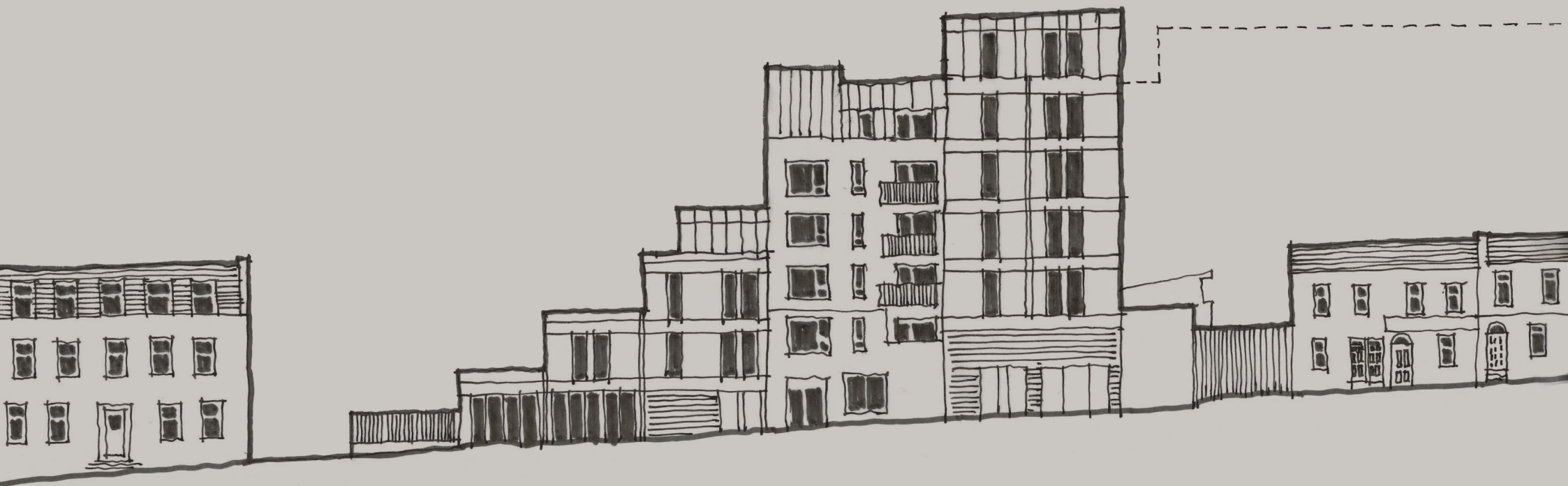




## James Street Hotel Development - Design Statement

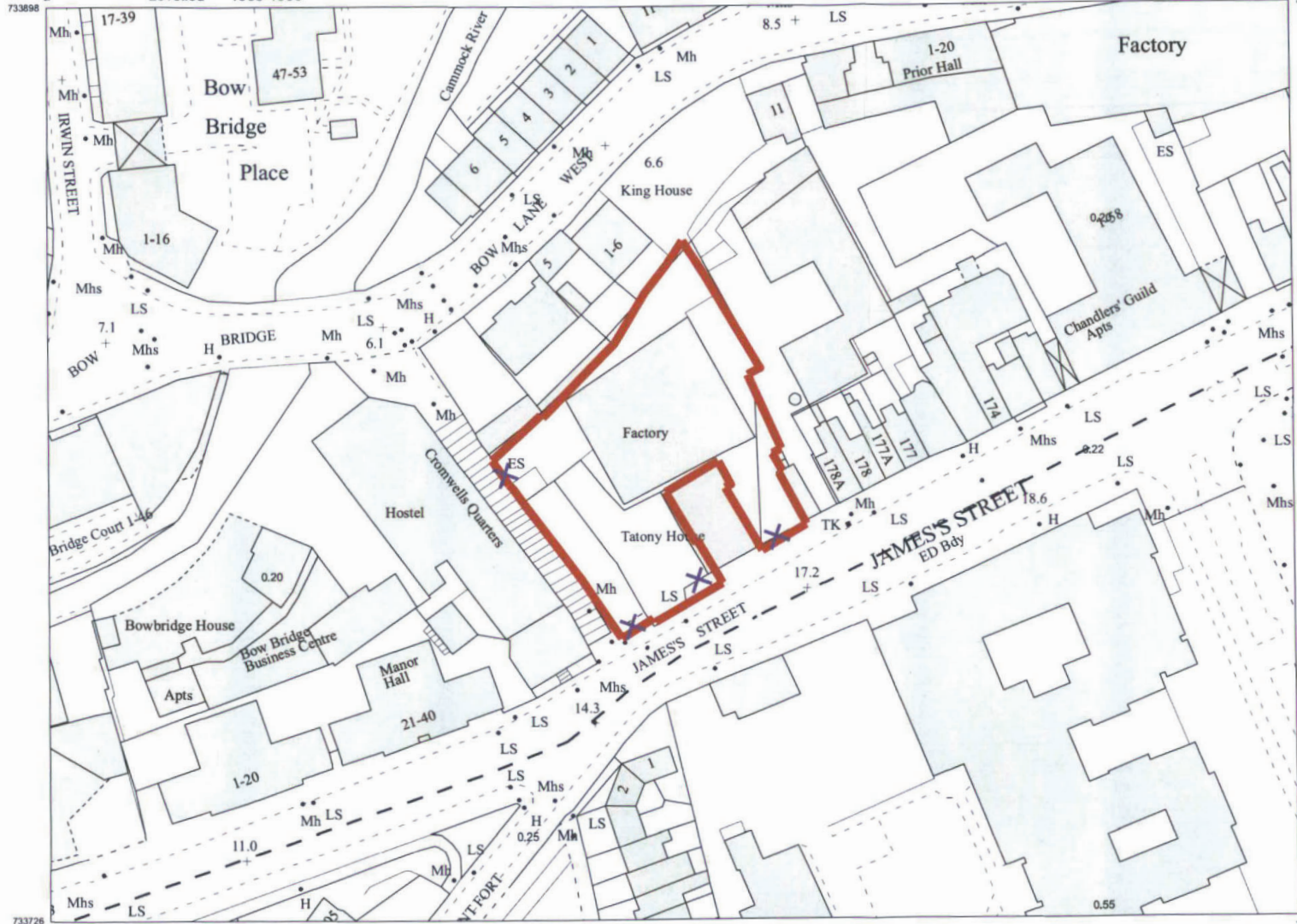


# Contents

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5.0	Proposed Design	Page 30

Surveyed 1968-1970  
 Revised 2016  
 Levelled 1968-1993

# Urban PLACE Map



**ITM CENTRE PT COORDS**

713510,733812

**DESCRIPTION**

**MAP SHEETS**

**1:1000**  
 3263-07 3263-08  
 3263-12 3263-13



Áraíocht agus áraíocht ag Burthuisceart Ordánais Éireann, Fáil an Fhioscúir, Baile Átha Cliath 8, Éire  
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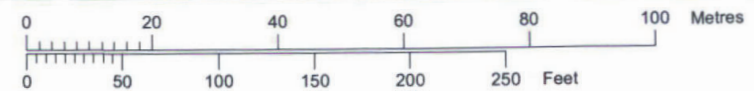
Cach cead ar cionn. Ní ceadbraic san chuid den h-áiríocht seo a chloicail, a stairgeadh nó a thairgeadh in aon áiríocht ná ar aon áiríocht gan cead i scríobhadh ról nó a áiríocht ar aon áiríocht.  
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Scale:- 1:1,000  
 Scála:- 1:1,000



Plot Ref. No. 19744747\_1\_1  
 Plot Date 24-APR-2017

# 1.0 Introduction



Hussey Architects have been engaged by Dublin Loft Company to prepare a planning application for a Hotel Development at James Street. An existing permission for an aparthotel (reg. ref. 2950/17) exists on the site. Following a High Court complaint by the owners of the nearby Tathony House a Right to Light easement has been claimed across the site.

We have been engaged to design a hotel on the site that minimises the impact on Tathony House's daylighting. This Design Statement sets out the site history, the existing permission on the site and our proposed new design for a hotel.

## 2.0 Site History



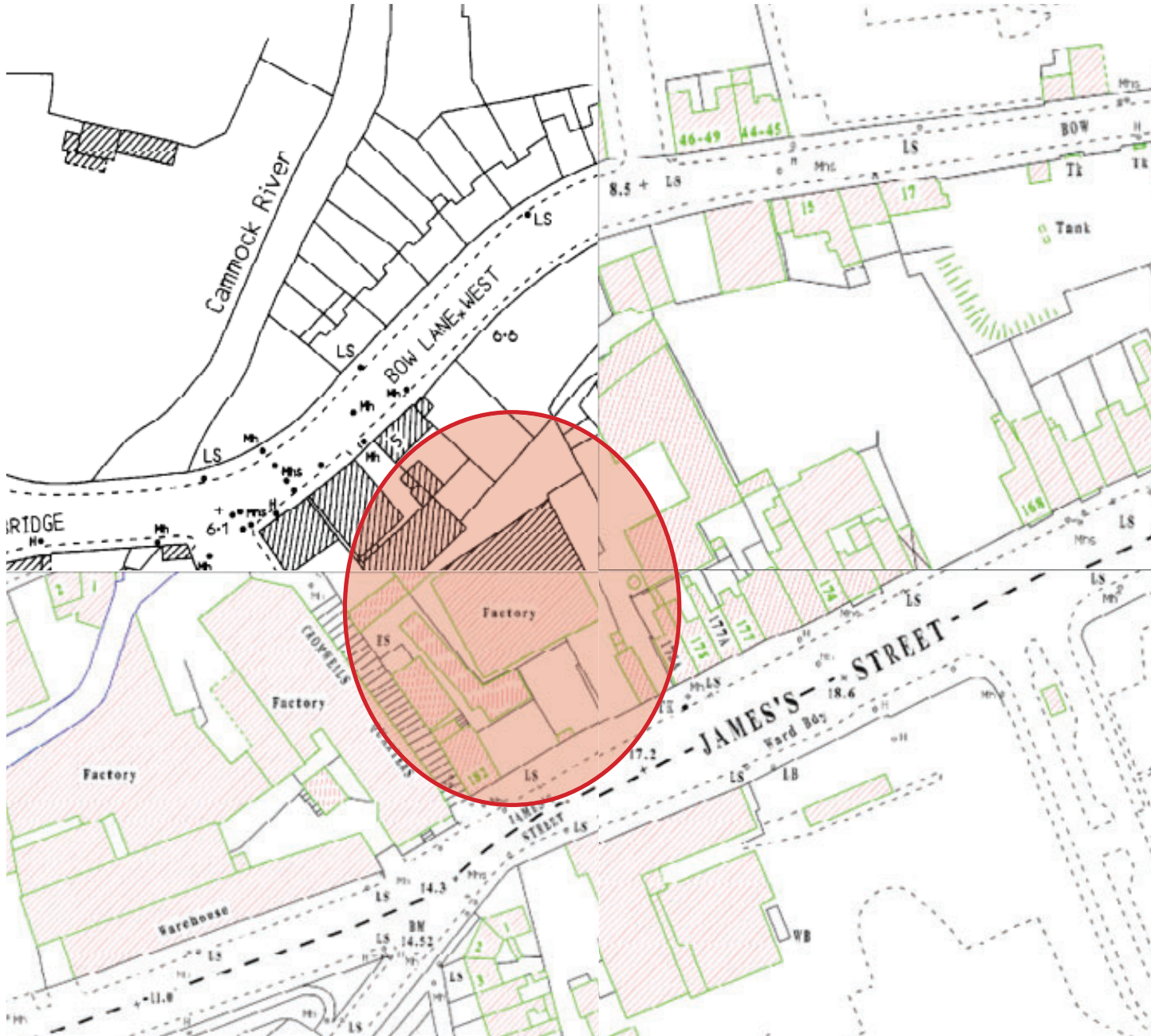
View of Site from Southwest



View of Site from Southeast

Map 3263-7 Revised 1991; Published 1992

Map 3263-8 Revised 1994; Published 1995



Extracts from Ordnance Survey Maps  
Extracts taken in early 1990s

Area of interest highlighted in red.

Original buildings at 184 (noted as  
182 on the attached composite map)  
James's Street still in existence.

The remains of these buildings are still  
visible on site, with fireplaces & floor  
joists protruding from the remaining  
walls.

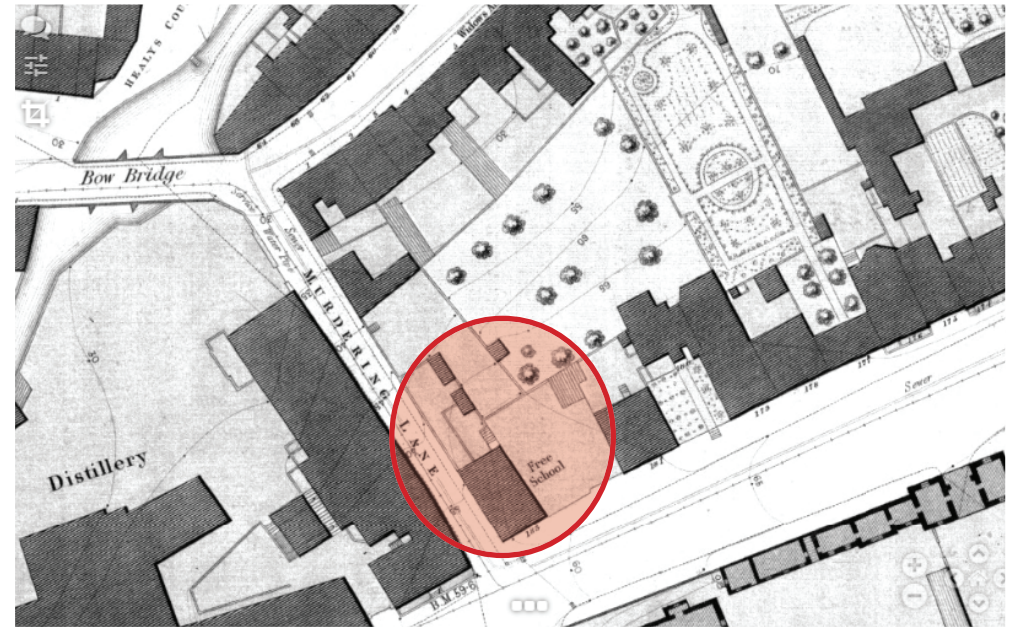
Map 3263-7 Revised 1989; Published 1993

Map 3263-13 Revised 1988; Published 1992





1847 OS Map - Free School noted on map.  
Site is adjacent to Mount Brown Distillery &  
opposite South Union Workhouse (which be-  
comes St. James's Hospital).  
Lane is named Murdering Lane



1887 OS Map - School House noted on map.  
Lane has changed name to Cromwell Quarter.



Photograph looking up Cromwells Quarters taken in 1991.

Single storey (mid lane) and 2.5 storey building fronting onto James's Street visible.



Painting of Cromwell's Steps by Flora Mitchell taken from Vanishing Ireland, c. 1960





Mount Brown Distillery, Managers House at top of Cromwells Quarters on left

2.5 house on relevant site visible on right.



Old photograph looking up Cromwells Quarters towards Mount Brown/ James's Street.

2 storey house on left at bottom of street now gone. Roof line of original house on corner of James's St and Cromwells Quarters visible.



Mount Brown Distillery in foreground.

Relevant house on James's St highlighted in red.



CROMWELL'S QUARTERS AT BOW BRIDGE DUBLIN  
photo taken March 9, 2017  
2.5 storey main building now collapsed/demolished.

## 3.0 Planning History

An existing permission for an aparthotel (reg. ref. 2950/17) exists on the site. Following a High Court complaint by the owners of the nearby Tathony House a Right to Light easement has been claimed across the site.

We set out in this section the existing permission on the site.





Rev	Date	Description	DN	CR	Rev	Date	Description	DN	CR
01	10/05/17	ISSUED FOR PLANNING							
1	21/03/17	Update to Corner of James St							

NOTES: Do not scale | Use figure dimensions only | Notify the architect of any discrepancies on the drawing prior to work proceeding | This drawing is copyright of MC CAULEY DAYE O'CONNELL ARCHITECTS

— Extent of Application Site  
 - - - Extent of Existing Shed



**PLANNING APPLICATION**

DCL PLAN NO. 2550-17  
 RECEIVED 19 MAY 17

Client: MULLINS INVESTMENTS  
 Project: 180, 182, 183 & 184 JAMES' STREET  
 Title: Proposed Floor Plan, Level 00  
 Drawing Number: 870-02-00  
 Scale @ 50:1: 1:200  
 Revision: \_\_\_\_\_  
 Project Number: 870

**MC CAULEY DAYE O'CONNELL**  
 ARCHITECTS  
 11 Merrion Square, Dublin 2, Ireland  
 Telephone: + 353 (0)1 400 4171  
 info@mcdo.ie | www.mcdo.ie

Only for reference with plan drawing.  
 10/05/17 17/03/16 17/03/16  
 1-873 James Street 180 182 183 & 184 James Street Dublin 2





Rev	Date	Description	DRN	CHK	Rev	Date	Description	DRN	CHK	Key Plan
01	10/05/17	ISSUED FOR PLANNING								

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1:0 scale

— Extent of Application Site  
 - - - Extent of Existing Shed



**PLANNING APPLICATION** DCC PLAN NO. 2950/17  
 RECEIVED 18 MAY 17

Client: MULLINS INVESTMENTS  
 Project: 180, 182, 183 & 184 JAMES' STREET  
 Title: Proposed Floor Plan, Level 001  
 Drawing Number: 870-02-001  
 Scale: @ B0: A1 1:200  
 Project Number: 870

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Outline of existing shed

1 Bow St  
Existing Green Field Site  
with Planning Permission  
for new 4-5 storey development

Cromwells Quarters

St James Hospital Campus

James's Street

BOW LANE WEST

Rev	Date	Description	DRN	CHK	Rev	Date	Description	DRN	CHK
01	10/05/17	ISSUED FOR PLANNING							

NOTES: Do not scale | Use figure dimensions only | Notify the architect of any discrepancies on the drawing prior to work proceeding | This drawing is copyright of M.Cauley Daye O'Connell Architects Ltd.  
1:0 mm / mm

— Extent of Application Site  
- - - Extent of Existing Shed



**PLANNING APPLICATION**

DCC PLAN NO. 2690/17  
RECEIVED: 13/04/2017

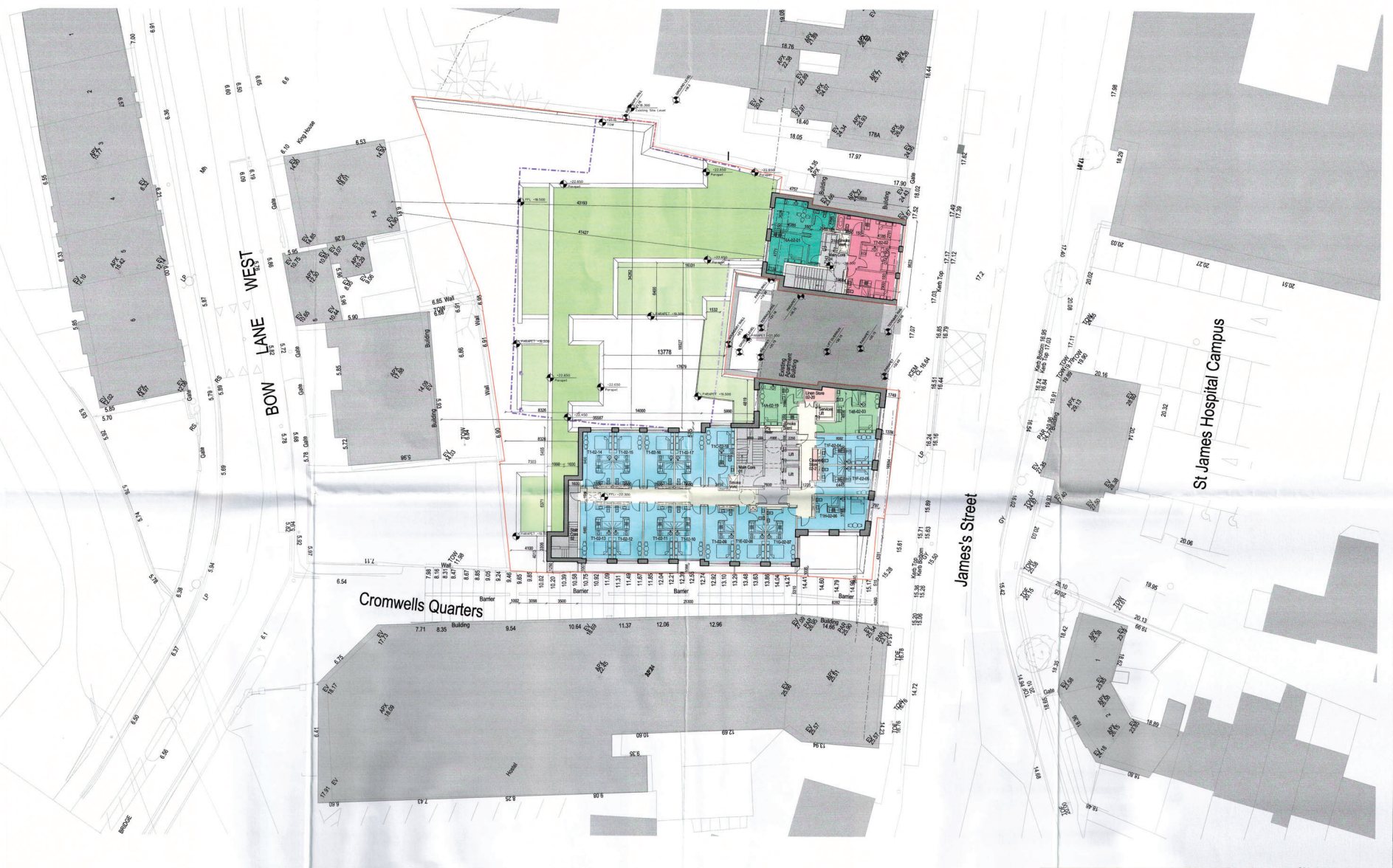
Client: MULLINS INVESTMENTS  
Project: 180, 182, 183 & 184 JAMES' STREET  
Title: Proposed Floor Plan, Level 01

Drawing Number: **870-02-01**  
Scale of B01 A: 1:200

Revision: \_\_\_\_\_  
Project Number: 870

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A1



Rev	Date	Description	DNW/CKW	Rev	Date	Description	DNW/CKW
01	10/05/17	ISSUED FOR PLANNING					

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1:50mm /mm

— Extent of Application Site  
- - - Extent of Existing Shed



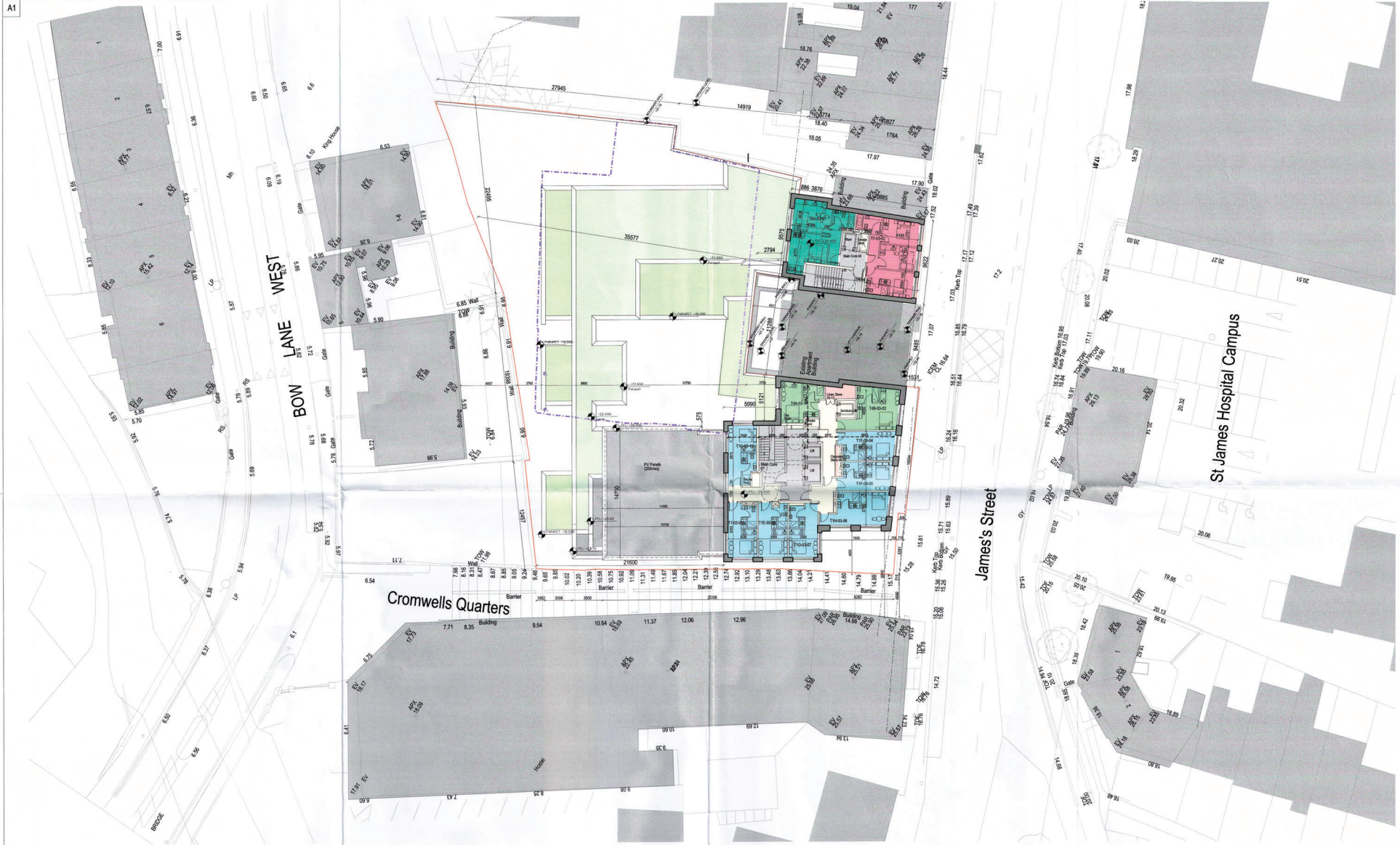
City for reference with plan draughts:  
100/00017 100/214

**PLANNING APPLICATION**  
DCC PLAN NO 2950/17  
RECEIVED 18 MAY 17

Client: MULLINS INVESTMENTS  
Project: 180, 182, 183 & 184 JAMES' STREET  
Title: Proposed Floor Plan, Level 02  
Drawing Number: 870-02-02  
Scale @ 50:1: 1:200  
Revision: 870  
Project Number: 870

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Rev	Date	Description	DWG CHK	Rev	Date	Description
01	10/05/17	ISSUED FOR PLANNING				

DWG CHK	Rev	Date	Description

DWG CHK	Rev	Date	Description

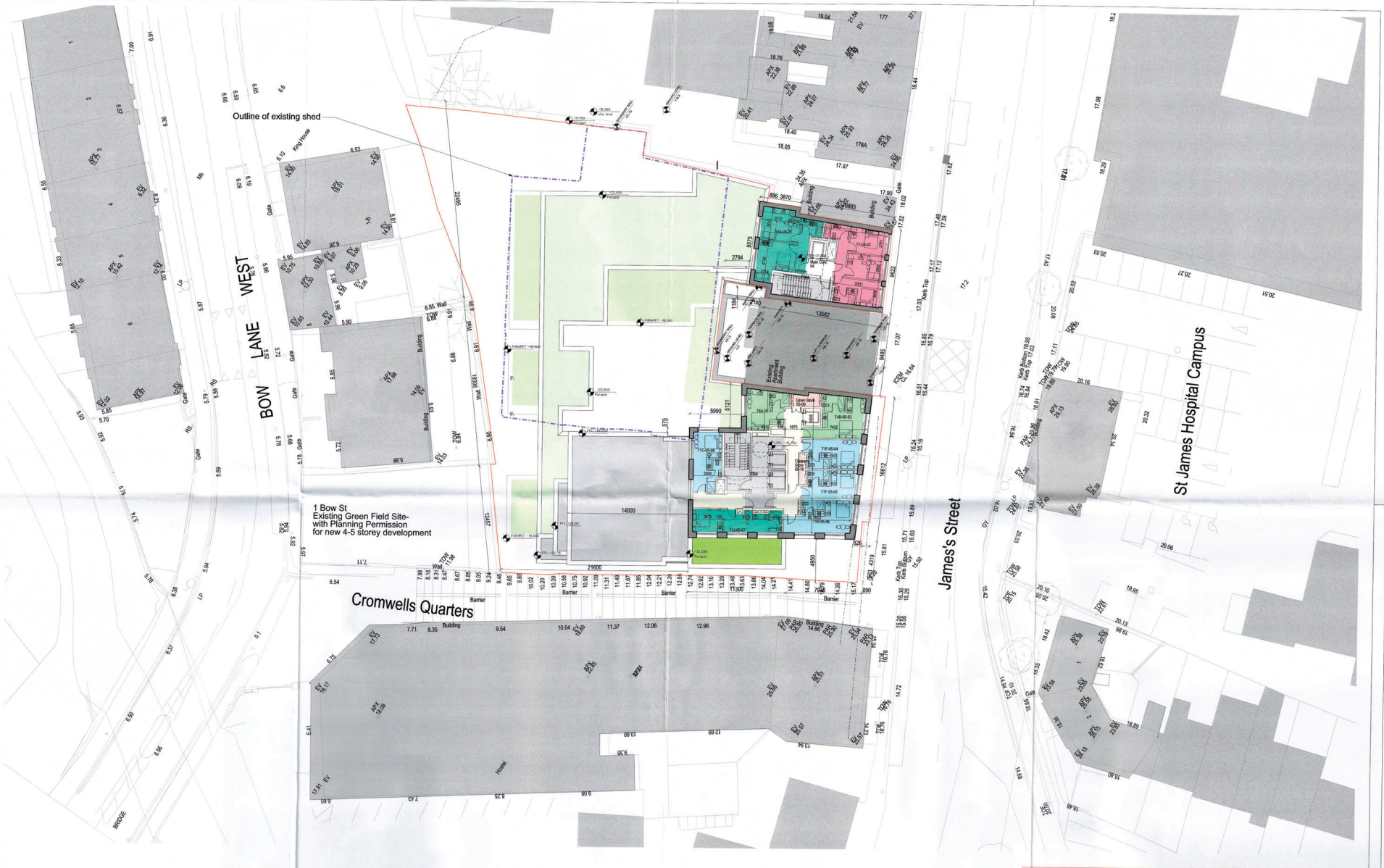
FFL of Level 03 is +25.450  
 FFL of Level 04 is +28.600  
 ——— Extent of Application Site  
 - - - - - Extent of Existing Shed



**PLANNING APPLICATION** DCC PLAN NO 2955/17  
 RECEIVED 18 MAY 17

Client: MULLINS INVESTMENTS  
 Project: 180, 182, 183 & 184 JAMES'S STREET  
 Title: Proposed Floor Plan, Level 03 and 04  
 Drawing Number: 870-02-03  
 Scale @ 00/A1: 1:200  
 Revision: \_\_\_\_\_  
 Project Number: 870

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1 Bow St  
Existing Green Field Site  
with Planning Permission  
for new 4-5 storey development

Cromwells Quarters

St James Hospital Campus

James's Street

BOW LANE WEST

Rev	Date	Description	DRN	CHK	Rev	Date	Description	DRN	CHK
01	10/05/17	ISSUED FOR PLANNING							

NOTES: Do not scale | Use figured dimensions only | Notify the architect of any discrepancies on the drawing prior to work proceeding | This drawing is copyright of McCauley Daye O'Connell Architects Ltd.

— Extent of Application Site  
- - - Extent of Existing Shed



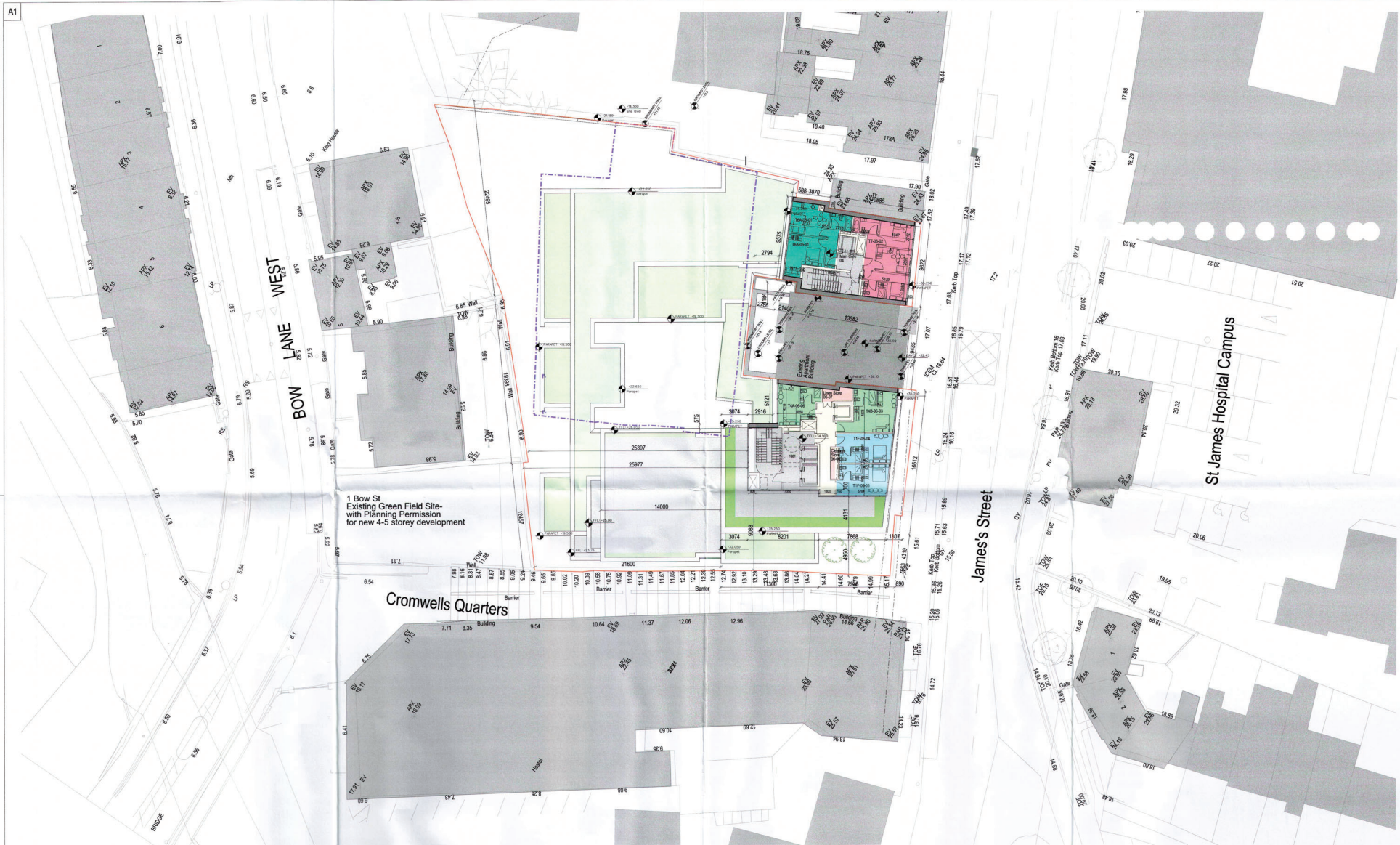
North Point  
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10/05/2017 07:28:00

**PLANNING APPLICATION** DCC PLAN NO. 2950/17  
RECEIVED 16 MAY 17

Client: MULLINS INVESTMENTS  
Project: 180, 182, 183 & 184 JAMES' STREET  
Proposed Floor Plan, Level G5  
Drawing Number: 870-02-05  
Scale @ 1:200  
Revision: 870  
Project Number: 870

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A1



1 Bow St.  
Existing Green Field Site  
with Planning Permission  
for new 4-5 storey development

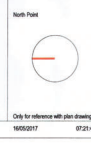
Cromwells Quarters

James's Street

St James Hospital Campus

Rev	Date	Description	CHK	CHK	Rev	Date	Description	CHK	CHK
01	19/05/17	ISSUED FOR PLANNING							

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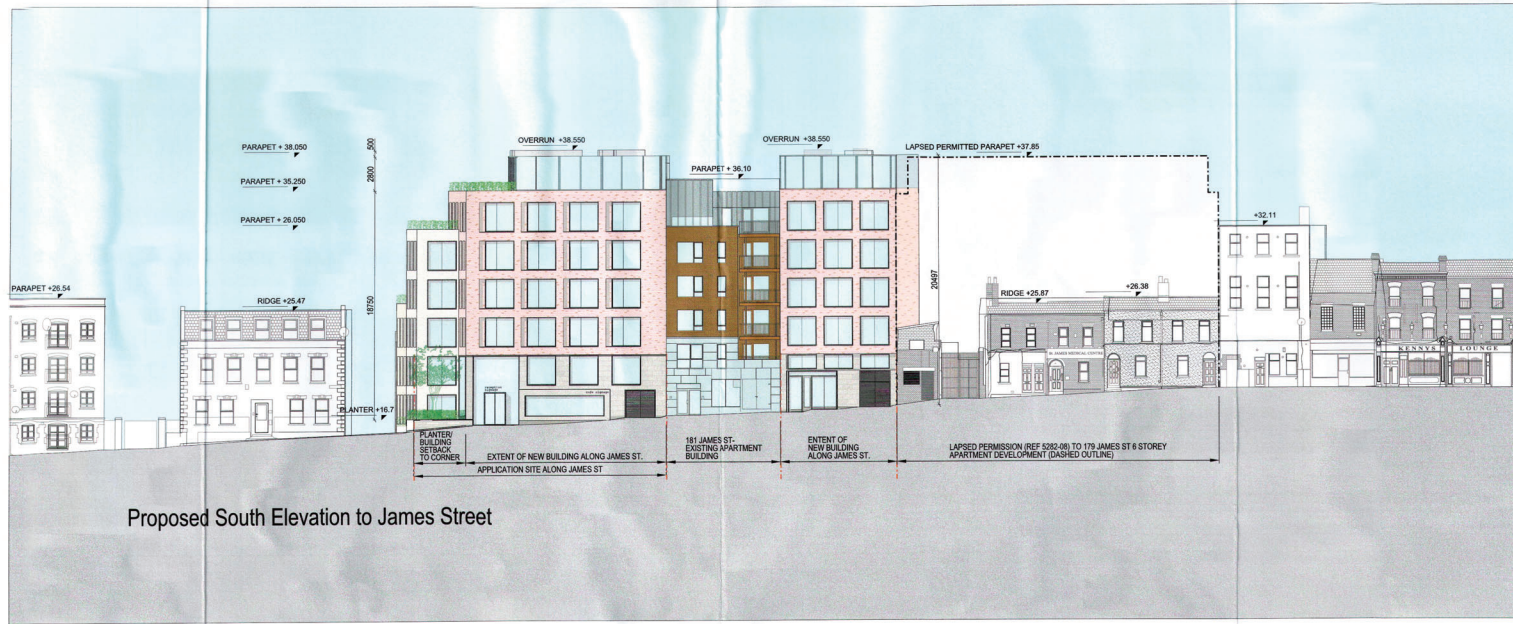


**PLANNING APPLICATION** DCI PLAN NO.2950/17  
RECEIVED 18 MAY 17

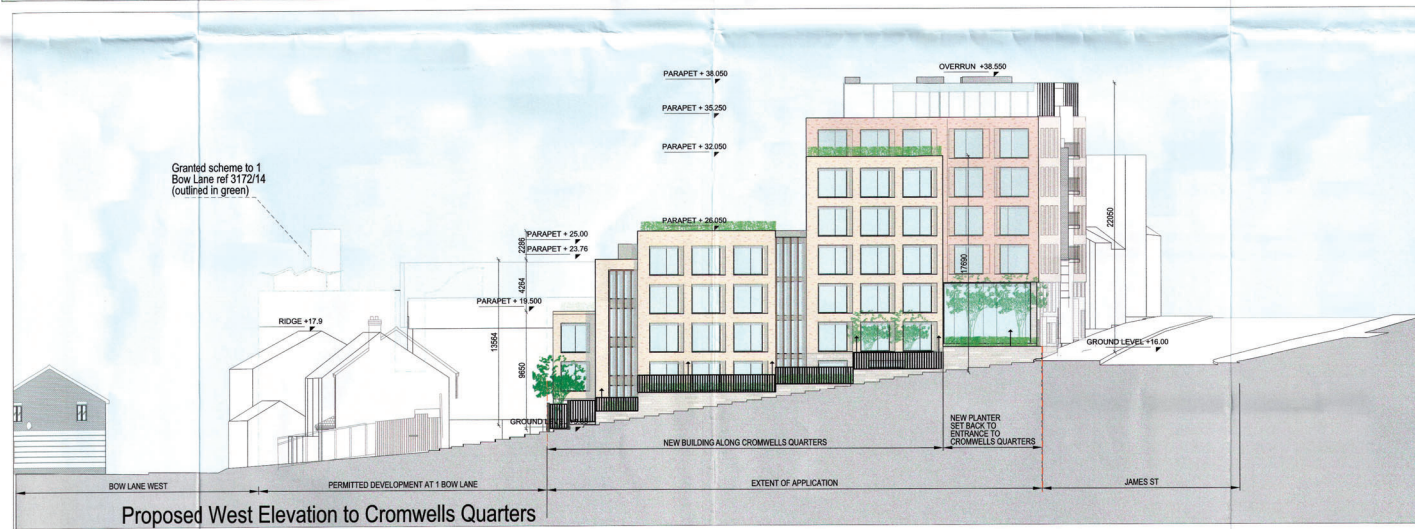
Client: MULLINS INVESTMENTS  
Project: 180, 182, 183 & 184 JAMES' STREET  
Title: Proposed Floor Plan, Level 06  
Drawing Number: 870-02-06  
Scale: 1:200  
Project Number: 870

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info@mcd.ie | www.mcd.ie

A1



Proposed South Elevation to James Street



Proposed West Elevation to Cromwells Quarters

PLAN NO: 2950/17 ADD.  
INFO. REC. 07 SEP 17

**PLANNING APPLICATION**

Rev	Date	Description	DRN	CHK	Rev	Date	Description	DRN	CHK	Key Plan
01	10/09/17	ISSUED FOR PLANNING								
02	05/09/17	ISSUED FOR FURTHER INFORMATION								

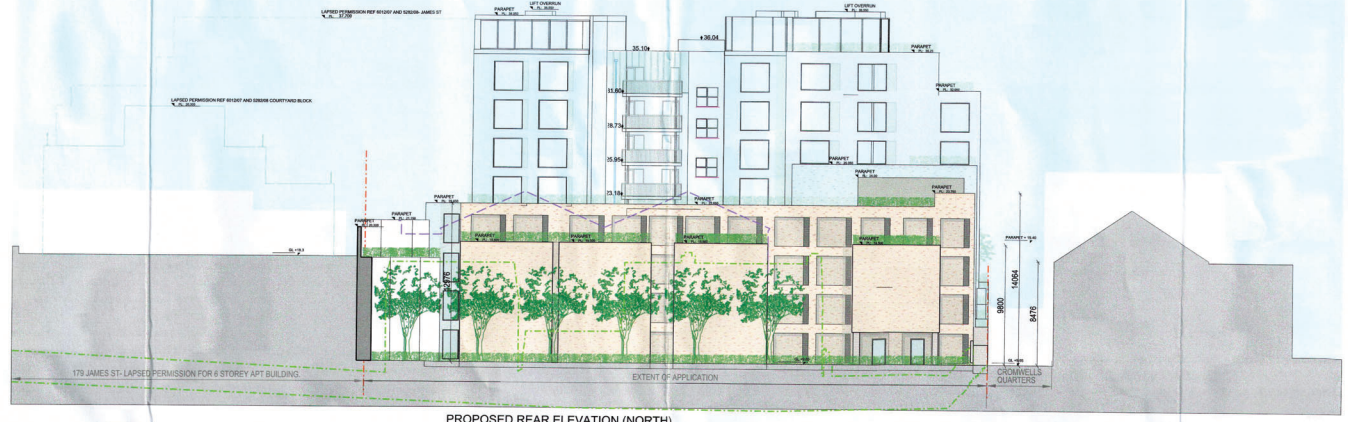
NOTES: Do not scale | Use figured dimensions only | Notify the architect of any discrepancies on the drawing prior to work proceeding | This drawing is copyright of McCauley Daye O'Connell Architects Ltd.



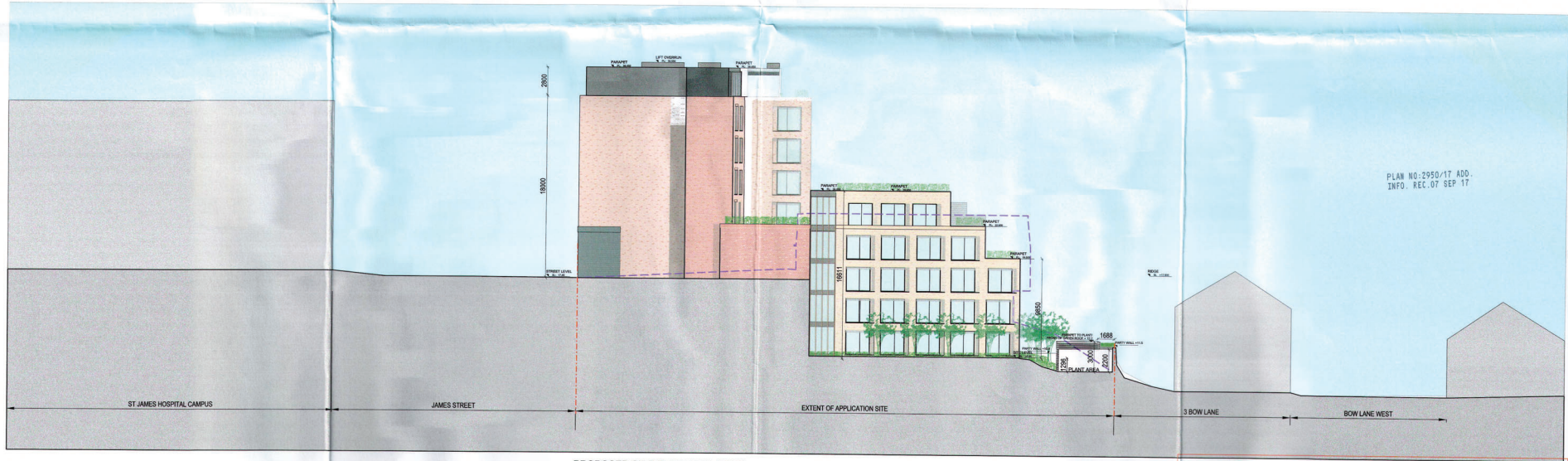
Client: **MULLINS INVESTMENTS**  
 Project: **180, 182, 183 & 184 JAMES' STREET**  
 Title: **Proposed James Street & Cromwells Qtrs. Elevations**  
 Drawing Number: **870-05-00**  
 Scale @ ISO A1: **1 : 200**  
 Project Number: **870**

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 Telephone: + 353 (0)1 400 4171  
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A1



PROPOSED REAR ELEVATION (NORTH)



PROPOSED SIDE ELEVATION (EAST)

PLANNING APPLICATION

Rev	Date	Description
01	10/05/17	ISSUED FOR PLANNING
02	05/09/17	ISSUED FOR FURTHER INFORMATION

DRN	CHK	Rev	Date	Description

- Key Plan
- - - - - APPLICATION SITE BOUNDARY
  - - - - - OUTLINE OF SHED TO BE REMOVED
  - - - - - OUTLINE OF STREET LINE TO BOW LANE WEST



Client: **MULLINS INVESTMENTS**  
 Project: **180, 182, 183 & 184 JAMES' STREET**  
 Title: **Proposed North & East Elevations**  
 Drawing Number: **870-05-01**  
 Scale @ ISO A1: **1:100**

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 1:0 scale / rev.

06/05/17 11/26/17

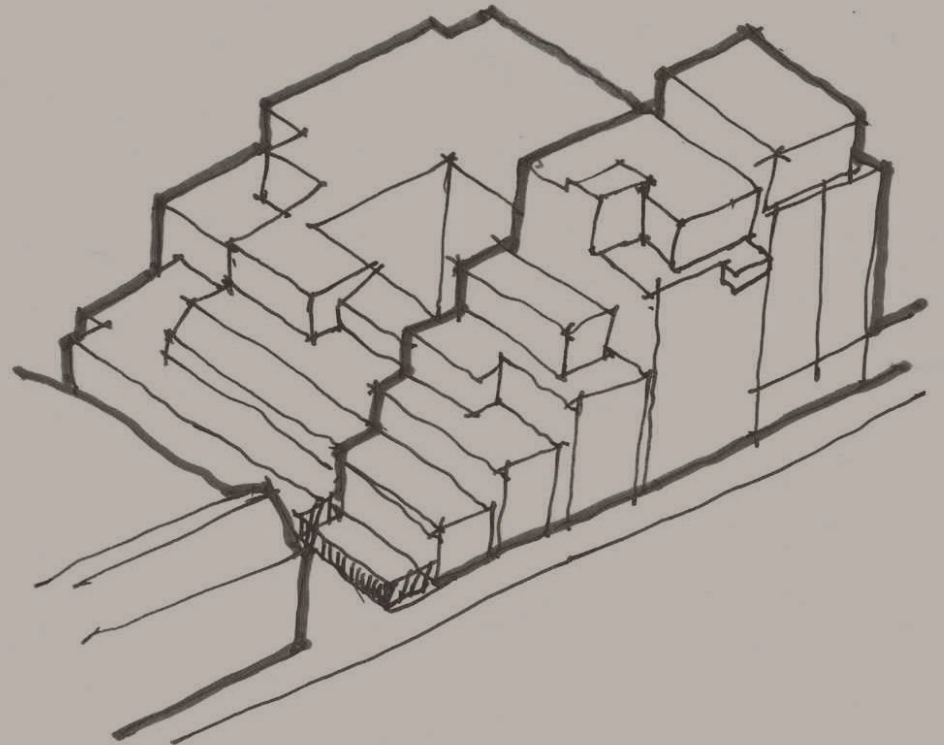
1 100 James Street 180 182 & 184 Merrion Square Dublin 2

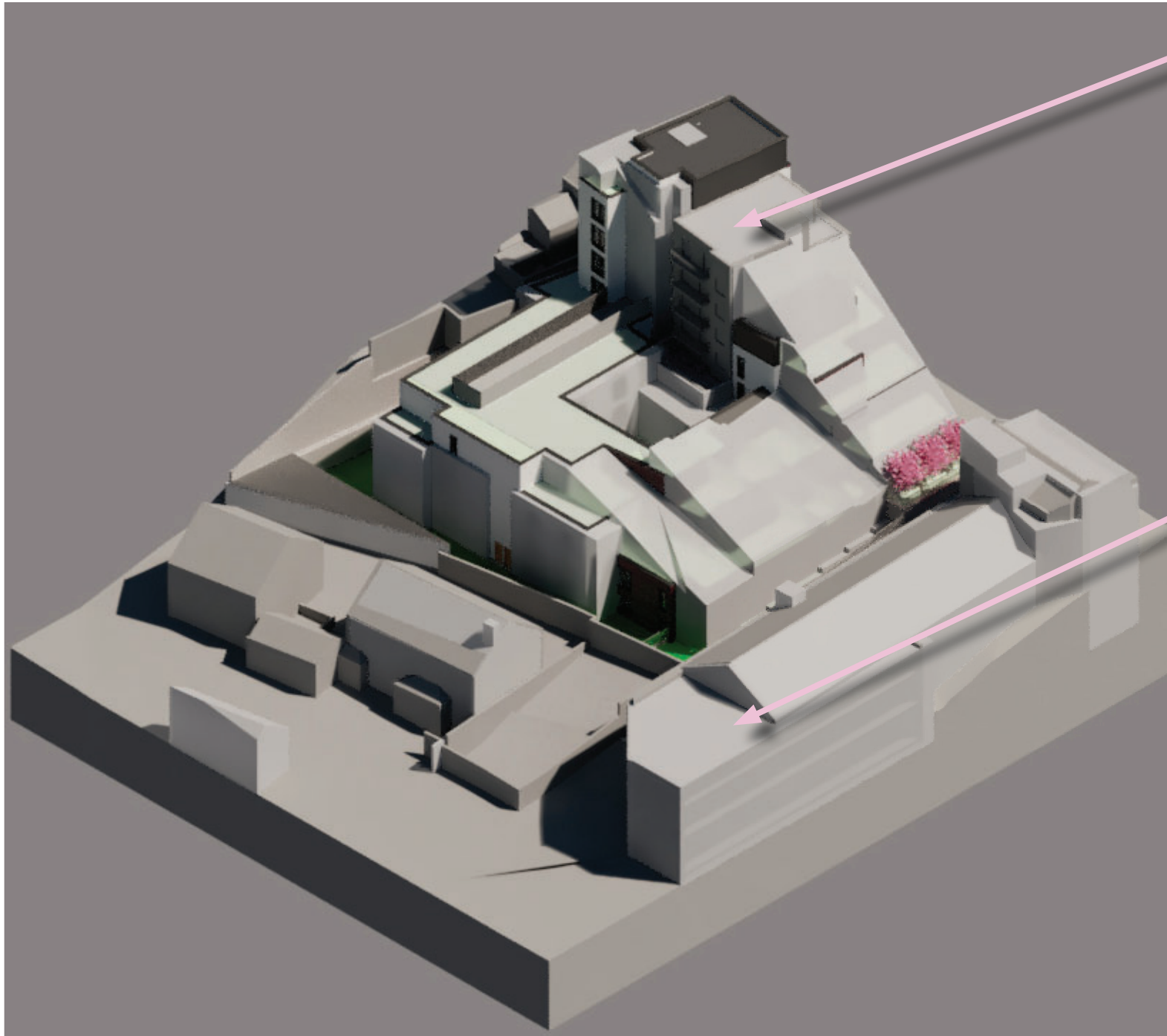


## 4.0 Design Constraints

A series of daylighting studies were commissioned by Dublin Loft Company during the mediation with Tathony House. These studies assessed the daylighting impact of different designs. These reports, prepared by MBS Software, are submitted separately with this application.

Hussey Architects in collaboration with MBS Software were able to model an envelope within which the proposed hotel would not adversely affect Tathony House. The following images show this envelope modelled as a translucent volume on the site.





Existing Apartments

Tathony House

View of the Site from the north west with Tathony House in the foreground.

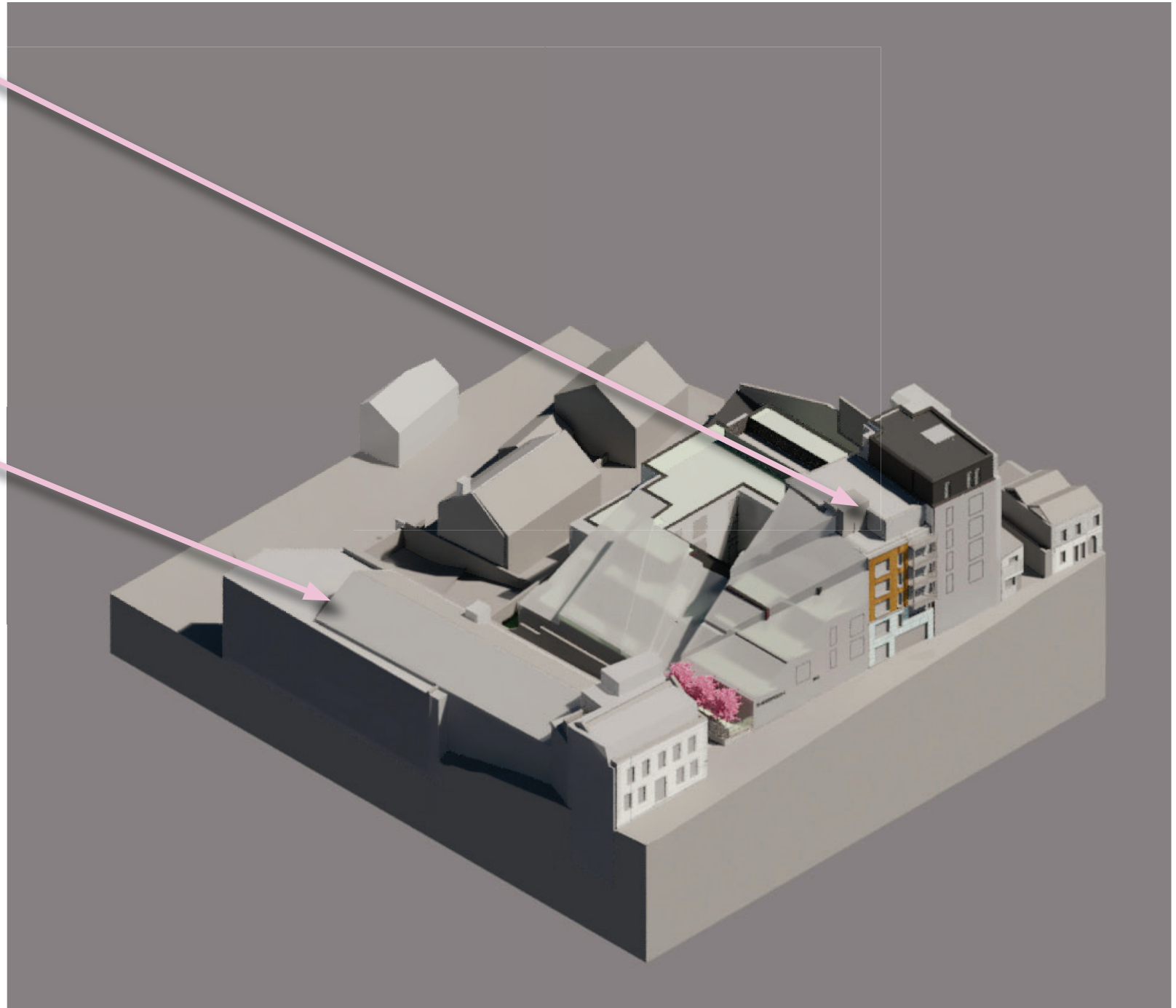
The zone within which the building can be built with no impact on Tathony house has been rendered as transparent on the image opposite.

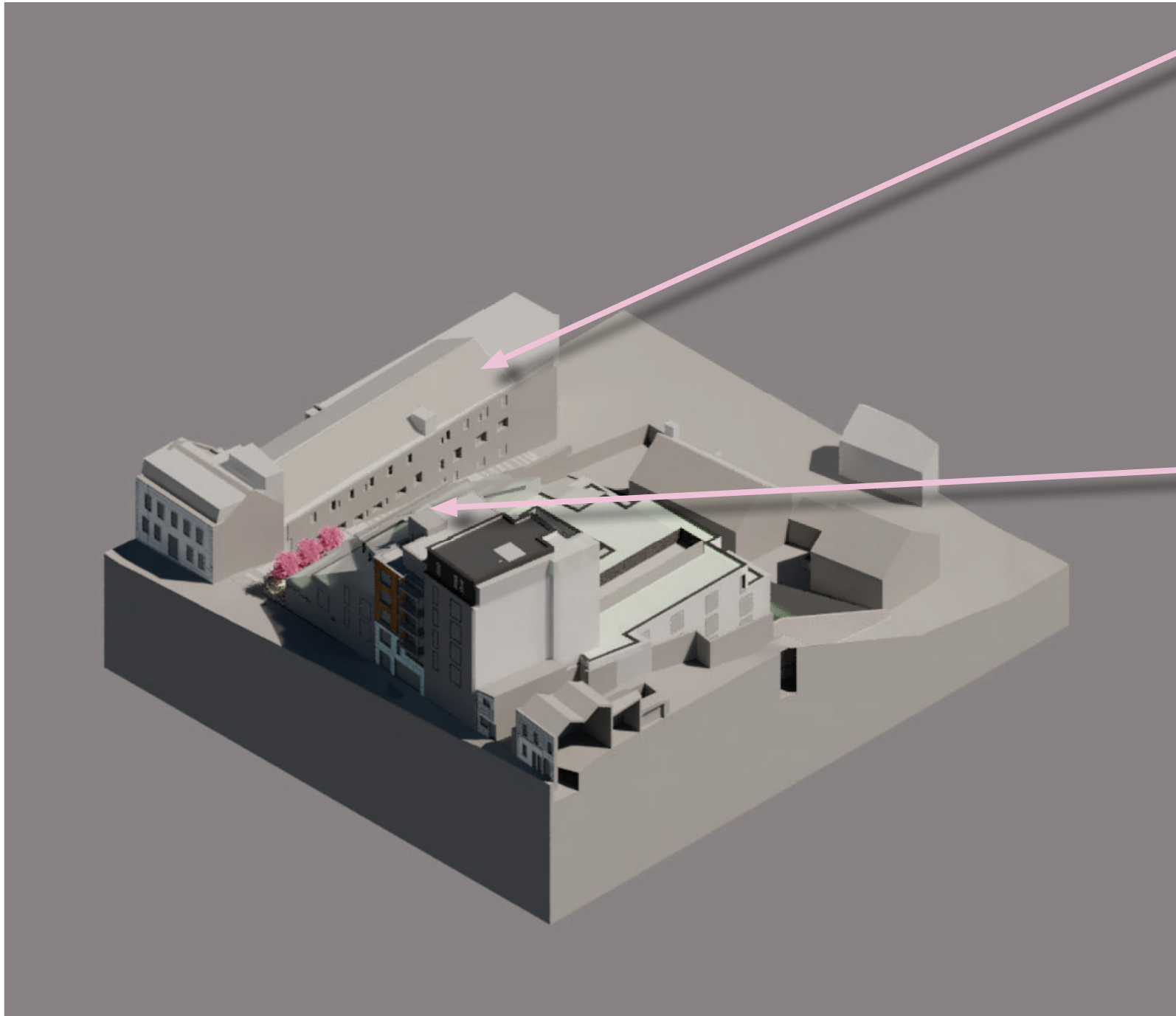
Existing Apartments

Tathony House

View of the Site from the south west with Tathony House in the foreground.

The zone within which the building can be built with no impact on Tathony house has been rendered as transparent on the image opposite.





Tathony House

Existing Apartments

View of the Site from the South east with Tathony House in the foreground.

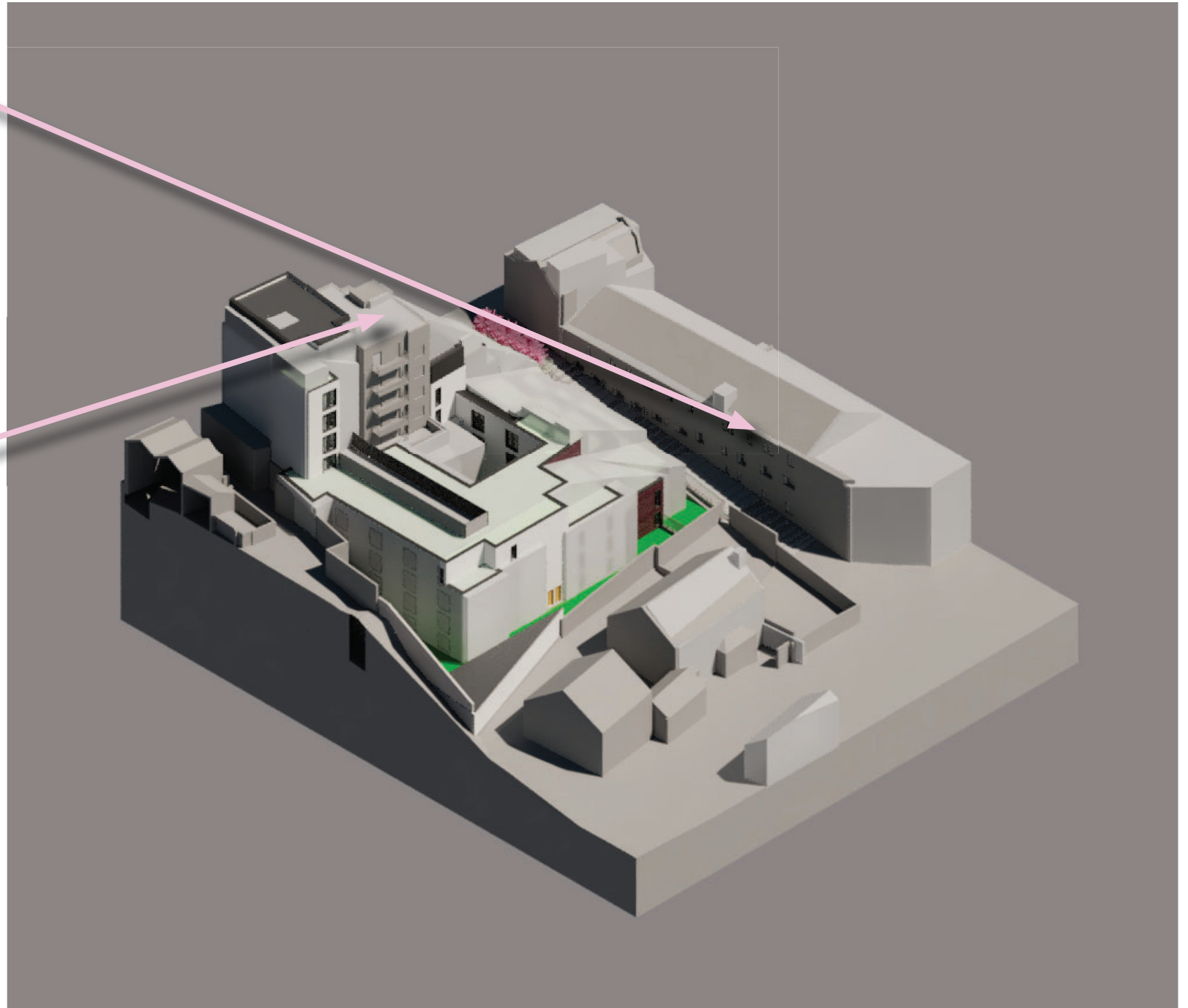
The zone within which the building can be built with no impact on Tathony house has been rendered as transparent on the image opposite.

Tathony House

Existing Apartments

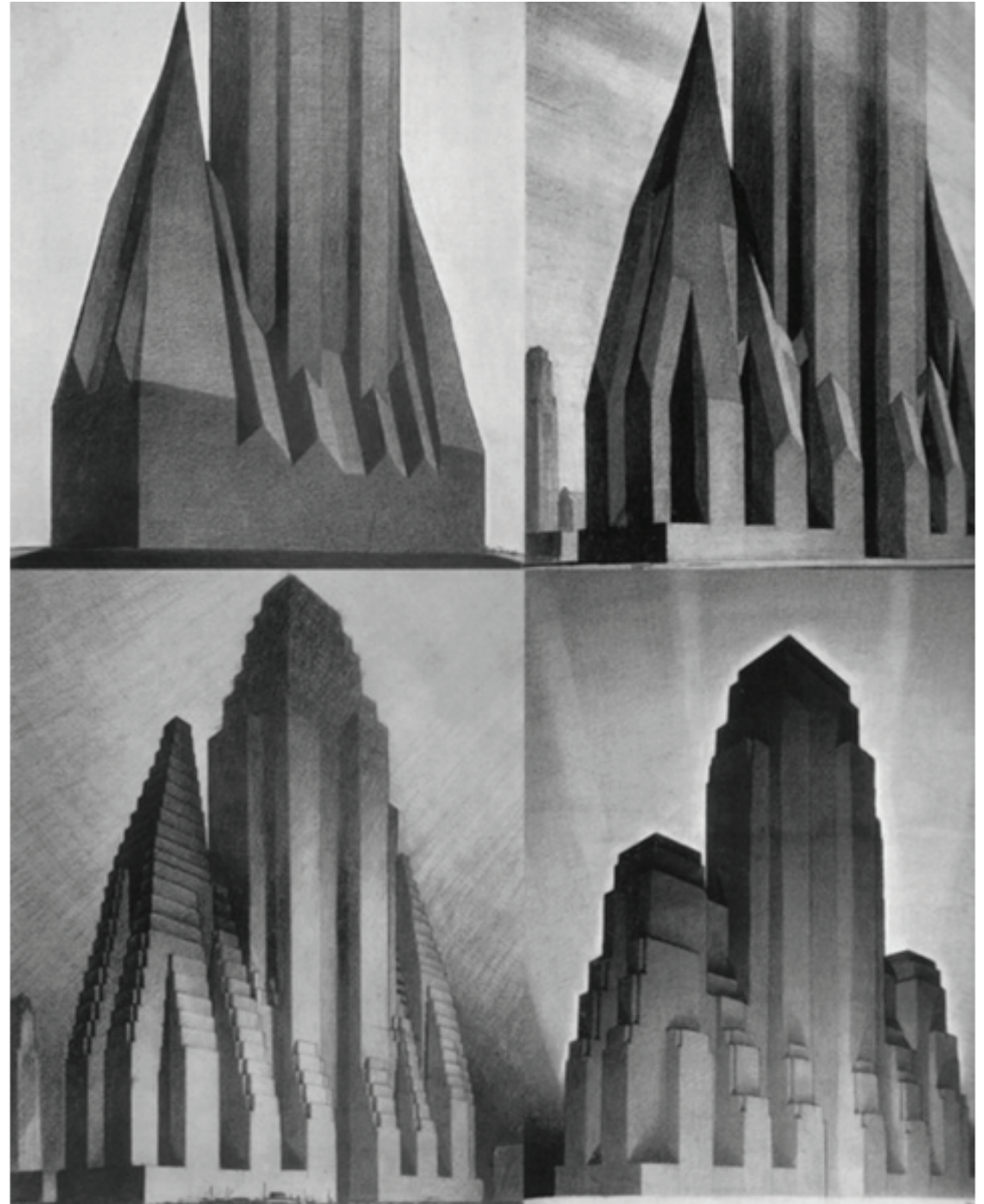
View of the Site from the South east with Tathony House in the foreground.

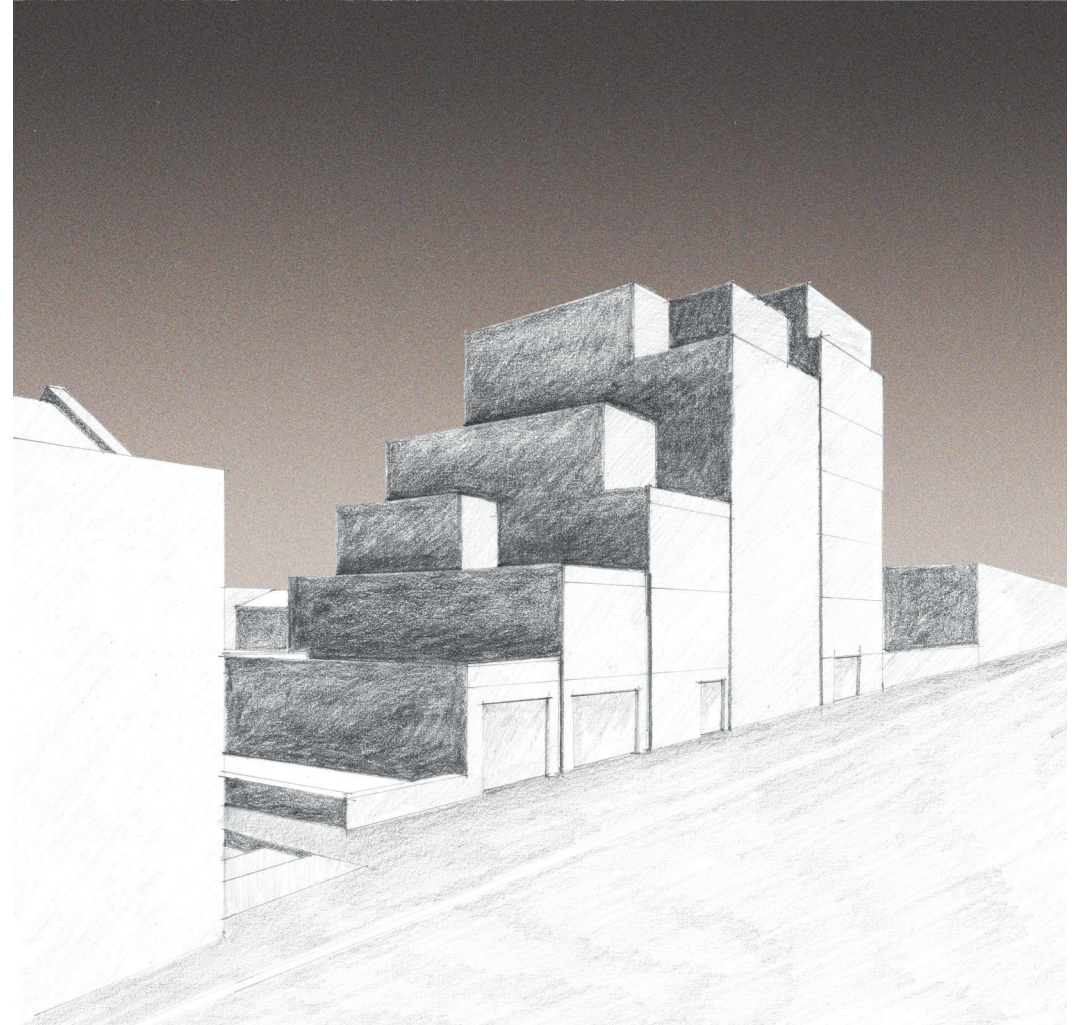
The zone within which the building can be built with no impact on Tathony house has been rendered as transparent on the image opposite.



## 5.0 Proposed Design

There have been only three Rights to Light cases in Ireland since 1974. While the impact of rights to light on Urban Design has therefore been limited in Ireland it was typical in the development of New York. Illustrated opposite are a series of massing sketches by Hugh Ferriss for a New York skyscraper. The massing of the building developed by the refinement of the permitted building envelope into an orthogonal form.





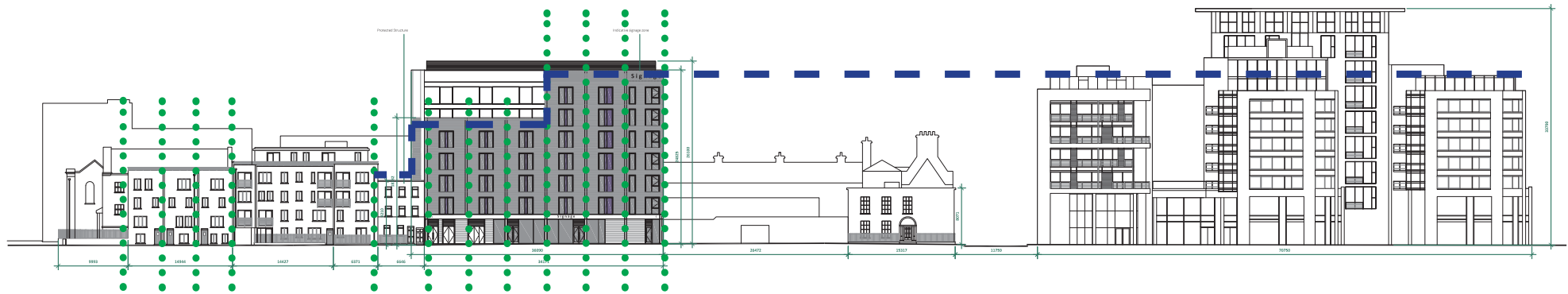
We have shown above, in a similar medium to Hugh Ferriss, the permitted building envelope and it's refinement into an orthogonal form.



While the hotel has a large footprint, that encircles an existing apartment building, we have broken the elevation into a series of bays. This reflects Dublin's historic fine grain pattern of development. A similar approach was taken in our design for Dublin Loft Company's first hotel at Hendrick Street.



Building steps up in scale from adjacent protected structure to wider



Bay structure of elevation matches typical Georgian fine grain

The first hotel we designed for Dublin Loft Company at Hendrick Street took a similar approach to acknowledging the city's fine grain history. That building was also stepped in response to its' context.

The building elevation is shown opposite. Originally the site contained a Georgian terrace of six houses. Like many buildings of the period these collapsed one by one. The site lay vacant and was rumoured to be haunted. The plots of 6-11 Hendrick Street are traced on the facade as recesses re-imagining the original fine grain development of the street.

The facade features vertical windows with articulated reveals set in red brick. A handmade brick, Ibstock Birtley, was chosen for its' weathered appearance. Non-traditional treatments are the recessed mortar joints, triple soldier courses and the projecting brick pattern at cornice level. Flamed Basalt cladding at ground level was also chosen for its' less polished finish.



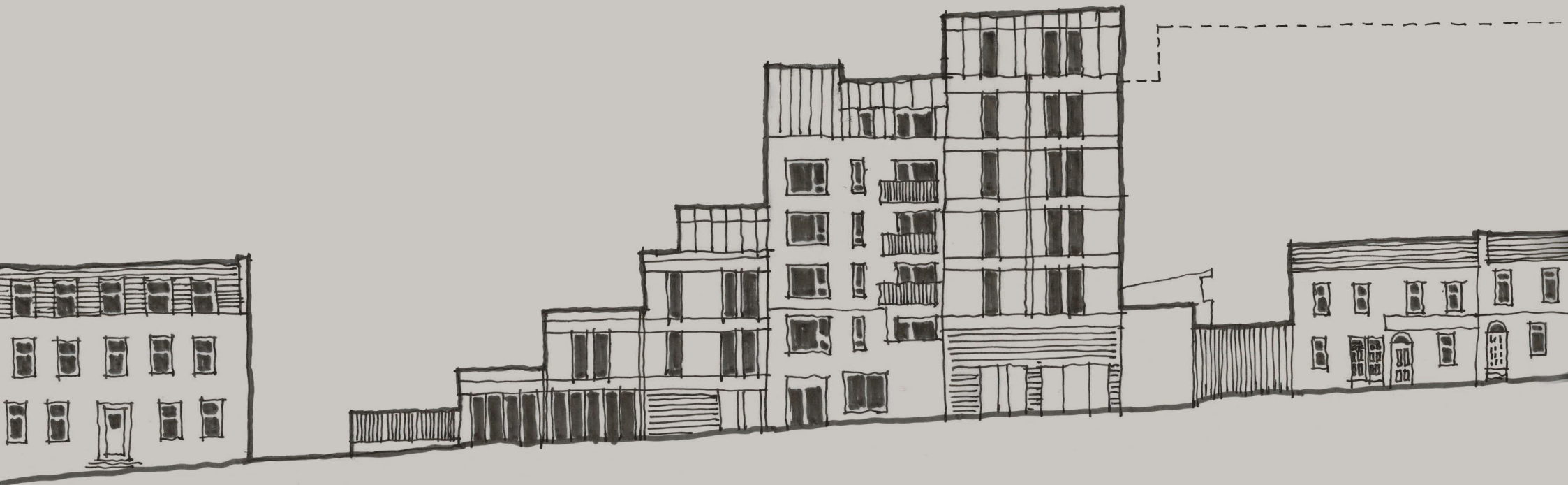


The Hendrick - Facade Detail

Another feature of the Hendrick at Smithfield was that three of the site boundaries were party walls. We treated these, necessarily blank, walls as an abstraction of the main facade's vertical windows and string courses.



# James Street Design



# The Hendrick at James Street - proposed view from southeast



We are proposing a similar elevational treatment at James Street with vertical proportioned windows, triple soldier courses and expressed reveals. We are also proposing a similar abstracted treatment to the party wall facing east.



The Hendrick at James Street - proposed view from southwest

# Design

We are proposing a similar elevational design at James Street to Hendrick Street with the facade broken into fine grain bays.

Also similar to Hendrick Street, vertical windows with articulated reveals set in red brick are proposed. Contemporary treatments are recessed mortar joints, triple soldier courses and the projecting brick pattern at cornice level.

Bay structure of elevation matches typical Georgian fine grain





## Materials

Grey Fibre Cement Cladding Panel - Tegral Tectiva or similar

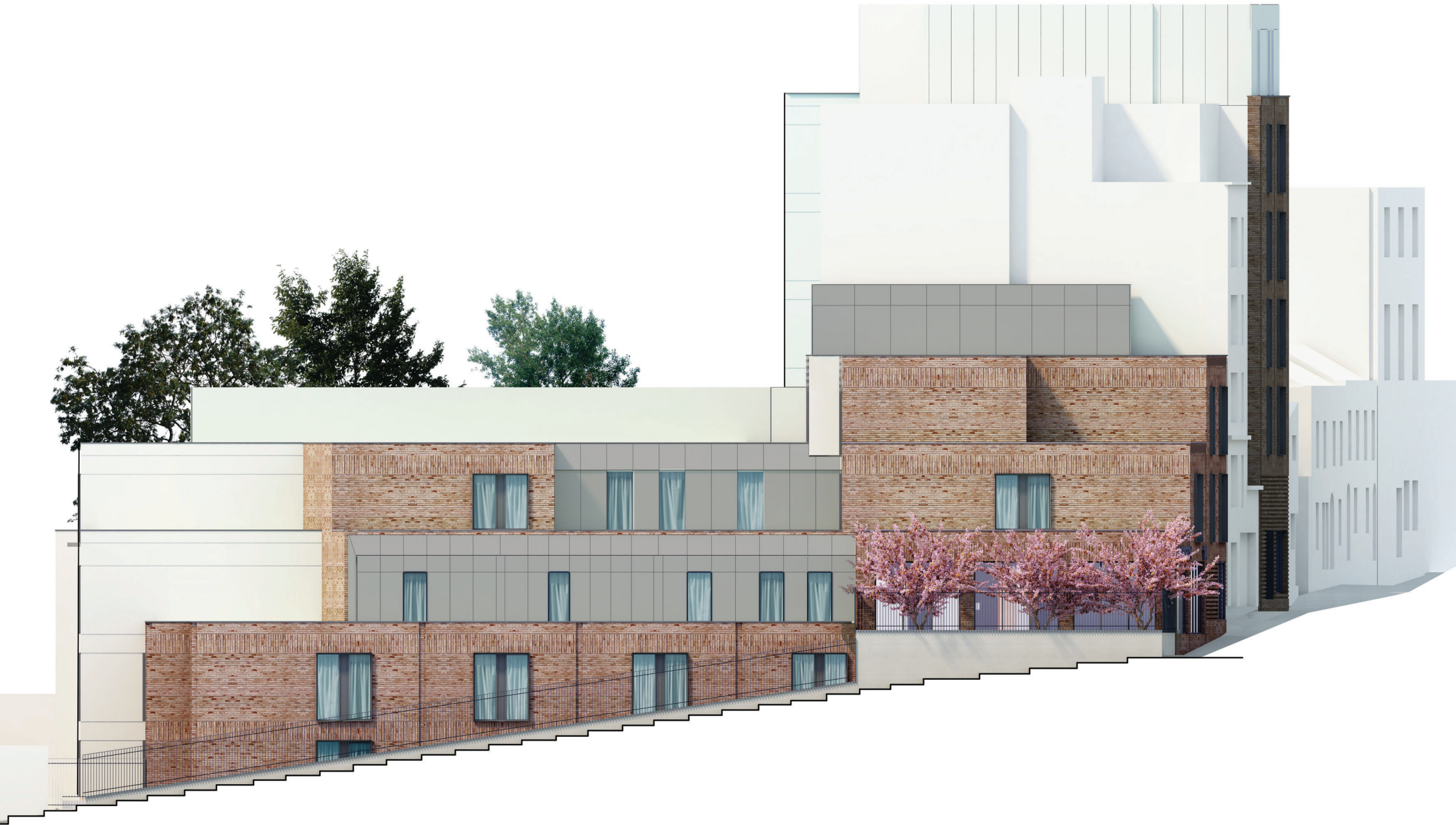
Aluminium Windows with expressed reveal in extruded aluminium

Triple Soldier Course

Ibstock Birtley red brick with recessed joints

Alternate courses of brick to be recessed to create horizontal counterpoint and mask non-alignment of doors and windows





## Elevation to Cromwell's Quarters

We are proposing to carry the brick bay treatment from James Street around the corner to face Cromwell's Quarters laneway. At the the corner of James Street and the laneway glazing is maximised for passive surveillance. Planting and a small paved outdoor area is also introduced here.

The hotel facade is pulled back from the site boundary to create a light well for the rooms at levels 01 and 02. This gap also provides privacy to the rooms facing the lane.

The building has been sloped in two locations to minimise its' impact on Tathony Houses's daylight. A change of material to fibre cement cladding panels acknowledges this change in the building's form. The set back top floor of the building is also clad in this material.



The Hendrick at James Street - proposed view from northwest

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Sandymount  
Dublin 4

[husseyarchitects.com](http://husseyarchitects.com)

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