

Address	RPS Ref.	Description	NIAH Reference and Rating (L= Local) (R=Regional) (N= National)
33 Henry Street, Dublin 1	-		50010494 (R)
34 Henry Street, Dublin 1	-		50011205 R
35 Henry Street, Dublin 1	-		50011204 R

Table 15.3.4: Buildings of interest, included in the RPS and / or the NIAH in proximity to Site 4.

15.4 CHARACTERISTICS OF PROPOSED DEVELOPMENT

15.4.1 Dublin Central Masterplan

15.4.1.1 Assessment of Significance

Further to an analysis of documentary and physical evidence, buildings and plots within the Masterplan site have been characterised by Molloy & Associates and a hierarchy of significance attached to each.

Each structure within the Masterplan area has been assigned a level of interest based on findings.

Four classifications of significance are suggested; Of high significance, Of significance, Of moderate significance and Of limited / No significance, defined as follows: -

Of high significance

Structures which are deemed to possess significant interest under one or more of the following categories of interest as defined by the Planning and Development Act 2000; a. Architectural; b. Historical; c. Archaeological; d. Artistic; e. Cultural; f. Scientific; g. Technical; h. Social. The majority of structures within the site that fall into this category date from the 18th century, with fewer buildings of later eras included. Selected buildings assigned this classification are distinguishable from other buildings in the Dublin Central Masterplan area by virtue of their significance under one or more of the above categories of special interest. Some, but not all, are included on the Record of Protected Structures and/or the NIAH.

Of significance

Structures or plots which are regarded as being of interest relative to other buildings in the Dublin Central Masterplan area, but not considered to possess comparable interest to those buildings classified as being 'of high significance'. Some structures in this category are included on the Record of Protected Structures and the NIAH.

Of moderate significance

Structures or plots which, as part of a grouping, are found to contribute to the character of the streetscape but are of limited significance in their own right.

Of limited / No significance

Structures or plots which are considered to be of little or no interest.

Note: It is noted that the level of interest assigned to the structures does not necessarily align with either the Record of Protected Structures or the ratings assigned by the NIAH.

NIAH assessors are not typically afforded the opportunity to inspect the interiors of structures or inaccessible rear building ranges and therefore the assessments are often limited to the examination of external fabric only, which may account for the variation.

All buildings, irrespective of category have been recorded, researched and assessed.



Figure 15.4.1: Site plan, showing Molloy & Associates assignment of significance.

* Buildings denoted by a red asterisk are described in greater detail in a report within the Architectural Heritage Impact Assessment attached to a planning application for Dublin Central-Sites 3 and 4, Appendix A3.22/ A4.11 'Assignment of Significance of Certain Upstanding Building Fabric'.

15.4.1.2 Construction Stage

15.4.1.2.1 Introduction to the Masterplan

The Masterplan seeks to bring a vibrancy to the area by highlighting existing building assets, integrating historic structures and streets while revealing their narratives.

New connections are proposed to increase pedestrian permeability around the site.

The creation of two new civic squares and quality public realm will renew currently disused sites onto Moore Lane.

A diverse mix of uses is intended to create a sustainable development which, fused with retained architectural heritage, intends to enliven the historical significance of the wider area.



Figure 15.4.2: Masterplan street level plan.

15.4.1.2.2 Architectural Heritage Constraints Within and Immediately Adjoining the Masterplan Area

The determination of buildings meriting retention, conservation and adaptive re-use is informed by detailed site and archival investigations, which has interrogated the basis for statutory protection or inclusion in the NIAH in the first instance.

Detailed assessments have identified buildings that were previously not known to possess architectural / other significance and incorporated them within the proposed development. Conversely, it has also identified buildings that were included in the RPS/NIAH, that following a review, are considered to possess moderate significance by comparison.

The consequence of this work is the inclusion of a greater number of buildings, in addition to the range of protected structures within the site, not having statutory protection, (refer to Table 15.3.3. above) identified as being of a level of significance meriting retention and purposeful re-use as part of the proposed development.

Other buildings, identified as having modest or limited significance, are therefore considered possible to remove without impacting the historic significance of the area. These plots in turn can be developed to appropriately merge with the character of what is retained.




Site	Context	Architectural heritage constraints/opportunities within the Site	Architectural heritage constraints immediately abounding the Site
Site 1	Aligned with Parnell Street to the north, Moore Lane to the west and O'Connell Street to the east	<ul style="list-style-type: none"> • 42 O'Connell Street- Protected Structure – conservation and re-use. • O'Connell Hall - Protected Structure – conservation and re-use. • 70 Parnell Street - Protected Structure – conservation and re-use. • 71 Parnell Street- Facade retention. 	<ul style="list-style-type: none"> • 72-74 Parnell Street-- Protected Structure. • 37-38 O'Connell Street Upper- Protected Structure. • 43 O'Connell Street- Protected Façade. • The enclosing ACA .
Site 2 (2AB, & 2C)	Aligned with Site 1 and the protected boundary of No.42 O'Connell Street and O'Connell Hall to the north, Moore Lane to the west, O'Connell Street to the east and No.62 O'Connell Street to the southeast and Henry Place to the southwest	<p>Site 2AB</p> <ul style="list-style-type: none"> • 52-54 O'Connell Street (Carlton)- Upper Façade- Protected Structure - facade retention. • 57 O'Connell Street – Upper Façade- Protected Structure - facade retention. • 58 O'Connell Street facade – Upper Façade- Protected Structure - facade retention. • The Reading Room to the rear of 59 O'Connell Street – conservation and re-use. • 61 O'Connell Street – Upper Façade- Protected Structure. • conservation and re-use of upper floors and basement with entrance level removed. <p>Site 2C</p> <ul style="list-style-type: none"> • 43 O'Connell Street – Upper Façade- Protected Structure - facade retention. • 44 O'Connell Street – Upper Façade- Protected Structure - facade retention. • 45 O'Connell Street- Facade retention. 	<ul style="list-style-type: none"> • No.42 O'Connell Street and O'Connell Hall to rear. • No.62 O'Connell Street. • The enclosing ACA.
Site 3	Aligned with Henry Place to the north and east, Moore Street to west and Henry Street to south	<ul style="list-style-type: none"> • 8-9 Moore Street- conservation and re-use. • 11-13 Henry Place- conservation and re-use. 	<ul style="list-style-type: none"> • 34 Henry Street. • 35 Henry Street. • The enclosing ACA to south, west, east.

Site	Context	Architectural heritage constraints/ opportunities within the Site	Architectural heritage constraints immediately abounding the Site
		<ul style="list-style-type: none"> • 36-37 Henry Street- conservation and re-use. • 39-40 Henry Street- Facade retention. 	
Site 4	<p>Aligned with Henry Place to the south, Moore Lane to the east, Moore Street to the west and Site 5 to the north.</p> <p>The site is dissected by the National Monument at Nos. 14-17 Moore Street.</p>	<ul style="list-style-type: none"> • 10 Moore Street - Full retention and refurbishment of main building (excluding later rear extension). • 12-13 Moore Street Party Wall- Full retention and refurbishment. • 20-21 Moore Street - Full retention and refurbishment of main building (excluding later rear extension). • 17-18 Henry Place - Facade retention. • 6-7 Moore Lane - Full retention and refurbishment. 	<ul style="list-style-type: none"> • Nos. 14-17 Moore Street.
Site 5	<p>Aligned with O'Rahilly Parade to the north, Moore Lane to the east, Moore Street to the west and Site 4 to the south</p>	<ul style="list-style-type: none"> • 14 Moore Lane - taken down and material reused within new buildings in Site 4. 	-
Public Realm	<p>Moore Lane, Henry Place and O'Rahilly Parade</p>	<ul style="list-style-type: none"> • Setts and kerbs recorded, removed, set aside, reworked where necessary and re-laid to an appropriate pattern, supplemented where required. 	-




Table 15.4.1: Architectural heritage constraints / opportunities within and abounding the Masterplan site.




15.4.1.3 Building Assessment and Statements of Significance, Together With A Development Rationale For Each Building / Plot Within The Masterplan Site



Please refer to appendices attached to the Architectural Heritage Impact Assessments for Sites 3,4 and 5 submitted with their respective planning applications, for detailed inventories and descriptions of buildings and plots contained within. Similar detailed analyses will accompany the forthcoming planning applications for Sites 1, 2AB and 2C.

Site 1			
Structure	Assigned significance	Brief description	Implications of the proposed development
70 Parnell Street	Of significance	Three-bay, four-storey building on Parnell Street frontage with single-bay side elevation, to the rear of which is a two-storey, three-bay annex facing on to Moore Lane. As part of the reconstruction c.1910 the façade appears to have been rebuilt slightly further out into both streets, probably because the original facades were stepped in a similar way to that seen next door on number 71.	 <p>To be retained, conserved, vertically extended</p>
71 Parnell Street	Of moderate significance	19 th century four-storey, two-bay, brick-fronted premises with left-hand section of façade advancing forward of right-hand section, with substantially remodeled interior of limited interest. Brick is laid in English garden wall bond. Windows on upper floors are small-paned timber sliding sashes. Shopfront is of traditional style and is divided unevenly, reflecting the former use as two separate shops.	 <p>Façade to be retained and site developed, vertically extended.</p>
72 Parnell Street	Of limited significance/ of no significance	Part of mid-20 th century Royal Dublin Hotel, c 1960s. No historic fabric seen within building. The building connects to a plot at Nos 40-41 O'Connell Street.	 <p>To be demolished and site developed</p>


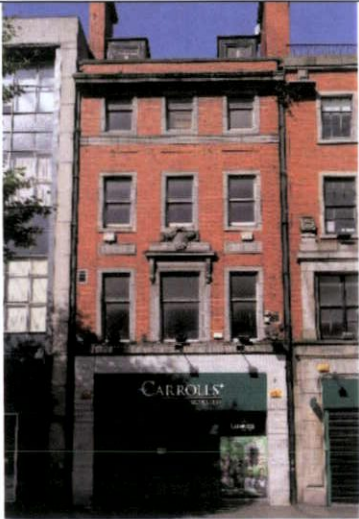
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<p>40-41 O'Connell Street</p>	<p>Of limited significance/ of no significance</p>	<p>Vacant site running from O'Connell Street to Moore Lane and formerly the site of the Royal Dublin Hotel. A spur from this site runs northward to No.72 Parnell Street where a small element of the hotel survives.</p>	 <p>Site to be developed</p>
<p>42 O'Connell Street Upper, Dublin 1</p>	<p>Of high significance</p>	<p><i>Architectural, historical, artistic significance</i></p> <p>Three-bay, four-storey over basement mid-18th century house with brick front and parapet. Top floor windows are three-over-three sashes, second floor are six-over-six and ground and first floor are nine-over-six. The front door is flanked by one-over-one sash windows and the door and windows are encased in a limestone surround with a pediment supported on Doric columns from which a frieze extends over the windows and is supported on the outer margins by pilasters.</p> <p>A basement area has a low plinth wall of granite on which are later wrought-iron railings.</p> <p>The interior plan form survives largely intact, with some features such as the original staircase and a first-floor rococo ceiling. Through much of the house the plaster has been stripped from the walls and ceilings and some reproduction plaster is found at ground-floor level.</p>	 <p>To be conserved</p>
<p>O'Connell Hall</p>	<p>Of high significance</p>	<p><i>Architectural, historical, artistic significance</i></p> <p>19th century Hall with decorative coffered ceiling. Detached structure with independent access off Moore Lane. Linked to main house by a series of later structures.</p>	 <p>To be conserved</p>


<p>Linking structures</p>	<p>Of significance</p>	<p>19th century two storey link building with lantern rooflight connecting No.42 O'Connell Street with O'Connell Hall.</p>	 <p>To be demolished and garden reinstated</p>
<p>Site 2</p>			
<p>Structure</p>	<p>Assigned significance</p>	<p>Brief description</p>	<p>Proposed development rationale</p>
<p>43 O'Connell Street Upper, Dublin 1</p>	<p>Of significance</p>	<p>Four-bay, five-storey over basement building dating from the 1920s. Façade of Portland stone is flanked by ionic pilasters and modelling of façade includes swags between first and second floor and a modillion cornice above the third floor. The parapet bears the date 1925. The basement area to the front has a wrought-iron balustrade on a cut-granite plinth wall. The windows are uPVC casements.</p> <p>The upper-level interior has a staircase with ornamental square-section balusters and a hardwood handrail. The rooms are simple, with plain run cornices and some surviving cast-iron chimneypieces. Early basements survive from the 18th century.</p>	 <p>Façade to be retained and site developed, vertically extended.</p>
<p>44 O'Connell Street Upper, Dublin</p>	<p>Of significance</p>	<p>Three-bay, four-storey building with granite ashlar façade with plain granite parapet and with modillion cornice and plain frieze in Portland stone between second and third floors. The windows are three-over-six sashes on the top floor and six-over-six at first- and second-floor levels. The ground floor is faced with channeled granite ashlar. Early basements survive from the 18th century.</p>	 <p>Façade to be retained and site developed, vertically extended.</p>

<p>45 O'Connell Street Upper, Dublin 1</p>	<p>Of significance</p>	<p>Three-bay, four-storey building with granite ashlar façade with plain granite parapet and with modillion cornice and plain frieze in Portland stone between second and third floors. Designed by the renowned architect, Harold Leask. The windows are three-over-six sashes on the top floor and six-over-six at first- and second-floor levels. The ground floor is faced with channeled granite ashlar.</p> <p>Internally, the building is an architectural and technical exemplar of its early 20th century origin.</p> <p>The building has a substantial, intricately designed two storey return, which corresponds in form with interlinking lightwells at No.44 adjacent. Early basements survive from the 18th century.</p>	 <p>Façade to be retained and site developed, vertically extended.</p>
<p>46-49 O'Connell Street Upper, Dublin 1</p>	<p>Of significance</p>	<p>Five-storey office building erected in the early 1970s on top of 18th century basement fabric, which survives under the entrance level building and car park.</p> <p>Façade of precast concrete panels is broken up into five units, each with four bays, reflecting the rhythm and proportions of the typical Georgian Dublin street, though using 20th-century materials and techniques.</p> <p>Each window frame projects from the façade with plain glazing and with ventilation grilles beneath, below which is a sloped panel. At ground floor level are five shop units.</p> <p>This building is T-shaped, with a full-height return projecting from the center of the rear façade, rising from a podium that fills the balance of the site, allowing for two levels of parking.</p>	 <p>To be demolished and site developed</p>

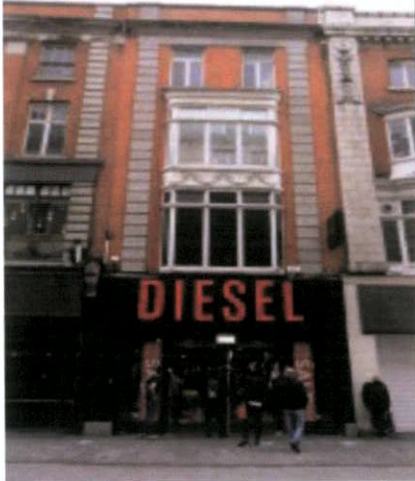

<p>50-51 O'Connell Street Upper, Dublin 1</p>	<p>Boundary walls of moderate significance; vacant site of limited/ no significance</p>	<p>Vacant site. The party walls running to the rear are of brick and stone and are of early date. In the southern wall holes mark the probable former locations of beams, while in the northern wall there are two niches recessed into the boundary wall towards the rear of the site.</p>	 <p>Flanking walls to be demolished and site to be developed</p>
<p>52-54 O'Connell Street Upper, Dublin 1 The former Carlton cinema</p>	<p>Front bay of significance, with buildings to rear of moderate significance</p>	<p>The site is occupied by the former Carlton cinema and two ground floor shops. The ground floor façade has a projecting canopy over the central cinema entrance flanked by shop fronts, all closed behind roller shutters. The upper façade is loosely based on Art Deco, with a central section with vertical glazing panels separated by giant order pilasters with stylised ionic capitals and with rounded arrises, the assemblage terminating at each end with paired columns of similar order supporting frieze and cornice above which are tripod bowls of light. Internally the original cinema auditorium has been divided to provide three screens, while a former restaurant is converted to provide a fourth screen. The building is plain and faced with sand and cement, except the rear, which is faced with buff-coloured brick laid in English garden wall bond.</p>	 <p>Façade to be retained, building to be demolished and site developed. Façade to be modified and vertically extended.</p>
<p>55-56 O'Connell Street Upper, Dublin 1</p>	<p>Of moderate significance</p>	<p>The building on this site occupies two original house plots, with a five-bay, four-storey building with dormer attic. The shopfront runs the full width of the site with doorways at either end and has a broad fascia of Portland stone. The upper floor façade is of red brick, laid in English garden wall bond and has a Portland stone string course at third-floor sill level and a projecting cornice of Portland stone below the red-brick parapet. The windows are framed with Portland stone, with small casements in the outer bays and three broad windows in the central bays, each floor separated by a panel adorned with a roundel and swag. The outer bays break</p>	 <p>To be demolished and site developed</p>


<p>57 O'Connell Street Upper, Dublin 1</p>	<p>Of significance</p>	<p>forward slightly from the main façade.</p> <p>Four-storey, three-bay building faced with red brick laid in English garden wall bond on the upper floors. The shopfront is of granite ashlar bearing the incised name "A & R Thwaites & Co" on the fascia. The original fluted granite columns supporting the fascia are now missing. At first-floor level there are three paired and mullioned windows, each sash having one-over-four configuration and the whole being framed in granite ashlar. On the upper floors the windows are framed with granite ashlar and there are three-over-six sashes on the top floor and six-over-six on the second floor. The parapet is of granite and has a wrought-iron railing. There are decorative elements of carved granite on the façade.</p>	 <p>Façade to be retained and site developed, vertically extended.</p>
<p>58 O'Connell Street Upper, Dublin 1</p>	<p>Of significance</p>	<p>Four-storey, three-bay building faced with red brick laid in Flemish bond, above which is a dormer attic storey. The shopfront is a replacement, though with surviving moulded granite sill course above. The windows are framed with cut granite and are single-pane timber sliding sashes. Between first- and second-floor windows there is a bracketed cornice above the central window above which is a shield bearing the monograph JGC for J & G Campbell, above which is a swag, while to left and right are granite panels bearing rosettes. A granite cornice projects above the top-floor windows, above which is a brick blocking course. In the interior some elements of the 1920s building remain, including a light well faced with glazed brick, some simple cornices, some cast-iron chimneypieces, simple window surrounds and a staircase with a heavy balustrade with turned balusters and a broad handrail. At lower ground floor level there are extensive brick vaults surviving from 1873 when they were built for a wine and spirit merchant.</p>	 <p>Façade to be retained and site developed, vertically extended.</p>

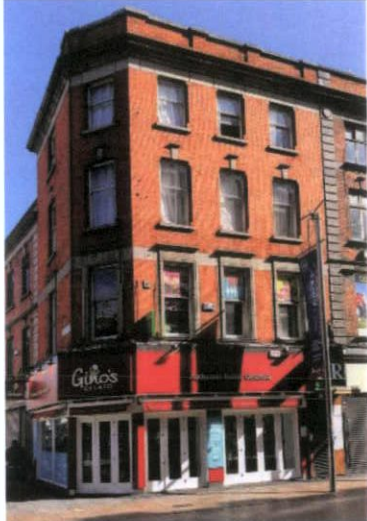
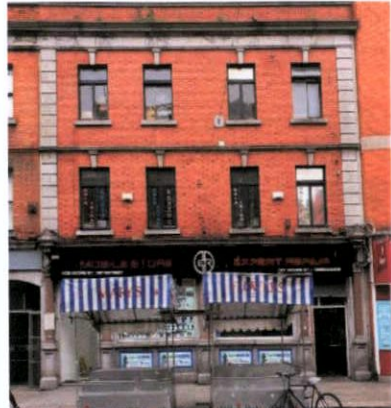
<p>Regency annex to rear return of No.59 O'Connell Street Upper, Dublin 1</p>	<p>Of significance</p>	<p>Annex constructed possibly as part of the expanding complex of social buildings attached to the Sackville Club. It is a modest two storey structure with rendered walls, windows to the east and a pitched roof. Extensive works have occurred internally.</p>	 <p>To be demolished and site developed</p>
<p>Reading room to rear of No.59 O'Connell Street Upper, Dublin 1</p>	<p>Reading room and kitchens of high significance Car port of moderate significance</p>	<p><i>Architectural significance</i> The extensive top-lit reading room attached to the Sackville Street Club has a modillion cornice, large roof lights and a large oval roof light, now filled in. It is reconstructed above surviving earlier kitchens. Its early 20th century car port onto Moore Lane is of moderate significance.</p>	 <p>To be conserved</p>
<p>60 A O'Connell Street Upper, Dublin 1</p>	<p>Of moderate significance</p>	<p>No.60A, on the corner of Moore Lane and Henry Place is a calp stone structure, as evident from breaches in its cement render, indicating an 18th century structure formerly attached with No.60. Internally, the building appears to have been much modified, with contemporary linings concealing original surfaces. It has a flat roof, 20th century in origin. It formed the north-eastern corner of the 1916 battlefield and survives from this time.</p>	 <p>To be demolished and site developed as a pocket square</p>

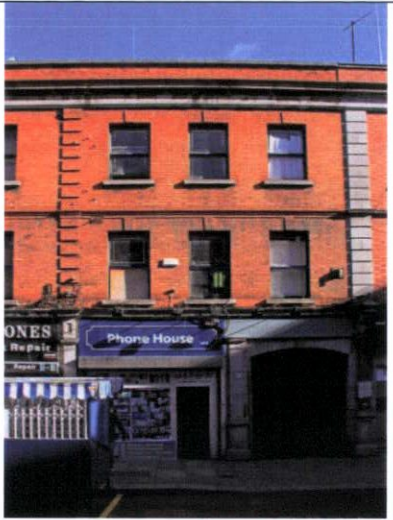
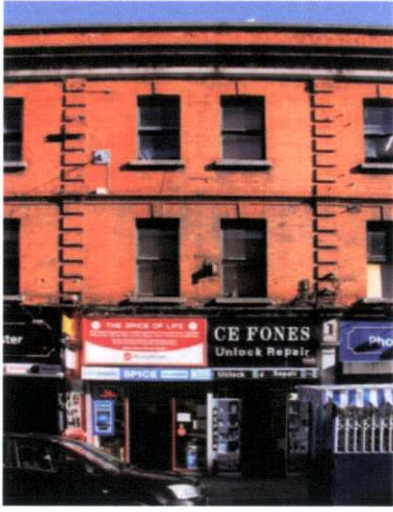
<p>61 O'Connell Street Upper, Dublin 1</p>	<p>Of high significance</p>	<p><i>Architectural, historical significance</i></p> <p>Four-storey, two-bay building with red-brick upper façade. The shopfront is modern. The brickwork has a newer section above sill level on the third floor, indicating reconstruction and the dentil brickwork beneath the copings are part of this later work. The brickwork on first and second floors appears to be handmade and given the proportions of the building it is likely that the façade is a survival from an earlier period. The windows have moulded architraves and have pediments at first-floor level and cornices on the second floor. The sills are skimmed with sand and cement and appear to be of granite and lime washed beneath.</p> <p>Internally the building has been comprehensively refurbished leaving little earlier fabric, though some windows are small-paned and hornless and could be of early date.</p> <p>The roof form is early, albeit modified, with surviving chimney stacks of early origin and bearing scars of a 60deg.roof pitch aligned with that of No.62 adjacent.</p>	 <p>Entrance level to be removed to accommodate pedestrian connection to Henry Place. Remainder of building to be retained and extended.</p>
<p>Site 3</p>			
<p>Structure</p>	<p>Assigned significance</p>	<p>Brief description</p>	<p>Proposed development rationale</p>
<p>36 Henry Street</p>	<p>Of significance</p>	<p>Four-storey, two-bay, centre-terrace building that is the left-hand building of a group of three that originally had identical fronts. This block was destroyed in the 1916 Rising and the three buildings were erected in 1917. The ground-floor shopfront is recent.</p> <p>The upper façade is framed by rusticated faience pilasters with decorative swags. At first-floor level the pilasters are</p>	<p>The upper floors of the building are to be adapted for use as a hotel with retail uses at basement, entrance and first floor level. The works will include construction of single storey vertical extension and lateral extension to the rear. Lower levels (Basement to Level 1 inclusive) will be demolished in part to align with the rear wall of the upper floors (Level 2 and 3).</p>

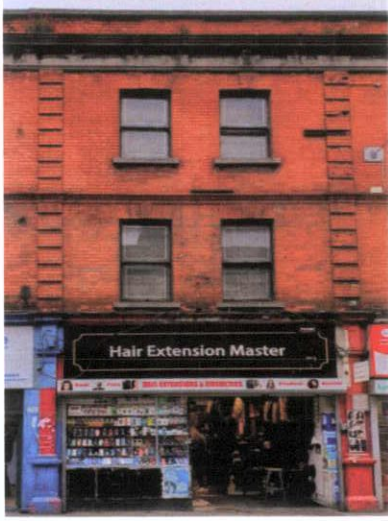
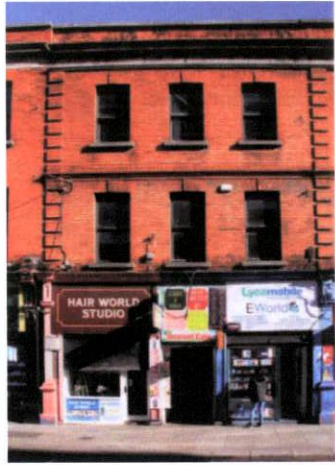
		<p>supplemented by nested ionic pilasters above which is a broad frieze and a cornice of faience. Across the first-floor façade is a display window with a large central pane flanked by slender turned glazing bars, beyond which the glass curves to the rear toward recessed casements. The upper floors have uPVC casement windows set in shouldered architraves of faience. The façade is topped by a frieze and cornice of faience beneath a plain parapet.</p> <p>The interior is relatively plain, though it retains a number of original chimneypieces and a staircase with turned balusters and newels, with a broad handrail.</p>	
<p>37 Henry Street</p>	<p>Of significance</p>	<p>Four-storey, two-bay building with upper floors faced with red brick set in Flemish bond. The façade is framed with faience pilasters of giant order, though these are set in from the margins of the façade. The pilasters support a modillion cornice, with a faience-faced parapet above. The shopfront is modern, though the faience framing remains. A large oriel bow window at first floor level is surmounted by a less ornate version on the second floor, above which is a mullioned timber casement window on the top floor, all windows having leaded lights.</p> <p>The interior has been subdivided and false ceilings inserted. Some original plain cornices and window and door architraves survive. A small winding concrete stairway leads up from the first floor from near the front of the building and has a wrought-iron balustrade with timber handrail. The stair is lit by a small leaded light with coloured glass that is the</p>	<p>The upper floors of the building are to be adapted for use as a hotel with retail uses at basement and entrance level. The works will include construction of single storey vertical extension and lateral extension to the rear. Lower levels (Basement to Level 1 inclusive) will be demolished in part to align with the rear wall of the upper floors (Level 2 and 3).</p> 



		top corner light of the oriel window.	
38 Henry Street	Of significance	<p>Four-storey, two-bay building with upper floors faced with red brick set in Flemish bond. The façade is framed with parallel rusticated quoins, though these are set in from the margins of the façade. The quoins support a frieze and cornice, with a parapet above. The quoins, frieze and parapet are executed in limestone. The shopfront is modern. A two-storey oriel window rises through the first and second floors, above which is a pair of timber casement windows on the top floor.</p> <p>The interior retains features such as plain cornices, window and door architraves and closed-string staircase with turned balusters and newels. On an upper floor is a hearth large enough to accommodate a stove, with a segmental arch and chimneybreast faced with glazed brick.</p>	<p>Building to be demolished to accommodate the new passageway.</p> 
39 Henry Street	Of significance	<p>Three-bay, four-storey building with upper façade faced with red brick laid in Flemish bond. Shopfront is modern, though retaining polished stone and brackets at either side. Upper façade has rusticated quoins, though set in from the corners. These are repeated as divisions at first-floor level, above which are brick pilasters with Portland stone capitals, above which is Portland stone frieze and cornice, the central section of which breaks forward. The first-floor windows are large casements and above is a frieze and small cornice. At second-floor level the windows are timber casements with small-paned top lights, while on the third floor are six-over-six sashes.</p> <p>Internally, the fit-out at basement, ground and first floor levels is modern, and</p>	<p>The Henry Street façade will be retained with building fabric to rear demolished and plot vertically extended.</p> 





		<p>no early features are visible. An original staircase with turned balusters and newels runs to the floors above, where some original architraves and cast-iron chimneypieces survive, while there are no cornices. The subdivision of the upper floors, particularly at third-floor level, suggests that this area may have been open plan originally.</p>	
<p>40 Henry Street</p>	<p>Of significance</p>	<p>Four-storey, three-bay, centre-terrace building with red-brick façade laid in Flemish bond. Shopfront is modern but retains pilasters to each side and small cornice above. First-floor windows are blocked up and are mullioned and transomed timber casements. Above them is granite frieze and cornice. Second- and third-floor windows are timber casements. Sills are of granite with decorative aprons below and at third-floor level these continue as a granite sill course. Above the third-floor windows is a granite frieze and cornice, with brick parapet above.</p> <p>The interior has been subdivided at first-floor level the original egg and dart cornices survive, as do several cast-iron chimneypieces on each floor. On the top floor is a cast-iron kitchen stove. The staircase on the upper floors has turned balusters and newels, with a broad handrail.</p>	<p>The Henry Street façade will be retained with building fabric to rear demolished and plot vertically extended.</p> 
<p>41 Henry Street</p>	<p>Of moderate significance</p>	<p>Four-storey corner building with three bays onto Henry Street, one on Moore Street and a bay on the corner chamfer. The façade is of brick, laid in Flemish bond. The windows are single-pane sliding sashes, those at first-floor level having a granite frame surmounted by a frieze and cornice with a granite string course running through frieze level. On the second floor the</p>	<p>Building to be demolished and site redeveloped</p>


		windows have granite sills and gauged brick heads with granite keystones. The margins of the windows have brick roll mouldings. The top floor windows are similar, though smaller and a granite frieze runs through at window head level, above which is a granite cornice and brick parapet. The shopfront is modern. The ground floor shop and the basement have been fitted out and lined and no original features are seen. On the first floor there is simple coved corncicing. The window and door architraves survive and the staircase with square-section newels.	
1, 2 Moore Street	Of moderate significance	Three-storey, four-bay, brick-fronted building with limestone quoins, frieze and cornice framing facade. Limestone and granite shopfront to ground floor. Brick is laid in Flemish bond. Shopfront is of traditional style and is divided unevenly, reflecting the former use as two separate shops. Windows on upper floors are a mix of historic and replacement timber casement windows. Constructed in 1917, this was one of seven structures rebuilt by architect Francis Bergin after the 1916 Rising. Interior relatively plain and in poor condition. Original stair balustrade survives in part, though part replaced. Some cast-iron chimneypieces. Simple window linings and door architraves.	Building to be demolished and site redeveloped 
3 Moore Street	Of moderate significance, with Clarke's Court and arch of significance	Three-storey, three-bay brick-fronted vacant building with brick soldier quoins to left-hand side, limestone frieze and cornice. Replacement timber shopfront to ground floor with carved limestone pilasters supporting cornice over integrated, segmental-headed carriage archway, surmounted by limestone quoins and keystone. There	Building to be demolished and site redeveloped


		are replacement timber sash and casement windows to the upper floors. Constructed in 1917, this was one of seven structures rebuilt by architect Francis Bergin after the 1916 Rising. Lower flight of staircase replaced, upper flights retain turned balusters and newels with broad handrails. Simple linings to windows.	
4 Moore Street	Of moderate significance	Three-storey, two-bay brick-fronted premises with red brick facade laid in Flemish bond and flanked by matching brick soldier quoins. Replacement shop front to ground floor. The facade is surmounted by a limestone frieze and cornice. The windows to the upper floors are timber sashes probably dating to the building's reconstruction in 1917 by Francis Bergin, after the destruction of the 1916 Rising. Original staircase survives in part, with turned balusters and newels and broad handrail. Few other early features visible. Significant cracking in party wall adjacent to staircase.	Building to be demolished and site redeveloped 
5 Moore Street	Of moderate significance	Three-storey, two-bay brick-fronted premises with red brick facade laid in Flemish bond and flanked by matching brick soldier quoins. Replacement shop front to ground floor. The facade is surmounted by a limestone frieze and cornice. The windows to the upper floors are replacement timber casement windows. The building was reconstructed in 1917 by Francis Bergin, after the destruction of the 1916 Rising. The interior is in poor condition, with structural cracking, but retains much of the original staircase with turned	Building to be demolished and site redeveloped

		balusters and newels. Some cast-iron chimneypieces remain.	
6 Moore Street	Of moderate significance	Three-storey, three-bay brick-fronted building with red brick facade laid in Flemish bond and flanked by matching brick soldier quoins. The facade is surmounted by a limestone frieze and cornice. The windows to the upper floors are timber sashes likely dating to the building's reconstruction in 1917 by Francis Bergin, after the destruction of the 1916 Rising. At ground floor level, the replacement shopfront is surrounded by limestone Doric pilasters on raised plinths, surmounted by a matching cornice. Upper floors are in poor condition, though retain some cast-iron chimneypieces and the upper part of the stairs with turned balusters and newels. Plaster is missing from some walls on upper floor showing construction to be part brick and part mass concrete. This is likely to be similar construction to numbers 1 to 5.	Building to be demolished and site redeveloped 
7 Moore Street	Of significance	Three-storey, two-bay brick-fronted premises with red brick facade laid in Flemish bond, surmounted by a limestone frieze and cornice. The windows to the second floor are single-pane timber sliding sash windows, and the windows to the first floor are timber casements.	Building to be demolished and site redeveloped


		<p>The building maintains an original shopfront comprised of rendered piers on plinths surmounted by fluted timber console brackets supporting a timber cornice and matching fascia. There are timber sashes likely dating to the building's reconstruction after the 1916 Rising.</p> <p>The interior on the upper floors retains little original material.</p>	
<p>8-9 Moore Street</p>	<p>Of high significance</p>	<p><i>Architectural, historical significance</i></p> <p>Three-storey, four-bay brick-fronted building facing Moore Street with north elevation to Henry Place. Painted brick facade laid in Flemish bond to front and English garden wall bond to north elevation, granite coping. The square-headed window opes to the upper floors are replacement timber casements. The ground floor shopfront has been replaced but retains rendered quoins to the north-west corner. The building fronting Moore Street may date from the 18th century and is connected through to the building at 11-13 Henry Place. Extent of surviving fabric to be determined.</p>	<p>Building to be conserved and adapted for residential use. The works will include construction of single storey vertical extension.</p> 
<p>11-13 Henry Place <i>To rear of 8/9 Moore Street</i></p>	<p>Of significance</p>	<p>Exterior of No.11/13 Henry Place is 19th century in origin, a former warehouse in buff coloured and red brick.</p> <p>Interior has been replaced in the late 20th century and forms the rear part of shop at 9 Moore Street. Its walls are faced with modern shop fittings.</p> <p>Rear/ side extension to Nos 11-13 is of limited interest.</p>	<p>Building to be adapted for residential use. The works will include construction of single storey vertical extension connection to new buildings to the rear. Later, non-original extension to rear (south) will be demolished.</p>



			
3 Henry Place	Of limited/ no significance	Concrete-framed three-storey building with grey concrete brick façade. Ground floor has glass block window while on upper floors clerestory windows span the width of the façade. Interior is plain and unadorned.	Building to be demolished and site redeveloped 
4 Henry Place	Of moderate significance	Two-storey sawtooth roof profile, purpose built early 20 th Century commercial premises divided into two units. Double-pile hipped corrugated roof. Each unit has large window at first-floor level, that to the right having small panes and that to the left boarded up. The façade is of buff-coloured brick laid in English garden wall bond on the upper level and rendered and painted on the lower level.	Building to be demolished and site redeveloped 
5-8 Henry Place * Building denoted in Fig.15.4.1. by a red asterisk - described in greater detail in a report within the Architectural Heritage Impact Assessment attached to	Of moderate significance	Large commercial building with three-part north-light roof. Upper façade is of pink brick laid in English garden wall bond, while the ground-floor façade is rendered and painted. Window arrangement is irregular on both floors. The lower floor windows have bars and are closed with concrete blockwork, while the east-facing upper floor windows are boarded. The north-facing upper floor	Building to be demolished and site redeveloped 

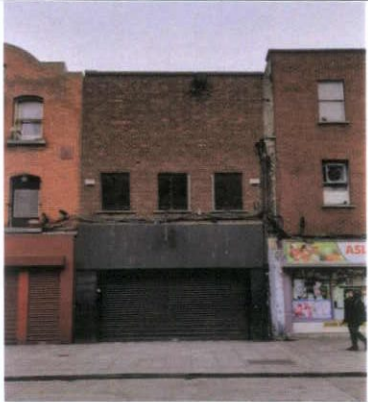
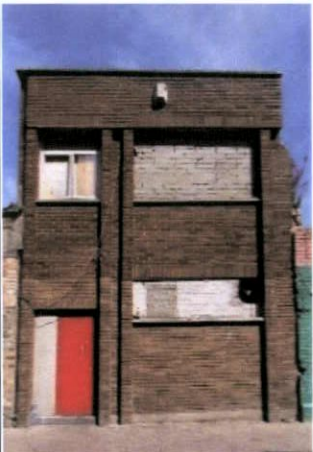

<p>a planning application for Dublin Central-Site 3, Appendix A3.22</p> <p>'Assignment of Significance of Certain Upstanding Building Fabric'.</p>		<p>windows are steel sashes with small panes.</p> <p>Historic component surviving to entrance level external walls, with walls from first floor level upward, all interiors and roof dating from two stages of development commencing in the mid-20th century.</p>	
<p>9 Henry Place</p>	<p>Of moderate significance</p>	<p>Substantial three-storey, four-bay concrete-framed industrial building built as a factory in the 1930s. Shuttered vehicular entrance and shuttered doorway at ground-floor level over which are clerestory lights. Façade is rendered with projecting buttresses at centre and margins of façade. Part of the previous building survives as a calp limestone party wall on the eastern side. North light roof with two large bays over main building and smaller partial third bay at rear with slate on southern slope and northern lights blocked with corrugated steel. To rear of main building is a two-storey annex faced with buff-coloured brick in English garden wall bond.</p> <p>Internal concrete framing is exposed, with square-section piers supporting concrete beams and concrete floors. Stone party wall to east is visible. Infill between framing is generally of brick laid to English garden wall bond, though with some concrete blockwork</p>	<p>Building to be demolished and site redeveloped</p>  <p>DCC PLAN NO 2862/21 RECEIVED: 01/06/2021</p>
<p>10 Henry Place</p> <p>* Building denoted in Fig.15.4.1 by a red asterisk - described in</p>	<p>Site _____ of significance</p> <p>Building fabric of limited significance</p> <p>Rear surviving 19th century walls,</p>	<p>No.10 Henry Place in its current form is amalgamated with rear plots of Nos.4 and 5 Moore Place/ Mulligan's Court. The rear (south), part of west/ east flanking walls of No.4 Moore Place survive. The address No.10 Henry Place now describes the three</p>	<p>Building to be demolished and site redeveloped</p>




<p>greater detail in a report within the Architectural Heritage Impact Assessment attached to a planning application for Dublin Central-Site 3, Appendix A3.22;</p> <p>'Assignment of Significance of Certain Upstanding Building Fabric'.</p>	<p>formerly No.4 Moore Place/Mulligan's Court of moderate significance</p>	<p>amalgamated plots that bear no relationship with the original configuration of No.10 Henry Place.</p> <p>The building is a two-storey gable-fronted structure with rendered façade ruled, lined and painted. Two doors at ground-floor level and large blocked window at first floor. Roof has been replaced and raised. Brick visible in western side elevation.</p> <p>Interior is open plan on both floors except for an insulated cool room at the rear of the ground floor. Brickwork is visible in places on internal faces of wall.</p> <p>Investigations have proven that No.10 Henry Place was reconstructed post-1916. As above, sections of 19th century walls survive to No.4 Moore Place, to the rear of the amalgamated building and have no bearing on the historical significance of the No.10 Henry Place plot</p>	
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Site 4

Structure	Assigned significance	Brief description	Proposed development rationale
<p>10 Moore Street</p> <p>* Building denoted in Fig.15.4.1 by a red asterisk - described in greater detail in a report within the Architectural Heritage Impact Assessment attached to a planning application for Dublin Central-Site 4, Appendix A4.11 'Assignment of</p>	<p>Of high significance</p> <p>Rear attached buildings are of limited/no significance</p>	<p><i>Architectural, historical significance</i></p> <p>Three-storey-over-basement, two-bay brick-fronted premises facing Moore Street with south elevation to Henry Place. Red brick facade laid in Flemish bond to front and yellow brick English garden wall bond to south elevation, granite coping.</p> <p>The square-headed window opens to the upper floors are replacement timber casements. The ground floor shopfront has been replaced. Brick frontages suggest a late-19th or early 20th century date and the building was substantially upgraded in 1950. However, there is evidence internally</p>	<p>Main house to be adapted for use as apartments over retail.</p> 

<p><i>Significance of Certain Upstanding Building Fabric'.</i></p>		<p>that early fabric survives within the building.</p>	
<p>11 Moore Street</p>	<p>Of limited/ no significance</p>	<p>Two-storey-over-basement, two-bay brick-fronted building. Red brick facade laid in stretcher bond. Flat roof. Modern shop front to ground floor. Facade is largely blind with two aluminum casement windows to first floor level and high parapet above. Built 1960 for KC Confectionery with extensive bakery premises at rear stretching to Moore Lane and Henry Place. No evidence of earlier fabric.</p>	<p>Building to be demolished and site redeveloped</p> 
<p>12 Moore Street</p>	<p>Building of limited/ no significance Party wall with No.13 of high significance</p>	<p>Three-storey, two-bay brick-fronted premises. Red brick facade laid in stretcher bond. Flat roof. Modern shop front to ground floor. Aluminum casement windows to upper floors. Built c.1960 as a grocery and subsumed into the adjacent KC Confectionery building in the early 1970s. A surviving party wall shared with No.13 Moore Street is 18th century in origin but visible only from within No.13. No evidence of early fabric survives elsewhere.</p>	<p>Building to be demolished and site redeveloped</p> <p>The party wall to be retained.</p> 
<p>13 Moore Street</p>	<p>Building of limited/ no significance Party wall with No.12 of high significance</p>	<p>Two-storey, two-bay brick fronted building with flat roof. Red brick facade laid in English garden wall bond surmounted by granite coping. Blind facade to second floor and blind windows to first floor. Modern shop front to ground floor level.</p>	<p>Building to be demolished and site redeveloped</p> <p>The party wall to be retained.</p>

		<p>The building was rebuilt in the 1960s for the Kylemore Bakery.</p> <p>A surviving party wall shared with No.12 Moore Street is 18th century in origin and presents with two possible creep holes.</p>	
<p>15 Henry Place and 5A Moore Lane</p>	<p>Of limited/ no significance</p>	<p>The rear of 10-11 Moore Street has a spur which turns to face onto Henry Place and is similar to the Moore lane frontage. The two appear to the street as two-storey, two-bay, brick-fronted buildings.</p>	<p>Building to be demolished and site redeveloped</p>  
<p>17-18 Henry Place</p> <p>* Building denoted in Fig.15.4.1 by a red asterisk - described in greater detail in a report within the Architectural Heritage</p>	<p>Of moderate significance</p>	<p>Four-storey warehouse built in the late 19th century at the same time as numbers 11-13 on the opposite side of the street, for the same client and with a similar design. Now single-storey and brick fronted with the brick laid in English garden wall bond and painted. The original first-floor sills remain at parapet level. Three windows and a</p>	<p>East and south walls retained with remainder demolished. Building to be adapted for use as a two storey building with apartments over retail.</p>

<p>Impact Assessment attached to a planning application for Dublin Central-Site 4, Appendix A4.11 'Assignment of Significance of Certain Upstanding Building Fabric'.</p>		<p>door onto Moore Lane are blocked up.</p> <p>A shuttered vehicular entrance on the southern elevation spans the width of one original vehicular entrance and a window and the upper parts of the two arches remain, the larger having a ceramic keystone similar to that on number 11-13. Two other windows remain unblocked on this elevation. The roof is flat. This building survives the 1916 battlefield and informs the corner addressing the former White Building plot.</p>	
<p>6-7 Moore Lane</p>	<p>Of high significance</p>	<p><i>Architectural, technical, industrial significance</i></p> <p>Two-storey building running along the western side of Moore Lane, the northern part of which, at number 9 Moore Lane, is unroofed and not within the present site. The lower part of the façade is a limestone wall, its coping running through as the heads of the doorways and the sills of clerestory windows. On the upper floor is an array of slit windows, rising from a cut-granite sill course.</p> <p>The interior is divided into two interconnected units, the left-hand bay was formerly a cooperage and the right-hand bay was a wine store.</p>	<p>Building to be conserved and adapted for use as office over retail.</p> 
<p>18 Moore Street & 10-11 Moore Lane to rear</p>	<p>Of limited/ no significance</p>	<p>Two-storey, two-bay brick fronted building, with curved roof and red brick chimney stack to north. Red brick facade laid in English garden wall bond surmounted by granite coping. Blind windows to first floor. Modern shop front to ground floor level.</p> <p>This building is divided into two longitudinally to provide a buffer between the National Monument and the remainder of the site, as permitted for redevelopment in 2008, with the southern half owned by the state as part of the National Monument.</p>	<p>Building group to be demolished to make way for arch and public square</p> 

		<p>The northern section is part of the application site.</p> <p>The curved roof is based on Belfast trusses, divided between the two ownerships. This roof is likely to date from the post-1916 reconstruction of the building as the plot was deemed in ruins in 1917.</p>	
<p>Nos 20-21 Moore Street</p> <p>* Building denoted in Fig.15.4.1 by a red asterisk - described in greater detail in a report within the Architectural Heritage Impact Assessment attached to a planning application for Dublin Central-Site 4, Appendix A4.11 'Assignment of Significance of Certain Upstanding Building Fabric'.</p>	<p>Of high significance</p>	<p>Nos.20-21 Moore Street are 18th century in origin with later interventions. Whilst extensively modified, with many early features lost, their early building forms are still legible, rendering a credible assignment of architectural significance as two buildings within an 18th century terrace.</p>	<p>Main houses to be adapted for use as apartments over retail. Rear structures at 12 Moore Lane to be demolished to make way for public square</p> 
Site 5			
Structure	Assigned significance	Brief description	Proposed development rationale
<p>22-23 Moore Street, 13 Moore Lane to rear</p>	<p>Of limited/ no significance</p>	<p>Three-storey, five-bay brick and glass-fronted building. Each bay projects forward from the plane of the facade, with timber casement windows further dividing each pier.</p> <p>Built c.1965 as a bingo hall, this structure retains a modern shopfront at ground floor level and is an architectural outlier within the historic streetscape.</p>	<p>Building to be demolished and site redeveloped</p> 



			The building extends back to Moore Lane and is a concrete structure with no evidence of earlier fabric visible.	
24-25 Moore Street	Of limited/ no significance	no	Building constructed in 2003, of no particular interest.	Building to be demolished and site redeveloped 
14 Moore Lane (incorporating Nos.1-3 O’Rahilly Parade, No.15 Moore Lane)	Vacancy of limited/ no significance Boundary wall to south of moderate significance	no	Council depot, not within site, but accessed to get view of boundary wall of No.13. At eastern end wall is high and of calp limestone rubble, raised in height with brick. Further west wall is of old red brick, extensively patched with concrete blockwork.	Surviving wall to be demolished and plot developed 

Table 15.4.2: Building assessment and statements of significance, together with a development rationale for each building/ plot within the Masterplan site

15.4.1.4 Operational Stage

As the wider Masterplan, encompassing Sites 1, 2AB and 2C, has not yet progressed into a planning application, it is not possible to comment on its characteristics at this time.



Plate 15.4.1: Proposed pedestrian link between O’Connell Street and Moore Lane.

15.4.2 Characteristics of the Proposed Development Of Site 3

Please refer to relevant Architectural Heritage Impact Assessment reports for further detail on the evolution of the enclosing environs and expanded detail on the evolution of each building and its plot.

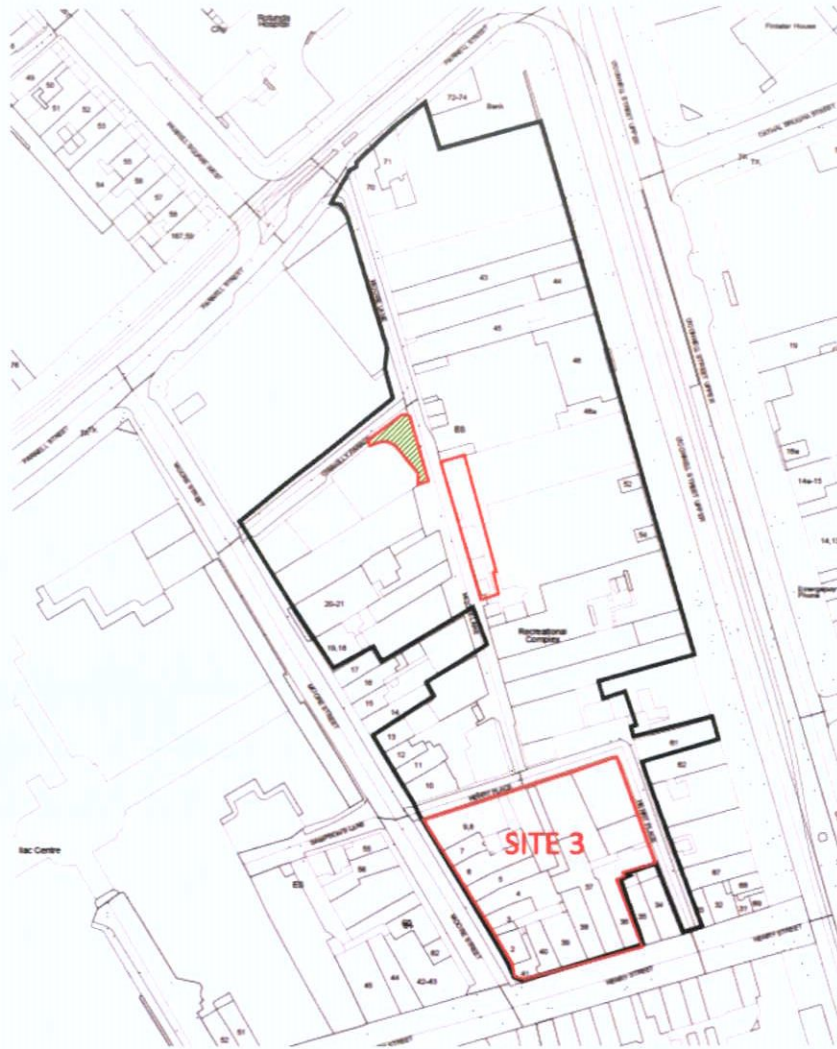


Figure 15.4.3: Planning boundary of Site 3 outlined in red, with the Dublin Central Masterplan site outlined in black.

15.4.2.1 Introduction

The Site 3 development seeks to adapt a selection of existing buildings and to demolish others to facilitate its redevelopment as a mixed use scheme with hotel, residential, retail and restaurant uses ranging in height from four to nine stories.

This section examines the characteristics of Site 3, summarising an assessment of significance assigned to each building within the grouping (expanded in further detail in Architectural Heritage Impact Assessment- Site 3), the process of which is outlined below.

15.4.2.2 Assignment of Significance for the Subject Building Range within Site 3

Please refer to 15.4.1.1. Assessment of Significance, above, for an explanation on definition and assignment of significance of buildings in Site 3.

None of the structures within Site 3 have been previously identified within statutory records as being of significance. Extensive recent archival and site analysis has nonetheless determined the existence of a range of structures on the site that are of a level of significance deemed by the Applicant to require sensitive retention, conservation and meaningful re-use within the site's proposed redevelopment.



Figure 15.4.4: Ratings assigned to each structure within Site 3 (as per 15.4.1.1. above).

Note: please refer to Architectural Heritage Impact Assessment- Dublin Central-Site 3', Appendix A3.22 'Assignment of Significance of Certain Upstanding Building Fabric' for expanded detail on buildings denoted with an asterisk.

15.4.2.3 Construction Stage

15.4.2.3.1 Demolition Strategy

The Site 3 development includes the provision of a new passageway linking Henry Street to Moore Lane, the provision of a mixed use development, the demolition and part-demolition of a number of buildings, and the adaptation of existing buildings for alternative use as outlined in Table 15.4.2. above.

Demolition, excavation and enabling works methodologies are described in detail in structural engineering studies carried out by Waterman Moylan Consulting Engineers Limited and Waterman Structures Limited, with inputs by Ms. Lisa Edden, specialist conservation engineer of CORA, attached to the planning application for Site 3.



Plate 15.4.2: Proposed 'Passageway' connection on the site of No.38 Henry Street.

15.4.2.3.2 Retention and Conservation Strategy

Each structure to be retained is subject to differing approaches. A detailed schedule of proposed general and conservation works proposed for retained structures is expanded in Section 6 of the Architectural Heritage Impact Assessment attached with the planning application for Site 3, and summarised below.

No.36 Henry Street

No.36 Henry Street will be adapted and modified, with connections on multiple levels to the proposed new hotel to the rear, with a single storey extension over. The ground floor and first floor will remain in retail use and the upper floors (level 2 and 3) will be adapted for use as hotel guestrooms. All retained fabric will be subject to conservation.

No.37 Henry Street

No.37 Henry Street will be adapted and modified, with connections on all levels to the proposed new hotel to the rear, with a single storey extension over. The ground floor will remain in retail use and the upper floors (levels 1, 2 and 3) will be adapted for use as hotel guestrooms. All retained fabric will be subject to conservation.

No.8-9 Moore Street and 11-13 Henry Place

It is proposed to remove later rear extensions and interior fabric of no architectural interest and to modify and vertically extend these interconnected structures for residential use. All retained fabric will be subject to conservation.

Façade Retention- Nos 39 and 40 Henry Street

It is proposed to remove all fabric to the rear of the facades of Nos 39 and 40 Henry Street. It is proposed to construct a new structure to the rear and above the parapet line, as part of a retail, residential and hotel building. It is proposed to carry out conservation works to the retained facades.

15.4.2.3.3 Development Strategy

The characteristics of the proposed Site 3 development intend to merge retained fabric purposefully with new building forms. The proposed development is generally higher in scale to what exists on the site, with new forms stepping down to meet existing, and generating height where at a distance from existing buildings.

15.4.2.4 Operational Stage

15.4.2.4.1 General Characteristics

For the purposes of this EIAR assessment, the scheme's contribution to its enclosing Architectural Conservation Area and retained structures will become most evident at operational stage.

Appendix 12.1 of Chapter 12 of this EIAR, contains verified views of the scheme from enclosing street networks.

The tallest element of the scheme, the hotel block, is contained in the north-eastern corner of Site 3, at the bend on Henry Place. It is positioned as such to reduce impacts from the ACA, and to introduce active frontage in a quiet laneway. The process of executing verified views accurately demonstrates predicted interactions between the existing urban context and the proposed development. In the instance of Site 3, it is a powerful tool used to gauge the tolerability and level of impacts (please refer to 15.5 below).

At present, Site 3 is subject to considerable vacancy and dereliction (refer to Fig. 15.5.2. below). Whilst its Henry Street and Moore Street retail units are active, upper and basement levels are not purposefully used. Its building fabric onto Henry Place presents inactive frontages with corresponding antisocial consequences for the adjoining public realm. The overall composition at present undermines the wider urban character.

The proposed Site 3 development, in purposefully retaining and re-using key buildings of architectural heritage significance and fusing them with new structures, will introduce a diversity that is required to sustain the area economically, a benefit that will reverberate to areas of dereliction and underuse beyond this site.

15.4.2.4.2 O'Connell Street

Verified views taken from O'Connell Street towards the development site confirm its visibility above extant parapets on O'Connell Street at certain points only, the impacts of which are explored in Section 15.5. View C of Appendix 12.1, taken at the Spire due north, demonstrates the extent to which the upper stories of the hotel will be visible from within the ACA, as visible to the rear of roofscapes of Nos 63-67 O'Connell Street, seemingly blending with expressed pediments and parapets.

View D demonstrates the proposed context of the upper stories of the hotel with the GPO, and confirms a changed roofscape when viewed from the south, due north. The opposing view from the north of O'Connell Street due south is likely to present a diminished vista, with the upper floors blending with the urban landscape.

Alternative views due north from O'Connell Street, Views E at Abbey Street and View F from O'Connell Bridge for instance, present an indistinguishable change in the urban landscape.

Whilst the main hotel building is imperceptible above the O'Connell Street parapets in View S1, taken from the junction of Cathedral Street with O'Connell Street, due west, the study demonstrates the hotel's upper floors as rising above the parapets of Nos. 61-63 O'Connell Street. A similar view, S, taken from the middle of Cathedral Street due west shows the development in relief, as a backdrop to the O'Connell Street terrace.

Its Moore Street elevation will correspond with the character of the existing terrace, but to a greater scale. The design intends to emulate the rhythm of the streetscape, reflecting plot widths and variances, continues the use of brick to build on the established material character of the area, and introduces common shop front typologies to unify the identity of the block.

15.4.2.4.3 Henry Street and Environs

The scheme's Henry Place elevations will alter the composition of both lengths of the lane to the west and south. The tall element of the hotel block is not visible along Henry Street due east or west. The most significant change arises from the introduction of a taller corner feature, which is found to approximate with the existing condition, as demonstrated in View N of Appendix 12.1.

15.4.2.4.4. Moore Street

Verified view M of the development from the junction of Moore Street and Henry Street due north presents an imperceptible change to the streetscape, benefitted by the favourable orientation of Moore Street where increased height is not impactful. The character of the street is therefore largely maintained.

The change in building form and height is more evident in the opposing View L, taken due south at the Parnell Street end of Moore Street, where the mass of the Site 3 is present within the streetscape.

15.4.3 Characteristics of the Proposed Development of Site 4

Please refer to relevant Architectural Heritage Impact Assessment reports for further detail on the evolution of the enclosing environs and expanded detail on the evolution of each building and its plot.

15.4.3.1 Introduction

The proposed development generally comprises a mixed-use scheme accommodating residential units and associated amenities, retail and café / restaurant uses, in two parts located north and south of the Nos.14 – 17 Moore Street (National Monument / Protected Structures). Building height ranges from 1 – 3 storeys, including retained independent single storey basements. The scheme also provides part of the proposed new public square and an archway onto the new square.



Figure 15.4.5: Site 4 outlined in red in context with the Dublin Central Masterplan Area.

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15.4.3.2 Assignment of Significance for the Subject Building Range Within Site 4

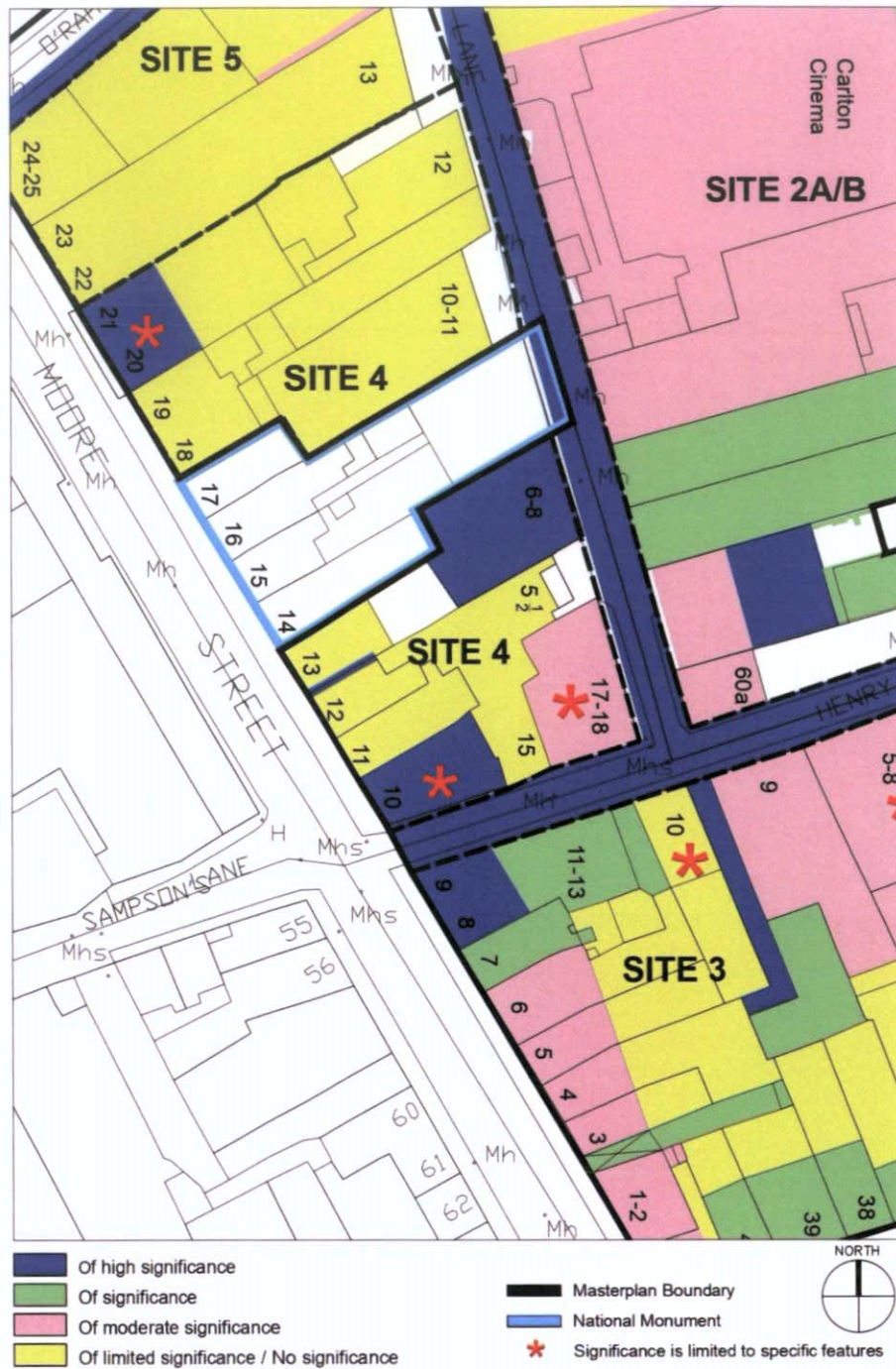


Figure 15.4.6: Ratings assigned to each structure within Site 4, (as per 15.4.1.1. above).

Note: please refer to Architectural Heritage Impact Assessment- Dublin Central-Site 4', Appendix A4.11 'Assignment of Significance of Certain Upstanding Building Fabric' for expanded detail on buildings denoted with an asterisk.

15.4.3.3 Construction Stage

15.4.3.3.1 Demolition Strategy

The proposed works include the provision of a new street linking Moore Street to Moore Lane via a new public square, the provision of a mixed use development, the careful retention and adaptation of certain buildings and demolition and part-demolition of others, as identified in Table 15.4.2. above.

Demolition, excavation and enabling works methodologies are described in detail in structural engineering studies carried out by Waterman Moylan Consulting Engineers Limited and Waterman Structures Limited, with inputs by Ms. Lisa Edden, specialist conservation engineer of CORA, attached to the planning application for Site 4.

15.4.3.3.2 Retention and Conservation Strategy

No.10 Moore Street

It is proposed to retain the historic portion of No.10 Moore Street, removing rear 20th century extensions of limited interest, provide a retail unit at street level and residential apartments at upper levels. The building will be subject to an expansive range of conservation works.

Nos.20-21 Moore Street

Nos.20/21 will be adapted and modified, removing rear 20th century extensions of limited interest, with café at entrance level and residential units above. The building will be subject to an expansive range of conservation works.

Nos.17-18 Henry Place

The building at the junction of Henry Place and Moore Lane is little more than a shell at present. The late 19th century warehouse was originally constructed as a two and three-story building and later truncated to a single-story structure due to concerns about its stability. It is proposed to retain the original sections of east and south enclosing external walls only and to insert a new structure within, with retail use at street level and residential use at first floor level.

Nos.6-7 Moore Lane

There are extensive original features surviving in this building, which is generally in sound condition, including exposed rubble walls, a barrel vaulted ceiling in the basement and robust king post trusses supporting the pitched roofs create a characterful space, considered suitable for adaptation for a restaurant / bar use at entrance and basement level, with open-plan offices on the first floor level.

Party Wall between Nos.12 and 13 Moore Street

An opening at entrance level and an opening at first floor level were discovered in recent works. The infill fabric of both is not of significance, but the openings are of immense significance. It is proposed to respect both elements equally, to both sides, given their interdependence, and chalk out an area at least 150mm beyond the outer edges of each opening. The openings will be brushed down prior to their encasement with a viewing screen comprised of fire rated glass. Wall fabric adjacent will then be consolidated as described in 6.5 below, in order to protect the integrity of the structure.

15.4.3.3.3 Development Strategy

The characteristics of the proposed development intend to merge retained fabric purposefully with new building forms. The proposed development is generally within the scale of original forms which exist or existed on the site historically.

The proposed introduction of permeability reflects a tradition of routes through the site, lost over time in the amalgamation of building plots and infilling of voids.

15.4.3.4 Operational Stage

15.4.3.4.1 General Characteristics

For the purposes of this heritage impact assessment, the scheme's contribution to its urban environment, in particular the significance of Moore Street and its environs will become most evident at operational stage.

At present, Site 4 is subject to considerable vacancy and dereliction to a greater extent than Site 3 above. Buildings extensively present inactive street frontages with an overall impression of urban decay.

15.4.3.4.2 The Enclosing Street Networks of Moore Street, Henry Place And Moore Lane and Their Connection to A Public Square

The proposed development of Site 4, in purposefully retaining and re-using key buildings of architectural heritage significance and fusing them with new structures, will introduce a diversity that is required to sustain the area economically, a benefit that will reverberate to areas of dereliction and underuse beyond this site.

The materials for new development on Site 4 include brick, metal claddings and reclaimed elements. The choice of brick for new buildings and the arch on Moore Street is appropriate given the commonality of use of various sizes and tones of brick on the street, contributing to an enriched visual composition. View L of Appendix 12.1 of this EIAR demonstrates efforts at tonally fusing new brick to the variances of the given palette, a process that can be confirmed prior to commencement in the presentation of a suite of samples to inform material compatibility with the protected terrace at Nos 14-17 Moore Street.

The predominately brick, stone and metal contributes to an expression of the solidity of building forms on this site, and will over time, merge new and historic components within a blended streetscape.

The proposed introduction of a public square as a central component of the scheme will attract visitors to the area, which combined with the proposed generation of a residential community, will reintroduce a vibrancy that has been lost over time.



Figures 15.4.7- 15.4.10: General images of the operational stage of the Site 4 development.

15.4.4 Characteristics of the proposed development of Site 5

Please refer to relevant Architectural Heritage Impact Assessment reports for further detail on the evolution of the enclosing environs and expanded detail on the evolution of each building and its plot.

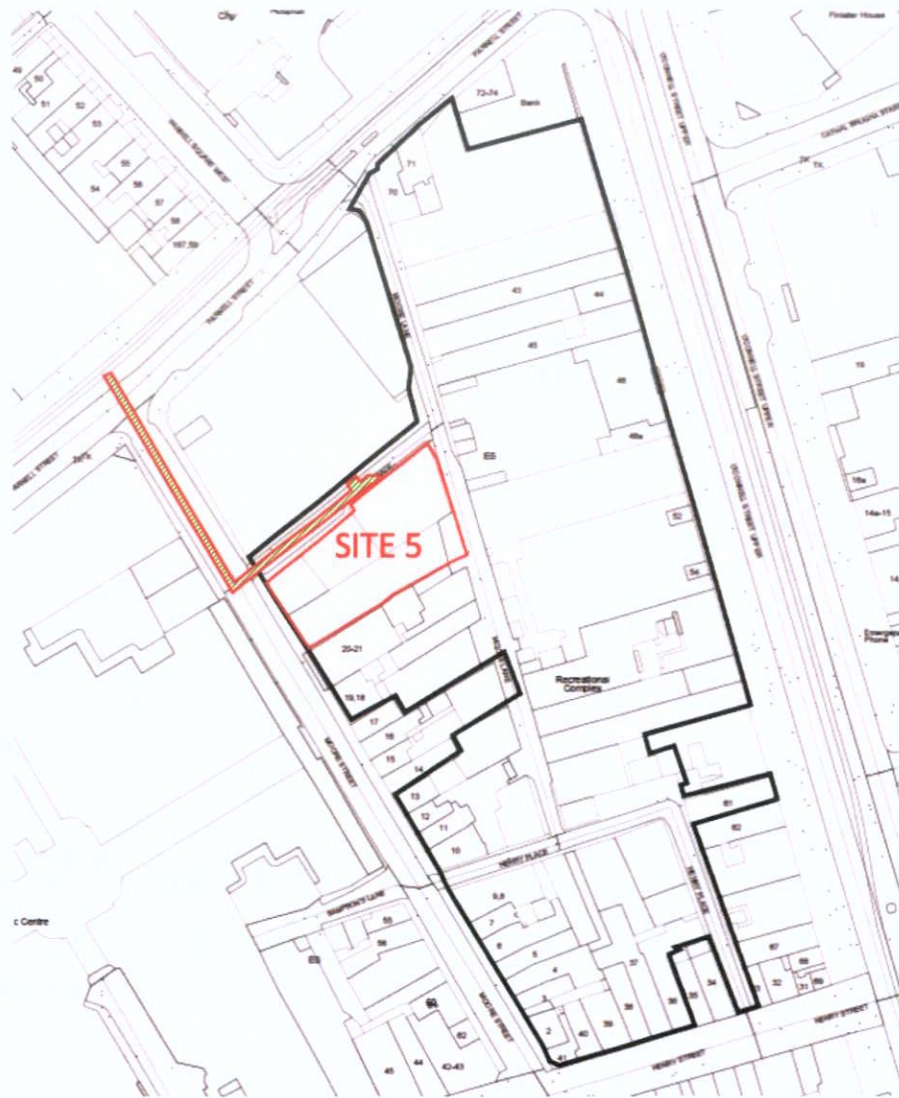


Figure 15.4.11: Boundary of Site 5 outlined in red, Dublin Central Masterplan Site outlined in black.

15.4.4.1 Introduction

The proposed development generally comprises a mixed-use scheme accommodating office and café / restaurant uses in a single building ranging in height from 2 – 6 storeys (top floor set back) over new single storey localised basement, providing part of the new public square; engaging with Moore Street to the west and the public square to the south. The building steps up in height from three storeys onto Moore Street to six storeys onto Moore Lane. The Moore Street elevation in turn is broken up to read as separate buildings, commencing at three storeys and stepping up to four storeys to turn the corner onto O’Rahilly Parade and culminate the Moore Street terrace.

15.4.4.2 Assignment of Significance for the Subject Plot and Buildings Within Site 5

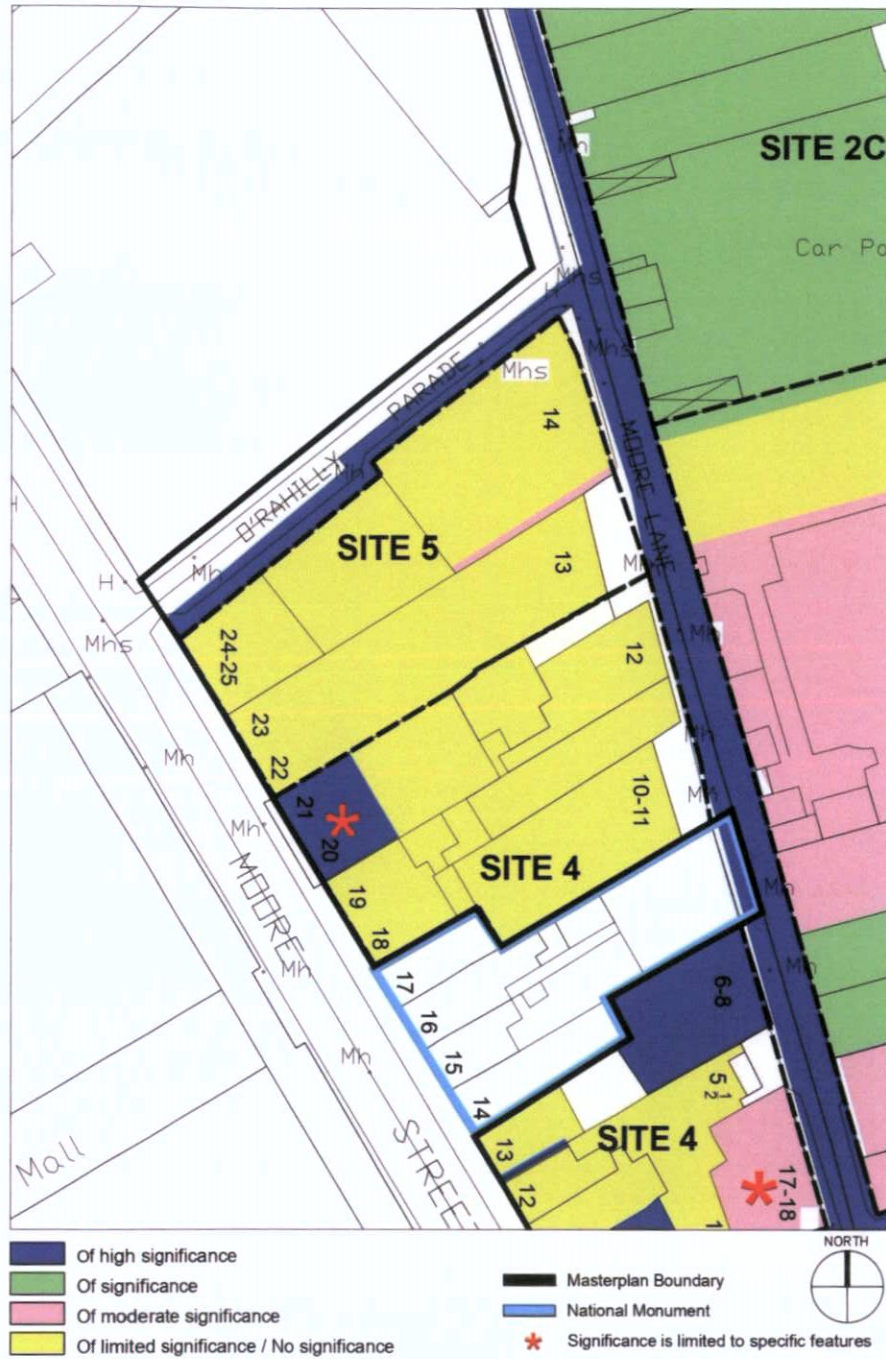


Figure 15.4.12: Ratings assigned to each structure within Site 5, (as per 15.4.1.1. above).

15.4.4.3 Construction Stage

The proposed development of Site 5 seeks to demolish all structures on the site, excavating a portion of the site adjacent to O'Rahilly Parade.

The demolition process will require consideration of the retained 18th century structure at Nos.20 and 21 Moore Street. The manner in which the party wall within No.22 is constructed is not known as it is presently concealed behind additional linings, requiring a range of investigations to be carried out prior to commencement of the development to ensure accurate demolition and enabling works strategies reflecting party wall conditions.