic base, IH had large premises in the state.

2.3 It will be appreciated that in this era, 30 years after the foundation of the state, Ireland was embracing industrialisation which radically affected large towns and cities. Outside these, it was still a society very much based upon agriculture. Santry was very much part of the hinterland of "North County Dublin", complete with its own village Blacksmith.

A festive day for Santry Eire—the opening of J. H. Saville & Co's. "Harvester Corner," a base of sales and service for Eire's agriculture.

NOTES FROM EUROPE

Eire's Base for Mechanized Farming

SANTRY IS A TINY LITTLE VILLAGE similar to hundreds dotted over the emerald green landscape of Eire. On May 2 of this year it had the busiest and most exciting day of its long rural existence when Harvester Corner, the "prototype" Base of Operations of J. H. Saville & Co., had its official opening.

The official ceremony was performed by Mr. George Watson, president of the Dublin Chamber of Commerce, who was presented a gold key by C. D. Roice, director-general of the International Harvester Export Company, who had in turn received the key from their host, J. H. Saville.

Large crowds saw the ceremony and afterwards inspected the assembly plant, workshops, salesrooms and service facilities of Eire's most efficient industrial plant. The plant is the first unit on a 12-acre site which in time will become a focal point of mechanized farming in Eire.

Harvester Corner is equipped to handle more than the usual run of business. It has a travelling overhead crane for assembly work, complete equipment for testing and calibration of Diesel injection pumps and provision for crawler tractor track reconditioning. It fulfills its dedication, "To the advancement of agriculture in Eire."

Farmall Cub Serves Irish Plough Champ

IN TRALEE OF COUNTY KERRY, EIRE, a Cub Tractor in the hands of Mr. Brendan Kissane defeated all comers to win this year's County Kerry ploughing contest.

Mr. Kissane previously held the All-Ireland junior horse plough championship. It was only three weeks before winning his new laurels that he switched to the Farmall Cub for champion power ploughing.

PIC. 3; EXCERPT FROM WISCONSIN HISTORICAL SOCIETY YEARBOOK (PHOTO OF BUILDING TAKEN ON INAUGURATION DAY, 2ND MAY 1951).

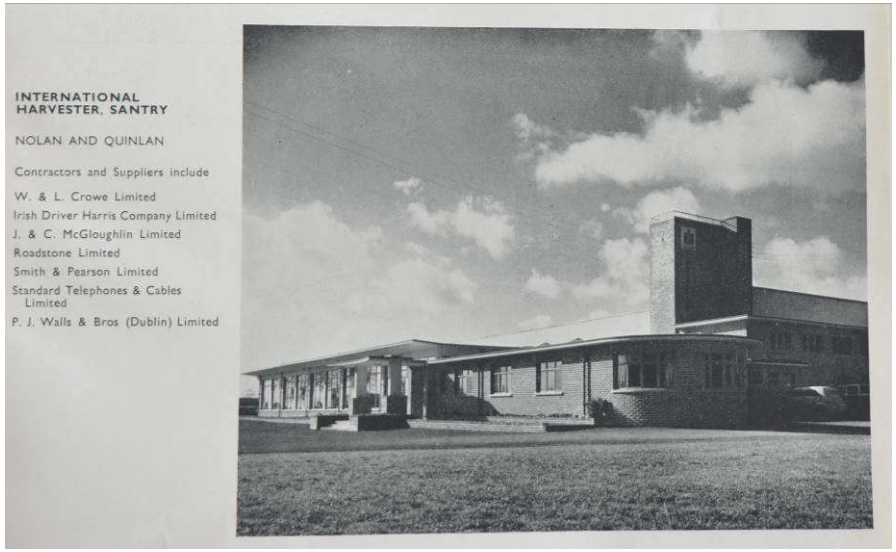
2.4 While older industries tended to remain in their traditional city-centre locations, new industries were commonly located on the outskirts of cities. Examples of these "new industries" included Jeyes, Aspro, and Bush, all of whom built new premises outside of Dublin at this time.

Possibly embracing "the spirit of the age", these manufacturers frequently built modern, forward-looking structures, which required modern, forward-looking Architects. Perhaps surprisingly, many of these Architects looked beyond the historic neighbour, England, and towards mainland Europe, for influence.

2.5 Of particular interest to these Modernist architects were the Art Deco structures in Belgium and Holland, which was followed by the "Dutch School" of "Amsterdam School", which developed into the specific Brick-Cubism by Dudok, Berlage and others.

Perhaps because of its partial adoption by Dublin Corporation's Housing Department, exemplified by inner city apartment schemes of Herbert Simms, the works of the above two Architects were particularly influential.

2.6 Many of the designers of the factories for the industries mentioned at 2.3 adopted this style which became known as "Early Modernism"; these were exemplified by robust, organic forms, horizontal emphasis (often punctuated by strong, vertical elements), flat roofs, often overhung and extensive use of brick. I believe it is fair to say that the works of Frank Lloyd Wright had a strong influence on this movement.

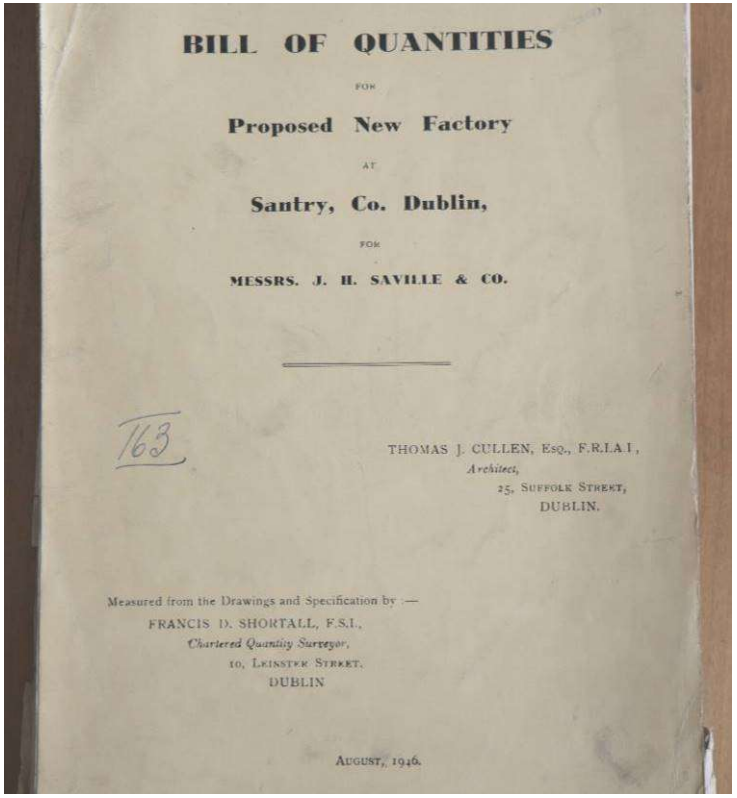


PIC. 4; SUMMARY IN TRADE MAGAZINE.

2.7 Santry had its share of factories such as these. Electrolux and Brother built purpose-made structures in the vicinity. These too were of vaguely Modernist design.

2.8 The Architect of the building was initially T.J. Cullen and later, after Cullen's death in 1947, Nolan & Quinlan.

Patterson Kempton Shortall were the Quantity Surveyors. The Archive held the original Bill of Quantities which was prepared for Thomas J. Cullen, while the Final Account, also held by the Archive, was addressed to his replacement, Nolan & Quinlan.


BILL OF QUANTITIES

FOR

Proposed New Factory

AT

Santry, Co. Dublin,

FOR

MESSRS. J. H. SAVILLE & CO.

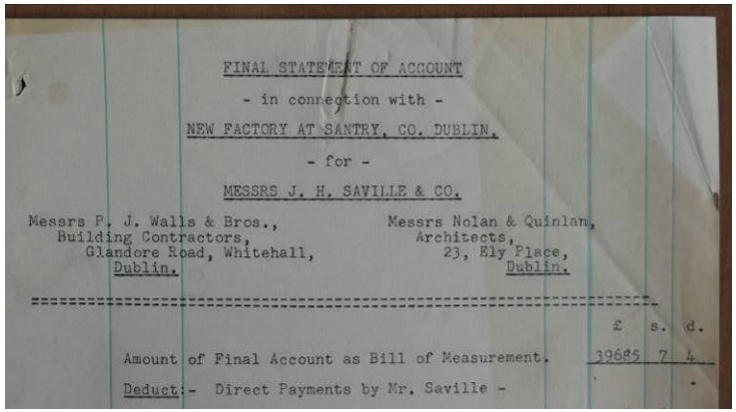
163

THOMAS J. CULLEN, Esq., F.R.I.A.I.,
Architect,
25, Suffolk Street,
DUBLIN.

Measured from the Drawings and Specification by :—
FRANCIS D. SHORTALL, F.S.I.,
Chartered Quantity Surveyor,
10, Leinster Street,
DUBLIN

August, 1946.

PIC. 5; BILL OF QUANTITIES, FRONT PAGE. NOTE THAT THIS WAS PREPARED FOR ORIGINAL ARCHITECT, T. J. CULLEN.



FINAL STATEMENT OF ACCOUNT

- in connection with -

NEW FACTORY AT SANTRY, CO. DUBLIN.

- for -

MESSRS J. H. SAVILLE & CO.

Messrs P. J. Walls & Bros., Building Contractors, Glandore Road, Whitehall, Dublin.

Messrs Nolan & Quinlan, Architects, 23, Ely Place, Dublin.

	£	s.	d.
Amount of Final Account as Bill of Measurement.	39685	7	4
Deduct:- Direct Payments by Mr. Saville -			

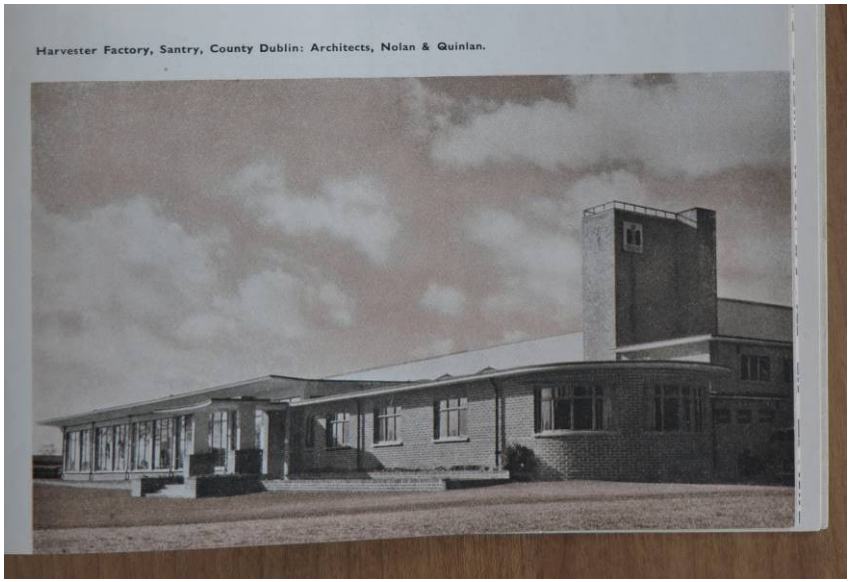
PIC. 6; FINAL ACCOUNT, FRONT PAGE. NOTE THAT THIS WAS ADDRESSED TO THE LATER ARCHITECT, FOLLOWING DEATH OF T. J. CULLEN.

2.8 The factory was built by P.J. Walls, Contractors. As P. J. Walls are stated to have commenced contracting in 1951, this may have been an early, if not their first, project.

2.9 The easternmost part of the building, facing Swords Road, is of concrete flat roof; the northern part of this is of loadbearing wall (with brick facing) construction while the southern end is of concrete framing. The western part of the building is of steel-framed, multi-bay format, with pitched A-profile roof.

It seems that some natural lighting was introduced into the roof by means of rooflights. These were probably installed in line with the pitched roofs of the main factory, while the concrete-roofed section had smaller individual units (circular in the office section).

2.10 This, completed by a fee-standing entrance canopy, which straddles the Office and Showroom blocks, points to a classic Modernist layout, the three major functions (office, showrooms and factory) each defined by different forms and construction, each clearly articulated, with the tall central vertical element being the visually unifying, and dominant, element.



PIC. 7; FEATURE IN AN TOSTAL BROCHURE.

2.11 As can be seen in the above picture (a more legible version of PIC 4), reproduced in an early An Tostal promotion brochure of 1953), the building presented its office and showroom blocks – the east elevation – to Swords Road, which would have been the road to the Airport at the time.

Interestingly, this booklet featured many aspects of Irish cultural life (including literature, theatre, art, music, etc), the section on Architecture was written by Michael Scott, who obviously deemed the International Harvester building to be worthy of inclusion.

2.12 It is, I believe, important to appreciate the significance of the building's location, on the road to Dublin Airport, an utterly Modernist building which had been opened a decade earlier, in 1940. The airport, I would suggest, was a symbol of the "new" Ireland, looking fearlessly towards a future which was as much under the influence of mainland Europe as that of Great Britain.

3. DESCRIPTION, CONSTRUCTION & CONDITION OF BUILDING.

3.1 This is a mostly single-storeyed industrial building, but with a modest first floor canteen and small semi-basement housing central heating boilers and oil storage. The taller element (the unifying "vertical feature") presumably houses water storage, additional plant, etc.

3.2 It is currently in use as a builders' providers; accordingly, its use is largely as storage. This has somewhat disguised its original function(s) and blurred the distinction between its different uses.

As seen in FIG. 8 below, it was clearly originally divided into three separate areas, each with its own distinct function, as follows:

- The office element is located to the north-east of the complex and forms the more visually prominent corner; it has brick-faced walls, was partially two-storey, and has concrete floors and roof.
- South of this, also on the east side, facing the Swords Road, is the single-storey showroom section, a concrete-framed structure.
- The westernmost element, the factory, is a large (c. 3,000sq. m.) single-storey, steel framed, pitched roof, multi-bay structure. This was the most utilitarian element, which accommodated the storage, assembly and repair of vehicles and machinery.

These three distinct functions are indicated, in spatial terms, in PIC 8. They are distinguished on this Google Earth screenshot by coloured overlays, as follows: offices (orange), showrooms (green) and factory (blue).

Although the three elements are visually linked, then as now, by the tall "vertical element" of the services tower, I believe it is appropriate, for the purposes of this appraisal; to treat them as distinct elements.

PIC. 8; GOOGLE EARTH IMAGE, WITH OVERLAY

3.3 True to the Modernist tenet of "form follows function", each of these had a slightly different structural form and present a very different appearance.

The office element has modest, human-scaled "hole-in-the-wall" window openings in loadbearing walls and slight roof overhangs.

The showrooms "block" is concrete framed, had bolder overhangs and presented a largely glazed east façade (suitable for the display of goods). The entrance is emphasised by the free-standing concrete canopy with a curved profile, set on a brick plinth.

The factory area, to which the public was presumably excluded, was strictly functional and was hidden from public view by high parapet walls. Natural lighting here was by rooflight only. This had a multi-bay series of pitched roofs and valleys.

3.4 The basic form and fabric of the building remain unchanged. Surviving features of note in each element are:

3.4.1 The office block, possibly of most interest:

- There is a modest semi-basement housing the (disused) boiler and oil storage tanks; this is a mere seven steps below ground level, giving it the additional desirable ceiling height for boilers and tanks while remaining below first floor height.
- Some original steel windows survive (others replaced by uPVC)
- The interior has terrazzo floors, in corridors only, and staircase.
- Remnants of circular rooflight remain internally, though covered externally (entire roof covered with felt over asphalt?).

3.4.2 The showrooms block:

- The free-standing entrance canopy, including brick base, is intact.
- The large windows, east elevation, are removed or covered with linings; some steel frames are extant.
- Overhang to part of the south elevation seems to have been removed, possibly on the line of original rooflights.
- In-situ concrete roof soffits had interesting (deliberate effect?) squared pattern.

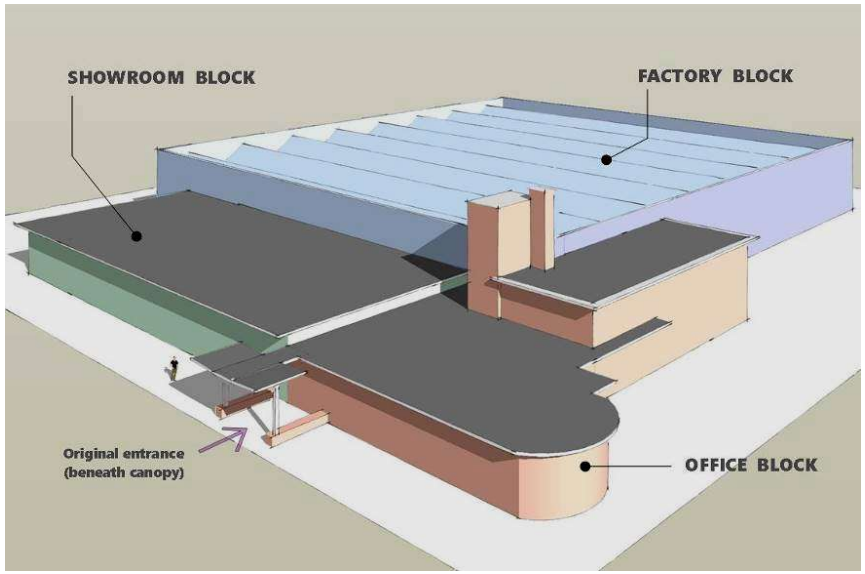
3.4.3 The factory section:

- The roof, which was apparently of asbestos-cement sheeting, has been replaced by profiled steel sheeting, with some clear panels.
- One section of this is higher than the remainder; possibly to accommodate heavy hoist on free-standing steel frame.

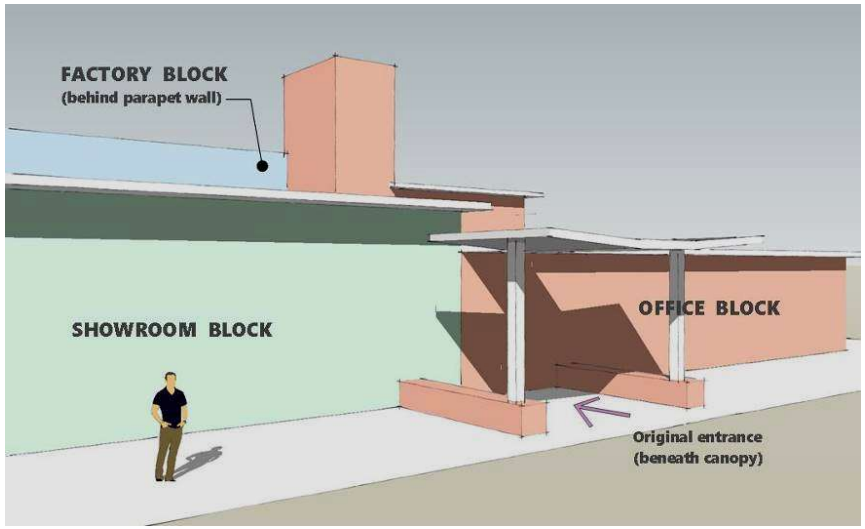
3.5 A virtual block model was prepared of the building, using the SketchUp programme. This was based upon the drawings provided by Architects Davey + Smith, the photographs and Google Earth imagery. While the accuracy of this is not guaranteed, the images taken from the model provide a good impression of the building.

PICS 9 & 10; TERRAZZO (CORRIDOR & STAIRS) IN OFFICE SECTION.

PIC 11; FREE-STANDING CANOPY OF (PRESUMABLY) IN-SITU CONCRETE, (ON BRICK "PLINTH).STRADDLES SHOWROOM (LEFT) AND OFFICE (RIGHT) BLOCKS

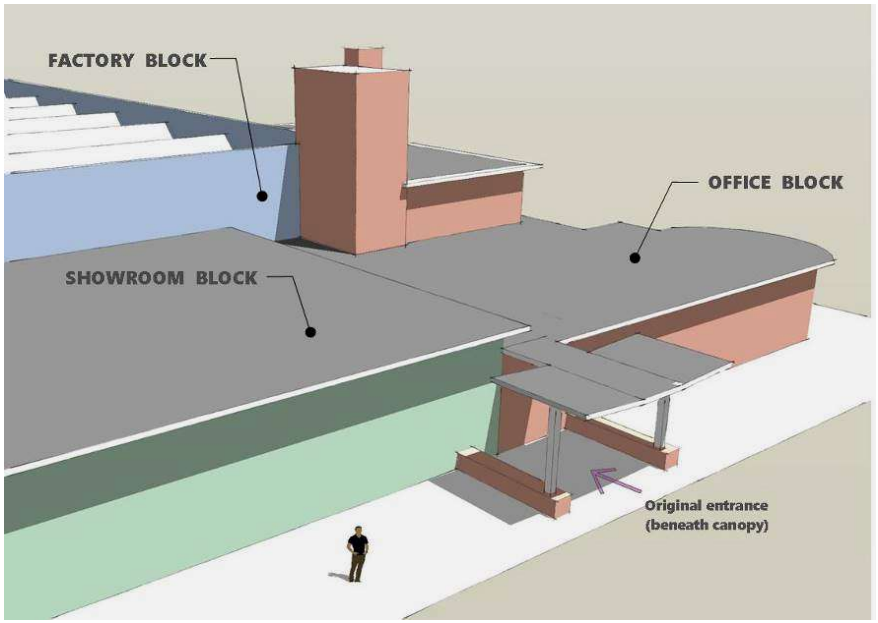


PIC 12; AERIAL VIEW FROM NORTH.



PIC 13; GROUND-LEVEL VIEW FROM EAST.

It will be seen that, for clarity's sake, the colouring is the same as the overlay used in PIC. 8 (Google Earth image).



PIC 14; AERIAL VIEW FROM EAST.

3.6 The condition of the building is considered fair/good. Although no signs of structural failure or distress were evident on visual inspection, it is apparent that, probably because it was deemed to be redundant, it has suffered from neglect and a lack of maintenance over recent years.

3.7 In order to adapt it to its use as a Builders' Provider, there have been physical alterations to the layout. Although the Office layout seems mostly unaltered, sadly the former Showroom block, to which customers/clients are not admitted, has been used as storage in recent years and is, accordingly, much modified.

3.8 In addition, although some original fabric – including steel windows and well-formed terrazzo – survives, much has been replaced by later, inferior (although possibly better-performing) materials.

4. SALVAGE STRATEGY.

4.1 There are times when a building is, quite legally, demolished. This demolition has the potential to produce salvage. This is such a case, and I believe there are several fundamental considerations which invite some questions. These are:

- Is it protected by law (i.e. is it on the record of Protected Structures, or referred to in the National Inventory of Architectural Heritage?
- If it is not on the RPS or NIAH, Is it of special interest? Categorize these (are they of Architectural, Archaeological, Cultural, Historical Scientific, Social or Technical interest)?
- Is it in, or adjacent to, a Conservation Area?
- Clearly identify those elements which contribute to that interest; describe which (if any) are/can being retained.
- Develop a Methodology for ensuring the retention of fabric is realised.
- Is the salvage disposed of ethically?
- Are there mitigation measures (or justification factors) ?
- Would the removal of the building encourage further demolition?
- Does the removal of the buildings accord with the principles of the Circular Economy?

4.1.1 The Heitons/Chadwicks (originally International Harvester) building is not a Protected Structure, nor is it listed in the N.I.A.H. In some instances the NIAH recorders have not visited the general area. This is not the case here; there are four entries taken from the cluster of historic buildings directly to the east of the Swords Road.

4.1.2 At the time of the original planning application, several third-party observations referred to the "e*xisting attractive industrial buildings on the site".* The Conservation Officer noted the existing building and suggested it was of interest and an Architectural report should be prepared*, "setting out its history, architect and identifying all significant features".* I prepared one at the time (May 2022), which is here updated.

This report set out the history of the building, its character (noting its "classic Modernist layout" & condition. Using the criteria listed at 4.1, I suggest its interest is Architectural and (possibly) Social.

4.1.3 The building is not in, or adjacent to, a Conservation Area.

4.1.4 The elements of interest (which are all located in the office section of the building) are:

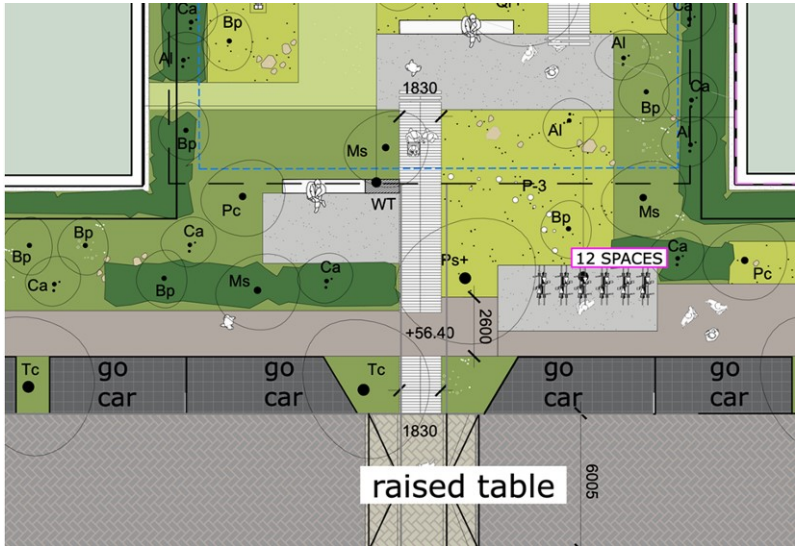
- several original steel windows, including ironmongery*
- (isolated) original door ironmongery
- terrazzo finish to corridor and stairwell
- limited wall tiling (though most is replacement)
- concrete canopy at entrance (junction of office and showroom blocks).

*Most of these are of (replacement) aluminium.

Obviously, the terrazzo of the stairway and small amounts of wall tiling are not capable of being retained and, accordingly, will be disposed of.

At the suggestion of the undersigned (the Conservation Architect), the designers were asked to consider retaining the entrance canopy. Of the entire building complex, no single element typified the Modern Movement (especially as manifested in Ireland) as well as the dramatic, sculptural, form of this structure.

Obviously, it could not be retained in situ, but it was agreed that it could be located elsewhere, i.e. somewhere in the public open space where, with suitable signage, it would serve as a "memory" of post-war Modernist Irish Architecture.



PICS 15 & 16; CONCRETE CANOPY.(ABOVE) AND POSSIBLE LOCATION (BELOW).

It was suggested it form a focal point for casual social meetings; it could even serve a useful function as a shelter. It was agreed by the Architects that this could be of benefit to the overall scheme and would contribute to the objective of delivering "well designed urban neighbourhoods and healthy placemaking" as proposed at 5.5.3 of the Development Plan. Fig. 16 indicates a possible, non-specific, location for its final installation.

4.1.5 The steel windows and door ironmongery which remain will be identified and removed from the building for safekeeping before demolition commences.

The difficulties of securing the survival of the canopy are not underestimated. It will take considerable investigation and the application of technical expertise to devise a Methodology for retaining it, storing and relocating it. Particularly, it is not known if the brick at the base of the columns is structural, or simply cladding. The brickwork is seen as an essential component of the canopy; sufficient quantities of salvaged brick should be retained. A detailed Methodology is beyond the scope of this report; this will require the input of an Engineer with Conservation experience.

As above, the canopy will be carefully detached (in its entirety) from the main structure before general demolition commences.

4.1.6 In terms of ethical use of salvaged material, I will quote from the Building Conservation Directory, as follows: *"Allowing future architectural historians, conservators and others to 'read' the history of a building and identify its phases of evolution and cycles of repair, remains at the heart of current good practice in conservation. Confusing a building's biography by adding alien components is something close to sacrilege for many conservators*".

To Conservators, "salvage" is, generally, a dirty word. This usually relates to salvage being, as was "fashionable" practice in Victorian times, the pillage of a historic element from one building and inserting it into the fabric of another; this is not the case here.

4.1.7 Retention and relocation of the canopy is seen as an appropriate mitigating measure, partly offsetting the impact of loss of the main building.

As stated earlier in this Assessment, the recording of the building by location-specific photographs (once again attached; Appendix A) is considered to be another mitigating factor and accords with sound Conservation practice.

4.1.8 At 7.14 "*Discouraging the Use of Architectural Salvage from Other Buildings",* the DoEHLG publication Architectural Heritage: Protection Guidelines for Planning Authorities says, at 7.14.1 "*In granting planning permission for works to historic buildings, including all protected structures, the planning authority should not encourage the use of architectural salvage from other buildings for two reasons. Firstly, the re-use of architectural features from elsewhere can confuse the understanding and appreciation of a building, casting doubt on the authenticity of even the untouched parts of the fabric. Secondly, creating a market for salvaged building materials promotes the dismantling of other old buildings, for example the removal of slates or cut-stone elements from a building for reuse elsewhere".*

Provided appropriate measures are taken, and suitable procedures followed, I believe the likelihood of this happening are practically eliminated.

4.1.9 As regards compliance to principles of the Circular Economy, the "Whole of Government Circular Economy Strategy 2022 – 2023" recognises the role of the construction industry, and recommends it "*increase the use of Construction and Demolition Waste as a secondary construction Material"*.

The DCC Development Plan says; "*Development proposals shall recycle demolition material and reuse existing building materials where possible. In all developments of 30 or more housing units … a materials source and management plan showing type of materials / proportion of re use/ recycled materials to be used shall be implemented by the developer".* An Environmental Impact Assessment Report has been prepared by Armstrong Fenton which, at Section 12, also addresses this issue.

There are elements of building fabric (which have a value when one considers their embodied energy) which are reusable and which it is proposed to process for re-use; these include: brick, concrete, tiles, timber, metal. The Resource & Waste Management Plan by AWN Consulting refers to same and, critically, refers to

- Quantity of each material
- Extent to which it can be reused
- Disposal of toxic and hazardous waste
- Mitigation measures

Apart from these, which are defined as "waste" materials, the retention of modest levels of salvaged material, as spelt out at 4.1.4 overleaf, is consistent with this practice and makes an additional positive contribution, however slight, to the principles of the Circular Economy.

5. RESEARCH & REFERENCES.

5.1 At 6.4.12 of the 'Architectural Heritage Protection; Guidelines for Planning Authorities' (2011), it states that photographs: *"if necessary, should be cross-referenced to floor plans. The location and direction of the camera when the image was taken should be indicated on the survey drawings."*

Accordingly, drawings numbered C23/03-101 to C23/03-103, with relevant photographs, are appendices to this report.

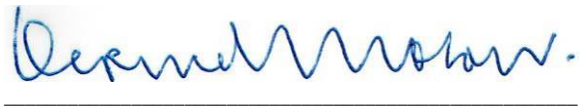
5.2 Much of the research was facilitated by the Irish Architectural Archive, to whom we are indebted.

5.3 In the research into the history of the site and building, the following sources have been consulted:

- the many and varied records retained by the Archive
- multiple on-line sources.

5.4 In applying the appropriate methodology in presentation of the report, the following were consulted:

- "Architectural Heritage Protection; Guidelines for Planning Authorities" by DoEHLG,
- "Dublin City Council Development Plan 2016-2022".



Dermot Nolan Dip. Arch, FRIAI; Conservation Architect Grade 2

March 2024 (revised from original of May 2022).

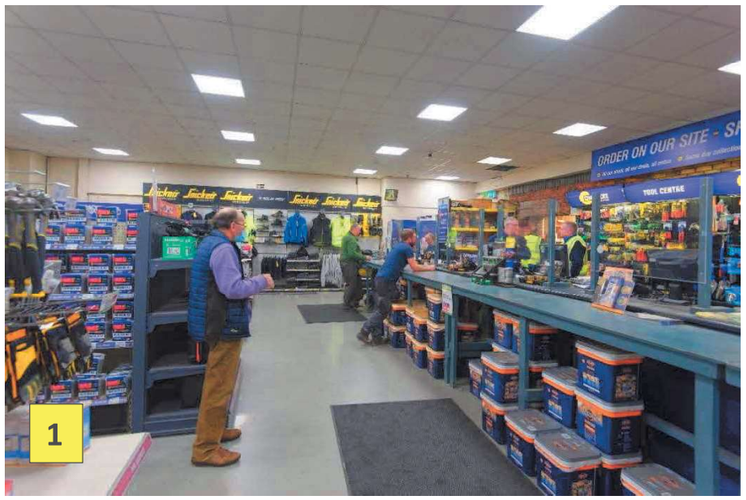
The author is a practicing Architect, qualified since 1975, and principal of Dixon McGaver Nolan. In 2003, He completed the RIAI course leading to accreditation (Grade 3) in conservation. In 2010, he was assessed by an RIAI Board, leading to Grade 2 accreditation. Dermot Nolan has extensive experience in conservation and has been principal architect, on such projects on historic structures as:

- Refurbishment and renovation of 33 Parnell Square, Dublin (18th Century) for Comhar Linn Credit Union
- Retention and restoration of façade of Strand Cinema, Dublin (1920s), and its integration into apartment scheme
- Alterations, refurbishment and Conservation of The Temperance Hall, Longford (1905) for the Parish of St. Michael
- Works to boundary wall and railings St. Mary's church (1815), Main Street, Mohill, Co. Leitrim (part of works to public realm of the town)
- Conservation and repair of metal railings and stone plinths to front of nos. 33 to 37 Parnell Square for the I.N.T.O.
- Structural repairs to roof and provision for disabled access at Church of the Holy Name, Beechwood Ave., Ranelagh, Dublin.
- Conservation & restoration of estate walls, "Gandon Gate" and lodges, emergency works (yards/manor), Carriglas Manor, Longford.

He has given Conservation advice to Castlebar Urban District Council on planning applications for protected structures and has prepared a number of Section 57 Declarations for that Authority.

He has made many successful applications for grants for Conservation works from various sources including the 2015, 2016, 2017 & 2018 Structures at Risk Fund and the 2019 & 2020 Historic Structures Fund.

He has also prepared dozens of evaluations of historic buildings and sites and prepared a number of Architectural Heritage Impact Assessments for both his own clients and those of third parties.


ORDER ON OUR SITE - SA
TOOL CENTRE
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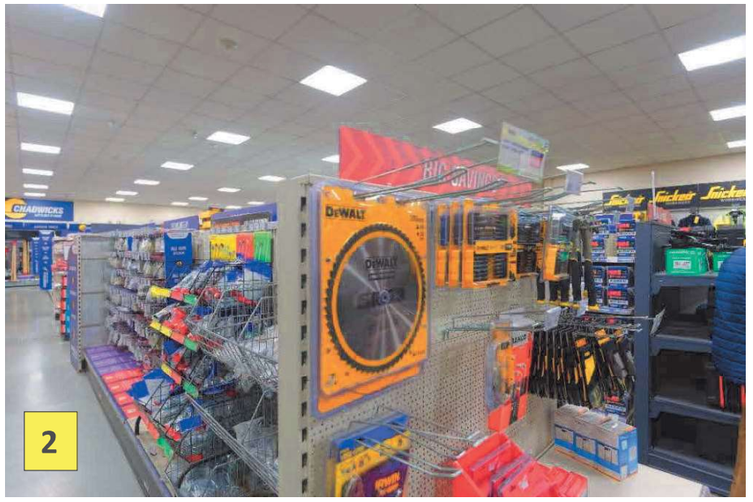
DEWALT
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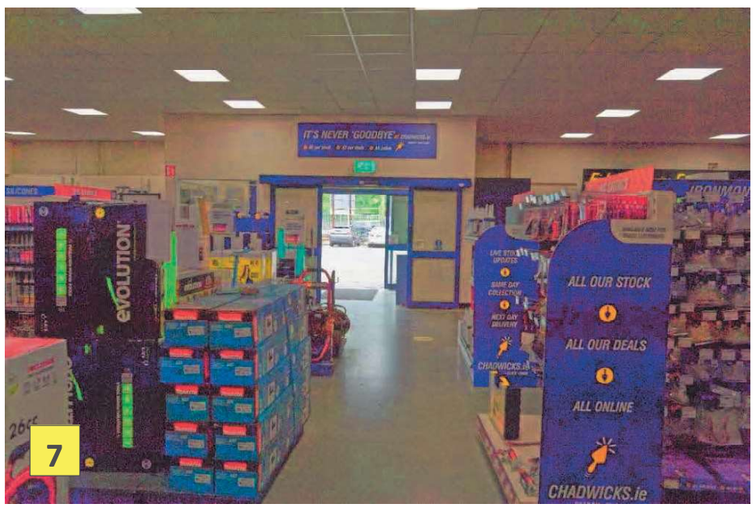
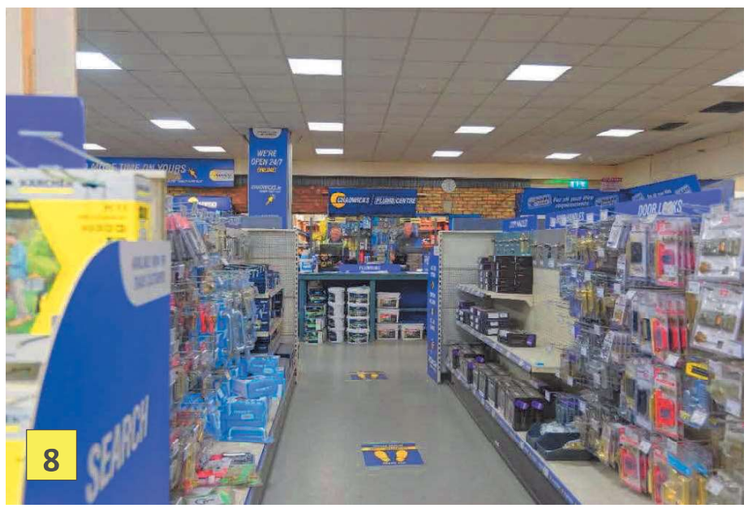
AVAILABLE NOW FOR
TRADE CUSTOMERS
3


BATHROOMS
STOVE CENTRE
BATTERIES
LIVE STOCK UPDATES
SAME DAY COLLECTION
NEXT DAY DELIVERY
CHADWICKS.ie
4


BATHROOMS
WAREHOUSE
PLUMBING
LIVE STOCK UPDATES
SAME DAY COLLECTION
NEXT DAY DELIVERY
CHADWICKS.ie
5


24/7
ONLINE!
CHADWICKS.ie
ALL OUR STOCK
ALL OUR DEALS
ALL ONLINE
WAREHOUSE
6


IT'S NEVER 'GOODBYE'
evolution
ALL OUR STOCK
ALL OUR DEALS
ALL ONLINE
CHADWICKS.ie
7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STOVE CENTRE
STANLEY
ARGON
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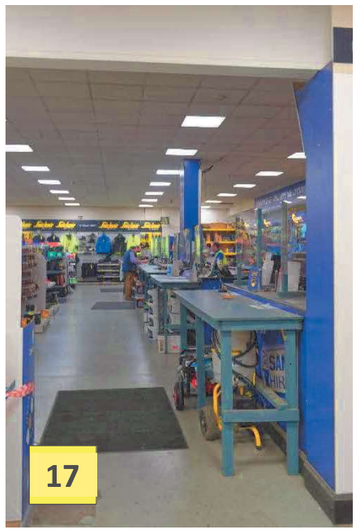
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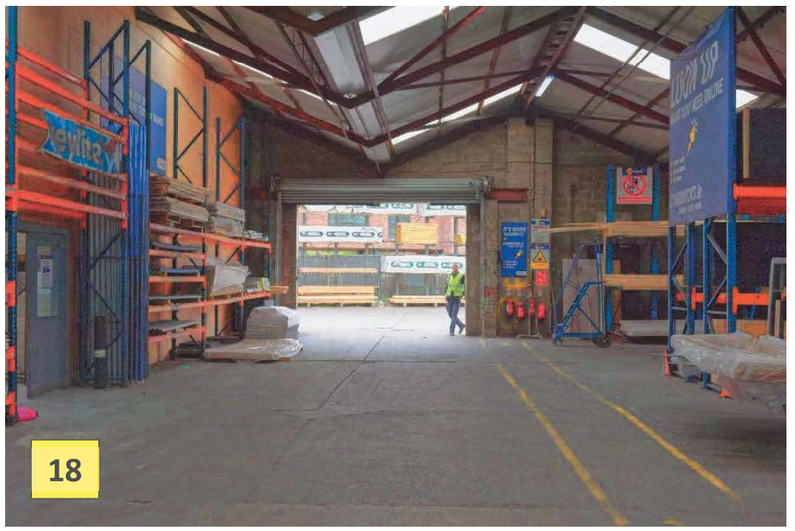
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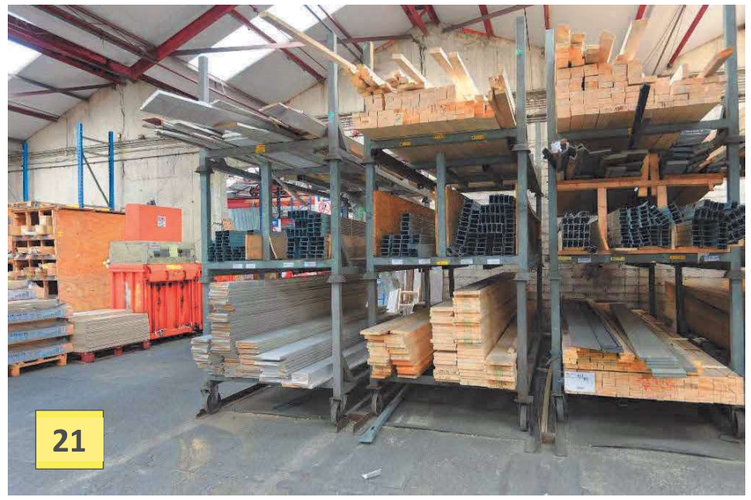
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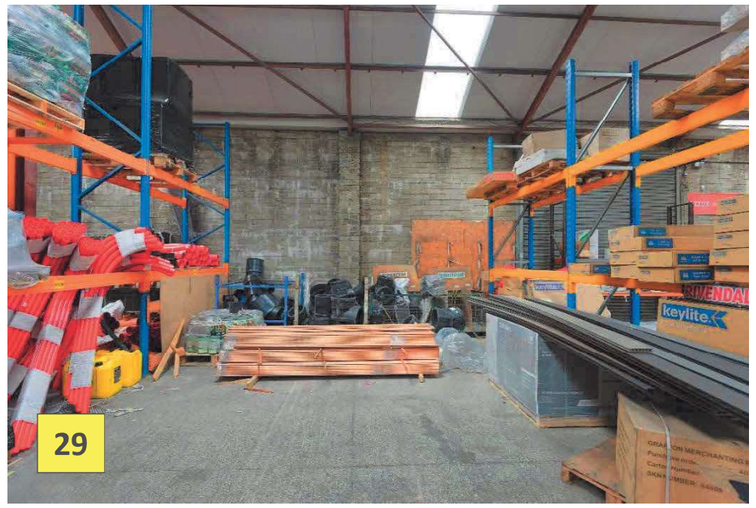
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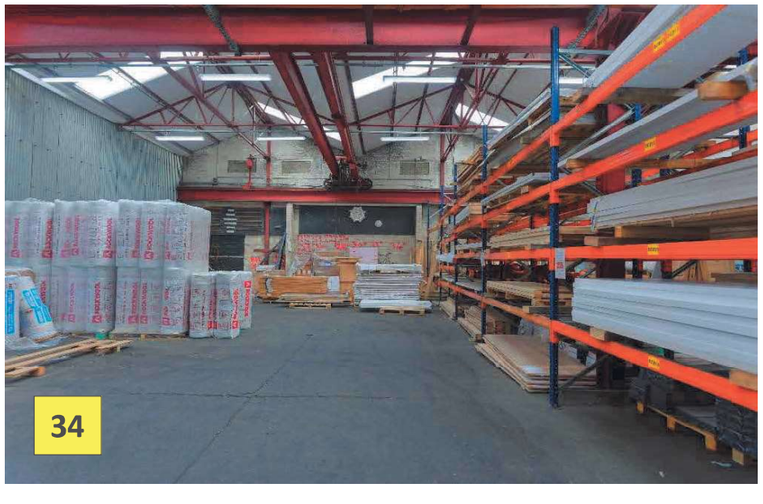
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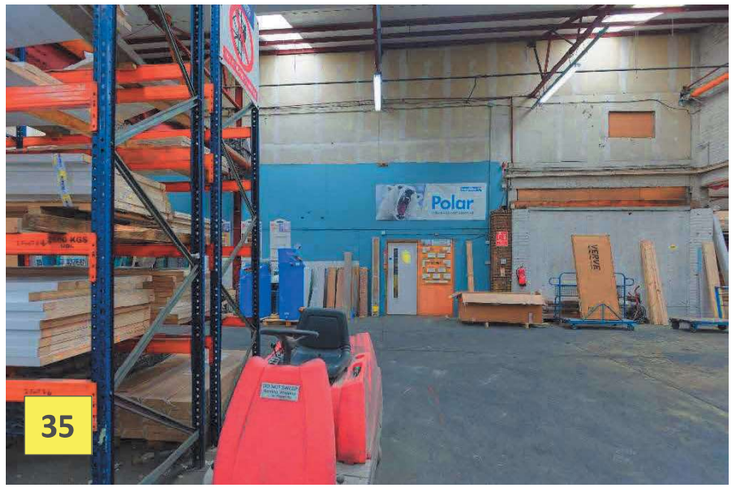
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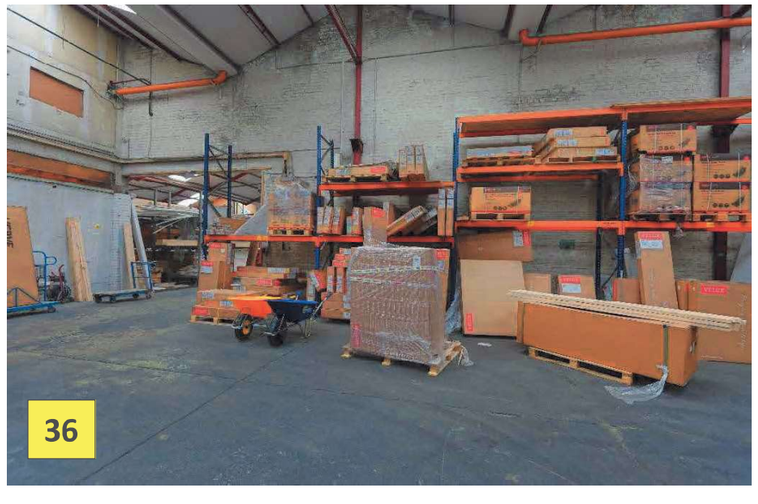
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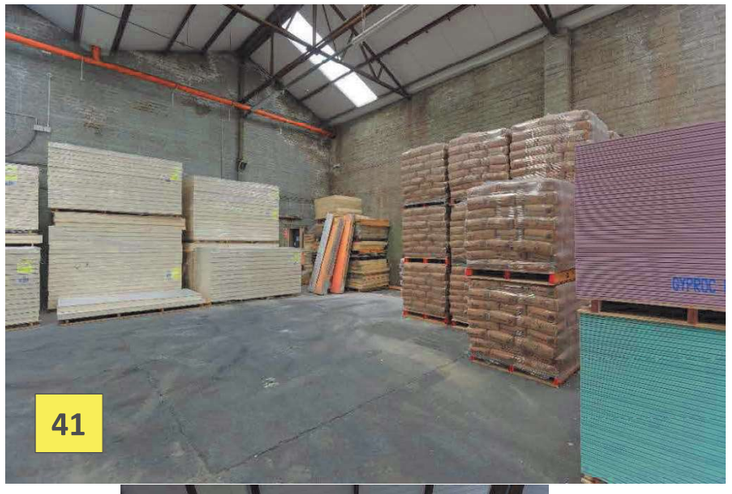
ORDER
ASSEMBLY
AREA
38


ORDER
ASSEMBLY
AREA
39


40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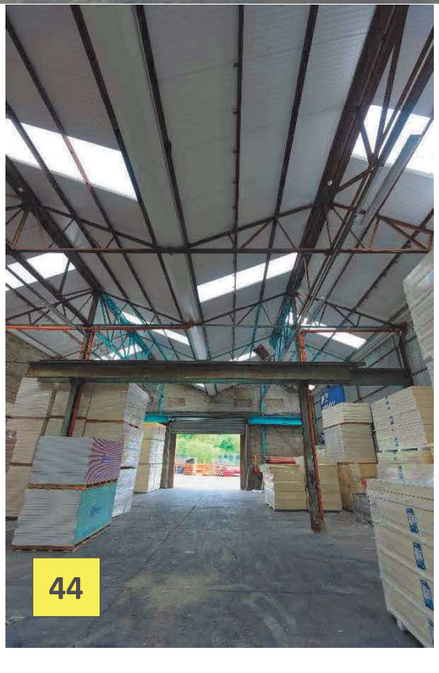
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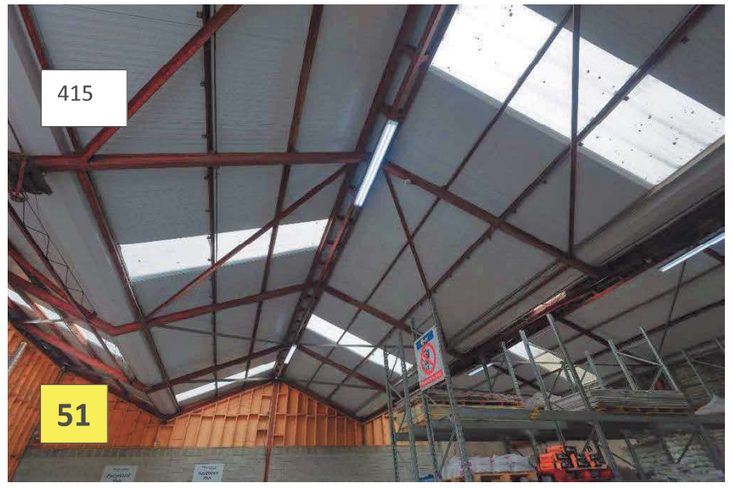
415
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RONSEAL
FenceLife
PLUS+
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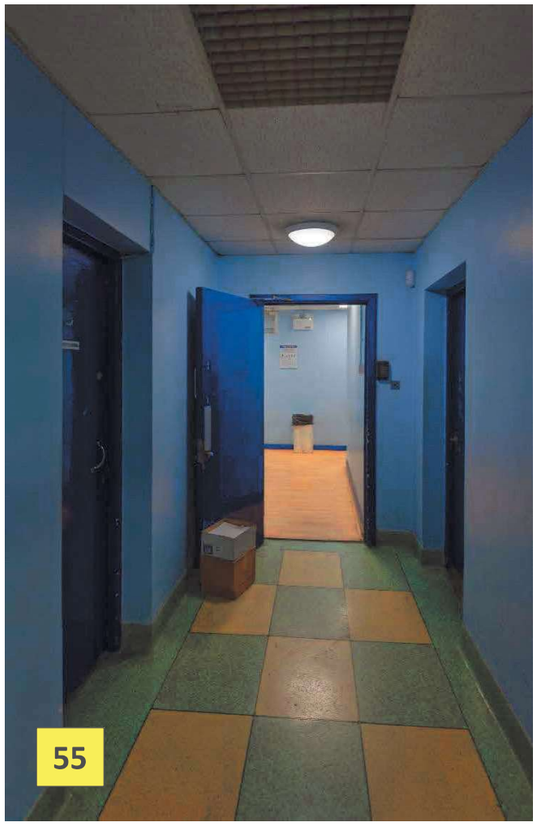
RONSEAL
FenceLife
PLUS+
DOORS & FLOORS
53

415


TOILET
54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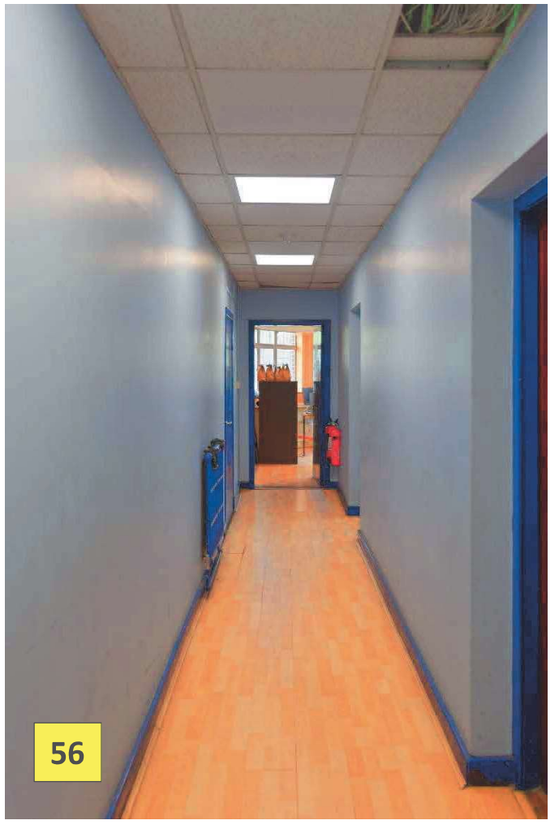
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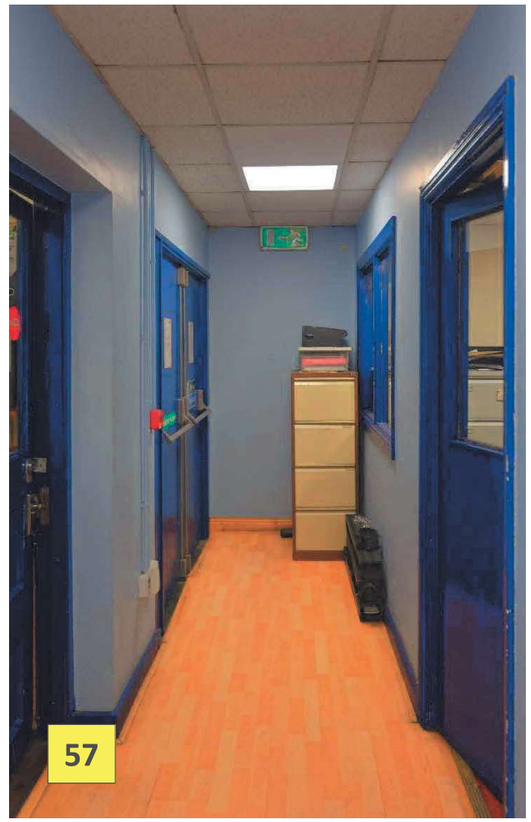
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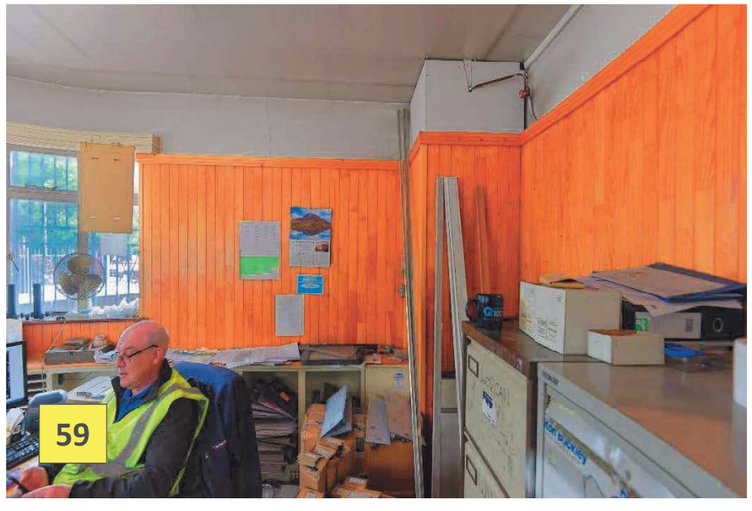
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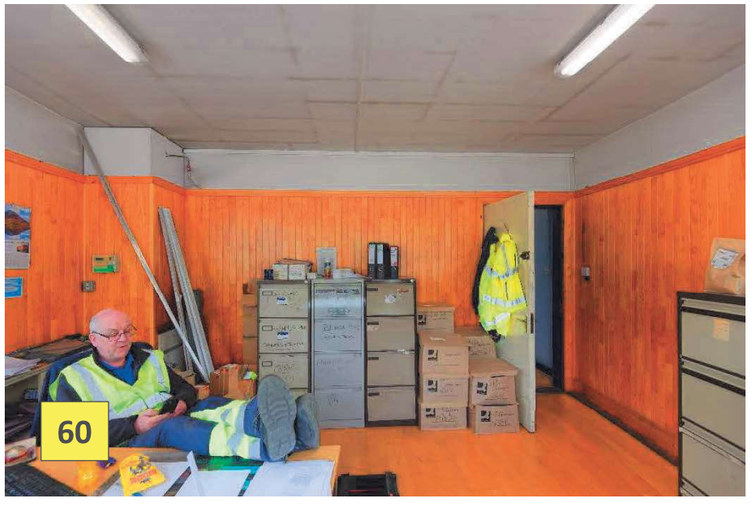
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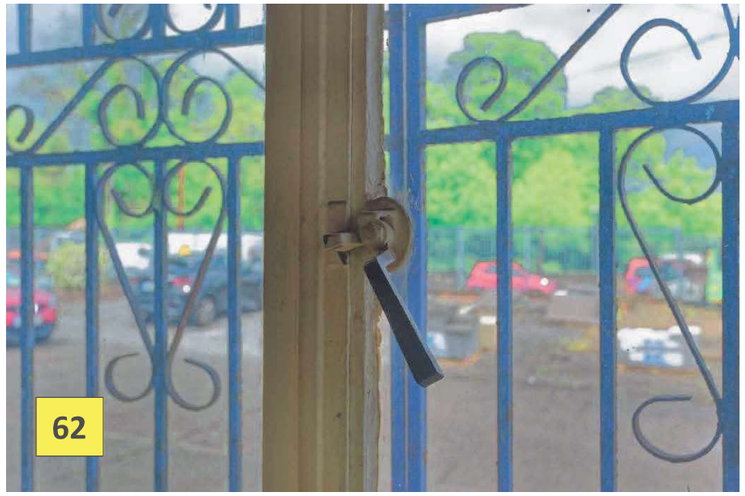
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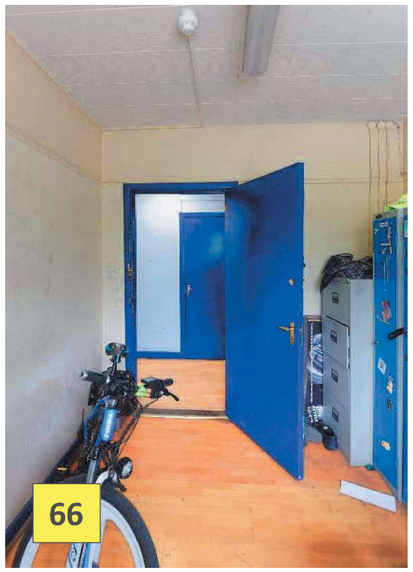
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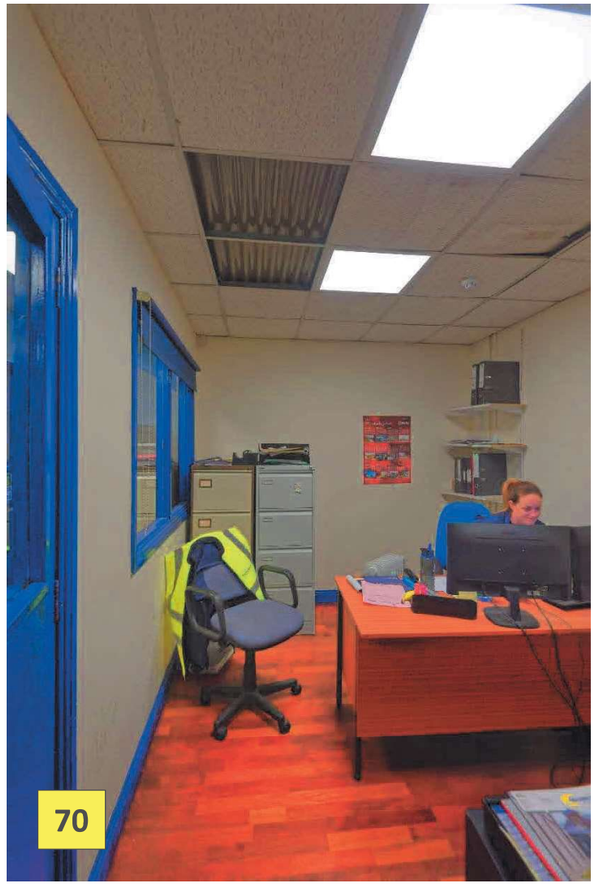
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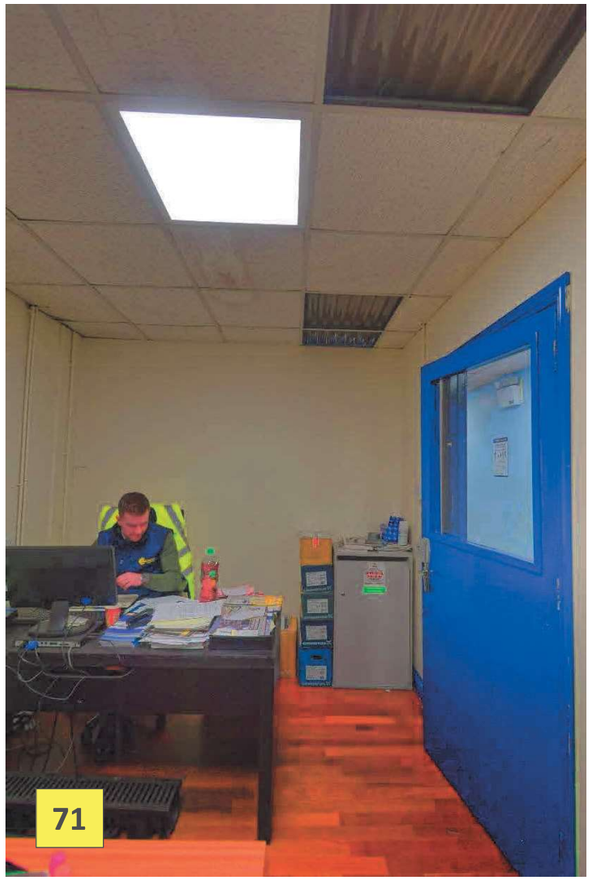
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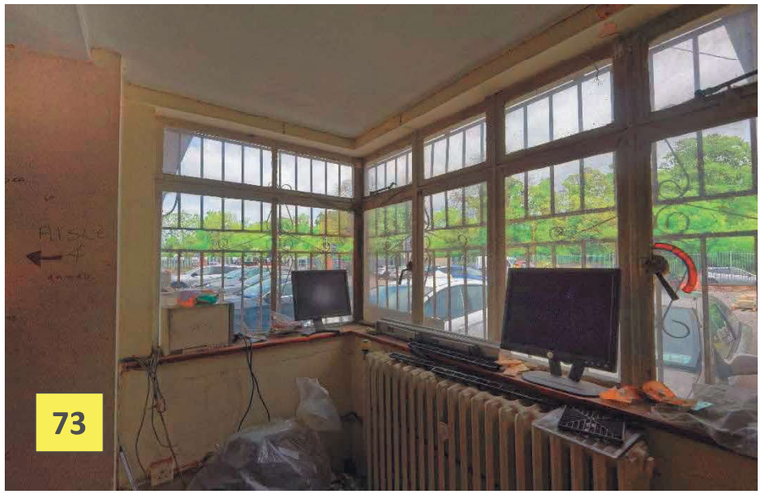
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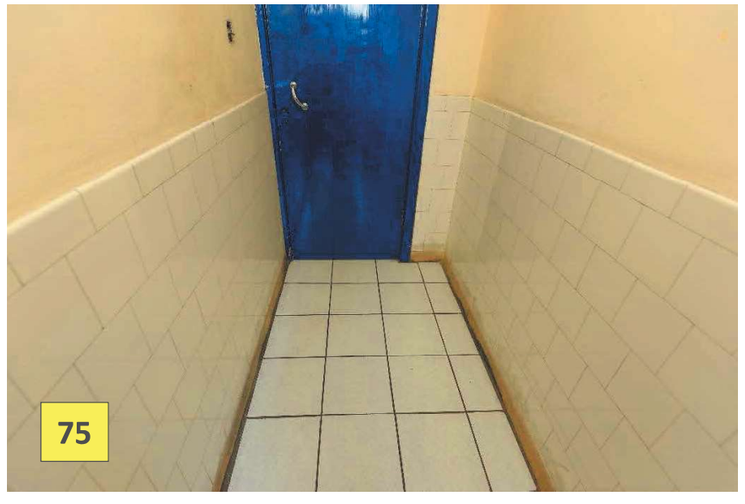
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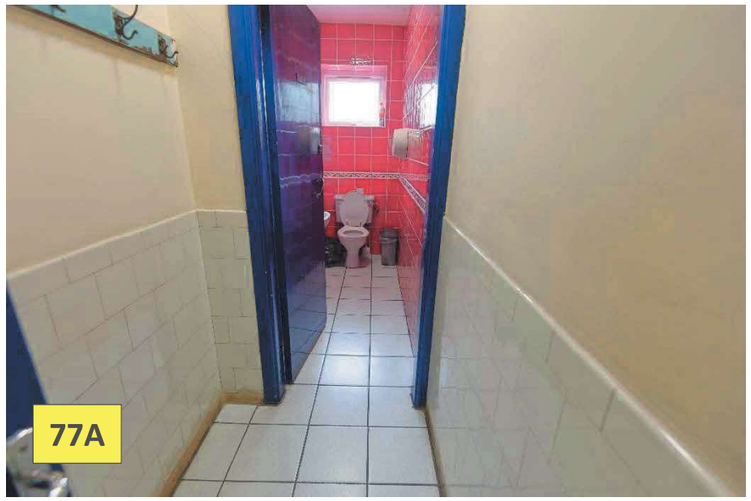
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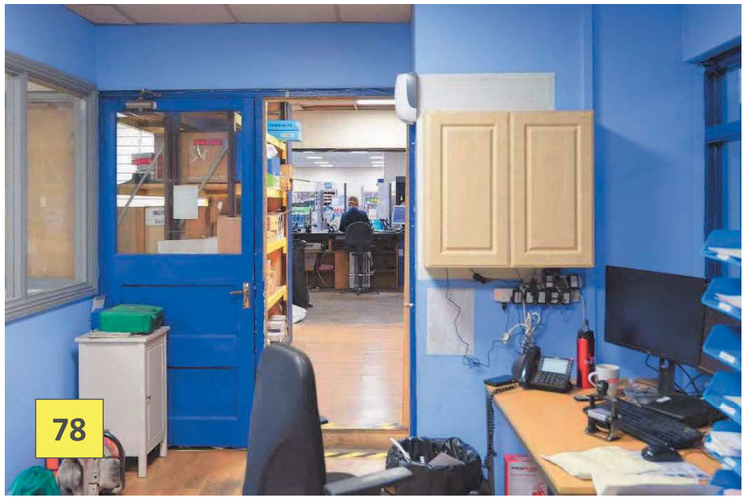
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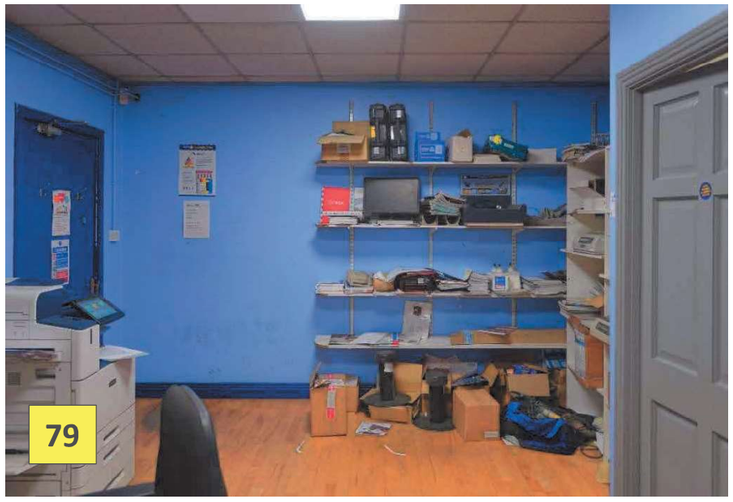
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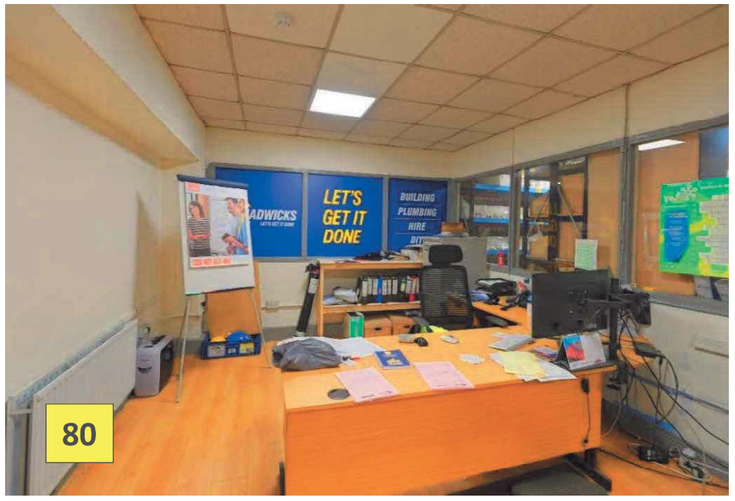
LET'S
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DONE
BUILDING
PLUMBING
HIRE
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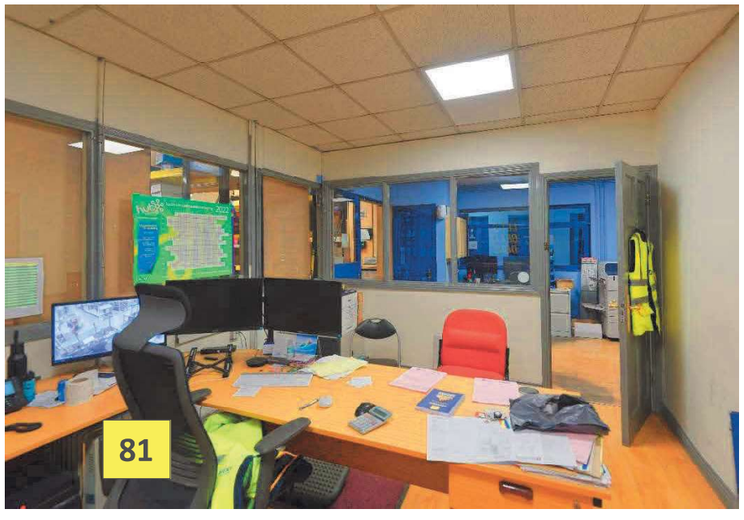
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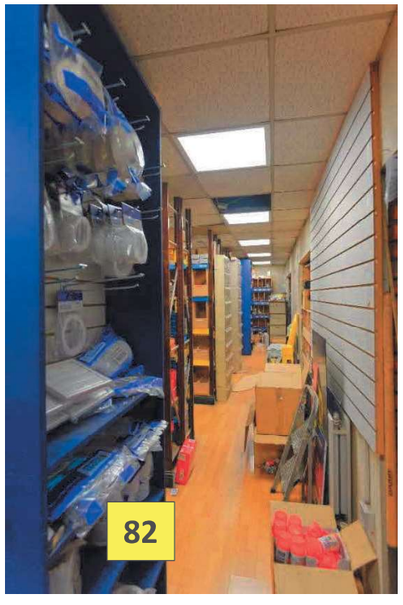
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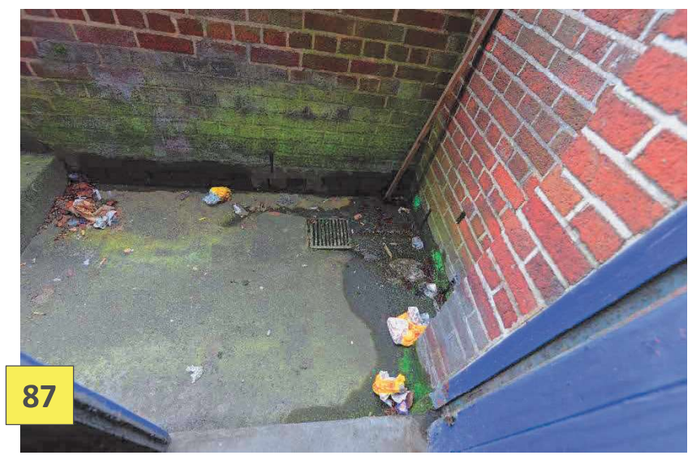
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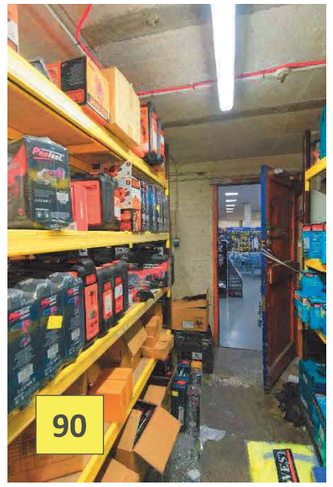
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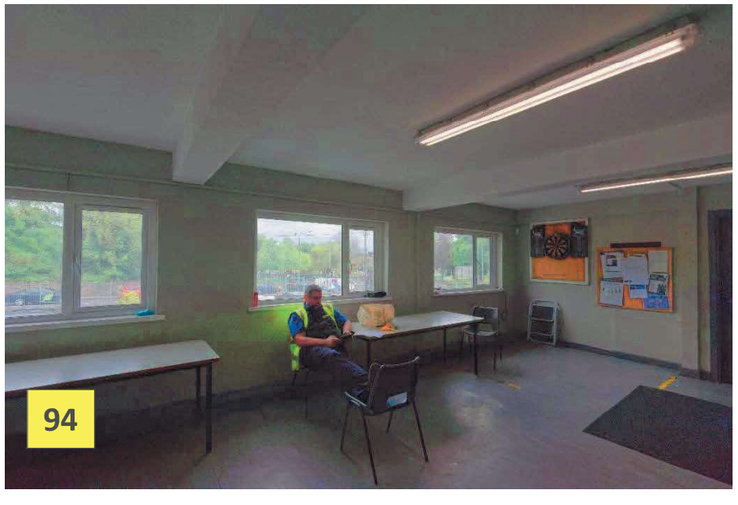
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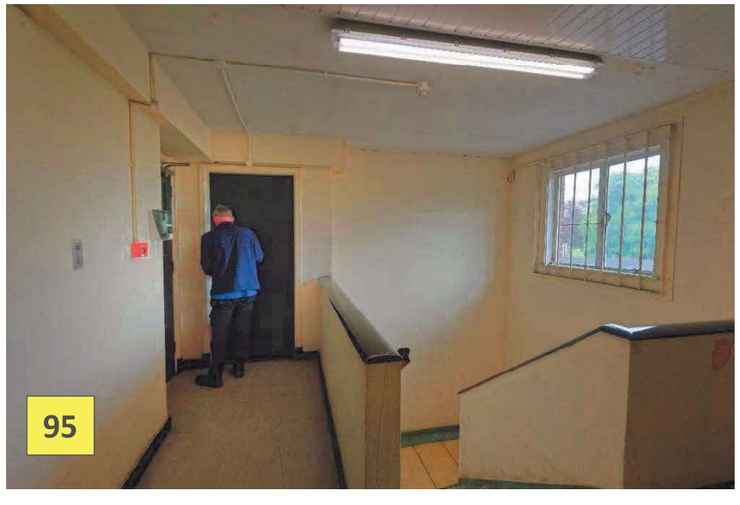
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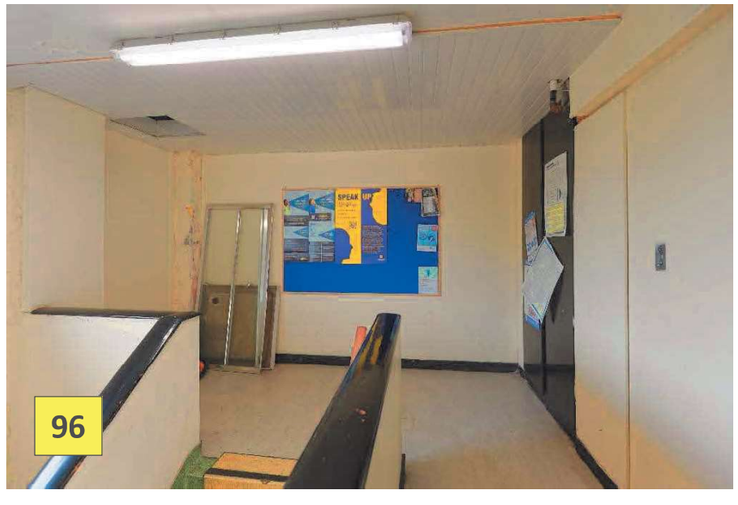
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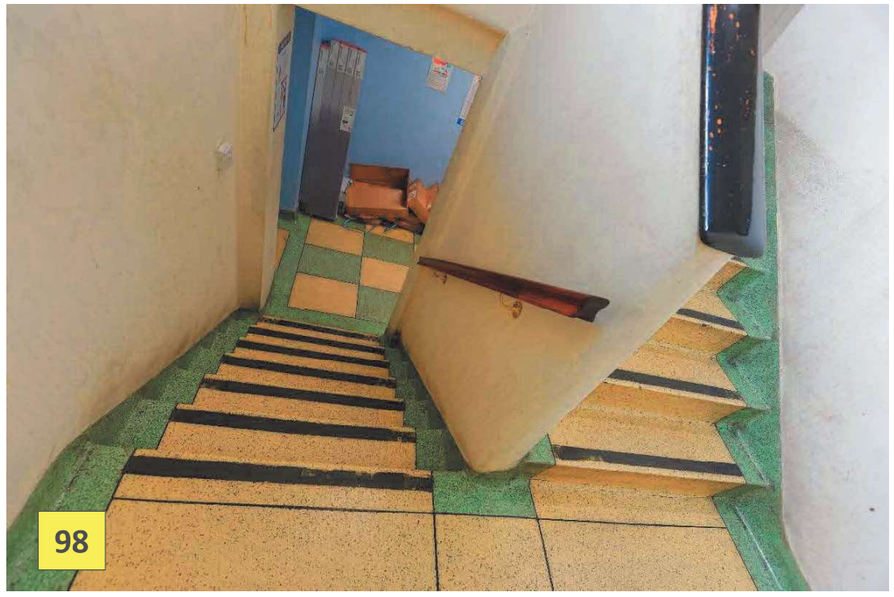
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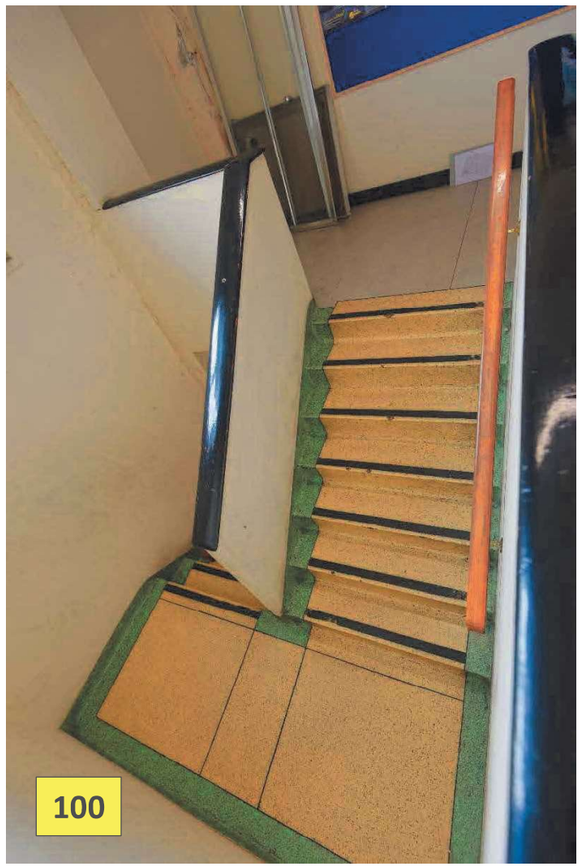
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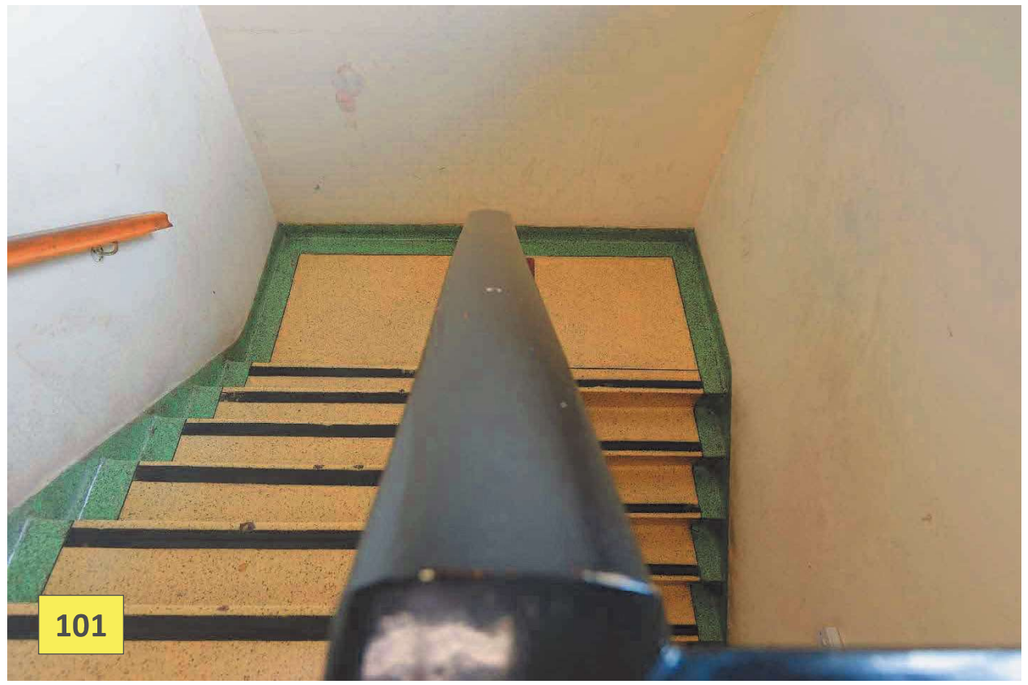
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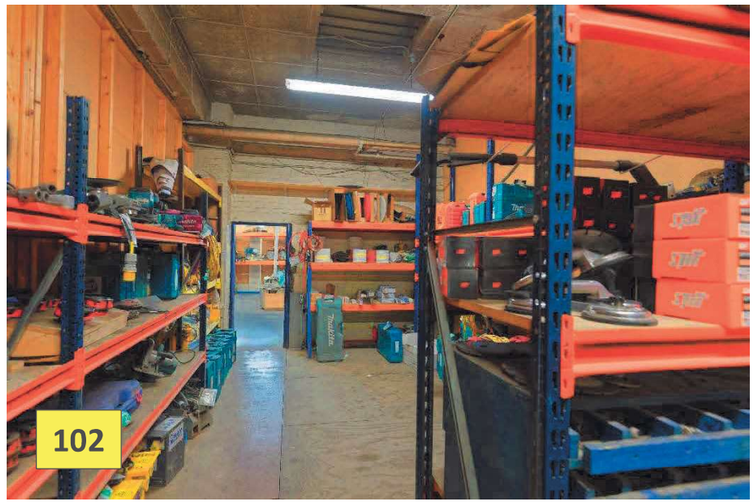
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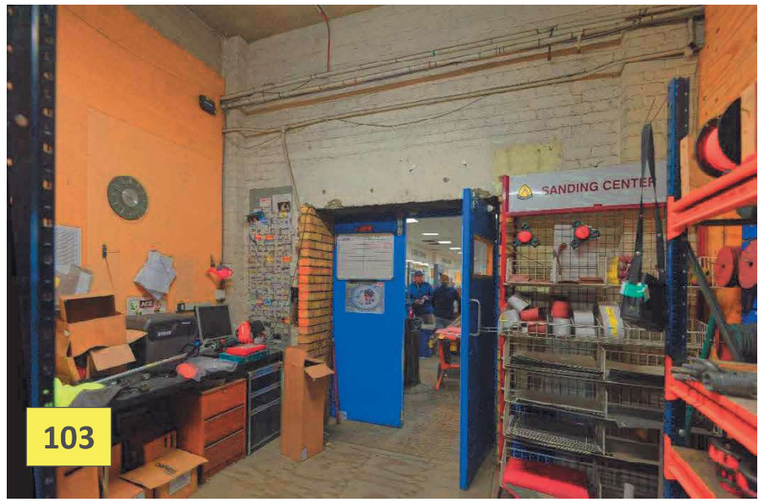
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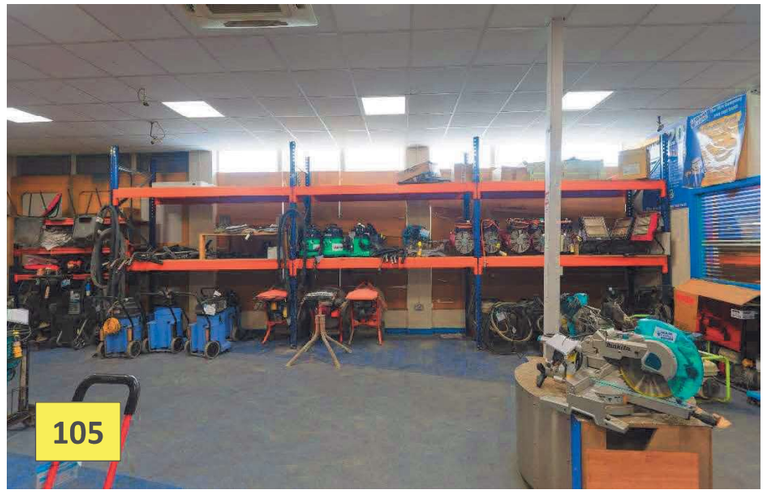
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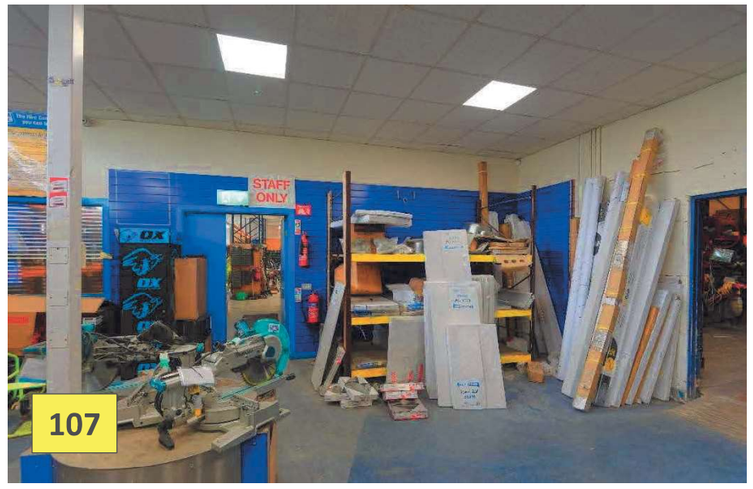
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STAFF ONLY
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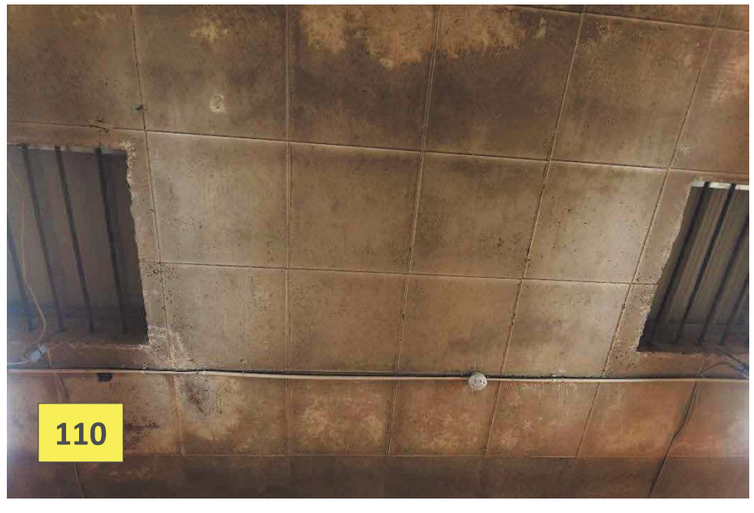
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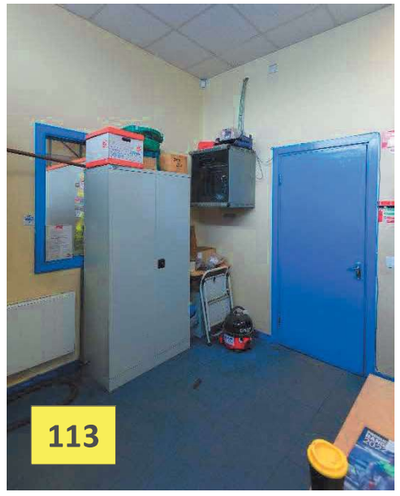
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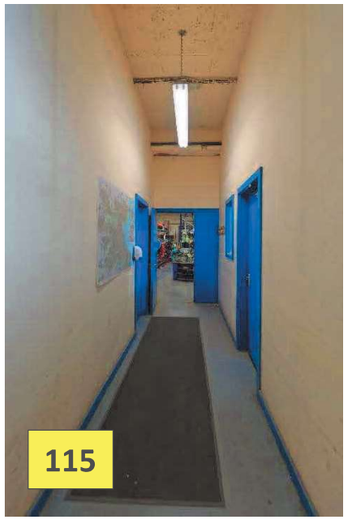
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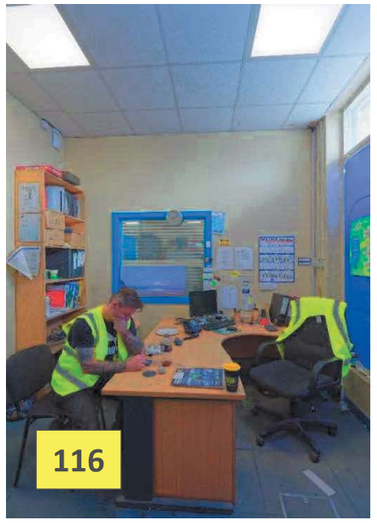
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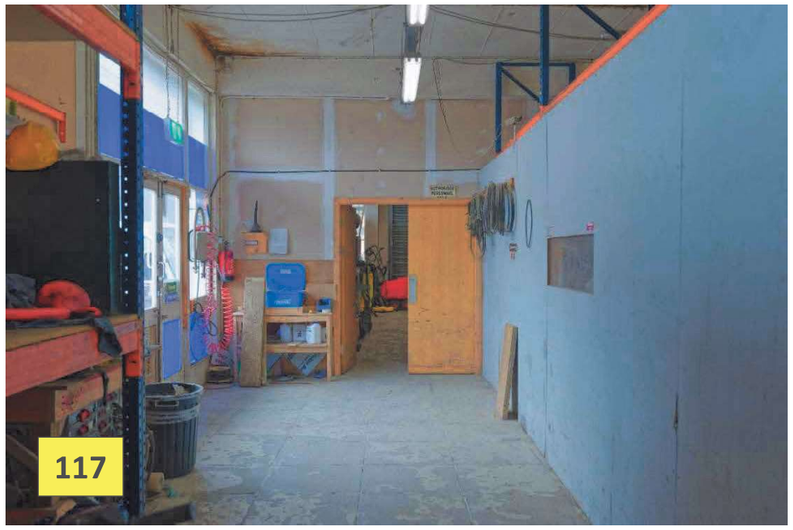
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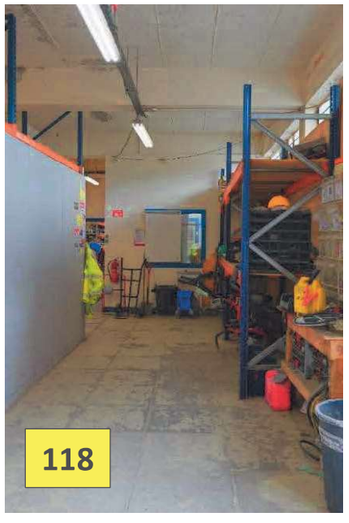
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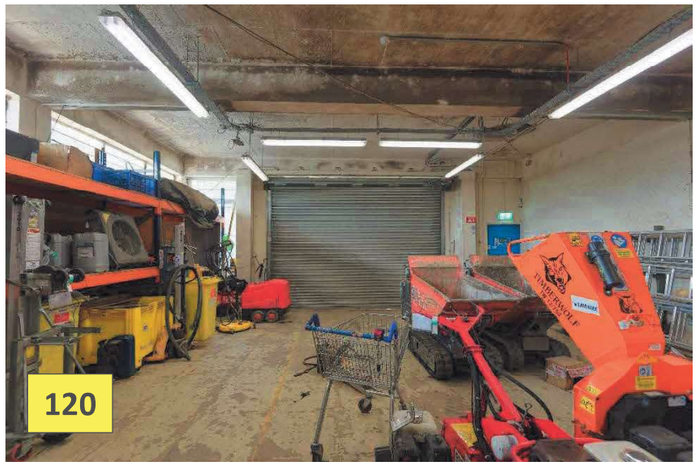
119
AUTHORISED PERSONNEL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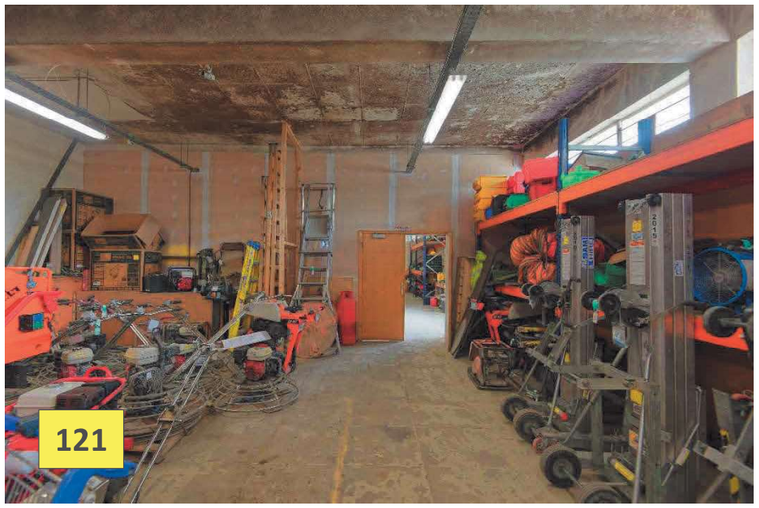
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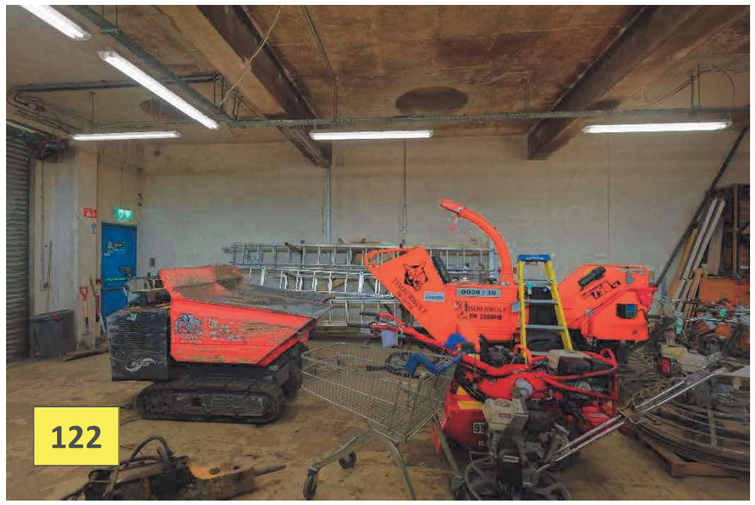
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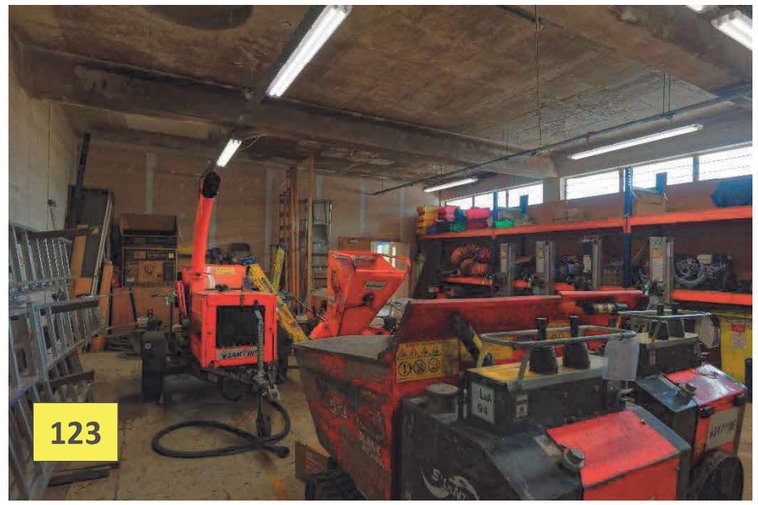
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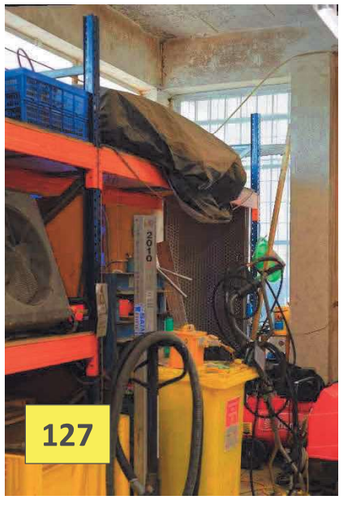
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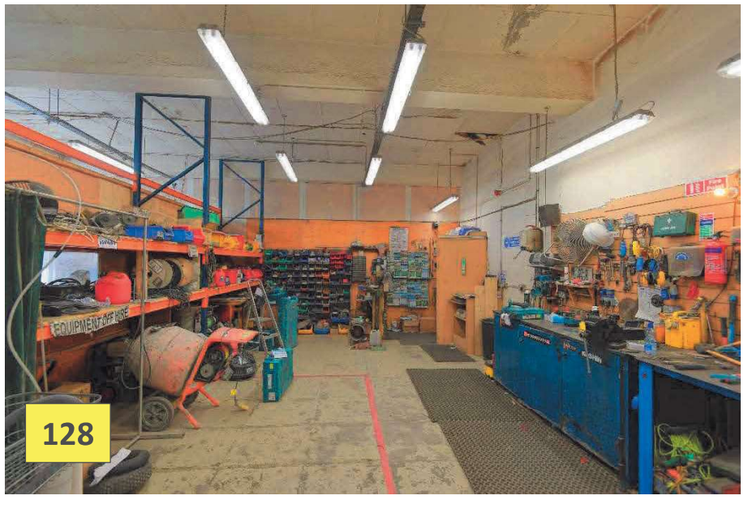

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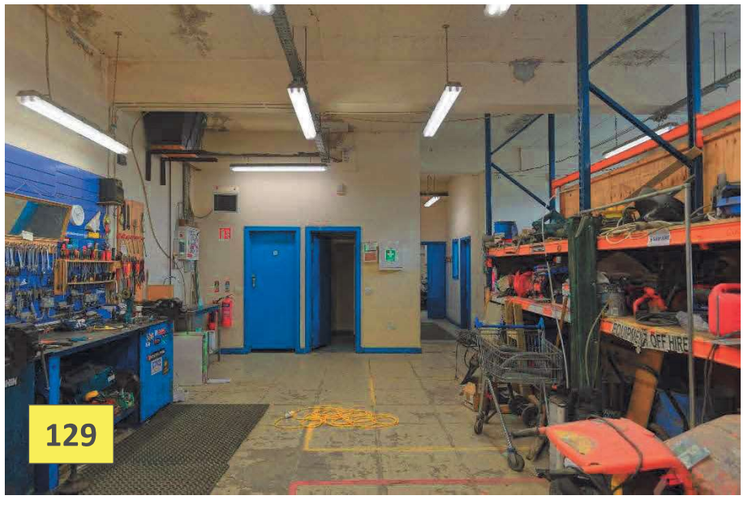

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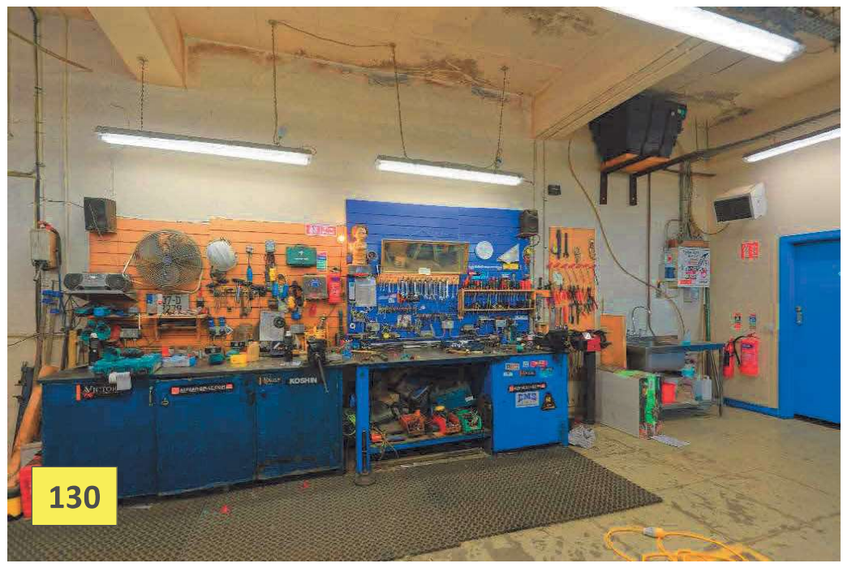
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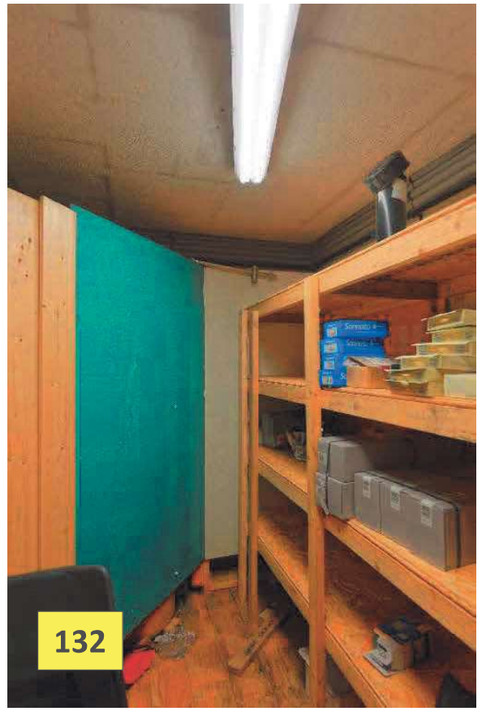
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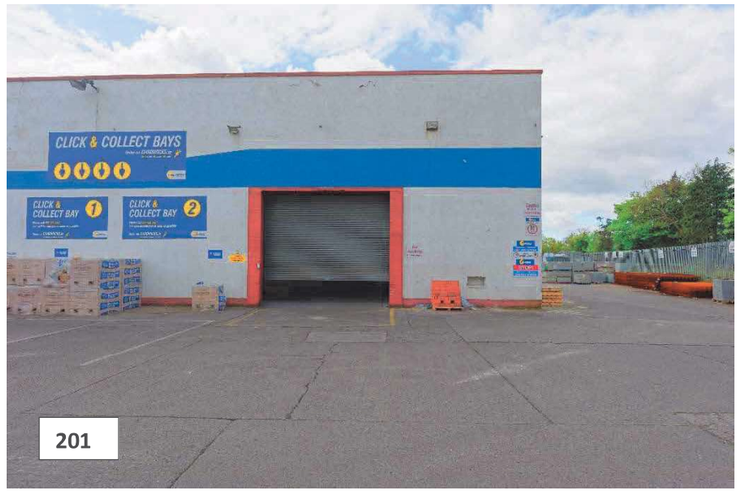

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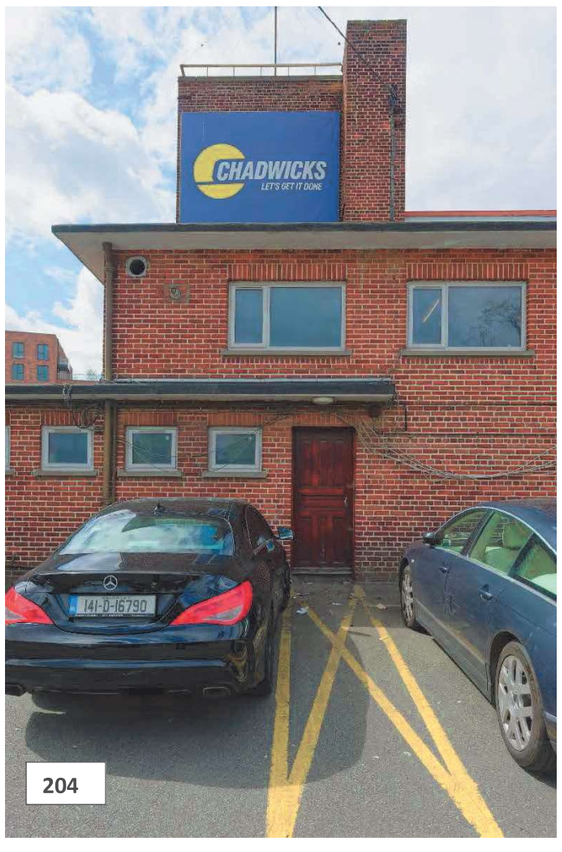

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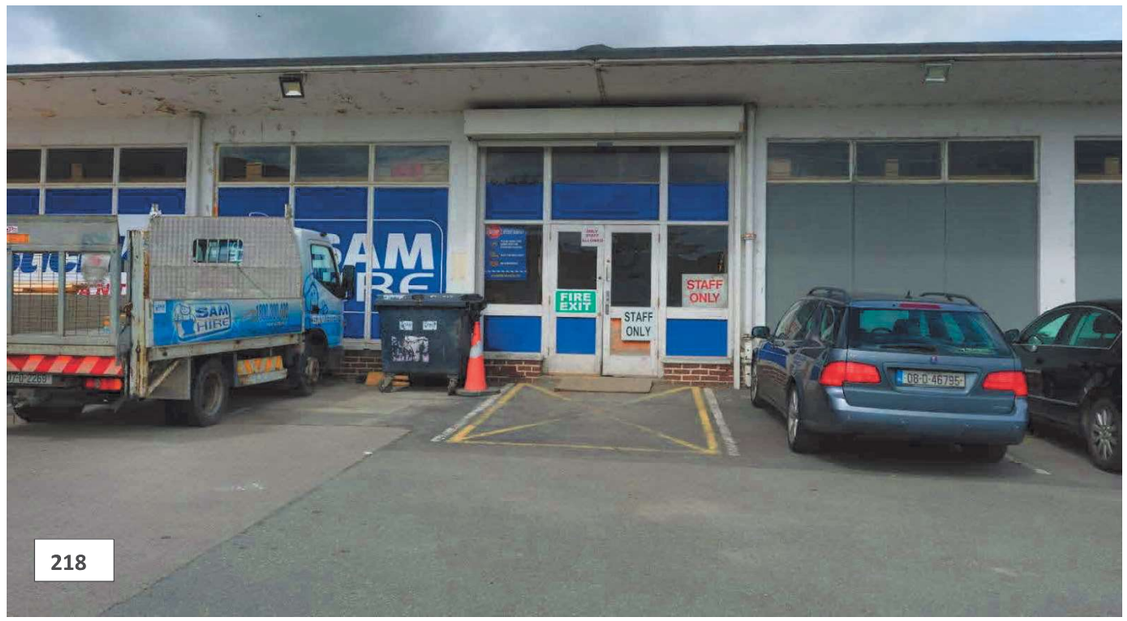

218


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220


221


SHEET MATERIALS
P.A.O. TIMBER
PLASTER
CEMENT
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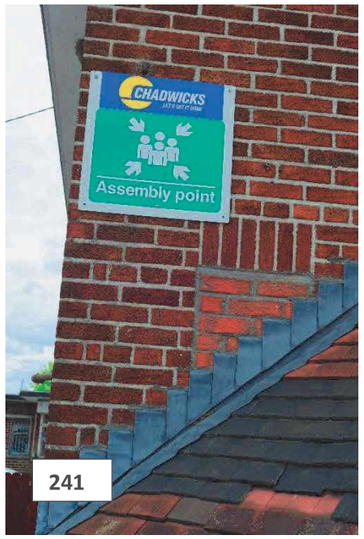

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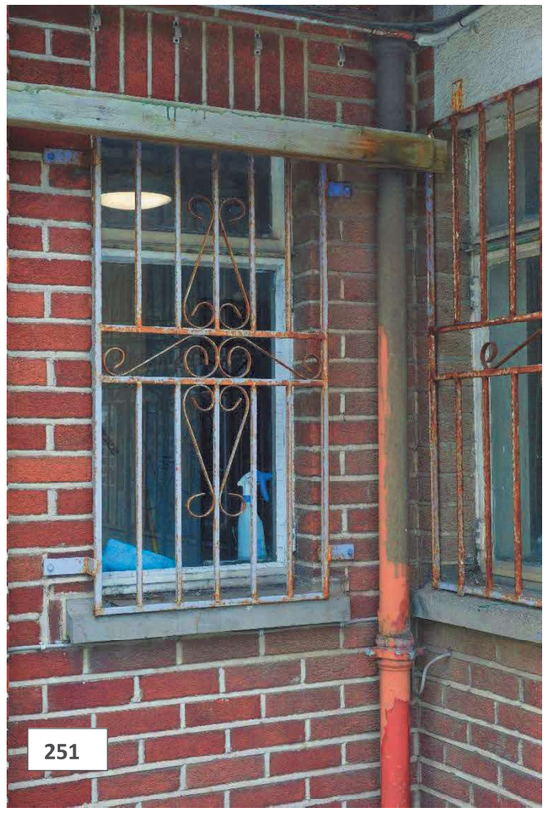
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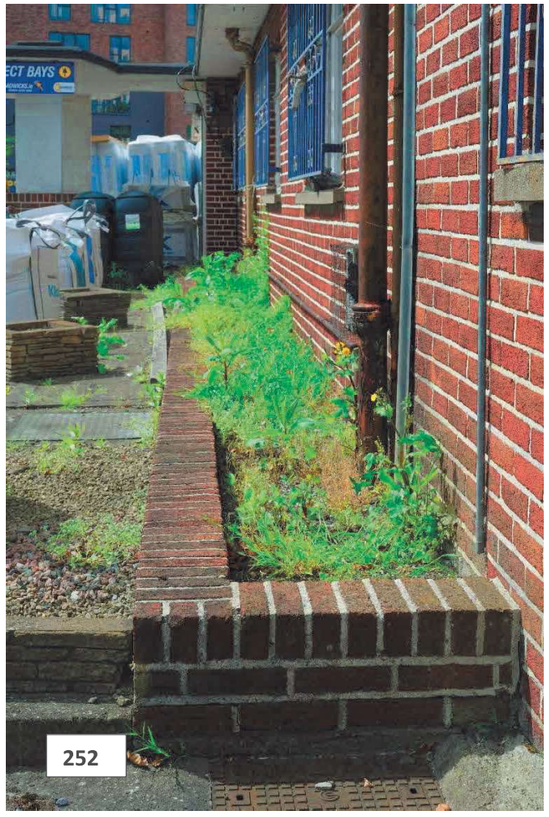

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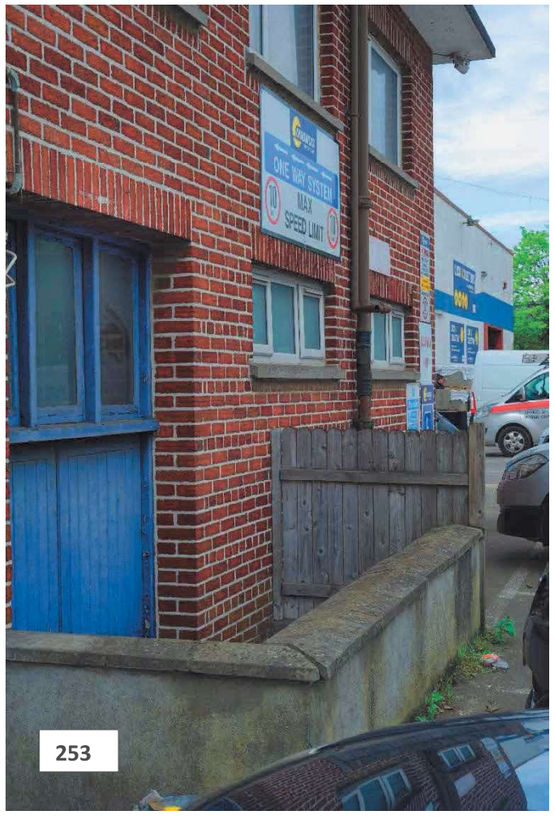

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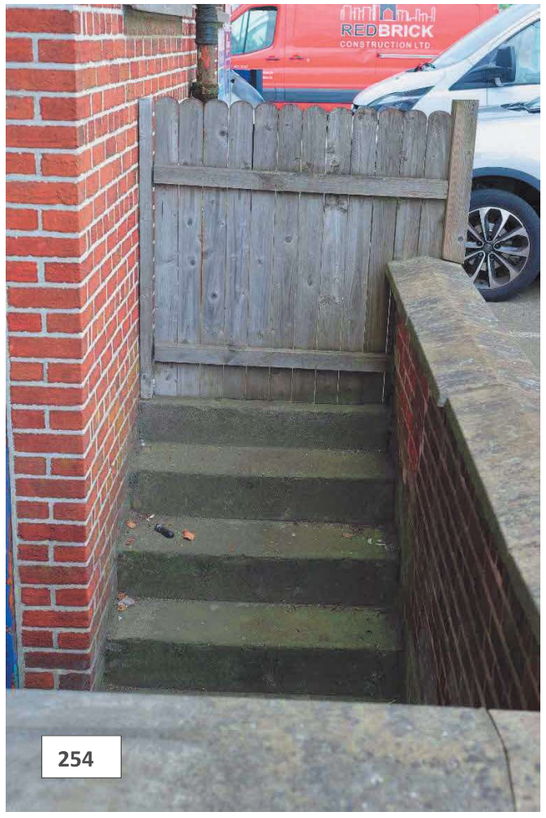

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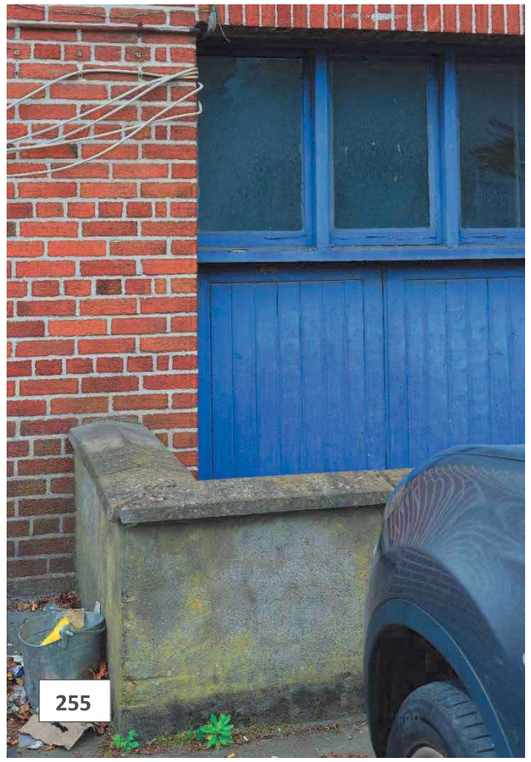
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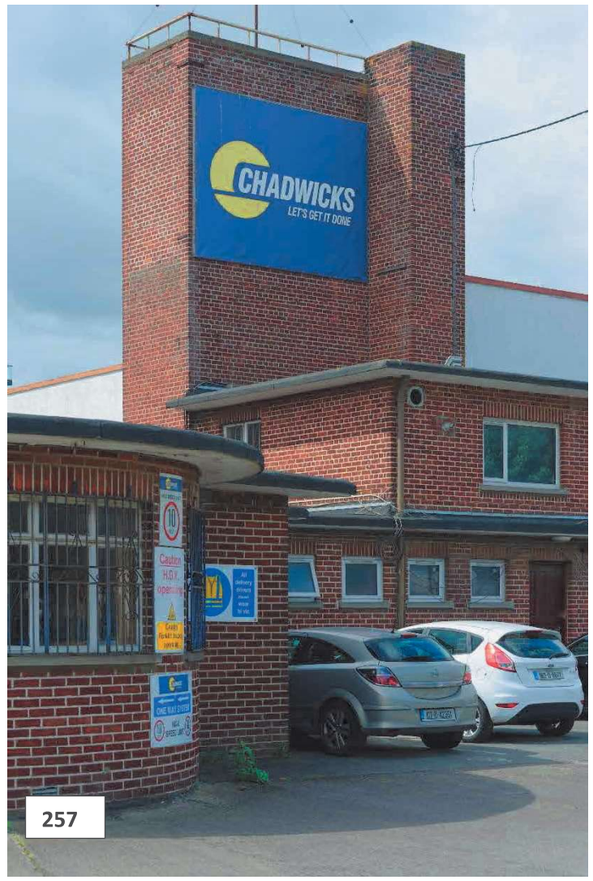
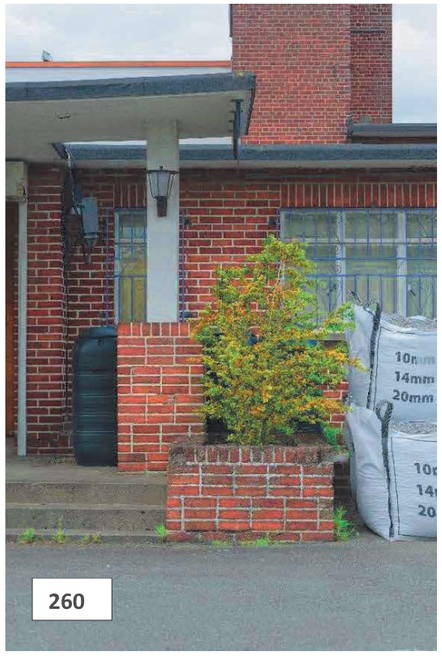

CHADWICKS
LET'S GET IT DONE
257


NOTICE
ASSEMBLY POINT
Fire action
PARKING
SAM HIRE
SHOP
258


259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263

REF.
N

KEY

X – X PHOTOGRAPH NUMBERS INCLUSIVE, PANORAMA

X PHOTOGRAPH NUMBER AND DIRECTION

FOR PHOTO NUMBERING IN THIS AREA SEE DRAWING NO SE23-03-102

NO ACCESS

GROUND FLOOR PLAN

DERMOT NOLAN
CONSERVATION ARCHITECT
14 Lr. BAGGOT STREET, DUBLIN 2
telephone: 01 6764025 e-mail: dnolan@swn.ie

International Harvester (Saville's) Building at Swords Road / Santry Avenue, Santry, Dublin 9
Base drawing ref D1809.P02 by Davey & Smyth Architects, photograph numbering annotation by Dermot Nolan

Scale: NOT TO SCALE Dwg No: C23-03-101

KEY

X – X PHOTOGRAPH NUMBER INCLUSIVE, PANORAMA

X PHOTOGRAPH NUMBER AND DIRECTION

REF. N

FOR PHOTOGRAPH NUMBERS OF ADJOINING AREAS SEE DRAWING NUMBER SE23–03–101

FOR PHOTOGRAPH NUMBERS OF ADJOINING AREAS SEE DRAWING NUMBER SE23–03–101

PART GROUND FLOOR PLAN ENLARGED

DERMOT NOLAN
CONSERVATION ARCHITECT
14 Lr. BAGGOT STREET, DUBLIN 2
telephone: 01 6764025 e–mail: dnolan@

International Harvester (Saville's) Building at Swords Road / Santry Avenue, Santry, Dublin 9
Base drawing ref D1809.P02 by Davey & Smyth Architects, photograph numbering annotation by Dermot Nolan

Scale: NOT TO SCALE Dwg No: C23–03–102

REF.
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KEY

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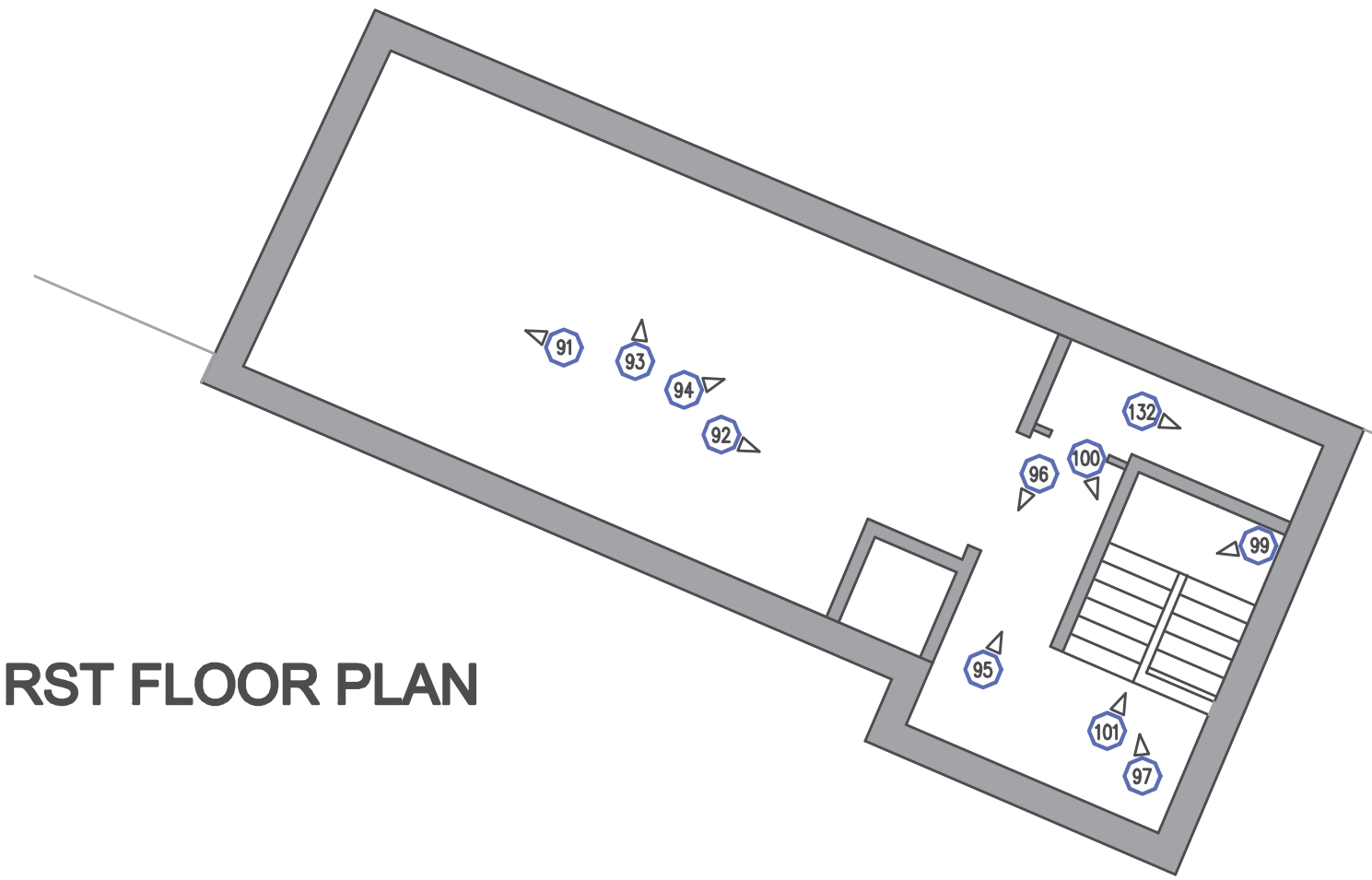
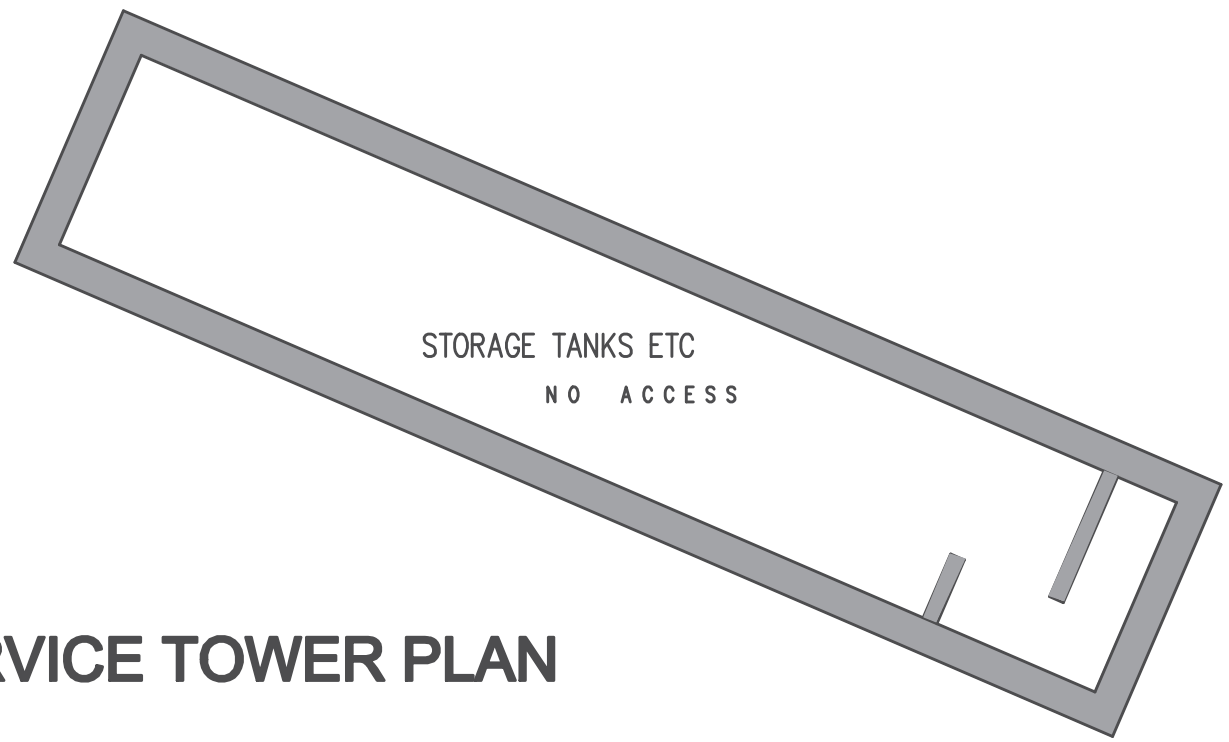


FIRST FLOOR PLAN



SERVICE TOWER PLAN

DERMOT NOLAN
CONSERVATION ARCHITECT
14 Lr. BAGGOT STREET, DUBLIN 2
telephone: 01 6764025 e–mail: dnola

International Harvester (Saville's) Building at Swords Road / Santry Avenue, Santry, Dublin
Base drawing ref D1809.P02 by Davey & Smy Architects, photograph numbering annotation Dermot Nolan

Scale: NOT TO SCALE Dwg No: C23–03–10