

57 O'Connell Street Upper, Dublin 1

Record of Protected Structures Reference:
6026, Commercial premises, Upper floor façade.

Other relevant Statutory Protections:
Within O'Connell Street ACA

NIAH Reference, rating:
50010541, Regional

Category of significance
Of significance

Proposed Site
Site 2AB

Previous planning status
Façade retained only, remainder of structure scheduled for demolition

Outline building description
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.

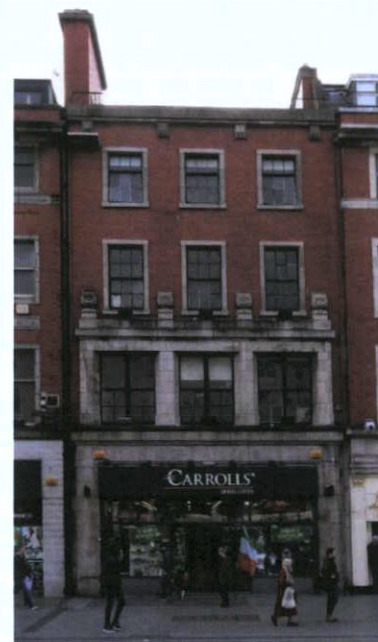
At first-floor level there are three paired and mullioned windows, each sash having one-over-four configuration and the whole being framed in granite ashlar. On the upper floors the windows are framed with granite ashlar and there are three-over-six sashes on the top floor and six-over-six on the second floor.

The parapet is of granite and has a wrought-iron railing. There are decorative elements of carved granite on the façade.

Occupancy
Occupied.

Basis for categorisation of significance
Internal configuration aligns with No.58 adjacent to create a shared lightwell. Its connection to the creation of a water bottling function is also of interest. Rear industrial buildings survive to support a viable commercial activity.

Historical summary
Number 57 O'Connell Street Upper was built as a private house in 1752. In 1813 the house was acquired by A & R Thwaites & Co., chemists and importers of mineral waters. The company was still in occupation in July 1922 when the premises were destroyed in the second battle of O'Connell Street. A replacement building was erected on the site of the house from 1924 and was completed in 1926, with earlier structures surviving to the rear. Thwaites was in occupation until about 1940 and from the mid-1930s the building was also occupied by a wine and spirit merchant, with offices above. Number 57 was subsequently occupied by a variety of retail outlets and offices and since the 1990s the ground-floor shop unit has been occupied by Carroll's.



Front façade



Rear elevation onto Moore Lane. Note traces of 18th century masonry.

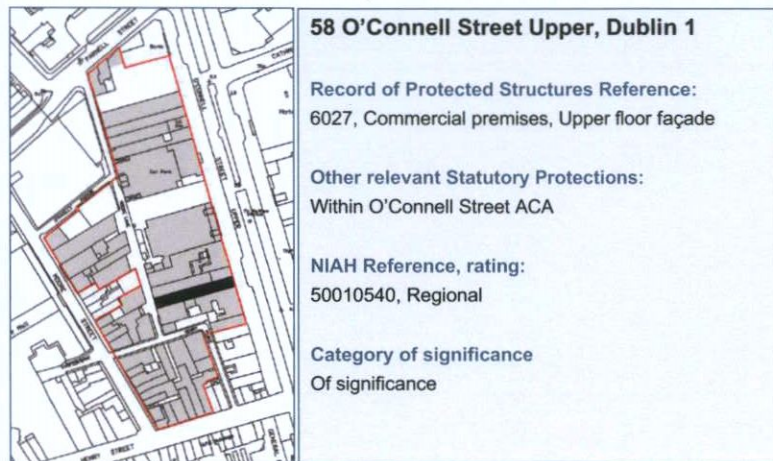


Staircase from 3rd floor level



Detail of truncated corner chimney stack within main house volume to rear

DCC PLAN NO. 5432/22
13/12/2022



Proposed Site
Site 2AB

Previous planning status

Existing façade to be retained and all fabric to rear demolished.

Outline building description

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.

Occupancy

Occupied.

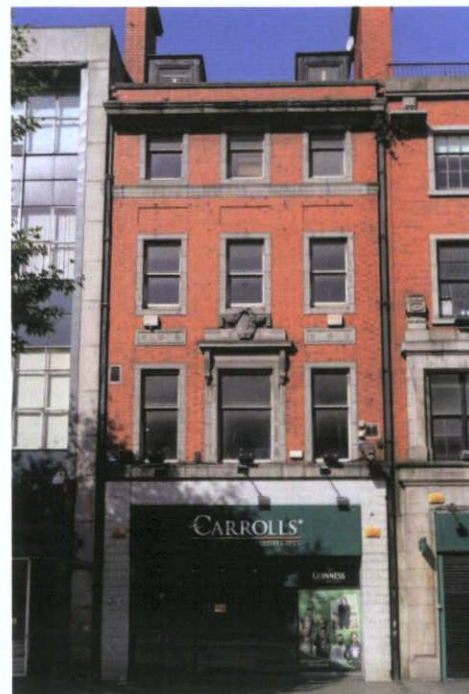
Basis for categorisation of significance

Constructed as a pair with No.57, sharing a lightwell to same. Interior is an exemplar of good architecture of its era. The surviving vaults in themselves have significance.

Historical summary

Number 58 O'Connell Street Upper was built in the 1750s as a private house. In about 1818 the premises were acquired by John Campbell, a grocer, wine and spirit merchant and wool factor. This firm became John Campbell and Sons and then John and George Campbell and in 1858 and 1871 John Campbell served as Lord Mayor of Dublin. In 1873 the premises were upgraded, with the addition of wine stores and stabling to the designs of Sir Thomas Drew.


The property was destroyed in the second battle of O'Connell Street in July 1922 and was rebuilt in the 1920s to the designs of R H Byrne. J & G Campbell remained in occupation until the 1960s, with offices on the upper floors. The ground-floor unit was occupied by Marlowe Cleaners until around the turn of the century and it has been occupied by Carroll's since about 2008.



Front elevation



Vaults at basement level within rear buildings



**Regency annex at rear of
59 O'Connell Street Upper, Dublin 1**

Protected Structure Reference:
Not protected

Other relevant Statutory Protections:
Within O'Connell Street ACA

NIAH Reference, rating:
n/a

**Category of significance;
Of significance**

Proposed Site
Site 2AB

Previous planning status
Scheduled for demolition.

Outline building description
To the rear of the main building at No.59 are structures that predate the 1920s reconstruction including the subject two-storey annex building possibly attached to the Sackville Street Club,

Occupancy
Occupied on all levels by Dublin Bus.

Basis for categorisation of significance
Unique building form within the development lands.


Historical summary
Number 59 Upper O'Connell Street was built as a private house in 1752. From the end of the 18th century, it was in use as a club house for the Sackville Street Club, with extensive buildings at the rear including annexes, a car port, kitchens and a reading room. The front of the building was damaged during the second battle of O'Connell Street in July 1922 and was rebuilt shortly afterward, leaving rear building ranges intact.



Roof of Annex Building



East and West elevations

	<p>Reading Room at rear of 59 O'Connell Street Upper, Dublin 1</p>
	<p>Protected Structure Reference: Not protected</p>
	<p>Other relevant Statutory Protections: Within O'Connell Street ACA</p>
	<p>NIAH Reference, rating: n/a</p>
	<p>Category of significance; Of high significance</p>



Roof of Reading Room pertaining to Sackville Street Club

Proposed Site
Site 2AB

Previous planning status
Scheduled for demolition.


Outline building description
To the rear of the main building at No.59 are structures that predate the 1920s reconstruction including a two-storey building with surviving elements of the kitchens of the Sackville Street Club, above which is an extensive top-lit reading room with a modillion cornice, large roof lights and a large oval roof light, now filled in.

Occupancy
Occupied on all levels by Dublin Bus.

Basis for categorisation of significance
This building is a rare survivor, 18th century in origin with a 19th century vertical extension. Its front car port, Edwardian in origin, is less significant.



Ceiling of former reading room above contemporary partition walls

	<p>Car port at rear of 59 O'Connell Street Upper, Dublin 1</p>
	<p>Protected Structure Reference: Not protected</p>
	<p>Other relevant Statutory Protections: Within O'Connell Street ACA</p>
	<p>NIAH Reference, rating: n/a</p>
	<p>Category of significance; Of moderate significance</p>

Proposed Site
Site 2AB

Previous planning status
Scheduled for demolition.

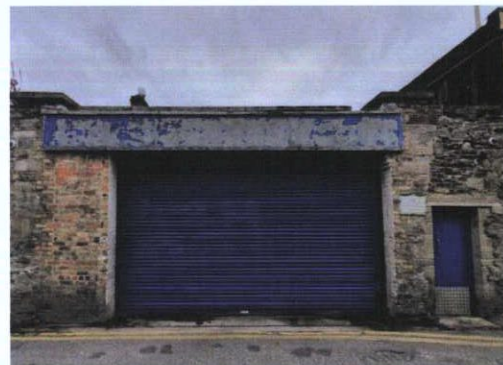
Outline building description
To the rear of the main building at No.59 are structures that predate the 1920s reconstruction including a single volume car port onto Moore Lane, above an 18th century basement. It is assumed that the car port was created to serve the Sackville Street Club, at the turn of the 20th century. It is a modest steel framed structure with pitched roof having boarded internal linings, and a concrete floor. It has clerestory lights onto an internalised yard shared with the reading room structure, cited above.

Basis for categorisation of significance
A modest single storey structure, presenting commonplace design and technical features, above a more significant 18th century kitchen basement.

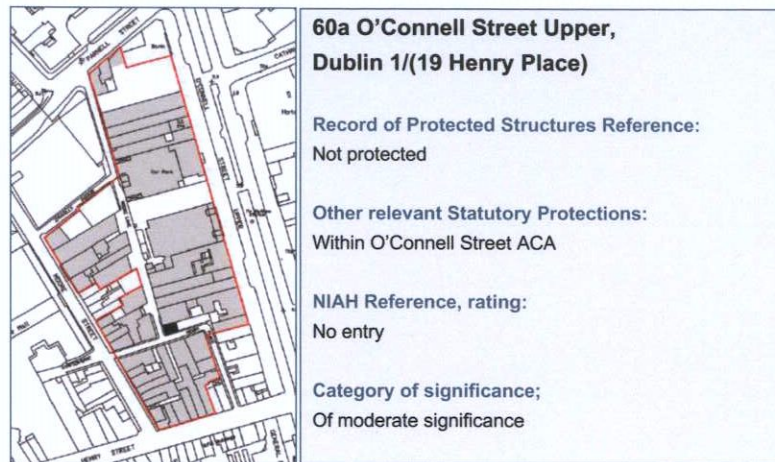
Occupancy
Occupied on all levels by Dublin Bus.



Interior of Car Port due north and south



Exterior of Car Port onto Moore Lane



Proposed Site
Site 2AB

Previous planning status
Scheduled for demolition.

Outline building description

No.60A (No. 19 Moore Lane) 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.

Occupancy

Occupied, in use as a retail unit.

Basis for categorisation of significance

The building comprises part of a coach house grouping from the 18th century development of Moore Lane but has lost its roof form, its connected structures to the east which lined the northeast corner of Henry Place, and is internally modified.

Historical summary

The first edition of the Ordnance Survey's large-scale map of Dublin city shows three buildings along the northern side of Henry Place between the corner with Moore Lane and the corner where Henry Place turns southward towards Henry Street. This same layout is shown on John Rocque's map of the city that was published nearly a century earlier in 1756, shortly after number 60 O'Connell Street had been built.

While the early use of these buildings in the 18th century cannot be determined for certain, in the 19th century were used in connection with numbers 60, 61 and 62 O'Connell Street Upper.


In the middle of that century the building at 60a was used as a wine store in connection with the business in number 56 O'Connell Street Upper, while the other two buildings were occupied with their respective businesses at 61 and 62.

It was only in the 20th century that those two buildings were rated separately from the main premises and apart from a short period when number 61a was in use as a stable, the three buildings were used as stores.

Number 61a was demolished in the mid-1970s and number 62a a little later. Number 60a remained in use as a store until the late 20th century and is now a shop with hairdressing and therapy uses on the upper floor.



Exterior of 60a O'Connell Street at the junction of Henry Place and Moore Lane



61 O'Connell Street Upper, Dublin 1

Record of Protected Structures Reference:
6029, Commercial Premises, Upper floor façade

Other relevant Statutory Protections:
Within O'Connell Street ACA

NIAH Reference, rating:
50010534, Regional

Category of significance;
Of high significance

Proposed Site
Site 2AB

Previous planning status
Façade retained only, remainder of structure scheduled for demolition.

Outline building description
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.

Internally the building has been comprehensively refurbished revealing little earlier fabric, though some windows are small-paned and hornless and could be of early date.

The rear elevational treatment presents stepped upper windows, suggestive of an early 18th century form.

Occupancy
Occupied.

Basis for categorisation of significance
The building is considered to comprise an 18th century structure with later, substantial interventions internally. It adjoins No.62 O'Connell Street which has a steep pitched roof of early origin.

Historical summary

Built in the 1760s, number 61 O'Connell Street Upper remained in residential use until around 1840, when it became the office of a solicitor and insurance agent. For a number of years from the mid-1840s the building was vacant, except for a brief occupancy by a silk mercer and draper. In the mid-1850s it returned to use as offices for solicitors and agents for insurance companies and, in the early twentieth century, clothing manufacturers. In 1913 the premises were converted to retail use and occupied by a pharmaceutical chemist, with publishing companies on the upper floors, with the former use continuing into the 1970s and the latter to the 1960s. The building was converted for use as Flanagan's Steak House in the early 1980s and this use continues.



Exterior



Exterior of rear, with staggered windows



Early chimney with 18th century brick found to front north-eastern stack

Tracing of earlier roof pitch on front south-eastern chimney stacks at 54 deg. The same marking is evident on the corresponding south-western stack

SITE 3 BUILDINGS


DCC PLAN NO. 5432/22
13/12/2022

Address	RPS No.	NIAH reference	NIAH rating	Rating assigned by Molloy&Associates Conservation Architects
36 Henry Street	N/A	50010495	Regional	Of significance
37 Henry Street	N/A	50010496	Regional	Of significance
38 Henry Street	N/A	50010497	Regional	Of significance
39 Henry Street	N/A	50010498	Regional	Of significance
40 Henry Street	N/A	50010499	Regional	Of significance
41 Henry Street	N/A	50010481	Regional	Of moderate significance
1-2 Moore Street	N/A	50010482	Regional	Of moderate significance
3 Moore Street	N/A	50011208	Regional	Varies: Clarke's Court entrance of significance Remainder of moderate significance
4 Moore Street	N/A	50011207	Regional	Of moderate significance
5 Moore Street	N/A	50011206	Regional	Of moderate significance
6 Moore Street	N/A	50010483	Regional	Of moderate significance
7 Moore Street	N/A	50010484	Regional	Of significance
8-9 Moore Street* Connected internally to 11-13 Henry Place	N/A	50060509	Regional	Of high significance
11-13 Henry Place	N/A	50060509	Regional	Of significance
3 Henry Place	N/A	N/A	N/A	Of limited / No significance
4 Henry Place	N/A	N/A	N/A	Of moderate significance
5-8 Henry Place	N/A	N/A	N/A	Of moderate significance
9 Henry Place	N/A	N/A	N/A	Of moderate significance
10 Henry Place	N/A	N/A	N/A	Building: Of limited / No significance Site: Of significance

Table 4: Structures within Site 3 of the proposed development



Plate 5: Ratings assigned to each of the structures within Site 3



36 Henry Street

Record of Protected Structures Reference:
Not protected

Other relevant Statutory Protections:
Within O'Connell Street ACA

NIAH Reference, rating:
50010495, Regional

Category of significance:
Of significance

Proposed Site
Site 3

Previous planning status
None; No.36 was not included within 2008 site.

Outline building description
Two-bay, four-storey 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. Flat roof with rendered blocking course over faience eaves cornice and eaves course. Rendered chimneystacks to east. Red brick facade laid in Flemish bond. Second and third floors are framed by rusticated faience pilasters with decorative swags. First floor has pilasters supplemented by nested ionic pilasters surmounted by a broad frieze and a cornice of faience, surrounding a wide display window, curved at the corners, flanked by slender turned glazing bars, flanked by recessed casements. uPVC casement windows to upper floors set in shouldered architraves of faience. The interior is overtly plain, with suspended ceilings, carpeting, lightweight partitions, contemporary joinery, tiling and other modern finishes, but several decorative stone chimneypieces are retained, with Arts & Crafts style tiled and cast-iron fire surrounds. Carved timber architraves survive to upper floor windows. The upper floors are accessed by an original dog-leg staircase with robust newel posts, a heavy, ramped handrail and decoratively turned balusters.

Basis for categorisation of significance

No.36 forms part of a suite of purpose-built early 20th century commercial buildings with a residential provision at its uppermost level, of social, architectural and artistic merit.

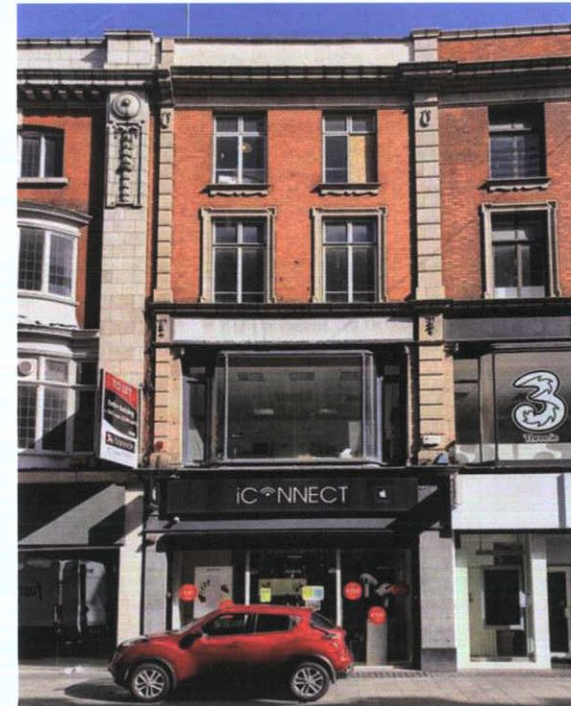
Occupancy
Occupied.

Historical summary
Number 36 Henry Street was occupied by a hairdresser and wigmaker and a dentist in the years leading up to the Rising. The premises were rebuilt in 1907, though occupied by the same businesses. Following the destruction of the building it was reconstructed as part of a terrace of three houses at numbers 34 to 36 to the designs of Francis Bergin and completed in about 1918.

In the years after reconstruction the premises were occupied by a jeweller, an optician and a dental surgery and over the ensuing years there were generally three business in the building. By the early 1940s the upper floors accommodated an optician, two dentists, a doctor and a hairdresser. In the early 1960s the ground-floor shop was acquired by Lipton Ltd, the large grocery chain, while the upper floors continued in use by professions such as dentists, hairdressers and photographers. In the late 1960s the shop was extended through to numbers 2 and

3 Henry Place, which became the goods entrance, and that building appears to have been reconstructed at that time.

In the late 1970s the ground floor was converted a bank for the Dublin Savings Bank, later the Trustee Savings Bank and then Permanent TSB. The bank subsequently took over the upper floors and remained in occupation until about 2010, following which it was vacant for a period. It has been occupied by iConnect as a phone shop since 2015.



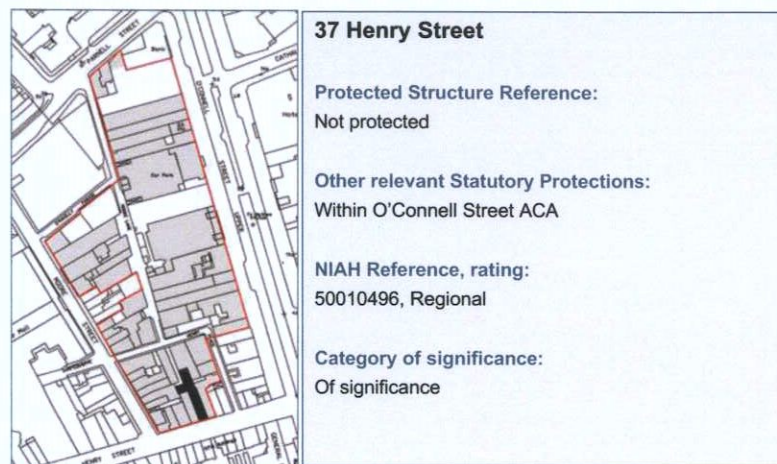
Front façade 36 Henry Street



Good early 20th century staircase



Chimney piece- early 20th century



Proposed Site
Site 3

Previous planning status

Façade and front room retained; remainder of structure scheduled for demolition.

Outline building description

Four-storey, two-bay building with a flat roof. Shared, rendered chimneystack to west. Faience-faced blocking course with matching coping over and surmounting faience modillion cornice. Red brick front facade laid in Flemish bond, framed with faience pilasters of giant order, set in from the margins of the façade. Oriel bow window at first floor level, with leaded multi-pane windows and matching overlights, timber mullions and matching cornice, surmounted by a less ornate version on the second floor, above which is a segmental-headed mullioned timber casement window on the top floor, also having leaded lights, faience keystone and granite sill. The shopfront is modern, but retains faience framing.

The interior has been subdivided and false ceilings inserted along with plasterboard linings and modern wall and floor finishes. Some original, modestly moulded cornices and carved timber window and door architraves survive. A small winding concrete stairway with nosed treads leads up from the first floor from near the front of the building and has a wrought-iron balustrade with a carved timber handrail, scrolled at the base and supported on a turned timber newel with an acanthus leaf motif. The stair is lit by a small leaded light with coloured glass that is the top corner light of the oriel window.

Basis for categorisation of significance

Refer to note on No.36 above.

Occupancy

Occupied at basement, street level and first floor. Vacant above.



Front façade 37 Henry Street, oriel window, detail of stucco work, stair

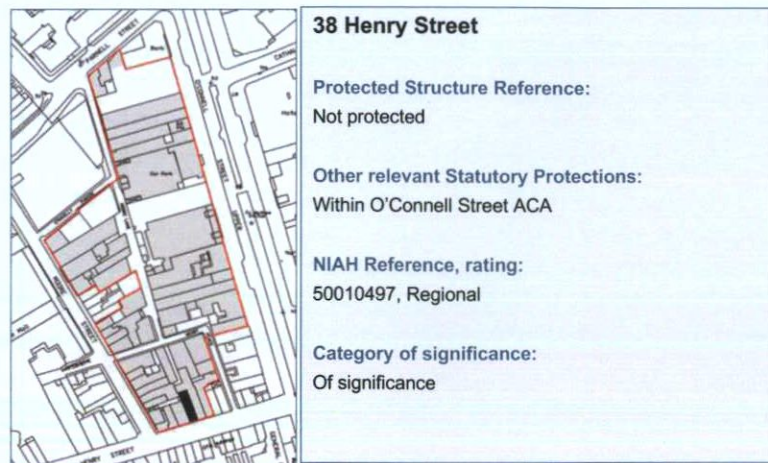


Historical summary

In the 1830s there were three businesses at 37 Henry Street, though soon after this the principal business, as a razor maker and a cutler, became the only business on the premises except for a period when a solicitor occupied part of the building. In the late 1880s the premises were converted to use as a restaurant and confectioners and this use continued until about 1912, with a bakery at the back, bordering on Moore Place. In 1901 the upper floors were used as staff accommodation, with the proprietor, her two sisters who worked with her and ten other staff members in residence. In 1911 this situation continued, though on a reduced scale with only six staff besides the proprietor in residence. The restaurant/confectioners closed soon afterward.

The premises were taken on by E Marks & Co, which ran a chain of penny bazaars, including branches in South Great George's Street, Belfast and Dun Laoghaire. This firm was in occupation at the time of the 1916 Rising when the premises were destroyed. Reconstruction commenced in 1917 to the designs of McDonnell and Dixon, architects and the building was constructed by George Squire & Co. To the rear of the building was number 2 Moore Place, which was a three-storey tenement in which fourteen people lived in five one-roomed flats. The tenement was dilapidated after the Rising and was reconstructed as a store associated with 37 Henry Street. The initial occupier of the combined premises as Marks Penny Bazaar. 2 Moore Place was subsequently subsumed into the Henry Street premises.

From the mid-1920s number 37 was in use by ladies' outfitters, initially Henrietta mantles, costumes and gowns and from the early 1940s by Slowey's ladies' outfitters. In the early 1970s the premises became a branch of Saxone Shoes until the early twenty-first century, since when it appears to have been vacant.



38 Henry Street

Protected Structure Reference:
Not protected

Other relevant Statutory Protections:
Within O'Connell Street ACA

NIAH Reference, rating:
50010497, Regional

Category of significance:
Of significance

Proposed Site

Site 3

Previous planning status

Scheduled for demolition.

Outline building description

Four-storey, two-bay building with flat roof. Shared, rendered chimneystack to east. Granite coping to red brick blocking course flanked by limestone blocks over matching cornice and frieze, supported on parallel, limestone, rusticated quoins, set in from the margins of the façade. Upper floors faced with red brick laid in Flemish bond. A two-storey Oriel window rises through the first and second floors, possessing timber mullions framing plane glazed panels and matching overlights, with decorative festoons to the second-floor window apron; the windows surmounted by carved timber cornice. Pair of square-headed timber casement windows to top floor.

The shopfront is modern. The interior retains features such as simple but heavily moulded plaster cornices, window architraves and door architraves set on timber blocks. The oriel window's timber mullions are carved to the interior and are flanked matching, recessed timber panels. Several original recessed timber-panel doors also survive alongside limited, modestly carved skirting boards. Some lime plastered walls appear to be retained at the upper floors behind lining paper and other modern finishes. A closed-string timber staircase with heavily turned balusters and newels provides access to the upper levels. On an upper floor is a hearth large enough to accommodate a stove, with a segmental arch and chimneybreast faced with glazed brick.

Basis for categorisation of significance

Refer to note on No.36 above.

Occupancy

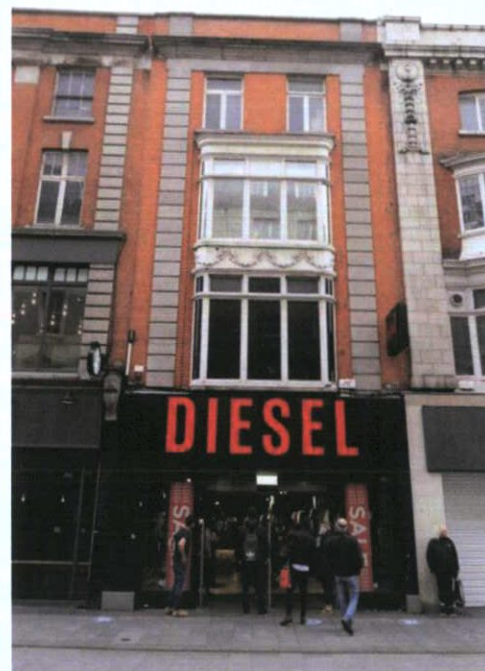
Occupied at basement, street level and first floor. Vacant above.

Historical summary

From the 1830s until the 1850s number 37 was occupied by a confectioner and soda water manufacturer, with milliners on the upper floors. In the 1850s it was taken on by a watchmaker and jeweller, Mountfort Jennings, who was still trading in his 70s at the beginning of the twentieth century. He lived over the shop with his wife, two daughters and a servant. Mr Jennings had died by 1904 and the premises were taken over by E Marks & Co, as a penny bazaar with a servants' registry office and a millinery and dress shop on the upper floors. Marks moved next door to number 37 and number 38 was taken on by another confectioner, with a dentist on the upper floors. There was no residential occupier at the time of the 1911 census.

Number 38 was destroyed in the 1916 Rising and reconstruction began in 1917 to the designs of Francis Bergin, who also designed number 36. The clients were R & J Wilson, who had been the confectioners occupying the building and they reoccupied the site once the new building was complete.

In the mid-1930s the premises were taken on by T C Slowey, ladies' outfitters and in the early 1940s they extended into the adjacent premises at number 37 Henry Street. Slowey's closed in the 1980s and the premises were redivided, with number 38 occupied by Gaywear ladies' wear until the 1990s, followed by No Name ladies' wear into the second decade of the twenty-first century and subsequently Diesel. It is not known what the upper floors were used for.

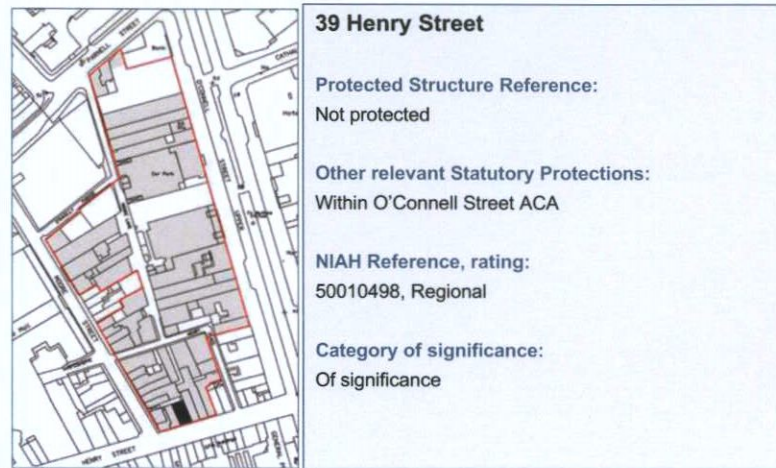


Front façade



Detail of cornices and beam marking site of former dividing wall

Detail of closed string staircase



Proposed Site
Site 3

Previous planning status
Scheduled for demolition.

Outline building description

Three-bay, four-storey building with flat roof. Red brick chimneystacks to west. Granite coping to red brick blocking course flanked by limestone blocks over matching cornice and frieze with central portion breaking forward, supported on parallel, limestone, rusticated quoins, set in from the margins of the façade. Matching piers at first floor level being single-storey in height and supporting modern fascia surmounted by carved limestone cornice. Red brick plasters at first and second floor levels with Portland stone capitals, delineating central bays. The first-floor windows are large casements with plain timber mullions and tripartite, matching overlights.

At second-floor level the windows are timber casements with two-over-two top lights having limestone keystones set to red brick jack arches, while on the third floor are six-over-six timber sash windows. Shopfront is modern, though retaining polished stone and brackets at either side. Internally, the fit-out at basement, ground and first floor levels is modern, including plasterboard, suspended ceilings and contemporary wall and floor finishes; no early features are visible with the exception of cast-iron columns supporting the downstand concrete ceiling beams. An original, narrow open-well staircase with turned balusters, newels, and a carved and ramped timber handrail runs to the floors above, where some original carved timber door and window architraves and cast-iron chimneypieces survive, while there are no cornices. Some original recessed four-panel timber doors also survive alongside modest skirting boards. The subdivision of the upper floors, particularly at third-floor level, suggests that this area may have been open plan originally.

Basis for categorisation of significance
Refer to note on No.36 above.

Occupancy
Occupied at basement, street level and first floor. Vacant above.

Historical summary


During the nineteenth century number 39 Henry Street was in a variety of business uses, from boot and shoe manufacturer and brush manufacturer in the 1830s to cabinetmakers, fancy bakers, druggists, outfitters and confectioners. Generally, there were at least two businesses on the premises and often three. In the 1850s this large building was divided into two shops at ground-floor level, initially numbered 39 and 39½ and later numbers 39 and 39A. At the time of the 1916 Rising the building was occupied by McCarthy & Co, costume and mantle warehouse, with a pharmacy in number 39A.



The building was destroyed in the Rising. Work on reconstruction was slower on this site than many others and it was not until May 1918 that the Irish Builder announced that building would be started shortly and "would help to complete one of the first blocks of new buildings in the burnt-out area." The architect was Patrick H McCarthy and it is possible that he was a relative of his client, Miss Mary McCarthy, proprietor of the costume and mantle warehouse that had been destroyed.

Mary McCarthy did not reoccupy the building and it was initially occupied by a jeweller, with Burton's the tailors in number 39A. Burton's took over both shops at number 39 as well as number 40A next door. There was a ladies' hairdresser on the upper floor and in the 1940s an academy of ballroom dancing.

Until the early 1980s Burton's occupied the shop at 39-40A, with a hairdresser in number 39A. Subsequently Burton's premises were occupied by a boutique, then Harry Moore's radio dealers, followed by a sports shop, a toy shop and another ladies' wear shop. The building is now occupied by Starbucks.

	<p>40 Henry Street</p>
	<p>Protected Structure Reference: Not protected</p>
	<p>Other relevant Statutory Protections: Within O'Connell Street ACA</p>
	<p>NIAH Reference, rating: 50010499, Regional</p>
	<p>Category of significance: Of significance</p>

Proposed Site
Site 3

Previous planning status
Façade and front room retained, remainder of structure scheduled for demolition.

Outline building description
Four-storey, three-bay, centre-terrace building with flat roof. Red brick chimneystacks to west. Granite coping to red brick blocking course flanked by limestone blocks over matching cornice and frieze, supported on parallel, limestone, rusticated quoins with circular medallions denoting capital. Front façade comprised of red brick laid in Flemish bond, with carved limestone plat band and cornice to first floor and similar sill course to second floor. First-floor windows are blocked up and are mullioned and transomed timber casements. Camber-headed windows to second floor and square-headed windows to third floor with timber casements; limestone keystones to second floor windows with red brick arches. Sills are of granite with decorative aprons below. Shopfront is modern but retains pilasters to each side and small cornice above. 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 original staircase on the upper floors has turned balusters and newels, with a broad, carved timber handrail. Carved timber door and window architraves have also been retained alongside original timber panelled doors of varying design and size, including unusual five-panel, high-waisted doors. At basement level, downstand timber beams are supported by square-section timber columns.

Basis for categorisation of significance
Refer to note on No.36 above.


Occupancy
Occupied at basement, street level and first floor. Vacant above.

Historical summary
From the mid-nineteenth century there were usually two businesses operating from number 40 Henry Street. Up to the late 1850s a jeweller and a gilder and picture frame manufacturer were in occupation, following which a variety of business occupied the premises. In the 1870s the premises were divided into two units – numbers 40 and 40A. In 1901 the proprietors of both businesses lived over the shop – Mary Darcy, who was a stationer and Charlotte Gahagan, a ladies' outfitter, though by 1911 no residential premises were listed in the building. At the time of the 1916 Rising number 40 was occupied by a tailor and number 40A by a baby linen and ladies' outfitter and the premises were destroyed.



Front façade
Original staircase at upper levels
Early 20th century chimneypiece

The new building on the site was under construction by 1917, to the designs of P J Munden. The clients were Jameson & Co, jewellers, which remained in occupation until the 1980s. Up to the 1970s there were usually two or three other occupiers in the building, including a tailor, a dress shop and a dental surgery in the 1920s, with later occupiers including manufacturing opticians, hairdressers, Eamon Andrews Studios, a travel agent and an insurance broker. From the 1970s only one occupier at a time is known, from the 1980s this being a footwear shop. The building is now occupied by a bag shop with the two upper floors vacant.



41 Henry Street

Protected Structure Reference:
Not protected

Other relevant Statutory Protections:
Within O'Connell Street ACA

NIAH Reference, rating:
50010481, Regional

Category of significance
Of moderate significance

Proposed Site
Site 3

Previous planning status
Façade and front room retained; remainder of structure scheduled for demolition.

Outline building description
Corner-sited, four-storey building with flat roof. Red brick chimneystack to north-west. Granite coping to red brick blocking course having matching pilasters over a heavily carved limestone surmounting a matching eaves course. Having 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 with a dressed limestone plat band at first floor level. The square-headed window opens possess single-pane timber sliding sashes with ogee sash horns, those at first-floor level having a granite surrounds surmounted by a matching frieze and cornice. On the second and third floors the windows have granite sills and stop-chamfer surrounds and heads, with granite keystones at the second-floor level. 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 cornicing. The window and door architraves survive and the original staircase with a carved and ramped handrail as well as alternating turned and square-section balusters and an infill of Anaglypta-covered timber panels. At basement level, downstand timber beams are supported by square-section concrete columns.

Basis for categorisation of significance
The building forms a residual plot, once attached with Nos 1-2 Moore Street. It negotiates as a bookend to both, the formality of Henry Street and more modest character of Moore Street and corresponds with No.42 Henry Street, however compromised on account of its tight plot.

Occupancy
Occupied on all levels.

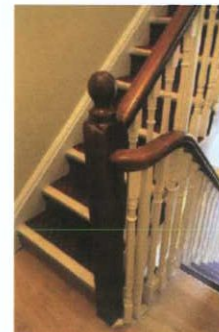
Historical summary
Number 41 Henry Street is a small building on the corner of Moore Street. The site is not deep, and it backs on to number 1 Moore Street. Despite its small size the building was occupied by three businesses in the 1830s and 40s and two in the 1850s. In the 1870s the building was divided into two, known as numbers 41 and 41A, occupied by a Jeweller/cutler/watchmaker and a draper respectively. In 1901 the property was occupied by a jeweller and a provision merchant, while a dressmaker and her daughter also lived on the premises. In 1911 the two business occupants were the same, though the dressmaker was now operating a business in the building.

In the bombardment during the 1916 Rising number 41 was destroyed and reconstruction commenced by the end of the year, including number 1 Moore Street at the rear, both being designed by Edwin Bradbury, architect. When rebuilt the shop units were again occupied by the same businesses P McGivney, cutler and optician, in number 41 and Miss J Calvert, provision dealer, in number 41A. There was also a partnership of dentists in the building.


The McGivney family had been in occupation in the building since about 1900 and in the 1980s members of the family ran two business on the premises – the ophthalmic opticians continued in use and the other shop was occupied as jewellers. The ophthalmic services continued in the building until recently. The ground floor is now an ice cream shop, while the upper floors are occupied as a herb and acupuncture clinic.



Front façade



Good early twentieth century staircase

	<p>1-2 Moore Street</p>
	<p>Protected Structure Reference: Not protected</p>
	<p>Other relevant Statutory Protections: Within O'Connell Street ACA</p>
	<p>NIAH Reference, rating: 50010482, Regional</p>
	<p>Category of significance: Of moderate significance</p>

Proposed Site
Site 3

Previous planning status
Façade retained only, remainder of structure scheduled for demolition.

Outline building description

Three-storey, four-bay, brick-fronted building with limestone quoins, frieze and cornice framing facade. Limestone and red granite former pub shopfront to ground floor. Brick is laid in Flemish bond. Shopfront is of traditional style and is divided unevenly. 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.

Basis for categorisation of significance

The building is in two parts: its embellished exterior and modest, much compromised interior. It forms part of a unified terrace of structures (Nos. 1-7) and follows a similar ideology to that of Henry Street, in its provision of purpose-built retail units with living quarters above.

Occupancy

Occupied at entrance level, vacant above.



Front façade of 1-2 Moore Street

Historical summary

Number 1 Moore Street was in uses as licensed premises by the early 1830s and continued that use under different proprietorships. Number 2 Moore Street was also in business use by the 1830s, initially as a provision dealer, then, after a short period as pawnbroker, becoming a butcher's shop. It seems likely that there was living accommodation above, as the street directories in the late 1850s and early 1860s give the occupiers as "tenements", suggesting that the ground-floor shop may have been vacant. In the late 1880s the landlord of the licensed premises at number 1 was Patrick Butler and he also acquired number 2, amalgamating the premises in the mid-1890s. The business was acquired by James Humphreys early in the new century and he lived on the premises with two assistants and a servant.

While numbers 1 and 2 were occupied a single unit, it seems that they still had separate identities and landlords. Following the destruction of the buildings in the 1916 Rising number 1 was reported to have been rebuilt with the adjacent numbers 41 and 41A Henry Street to the designs of architect Edwin Bradbury, while number two was rebuilt to the designs of Francis Bergin, architect, according to reports in the Irish Builder. However, the appearance of these buildings suggests otherwise, with a distinct break in style and brick colour between numbers 41-41A Henry Street and number 1 Moore Street, while numbers 1 and 2 Moore Street form a unified pair, flanked by parallel quoins and with a shopfront that suggests a single licensed premises, built in decorative limestone and with pink granite pilasters. This is borne out by a claim for compensation lodged in 1917, which sought the cost of rebuilding numbers 1 and 2 Moore Street by Francis Bergin, architect and William Doyle, contractor.

The combined properties remained in use as tea, wine and spirit merchants through much of the twentieth century, retaining the name J Humphreys until the mid-1950s, followed by R Grainger and from around 1960, James Madigan and Sons. In the late 1980s the premises became a boutique and was in the retail clothing trade until the early twenty-first century, when the use changed to a phone shop.

DCC PLAN NO. 5432/22
 RECEIVED: 13/12/2022



3 Moore Street (including Clarke's Court)

Protected Structure Reference:
Not protected

Other relevant Statutory Protections:
Within O'Connell Street ACA

NIAH Reference, rating:
50011208, Regional

Category of significance:
Of significance / Of moderate significance

Proposed Site
Site 3

Previous planning status

Façade retained only, remainder of structure scheduled for demolition.

Outline building description

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 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.

Basis for categorisation of significance

The building is assessed in two parts; its stone arch to Clarke's Court is of significance, with the remainder of the building and its interior of modest significance. It is similar in composition to that of No.1 -2 Moore Street.

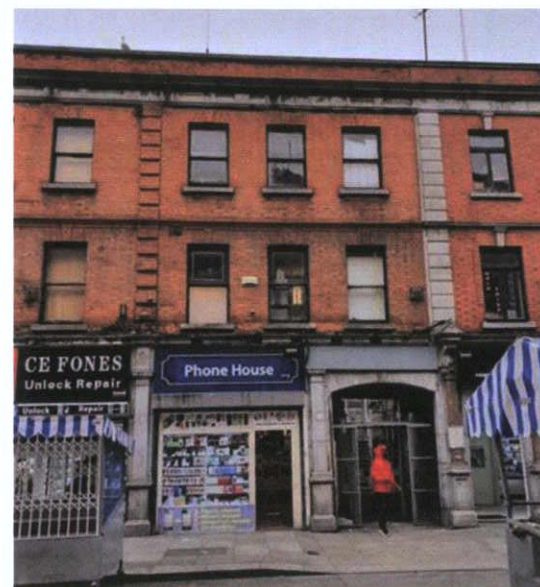
Occupancy

Occupied at entrance level, vacant above.

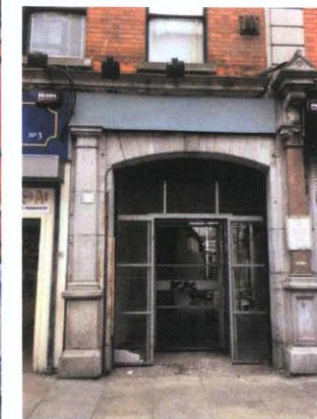
Historical summary

During the 1830s and 1840s number 3 Moore Street was occupied by a provision dealer, but by the early 1850s the building was in residential use as tenements. A carriageway through the building led to Clarke's Court at the rear, where there were two buildings at the rear of 3 and 4 Moore Street. In the 1880s number 3 was converted for use as a tripe works, with the structure at the rear in Clarke's Court used as a boiling house. The full description of the business as tripe and cow heel dresser, manufacturer of neatsfoot and trotter oils and by the 1890s this business occupied both buildings in Clarke's Court.

By the end of the nineteenth century number 3 Moore Street had become a fruit shop without residential use. At the beginning of the twentieth century the building became a fried fish shop run by Italian immigrants who had relocated to Cork at the turn of the century and moved to Dublin in about 1906. The family, with seven children, lived over the shop with six servants, two of whom were Italian and all of whom probably worked in the business.

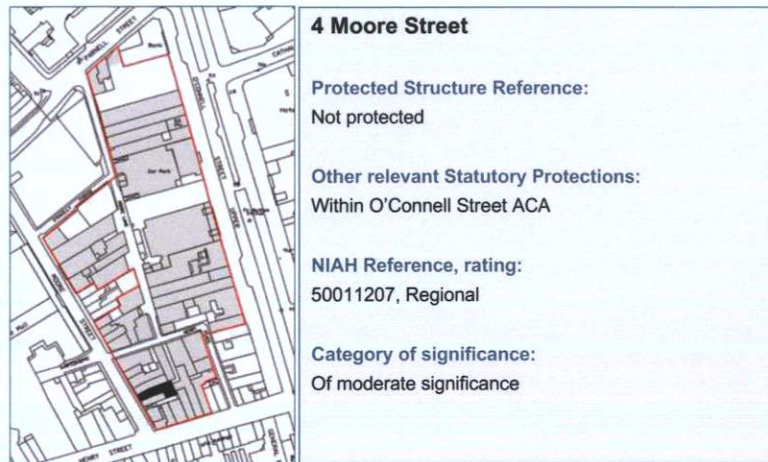


Front façade of 3 Moore Street



Entrance to Clarke's Court

Number 3 Moore Street was destroyed in the 1916 Rising and rebuilt soon afterward. The architect for the reconstruction is not recorded, but as Francis Bergin was the architect for numbers 4, 5 and 6, which are built to the same design as number 3, it is likely that he designed all four buildings. The premises were reoccupied as a fried fish shop and passed to the eldest son in the 1920s, when it became a butcher's, with a wholesale gown business above. The building was subsequently operated as a sewing shop and a footwear shop and in the 1980s it became a turf accountant, which use continued until relatively recently. The building is now a phone shop.



4 Moore Street

Protected Structure Reference:
Not protected

Other relevant Statutory Protections:
Within O'Connell Street ACA

NIAH Reference, rating:
50011207, Regional

Category of significance:
Of moderate significance

Proposed Site
Site 3

Previous planning status
Façade retained only, remainder of structure scheduled for demolition.

Outline building description

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.

Basis for categorisation of significance

One of a collective grouping, described in Nos 1-2 above.

Occupancy

Occupied at all levels.




Front façade of 4 Moore Street

Historical summary

Number 4 Moore Street was in commercial use from an early stage. In the 1830s it was in use as a chandler's, later being occupied by a provision dealer, a tinplate worker, a grocer and spirit merchant, a butcher, a china dealer and two periods of use as a dairy, with occasional periods of vacancy. At the beginning of the twentieth century the ground-floor use of the building was as a dairy and there were three tenements on the upper floors, occupying three rooms, two rooms and one room respectively with each household having the same number of occupants as they had rooms. The tenements were not occupied in conjunction with the retail use and the occupants worked as a saddler, a porter, a mantle maker, a dealer and a labourer. By 1911 the upper floors were occupied as a single dwelling by the proprietor of the ground-floor dairy and in her household were her daughter and another girl, both of whom worked in the shop, and two boarders who worked on furniture repairs and as a watchman.

This building was destroyed in the 1916 along with its neighbours and was rebuilt in 1917 to the designs of Francis Bergin, architect. As part of this reconstruction a small tenement building at 1 Moore Place, to the rear of 4 Moore Street, was included in the site, having become derelict as a result of the Rising.

Following the rebuilding of number 4 Moore Street it was occupied in the 1930s and 1940s by a poultryer and fishmonger, in the 1950s, 1960s and early 1970s as a cleaners and dyers, following which it went through a series of short-term occupancies including butcher, TV and gift shop, ladies' wear shop and, from the late 1980s until the turn of the century as a bingo hall and a footwear repair shop. Since the beginning of the twenty-first century the ground floor has been in use as grocer's shop and there is a phone shop in part of the ground floor.

	<p>5 Moore Street</p>
	<p>Protected Structure Reference: Not protected</p>
	<p>Other relevant Statutory Protections: Within O'Connell Street ACA</p>
	<p>NIAH Reference, rating: 50011206, Regional</p>
	<p>Category of significance: Of moderate significance</p>

Proposed Site
Site 3

Previous planning status

Façade retained only, remainder of structure scheduled for demolition.

Outline building description

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, and comprises mass concrete block party walls with brick partitions internally. The interior is in poor condition, with structural cracking, but retains much of the original staircase with turned balusters and newels. Some cast-iron chimneypieces remain.

Basis for categorisation of significance

One of a collective grouping, described in Nos 1-2 above.

Occupancy

Occupied at entrance level, vacant above.

Status and extent of site investigations (end August 2020)

Provision of permanent (secure) access to upper rear window to enable access to upper levels, currently inaccessible.



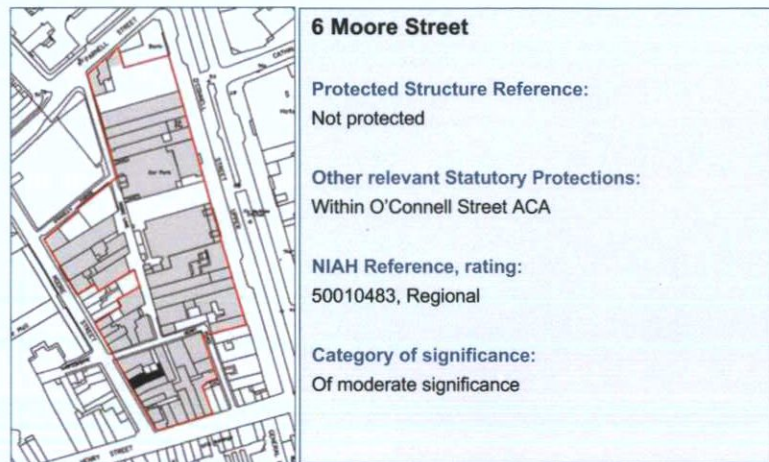
Front façade 5 Moore Street.

Historical summary

Number 5 Moore Street was in use as licensed premises by the 1830s and in the 1840s it successively housed a tinsmith and a provision dealer. It appears that the building was rebuilt in the late 1850s, as it was in ruins in 1847. Thereafter it housed a flour factor, a provision dealer, a tinsmith and a greengrocer. In the opening years of the twentieth century the shop was occupied by a fruiterer, while the upper floors were occupied by a saddler and his family. There may have been a relationship between the two occupiers as they had the same surname. Shortly after this the use changed to a victualler's shop, while the upper floors were occupied by a separate household.

Following the destruction of the 1916 Rising number 5 Moore Street was rebuilt to the designs of Francis Bergin in 1917. This reconstruction incorporated number 6 Moore Place, which was a shed and yard adjoining at the rear.

The occupier changed following the Rising, though the use as pork butcher continued until the late 1970s. After a short spell as a hardware shop and another period as an amusement parlour the ground floor was a retail toy and fancy goods shop before changing to its present use as a hair extension shop about ten years ago.



6 Moore Street

Protected Structure Reference:
Not protected

Other relevant Statutory Protections:
Within O'Connell Street ACA

NIAH Reference, rating:
50010483, Regional

Category of significance:
Of moderate significance

Proposed Site

Site 3

Previous planning status

Façade retained only, remainder of structure scheduled for demolition.

Outline building description

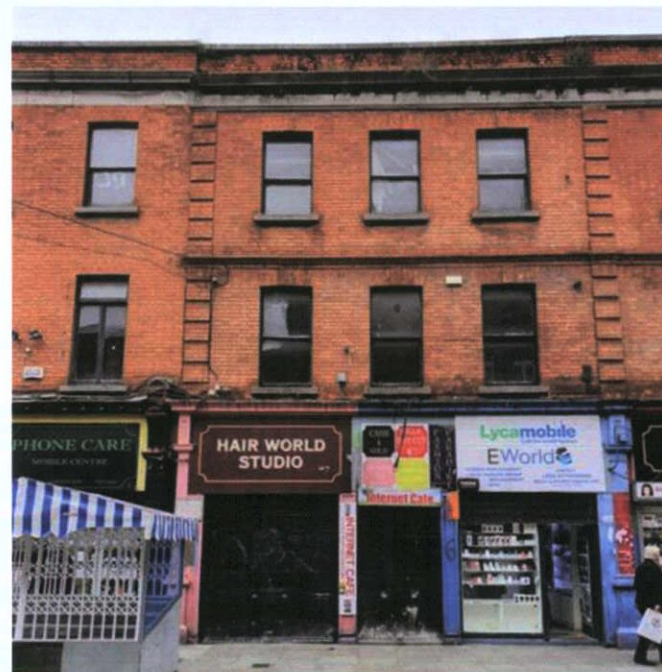
Three-storey, three-bay brick-fronted building with red brick facade laid in Flemish bond and flanked by matching brick soldier quoins. The facade is surmounted by a limestone frieze and cornice. The windows to the upper floors are timber sashes likely dating to the building's reconstruction in 1917 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 in construction to numbers 1 to 5.

Basis for categorisation of significance

One of a collective grouping, described in Nos 1-2 above, but deviating in plan form in its provision of a surviving central staircase flanked by separate shop units.

Occupancy

Occupied at entrance level, vacant above.

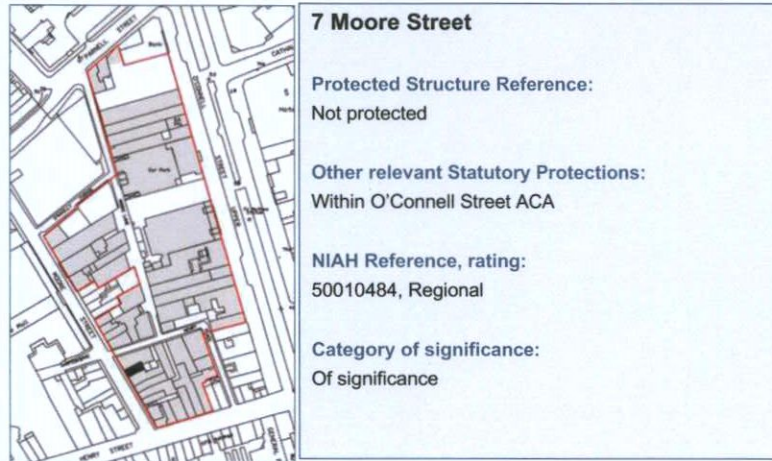


Front façade 6 Moore Street

Historical summary

From the early nineteenth century number 6 Moore Street was in use as a baker's shop, following which Rathborne's, the candlemakers, had a shop at this address for a short period from the late 1860s. From about 1880 the building was occupied by two businesses – initially a china shop and an umbrella maker. In the early twentieth century the ground-floor shop was occupied by a poulturer, while there were three tenements on the upper floors, one occupied by the umbrella maker and her family, with five people in three rooms, a second tenement had two rooms and was occupied by an engineer, his wife and their six children. The third tenement was a single room and was occupied by a labourer and his wife. Ten years later, the two shops at 6 and 6a were occupied by a fruiterer who did not live on the premises. The three tenements above were occupied respectively by a dock labourer and his wife and baby in two rooms, a chimney sweep and three others occupying a two-room tenement and a van man, with his wife and seven children occupying three rooms.

In the reconstruction following the 1916 Rising, numbers 6 and 6a were rebuilt to the designs of Francis Bergin, architect and by 1917 the fruiterer was occupying the new building. The building was rebuilt with a central access to the upper floors, flanked by small shops, allowing for business use on the upper floors. From the early 1920s the two shops were occupied by provision merchants and subsequently by a butcher and a pork butcher, with two other names being listed in the street directories in the 1960s. From the mid-1970s the ground floor was a single butcher's shop until the opening years of the twenty-first century. In more recent years there has been a hair studio and a mobile phone shop in number 6 and 6a and the upper floor were used by a variety of businesses including hairdresser's, clothing alterations, an internet café and a cash for gold shop.



7 Moore Street

Protected Structure Reference:
Not protected

Other relevant Statutory Protections:
Within O'Connell Street ACA

NIAH Reference, rating:
50010484, Regional

Category of significance:
Of significance

Proposed Site
Site 3

Previous planning status

Façade retained only, remainder of structure scheduled for demolition.

Outline building description

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.

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. are timber sashes likely dating to the building's reconstruction after the 1916 Rising.

The interior on the upper floors retains little original material.

Basis for categorisation of significance

Deviates from the standard plan form of Nos 1-6 in its provision of a return structure and intact upper level staircase.

Occupancy

Occupied at entrance level, vacant above.



Front façade 7 Moore Street

Historical summary

Through the nineteenth century number 7 Moore Street was occupied successively by a wide range of uses including a school, a brush manufacturer, a chandler, a dyer, a cod liver oil manufacturer, a tin smith a copper smith and a china dealer. At the beginning of the twentieth century the ground-floor premises were converted for use as a poultry shop, with the proprietor living on the premises with his daughter and occupying four rooms. The building also housed two tenements, one with three rooms occupied by a dressmaker and her five family members and the other by a family of three that occupied one room. By 1911 there were just two people in each tenement, headed by a labourer, a dressmaker and a cook, while the shopkeeper did not live on the premises.

Following the destruction of the premises in 1916 a temporary shop was erected on the site and in the summer of 1917, work commenced on the construction of the new shop to the designs of George Luke O'Connor, architect. The proprietor of the fish and poultry shop that had occupied the building prior to the Rising occupied the new building and the business remained under his name until the late 1980s. Through the 1960s, 1970s and 1980s other businesses occupied the upper floors, including a hairdresser and a tailor. In the late 1990s and into the early twenty-first century there was a butcher's shop on the ground level and more recently the shop has been divided into two units in use as a nail bar and a phone shop.



8-9 Moore Street (connected internally to 11-13 Henry Place)

Protected Structure Reference:
Not protected

Other relevant Statutory Protections:
Within O'Connell Street ACA

NIAH Reference, rating:
Connected to 11-13 Henry Place 50060509, Regional

Category of significance:
Of high significance

Proposed Site

Site 3

Previous planning status

Façade of 8-9 Moore Street retained only, remainder of structure scheduled for demolition.

Outline building description

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 openings to the upper floors are replacement timber casements. The ground floor shopfront has been replaced but retains rendered quoins to the north-west corner. Early details survive at basement and upper levels. The building fronting Moore Street may date from the late 18th century and is connected through to the building at 11-13 Henry Place. The building was damaged by fire in 1916 but retains some evidence of early details behind later linings.

Basis for categorisation of significance

Architectural, historical

Early building onto Moore Street informing the street's 18th century origins.

Occupancy

Occupied at basement and entrance level, vacant above.



Front façade 8-9 Moore Street

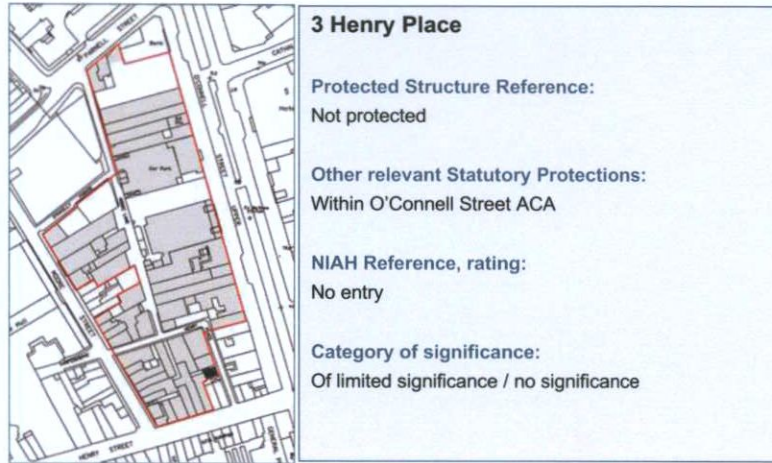
Historical summary

Numbers 8 and 9 Moore Street were in use for industrial purposes in the 1830s, including the manufacture of mattresses and musical instruments and for wood turning. By 1840 number 8 became a shop dealing in china and earthenware and subsequently a dairy, a greengrocer and then a fruit shop. Number 9 became vacant in the early 1850s and was not reoccupied until the 1870s, when it became a butcher's shop.

In 1901 the upper floors of both buildings were occupied by the proprietors of the shops. In number 8 Robert Dillon, the fruiterer, lived with his wife and daughter in six rooms, while Mary Ann Mulvany, the victualler, lived in five rooms with her four sons, all of whom worked with her in the shop. Ten years later the occupancy had not changed significantly. Robert and Ellen Dillon were still in number 8, though he had gone into the poultry business, while in number 9 Mary Ann Mulvany's four sons were still in residence and working in the butcher's shop.

During the fighting in Moore Street in 1916 number 8 Moore Street went on fire. Robert and Ellen Dillon and their daughter Mary had to flee from the burning building, but Robert Dillon was shot dead. It is not clear whether number 9 was also burned, but it seems possible.

Following the Rising the two buildings were acquired by John Sheil, who refurbished the buildings to the designs of Thomas Francis McNamara, architect, combining them into a single retail unit. He occupied the premises as a provision dealer and this use continued until the end of the twentieth century under the same name, latterly running a restaurant as Sheil's of Moore Street. Into the twenty-first century the businesses on the premises have included a supermarket, hairdressers and a beauty salon, with restaurants on the upper floors. The ground floor is still in use for these purposes though the upper floors are vacant.



Proposed Site
Site 3

Previous planning status
Scheduled for demolition.

Outline building description

Concrete-framed three-storey building. With additional two-storey bay to north. Flat roof. Grey concrete brick facade to first and second floors with and-and-cement render to ground floor. Aluminium casements forming full-width clerestory to first floor and to second floor. Glass block facade to ground floor. Ground floor has glass block window while on upper floors clerestory windows span the width of the façade. Square-headed metal doors to ground floor. Interior is plain and unadorned, with modern finishes including plasterboard, cementitious plaster, linoleum and other materials.

Basis for categorisation of significance

Modest 20th century building having no significance.

Occupancy

Occupied.



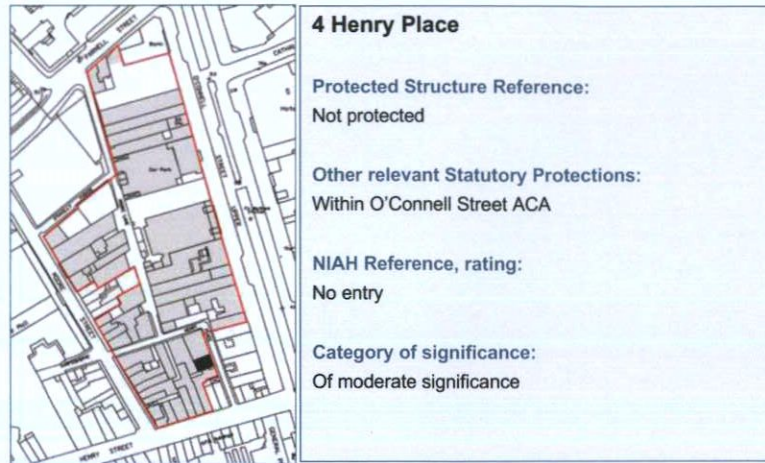
Façade of 3 Henry Place

Historical summary

Numbers 2 and 3 Henry Place were occupied by residential premises through the nineteenth century and beyond the first half of the twentieth, though there was sometimes commercial use on part of the premises. The two buildings were interconnected, with the residential use in number 2 continuing on the upper floors of number 3, while there was a yard at the rear. There was also a basement, which from the 1870s was occupied in conjunction with the adjacent mineral water factory as a store.

At the beginning of the twentieth century the buildings were occupied as six one-roomed flats and a shop, with a total of twelve adults, five teenagers and fifteen children in residence. In 1911 there were five flats and a store. Two of the flats were one-roomed, one housing a plumber and his brother, the other a porter, his wife and four children aged up to 17. The other flats were two-roomed and were home to a labourer with his wife and four grown-up daughters, all of whom were fruit dealers, a labourer and his wife with their seven children aged up to 18 and a porter and his wife and seven children aged up to 17.

These uses continued until the early 1960s when they became vacant and derelict. The site was then used as the rear entrance to Lipton's supermarket at 36 Henry Street and later the present building was erected on the site as an addition to the Henry Street premises.



Proposed Site
Site 3

Previous planning status
Scheduled for demolition.

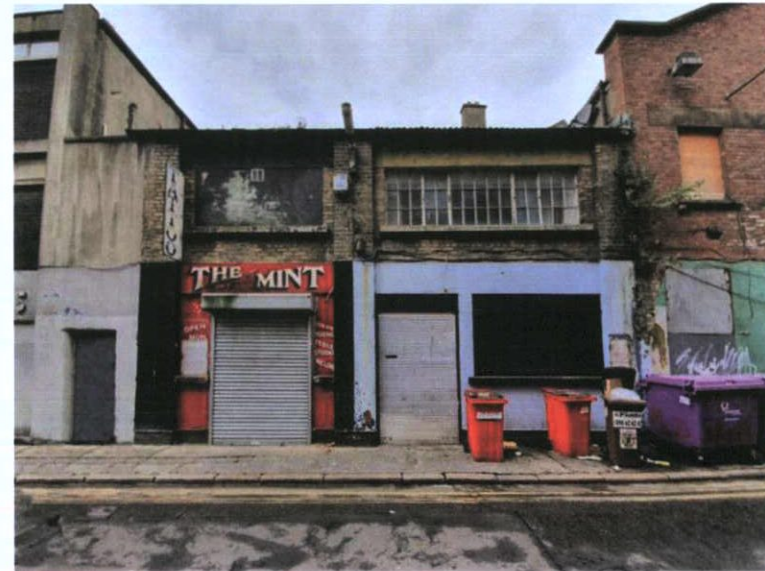
Outline building description

Early 20th century two-bay, two-storey commercial premises divided into two units. M-profile hipped, corrugated roof with ridges running perpendicular to street. 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. Each unit has large window at first-floor level, that to the right having small panes and that to the left boarded up. Metal roller shutters enclosing square-headed openings to ground floor.

Basis for categorisation of significance

This pair of buildings form part of a suite connected architecturally with the early industrial unit at Nos 5-8 Henry Place. It has a saw tooth roof profile, catching north light and may have served as a light industrial operation on construction. Its composition and treatment is not considered to present a higher category of significance.

Occupancy
Vacant.



Front façade 4 Henry Place

Historical summary

In the 1830s and 1840s there were commercial uses at 4 Henry Place, including a smith, a broker and a manufacturer of ginger beer. The two-storey building on the site was principally in residential use, though there was also a yard at the rear. By the early 1860s the house was described as "a wretched hovel" and was in ruins slightly later, though it was then reoccupied.

By the early 1870s the buildings had been rebuilt as sheds in connection with the use of the adjacent property at 5 to 8 Henry Place as a mineral water factory. O'Briens' were in business until the 1930s, following which the property at number 4 Henry Place, already reconstructed, was occupied separately by a tea merchant until the early 1950s. The premises were then reoccupied in conjunction with the larger premises next door at 5-8 Henry Place, though for much of the time with the property only partly used by the company next door, the other part by a separate company. In this way the premises were occupied by Atlas Cine Supply Ltd as well as J J Roche Ltd, chemists, who operated from 5 to 8 Henry Place. In the 1970s and 1980s the premises were occupied by Scientific Teaching Aids Ltd in addition to Atlas, though from the late 1980s the building entered a period of vacancy. For a period from the end of the twentieth century the building was occupied as two units by a Tattoo Studio and another company, though the building has now been vacant for more than ten years.



5-8 Henry Place

Protected Structure Reference:
Not protected

Other relevant Statutory Protections:
Within O'Connell Street ACA

NIAH Reference, rating:
No entry

Category of significance:
Of moderate significance

Proposed Site
Site 3

Previous planning status
Scheduled for demolition

Outline building description

Corner-sited, nine-bay, two-storey commercial building with tripartite sawtooth roof catching northern light. The northlight roof is a consequence of a mid-twentieth century reconstruction following a fire. First floor comprised of pink brick, mid-20th century in origin, laid in English garden wall bond, over the ground-floor façade that is rendered and painted. Dressed limestone plat band forming lintel to first floor windows. Window arrangement is irregular on both floors; square-headed opes having expressed concrete lintols with fixed, multi-pane windows with bronze frames to first floor windows; red brick mullions to opes to front (east) elevation. Square-headed window opes with timber casement windows to ground floor. Square-headed door opes to east and north elevations with modern metal doors. Modern surrounds to east elevation having scrolled hood moulding supported on matching pilasters. Later alterations post-date the fires of 1956 and/or 1982. 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 windows are steel sashes with small panes.

The interior has been refitted in the twentieth century, probably after both fires, and the walls are either plasterboard partitions or solid walls with modern plaster. The roof structure has been rebuilt and does not display the trusses normally associated with north light roofs.

Basis for categorisation of significance

*One of a number of buildings in the Moore Lane vicinity contributing to the industrial character of the area, but largely composed of mid-late 20th century fabric. * No. 5-8 denotes a building having a red asterisk in wider map of significance (plate 1) - please refer to 'Architectural Heritage Impact Assessment - Dublin Central-Site 4', Appendix A4.13 'Assignment of Significance of Certain Upstanding Building Fabric' for expanded detail on the basis of categorisation of significance.*

Occupancy

Storage at entrance level, vacant above.



High level view of saw-tooth roof of 5-8 Henry Place

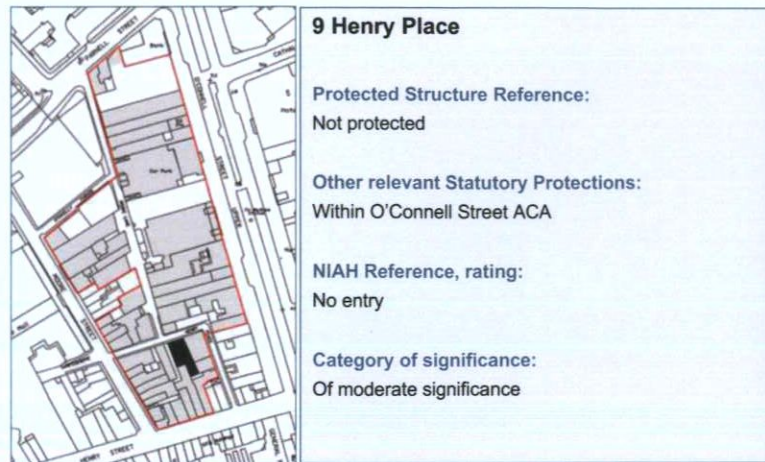
Historical summary

The original 5, 6 and 7 Henry Place faced onto the short arm of Henry Place that ran southward to meet Henry Street, with number 7 at the corner where Henry Place turned to run westward. Number 8 Henry Place was a broad plot on the southern side of the east-west arm of Henry Place. In the mid-nineteenth century these plots were each occupied by several buildings; number 5 had a three-storey house, two two-storey houses and a yard, number 6 had two three-storey houses and two warehouses, number 7 had had a four-storey house and a yard, while number 8 was occupied by a cooper, a dairy and a chimney sweep, with an open yard running back from the street on the western side. By the late 1840s all of the buildings on these sites were in residential use.

In the early 1870s the four buildings were in ruins and they were demolished to build a new factory for Michael O'Brien & Co, making mineral waters, completed in 1873. This building was two-storey, with a slated roof along most of its length and a roof of slate and metal at the northern end, where there were two long skylights, orientated east-west. The open yard to the west of these properties, formerly part of number 8, was initially occupied by sheds before being converted for use as stables to serve the principal use of the site. In the later 1930s the business was taken on by N McLoone & Co, who were also tea and wine merchants.

From the late 1940s the building was occupied by J J Roche & Co and a number of businesses operated from the premises, including Roche's clothing factory, Roche's chemists and the Atlas Cine Company. In January 1956 a fire broke out in the film library of Atlas Cine and turned into an intensive fire, following which the Valuation Office deemed it to be in ruins. The building was refurbished to the designs of Robinson Keefe and Devane and reoccupied by J J Roche & Co as well as Atlas Cine Supply, Leverett & Frye Ltd and Glorney's, the latter two using it as storage.

From the late 1970s the premises were converted to use as a snooker club, a pool room and an audio-visual centre and in 1982 the building was again destroyed by fire, believed to be malicious. The premises were repaired once more and reopened as an amusement centre. This use continued into the twenty-first century, though the building has now been vacant for more than ten years.



Front façade of 9 Henry Place

Proposed Site
Site 3

Previous planning status
Scheduled for demolition.

Outline building description

Substantial three-storey, four-bay concrete-framed industrial building built as a factory in the 1930s, possibly embedding earlier fabric, with projecting bay to rear elevation. Tripartite sawtooth roof catching northern light, with ridges running parallel to lane; natural slate to southern pitches and lights to northern pitches blocked with corrugated steel. Cast-iron and mild steel rainwater goods. Granite coping stones to parapet over rendered walls with projecting piers to central axis and to margins of facade. Part of the previous building survives as a red and buff brick nib on the eastern side to exterior. Shuttered vehicular entrance and shuttered doorway at ground-floor level with mild steel clerestory lights. Square-headed window opens to upper floors with steel casement windows; similar arrangements to western elevation. Blind eastern elevation having cementitious rendered finish. Concrete sill courses and first and second floor levels. To rear of main building is a two-storey annex faced with buff-coloured brick in English garden wall bond. External steel staircase to west elevation. Rear face of front facade is faced with painted brick laid in English garden wall bond, which forms infill between concrete framing with small amounts of concrete blockwork. Earlier stone party wall to east is visible. Internal concrete framing is exposed, with square-section piers supporting concrete beams and concrete floors at all levels; secondary concrete bresssummers forming cross-braces to ceiling joists at first floor level and additional timber tying members surmounting bresssummers at second floor level. Upper floors are accessed by a concrete open-well staircase with a non-decorative timber and steel handrail. Calp limestone party wall survives on eastern side at ground floor. At second floor level, there are exposed King rod roof trusses comprised of cast-iron. Lightweight timber purlin roof structure to southern pitches; soffit of corrugated sheeting and slates exposed to interior.

Basis for categorisation of significance

The later additions to this possibly 19th century building are not found possessing merit deserving a higher rating of significance.

Occupancy: Vacant.

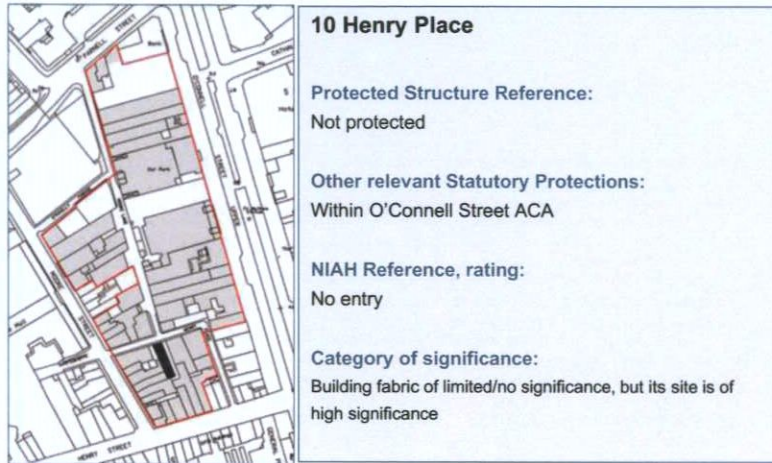
Historical summary

The building at 9 Henry Place occupies a site that was previously number 8a and 9 Henry Place, with Moore Place, formerly Mulligan's Court, forming the western boundary. Number 8a was the yard associated with number 8, which lay to the east and was converted for use as stables in the late 1870s. Number 9 was a three-storey house in use as tenements, while there were two more three-storey houses adjoining to the rear, fronting Moore Place. In 1911 number 9 was occupied as five one-roomed tenements, housing twenty-one people. Numbers 2 and 3 Moore Place, to the rear, each also had five one-roomed tenements, housing fourteen and twenty-five residents respectively.

Following the Rising the house at number 9 Henry Place was in ruins, while its neighbour to the rear at 3 Moore Place was also dilapidated. The three sites at 8a and 9 Henry Place and 3 Moore Place were combined, and a new building was erected as a store for O'Brien & co, the mineral water manufacturers based in the adjoining factory at 4 to 8 Henry Place. This is probably the building that was mentioned in the Architects Journal in November 1919, as a proposed extension to the factory and designed by Donnelly, Moore, Keefe and Robinson.

In 1930 the building was leased by O'Brien & Co to the Cavendish Furnishing Company as a store and warehouse. Ten years later the building was taken by Goodall (Ireland) Ltd for a short time and by 1942 the occupancy was divided between two companies. Southalls of Ireland Ltd had an office and store on the ground floor and a factory on the first and second floors and in part of the basement. N McLoone & Co Dublin Ltd, occupiers of the adjacent factory at 4 to 8 Henry Place, had stores in part of the ground floor and basement. In the 1970s Southalls' part of the building was occupied by Phillips Electrical (Ireland) Ltd and in the 1980s by J Hollande Hosiery Ltd as stores. McLoone's part of the premises became part of the operations of Atlas Cine Electric Ltd and Roches Chemists, also based next door at 4 to 8 Henry Place.

Following a period of vacancy in the late 1980s the building was again used as storage and for a short time in the early twenty-first century it was occupied by a theatre company The Are Space. It has been vacant for more than ten years.



Proposed Site
Site 3

Previous planning status
Scheduled for demolition.

Outline building description

Two-bay, two-storey gable-fronted building. Pitched roof has ridge perpendicular to lane; it has been replaced and raised; the building possesses uPVC rainwater goods. Rendered, ruled-and-lined façade with painted finish. Two doors at ground-floor level and large blocked window at first floor. Brick visible in western side elevation, with cementitious plat band over. Eastern side elevation is partly lime rendered and partly cement rendered, indicating two phases of construction, neither of which matches the layout of the nineteenth-century buildings. Interior is open plan on both floors except for an insulated cool room at the rear of the ground floor. Brickwork laid in English garden wall bond and painted is visible forms the internal face of the external walls. Matching brick piers at regular intervals act as buttresses. The first floor structure is supported on timber bressummers that bear onto these buttresses. There is a concrete floor and the ceiling is finished in plasterboard. A modern staircase provides access to the first floor level. The wall head is capped by concrete blockwork with the purposing of raising the roof height. The modern cut timber roof structure is exposed to the interior. Portions of the eastern wall at this level are finishes in cementitious plaster, whilst the floor is covered in plywood.

Basis for categorisation of significance

*Mortar analysis following strategic opening up works are complete, with findings concluding the origin of the former No.10 Henry Place, the former White Building, as being constructed in the 1920s, and the outer walls of the rear structure, amalgamated with the former No.4 Moore Place, comprising a 19th century former tenement structure. It is concluded that this latter structure is of moderate significance, with the former also meriting a moderately significant rating on account of the social and historical relevance of its highly significant site. * No. 10. denotes a building having a red asterisk in wider map of significance (plate 1) - please refer to 'Architectural Heritage Impact Assessment - Dublin Central-Site 4', Appendix A4.13 'Assignment of Significance of Certain Upstanding Building Fabric' for expanded detail on the basis of categorisation of significance.*

Occupancy

Storage at both levels.




Front façade 10 Henry Place

Historical summary

In the early nineteenth century Edward Mulligan built a number of houses for use as tenements on either side of a laneway known as Mulligan's Court – the name changed to Moore Place in the late 1880s. Two of these, on either side of the Court, faced onto Henry Place and were numbered 9 and 10 Henry Place, while numbers 4 and 5 stood to the rear of number 10 Henry Place. These were three-storey buildings of brick with slated roofs. To the rear of 10 Henry Place was a small yard with a single-storey shed with a corrugated-iron roof built against the wall of 4 Moore Place. Numbers 10 Henry Place and 4 Moore Place each had a small yard in the south-western corner, while 5 Moore Place had no yard and fronted onto the street on two sides, as Moore Place turned at the southern end to run to Moore Street through an opening in number 4 Moore Street. Number 4 Moore Place was deemed to be "down", or demolished, by the Valuation Office in 1882 and later described as dilapidated and uninhabitable. Notwithstanding this description the 1901 census recorded ten people living in two one-roomed flats in the building, though the building was not listed in the 1911 census. Number 5 had five one-roomed flats occupied by twenty-four people in 1901, while 10 Henry Place also had twenty-four people, though occupying six one-roomed flats.

In 1917 the Valuation Office noted that number 10 Henry Place was in ruins and in 1919 it was revalued as a motor garage that included numbers 4 and 5 Moore Place, with the valuation rising from £12 to £55. The amalgamated premises were occupied by the Central Motor Company, which had its headquarters at Harry Street, Dublin initially and then by the National Motor Engineering Company that advertised car and motorcycle sales, repairs and maintenance.

In 1935 the amalgamated premises at 10 Henry Place were occupied by John Sheil as a store until the late 1950s when the building was occupied in connection with the business uses at 4 to 8 Henry Place – Atlas Cine Supply Ltd and then Leverett and Frye Ltd as offices and stores. These uses were short-lived, before Ellicie Shoes took the premises over as a shoe factory, which operated until 1970. Some work was undertaken to the building at this time and the rateable valuation increased from £55 to £65. The premises were occupied for a time by James Cullen and have been used as storage and workshops since that

	<p>11-13 Henry Place (connected internally to 8-9 Moore Street)</p>
	<p>Protected Structure Reference: Not protected</p>
	<p>Other relevant Statutory Protections: Within O'Connell Street ACA</p>
	<p>NIAH Reference, rating: 50060509, Regional</p> <p>Category of significance: Of significance</p>



Front façade 11-13 Henry Place

Proposed Site
Site 3

Previous planning status
Scheduled for demolition.

Outline building description

Four-bay, two-storey former warehouse. Flat roof with granite coping stones to parapet and cast-iron rainwater goods. Facade is constructed of buff-coloured brick laid in English garden wall bond, with red-brick eaves course and plinth, and carved red brick sill course at first floor level. Red brick surrounds to the segmental-headed door and window openings. One window opening has been converted to a doorway. All other ground-floor openings are blocked up. At first floor level, timber casement windows are blocked up internally. One vehicular entrance at ground-floor level has a terracotta keystone; ope is blocked up with concrete blockwork. The window above this doorway was originally a first-floor loading bay, denoted by T&G vertical timber boarding forming the window apron. At first floor level, original painted signage noting "O'BRIENS" is visible beneath later painted signage noting, "GOODALLS OF IRELAND LTD." Modern metal vents have been broken through brickwork above first floor window ope.

Internally the ground floor forms the rear of the shop unit at 8-9 Moore Street. The upper floor is a disused restaurant, and no early fittings are visible. Lightweight partitions and ceilings are finished in plasterboard, linoleum and other modern finishes. Fluorescent light fittings and shelving define the fitting out of the shop interior.

Basis for categorisation of significance

11-13 Henry Place is a 19th century light-industrial building housing O'Brien's Stables (lettering visible). It is a survivor of the 1916 rising and extensively documented. Internal modifications, roof and later 20th century extensions to the east and south have no significance.

Occupancy
Vacant



'O BRIENS' painted signage visible behind 'GOODALLS'

Historical summary

Numbers 11, 12 and 13 were houses in tenements in the mid-nineteenth century, though by the mid-1870s numbers 12 and 13 were in ruins and number 13 was dilapidated. In the 1890s stores were built on the site of the three houses for Michael O'Brien & Co, mineral water manufacturers, which company was based at 4 to 8 Henry Place. In about 1920 the company converted the building for use as stables and loft, presumably to replace the stables at 8a Henry Place that were being redeveloped along with number 9 Henry Place.

In 1940 Goodalls (Ireland) Ltd occupied the building and in the late 1940s it was taken over by James G Costello as a store, probably ancillary to his drapery shop, O'Reilly & co, at North Earl Street. After a brief occupancy by Ellicie Shoes, based at 10 Henry Place, numbers 11 to 13 Henry Place became part of the adjacent shop run by John Sheil Ltd at 8-9 Moore Street. The ground floor is in use as part of the retail shop, while the upper floor was part of the restaurant use of the premises but is now vacant. A private laneway to the east of the building has been built over with a single-storey structure and is now in use as part of the shop.

DCC PLAN NO. 5432/22
 13/12/2022

SITE 4 BUILDINGS

Address	RPS No.	NIAH reference	NIAH rating	Rating assigned by Molloy&Associates Conservation Architects
10 Moore Street	N/A	N/A	N/A	Of high significance
11 Moore Street	N/A	N/A	N/A	Of limited / No significance
12 Moore Street	N/A	N/A	N/A	Of limited / No significance with the exception of the party wall with No 13 which is of high significance
13 Moore Street	N/A	N/A	N/A	Of limited / No significance with the exception of the party wall with No 12 which is of high significance
18 Moore Street, 10-11 Moore Lane	N/A	N/A	N/A	Of limited / No significance
19 Moore Street	N/A	N/A	N/A	Of limited / No significance
20,21 Moore Street, 12 Moore Lane	N/A	N/A	N/A	Of high significance
6-7 Moore Lane	N/A	N/A	N/A	Of high significance
15 Henry Place & 5A Moore Lane	N/A	N/A	N/A	Of limited / No significance
17-18 Henry Place	N/A	N/A	N/A	Of moderate significance

Table 5: Structures within Site 4 of the proposed development

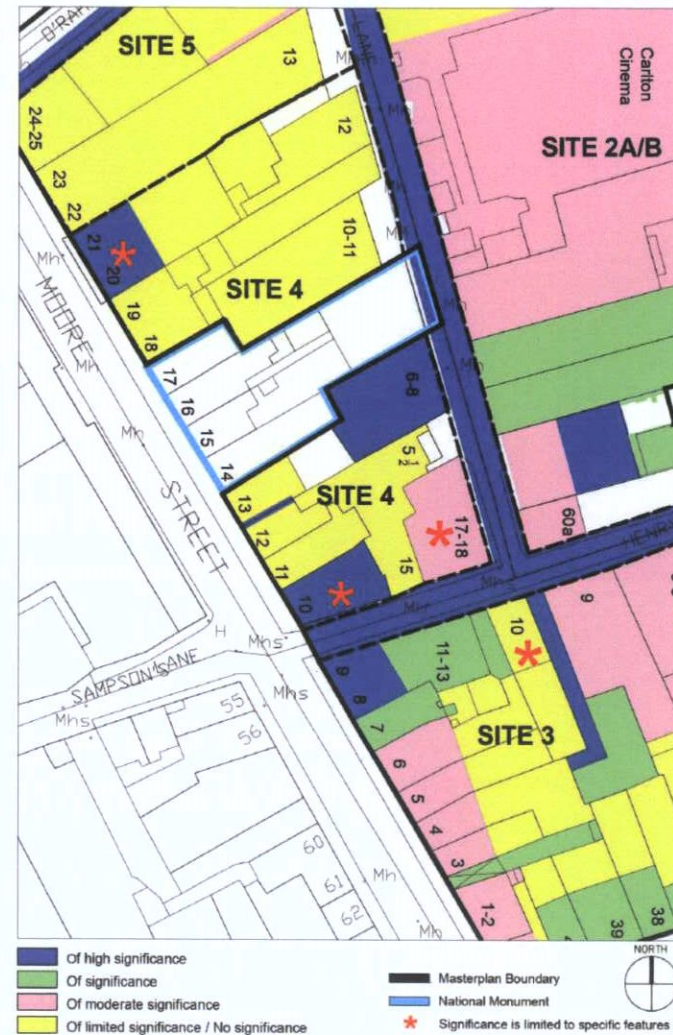
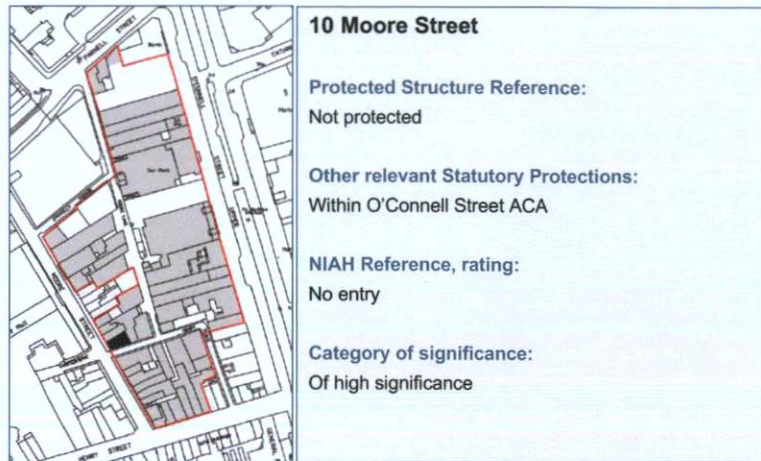


Plate 6: Ratings assigned to each structure within Site 4



10 Moore Street

Protected Structure Reference:
Not protected

Other relevant Statutory Protections:
Within O'Connell Street ACA

NIAH Reference, rating:
No entry

Category of significance:
Of high significance

Proposed Site
Site 4

Previous planning status
Scheduled for demolition.

Outline building description

Three-storey-over-basement, two-bay brick-fronted premises facing Moore Street with south elevation to Henry Place with extensive bakery premises at rear stretching to Moore Lane and Henry Place (No. 15 Henry Place and 5a Moore Lane). M-profile natural slate pitched roof, hipped to north, with bundled chimneystacks to north and to east. Red brick facade laid in Flemish bond to front and yellow brick English garden wall bond to south elevation, granite coping and red brick quoins to south elevation. Sand-and-cement render to rear (east) elevation. Footprint of building widens to east. Cast-iron and uPVC rainwater goods.

The square-headed window opens to the upper floors are enclosed with replacement timber casements and are infilled to the interior with concrete block. 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 that early fabric survives within the building, including the suggestion of (now enclosed) corner fireplaces and red brick surviving in the party wall that is 18th century in appearance. A narrow open-well staircase possesses a balustrade appearing to date from the late-Victorian or Edwardian period. A small number of six-panel doors and window architraves also survive from this period. Minimal floorboards survive from the early-mid 20th century. Most walls have been treated with cementitious plaster or plasterboard, though some lime plaster is found throughout. The building is in a poor state of repair and has been derelict at the upper floors for some time, though it appears to be in serviceable condition. No. 15 Henry Place is of two bays and two storeys with a brown brick façade with granite coping stones and 5a Moore Lane is similar, incorporating the same red brick.

Basis for categorisation of significance

Architectural; Historical; Cultural

*This building is a survivor of a pre-1916 era and formed part of the volunteers' evacuation route during the 1916 Rising. * No.10 denotes a building having a red asterisk in wider map of significance (plate 1) - please refer to 'Architectural Heritage Impact Assessment - Dublin Central-Site 4', Appendix A4.13 'Assignment of Significance of Certain Upstanding Building Fabric' for expanded detail on the basis of categorisation of significance.*

Occupancy

Occupied at entrance level, vacant above.



10 Moore Street on junction with Moore Street and Henry Place

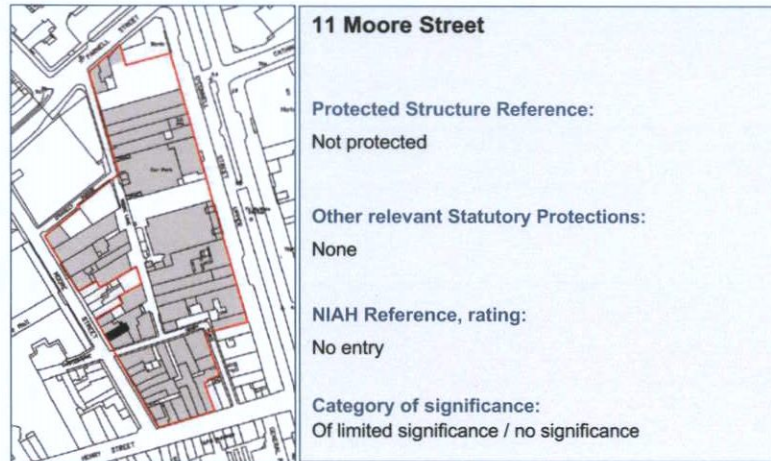
Historical summary

In the 1830s and early 1840s number 10 Moore Street was in use as an attorney's office, though also accommodating a furniture broker and a cork manufacturer for brief periods. In about 1843 a provision dealer opened a shop on the premises, while there were tenements overhead. The shop was vacant for much of the 1850s before being opened as a pawnbroker's shop in the early 1860s. This use continued until 1880 when the shop was converted for use by a butcher. After a period of vacancy in the mid-1890s the shop became a provision dealer's again, and this use continued for about forty years until the late 1930s.

The 1901 census records that there were five apartments in number 10 Moore Street, in addition to the group of apartments was occupied by the shopkeeper, sharing the two rooms with his two shop assistants. The other occupied by a fishmonger, his wife and five children aged between 3 and 17 years; another one-roomed flat a two-roomed flat occupied by a labourer, his wife and four children and a two-roomed flat occupied by a household.

The shopkeeper at number 10 Moore Street upgraded the premises in 1909, resulting in an increase in valuation from £30 to £40 and he carried out further work about seven years later, with a further increase in the rateable valuation to £45. The 1909 refurbishment converted the premises to a single dwelling over the shop occupied by the shopkeeper, his wife and two shop assistants, in five rooms. The second refurbishment may have been a result of damage during the Rising.

The shop was taken by Bacon Shops Ltd in the late 1930s and in 1949 this company carried out substantial works to the premises. This established a separate dwelling on the upper floors, with a valuation of £15, while the rateable valuation of the shop that occupied the ground floor and basement was raised from £45 to £130. Since the closure of the Bacon Shop business number 10 has seen a number of retail uses, including fancy goods and gifts and from the late 1980s to around 2000 it was a bakery, amounting to a total reconstruction incorporating numbers 16 Henry Place and 5a Moore Lane. The most recent use was as a food shop with a restaurant on the first floor. The building is now occupied at street level only, with extensive vacancy elsewhere.



Proposed Site
Site 4

Previous planning status
Scheduled for demolition.

Outline building description

Two-storey-over-basement, two-bay brick-fronted building. L-plan in footprint. Red brick facade laid in stretcher bond to front (west) elevation. Flat roof. Modern shop front and roller shutter to ground floor. Facade is largely blind with two aluminium casement windows to first floor level, enclosed internally with concrete block, and high parapet above. Concrete coping stones. Suspended ceiling internally and modern finishes to walls and floors; fitted out for commercial use. Single-storey extension to rear with flat roof.

Built 1960 for KC Confectionery. No evidence of earlier fabric.

Basis for categorisation of significance

A modest building not possessing the characteristics worthy of a higher rating of significance.

Occupancy

Occupied at entrance level, vacant above.

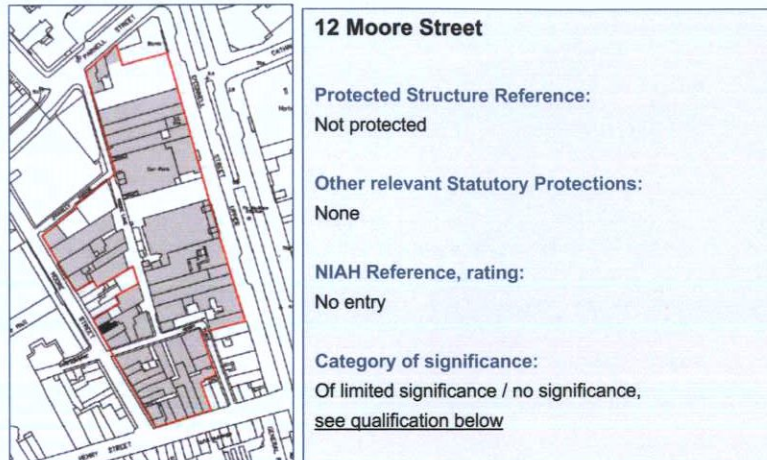


Front elevation, 11 Moore Street

Historical summary

A variety of commercial uses occupied number 11 Moore Street through the nineteenth century. In the 1830s a stationer had a circulating library in the building, followed by a book binder, a milliner a turner and a cabinetmaker. By the end of the 1830s a hairdresser was in occupation and this use continued for about twenty-five years, into the 1860s. By the end of the century the shop was occupied by a china and glass dealer and this use continued into the 1930s, when it broadened the merchandise to include hardware. From the mid-nineteenth century there were two structures on the site – number 11, at the front, was a house, while at the rear was a shop, known as 11a. By the early 1940s the shop was in ruins. In 1901 there was no residential use on the premises, while in 1911 the china merchant lived on the premises, occupying four rooms with his brother and sister.

In 1959, number 11 was acquired by KC Confectionery and significant works were carried out. KC Confectionery had left the building by 1980 to the new premises built next door at number 12 and the building has seen various retail uses since then and has been vacant on the upper floors since the beginning of this century.



12 Moore Street

Protected Structure Reference:
Not protected

Other relevant Statutory Protections:
None

NIAH Reference, rating:
No entry

Category of significance:
Of limited significance / no significance,
see qualification below

Proposed Site Site 4

Previous planning status
Scheduled for demolition.

Outline building description

Three-storey, two-bay brick-fronted premises. Red brick facade laid in stretcher bond. Flat roof. Modern shop front to ground floor. Aluminium casement windows to upper floors, blocked up internally with concrete block. Flat-roofed, double-tiered extensions to rear. Interior finishes with modern materials including plasterboard and ceramic tile. Long-term vacancy has left the building in a poor state of repair but it appears to be in serviceable condition.

Built c.1960 as a grocery and subsumed into the adjacent KC Confectionery building in the early 1970s.

No evidence of early fabric. See below.

Basis for categorisation of significance of building

A modest building not possessing the characteristics worthy of a higher rating of significance.

Basis for categorisation of significance of party wall

The party wall shared with No. 13 comprises pre-1916 fabric which is of high significance.

Occupancy

Vacant.

Historical summary

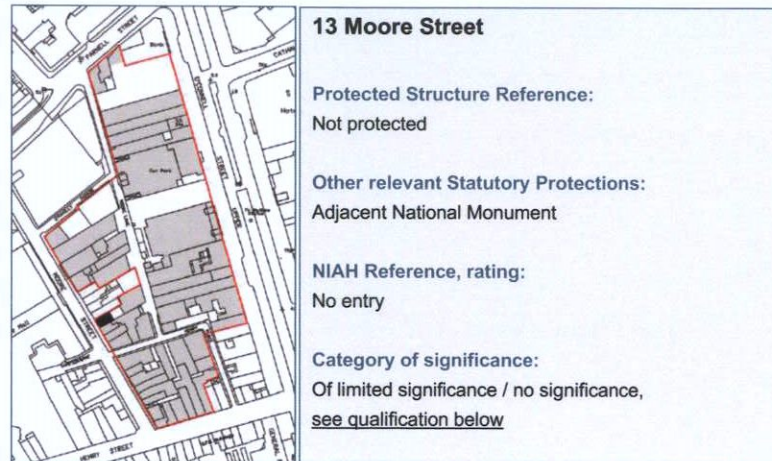
As with the other properties in the street, number 11 has been in commercial use from an early date. In the 1830s there was a tailor on the premises and subsequently the retail use has been upholstery, provisions, pharmacy, a bakery, a china shop, a provision dealer and a dairy.

In 1901 there were six dwellings on the premises in addition to the shop. A seafarer occupied four rooms with his wife and two children. Two families of five and a family of three each occupied a single room, while the other two flats had two rooms each, one occupied by a family of two, the other by a slater, his wife and their ten children. In 1911 there were just three flats. Two one-roomed flats were occupied by families of six and four, while a two-room flat was occupied by a family of five.

By 1960 the upper floors of the building were derelict and in ruins and the entire building was vacant by the later 1960s. In the 1970s the building was demolished, and the site was developed by KC Confectionery, which company was moving from the premises next door at number 11. KC Confectionery had left the building by the end of the 1980s and this property has been used for various purposes since then, including restaurants and supermarkets.



12 Moore Street



Proposed Site
Site 4

Previous planning status
Scheduled for demolition.

Outline building description

This building shares a boundary with the National Monument at No.14 Moore Street. It comprises a 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 with concrete sills; opes boarded up. Modern shop front to ground floor level with metal roller shutter. Timber casement windows to rear with timber mullions. Internally finished with modern materials including cementitious plaster and plasterboard ceilings. Limited amounts of modest joinery including door architraves. Building has been vacant for some time and is in a poor state of repair but appears to be in serviceable condition.

The building was rebuilt in the 1960s for the Kylemore Bakery.

Basis for categorisation of significance of building

A modest building not possessing the characteristics worthy of a higher rating of significance.

Basis for categorisation of significance of party wall (only)

The party wall shared with No. 12 comprises pre-1916 fabric. It is of high significance. Opening up works and mortar analysis within No.13 have confirmed the wall to be 18th century in origin. Two creep holes, one at each floor level (the entrance level intervention possibly a 'failed attempt', with the first-floor level intervention comparable in scale to those found within No. 10 and Nos.14-17 Moore Street.

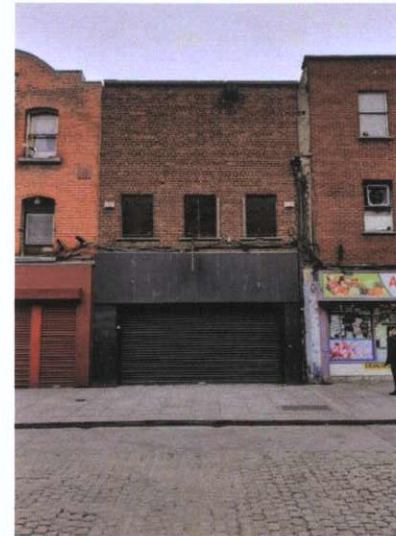
Occupancy

Vacant.

Historical summary

Number 13 Moore Street was occupied by a builder and slater in the 1830s and into the 1840s, following which a tailor took over the premises. From the 1850s to the later 1870s the building was in residential use, with a number of tenements. The shop use returned in the 1880s and at the end of the century it was converted for use as a dairy, this use continuing through to the 1960s.

In 1901 the dairy proprietor lived in two rooms on the premises with his wife and son and his shop assistant. There were three other apartments in the house; a three-room flat housed a family of seven, a two-roomed flat had three occupants and one room was the home to a family of five. By 1911 there were only two flats, the dairy proprietor, with a household of four still occupying four rooms, while another flat with four rooms housed a family of eight.



Front façade



Stairs is modern, as is entirety of building structure

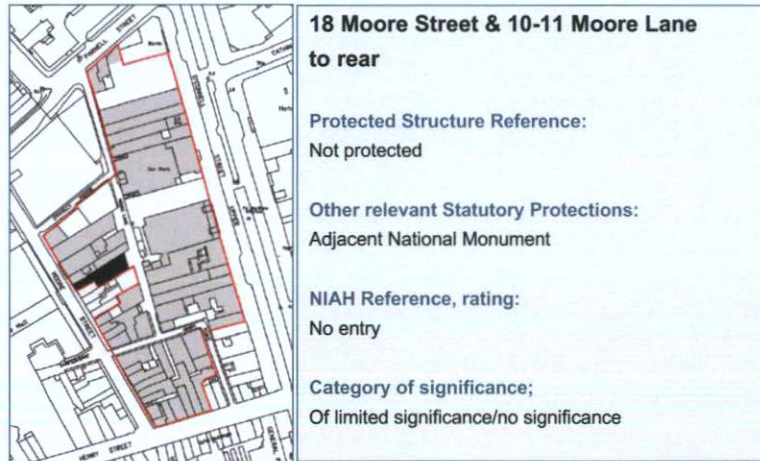


Creep hole at first floor level



Creep hole at entrance level

The dairy closed in the early 1960s and in 1963 the premises were demolished and rebuilt for the Kylemore Bakery, with the rateable valuation increasing from £28 to £115. The bakery closed in the later 1980s and the shop has had a number of occupiers since then.



Front façade 18 Moore Street, right-hand-side

Proposed Site
Site 4

Previous planning status
Scheduled for demolition.

Outline building description

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.

This building is divided into two longitudinally, with the southern half owned by the state as part of the 1916 national monument, with the interior of this section hollowed out in the early 21st century. The curved roof is based on Belfast trusses, which survive within the building, though divided between the two ownerships.

This roof is likely to date from a 1919 reconstruction of the building, given the recorded status of the plot being in ruins in 1917 and subsequent development taking place by its later owners, Thwaites & Co. in 1919.


Basis for categorisation of significance

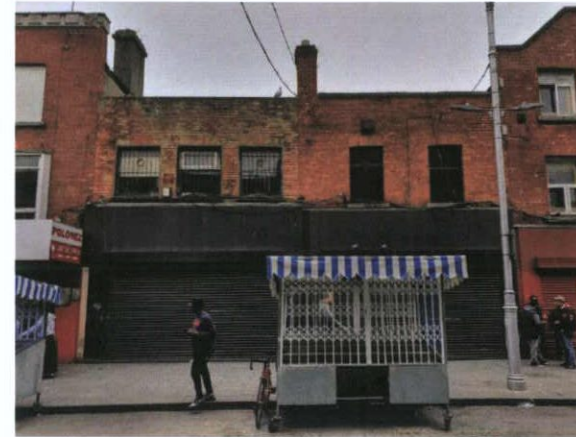
A modest, post 1916 building not possessing the characteristics worthy of a higher rating of significance. Please refer to 'Architectural Heritage Impact Assessment- Dublin Central-Site 4', for expanded detail on the basis of categorisation of significance.

Occupancy
Vacant.



Majority of interior has been stripped of original features

	<p>19 Moore Street</p>
	<p>Protected Structure Reference: Not protected</p>
	<p>Other relevant Statutory Protections: Adjacent National Monument</p>
	<p>NIAH Reference, rating: No entry</p>
	<p>Category of significance; Of limited significance/no significance</p>



Front façade 19 Moore Street, left-hand-side


Proposed Site
Site 4

Previous planning status
Scheduled for demolition.

Outline building description
Two-storey, three-bay brick fronted building with flat roof. 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. Built in the 1930s on the site of a ruined building.

Occupancy
Vacant.

Basis for categorisation of significance
A modest, post 1916 building not possessing the characteristics worthy of a higher rating of significance. Please refer to 'Architectural Heritage Impact Assessment - Dublin Central-Site 4', for expanded detail on the basis of categorisation of significance.



20-21 Moore Street & 12 Moore Lane to rear

Protected Structure Reference:
Not protected

Other relevant Statutory Protections:
Adjacent National Monument

NIAH Reference, rating:
No entry

Category of significance:
Of high significance (Moore Street buildings only)

Proposed Site
Site 4

Previous planning status
Scheduled for demolition.

Outline building description
Three-storey-over-basement, four-bay, brick-fronted building with rendered frieze to facade. Red brick is laid in Flemish bond. Modern shopfront to ground floor. Whilst the buildings was re-faced in the late 19th/ early 20th century, they are 18th century in origin with some elements surviving.

At No. 20, window to second floor are blind with limestone sills. Window at first floor consists of a multi-pane window with carved timber mullions and overlights. At No. 21, windows at upper levels consist of two-over-two timber sash windows. These date from c1900 when it was remodelled or Hanlons' fishmongers. The shell of number 21 retains some corner chimneybreasts and party walls of early hand-made brick.

Basis for categorisation of significance
Historical, Social

The Moore Street buildings are 18th century in origin and contributes to an understanding of the earliest origins of Moore Street. The Moore Lane buildings have limited significance.

** Nos.20-21 denote a building having a red asterisk in wider map of significance (plate 1) - please refer to 'Architectural Heritage Impact Assessment - Dublin Central-Site 4', Appendix A4.13 'Assignment of Significance of Certain Upstanding Building Fabric' for expanded detail on the basis of categorisation of significance.*

Occupancy
Occupied to entrance level, vacant at upper and basement levels.



Front façade 20-21 Moore Street



Turned balusters and timber handrail



Upper floor 20-21 Moore Street



Detail of stair

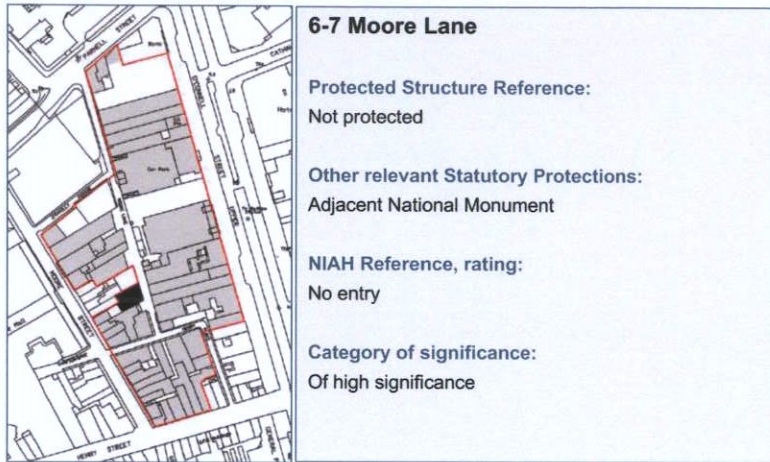


Brick party walls



Dormer floor, note wall strips on party walls

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6-7 Moore Lane

Protected Structure Reference:
Not protected

Other relevant Statutory Protections:
Adjacent National Monument

NIAH Reference, rating:
No entry

Category of significance:
Of high significance

Proposed Site
Site 4

Previous planning status
Scheduled for demolition.

Outline building description

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 roughly coursed limestone wall, its coping running through as the heads of the doorways and the sills of clerestory windows with red brick mullions and cast-iron security railings. On the upper floor is an array of slit windows, rising from a cut-granite sill course. This level is constructed of red brick laid in Flemish bond. Partially blocked-up segmental-headed arch to ground floor. Cast-iron rainwater goods.

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. Exposed king-post timber trusses to interior. Limewash to exposed rubble stone walls. Surviving cast-iron industrial equipment in ground floor and basement. Basement has jack-arched vaulted ceiling and blocked-up elliptical archways with stone voussoirs. Wallpaper finishes and original timber floorboards to first floor. Lime plaster ceiling to articulated pitch.

Basis for categorisation of significance

Historical, Social, Technical, Industrial

The building abuts the National Monument site and forms an integral part of the retained façade (to a destroyed building above intact basement level) within the protection zone. It is a fine, reasonably intact example of early industrial architecture with technical interest attached to its design and construction.

Occupancy

Vacant



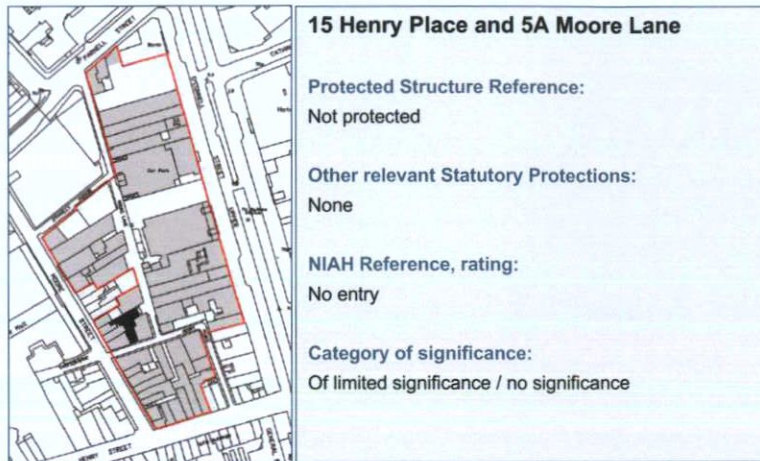
Limestone lower wall with brick upper floor with slit windows

Rear gable seen from 13 Moore St

Upper floor

Historical summary

In the mid-nineteenth century number 6 Moore Lane was a store for J & G Campbell of O'Connell Street, while numbers 7 and 8 were houses. These premises were demolished in the early 1870s and in 1874 new stables, stores and vaults were built for J & G Campbell, with a yard. This use continued into the second half of the twentieth century



15 Henry Place and 5A Moore Lane

Protected Structure Reference:
Not protected

Other relevant Statutory Protections:
None

NIAH Reference, rating:
No entry

Category of significance:
Of limited significance / no significance

Proposed Site
Site 4

Previous planning status
Scheduled for demolition.

Outline building description

The rear of 10 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 laid in stretcher bond. Projecting brick piers flanking elevation to No. 15 Henry Place. No. 15 Henry Place has painted brick laid in English garden wall bond to east elevation. Granite coping. Square-headed opes with brown brick jack arches. Timber casement window to first floor; all window opes blocked up to interior with concrete blocks.

No. 5A Henry Place has a flat roof and red brick façade with cantilevered first floor structure with concrete ring beam to soffit. Square-headed window ope to first floor blocked up internally with concrete block. Concrete exposed structure. Steel roller shutter to street front set into concrete block wall.

Occupancy
Storage.

Basis for categorisation of significance
A modest building pair with minimal special interest.



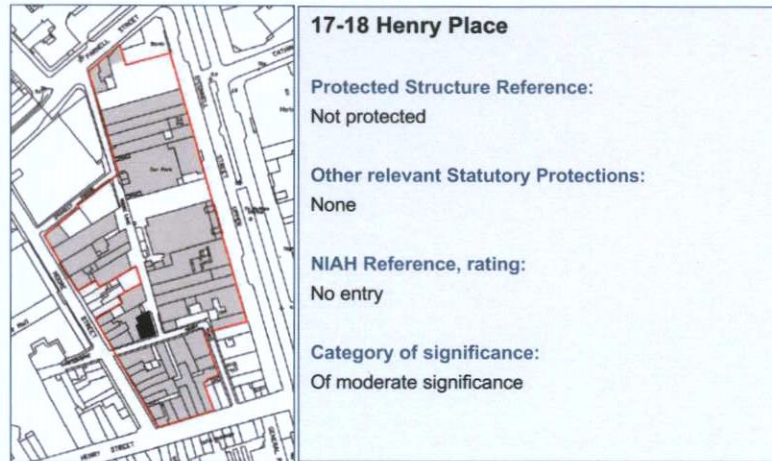
5A Moore Lane



15 Henry Place

Historical summary

These buildings were constructed circa 1959 originally as extensions to the expanding KC Confectionery business, which was at that time located at number 11 Moore Street, later numbers 10 and 12 Moore Street. Significant works were carried out, amounting to a total reconstruction incorporating numbers 15 (and 16) Henry Place and 5A Moore Lane and resulting in an increase in the rateable valuation from £28 to £150, though this was reduced in the 1970s to £120. KC Confectionery had left the building by 1980 to the new premises at number 12. The building remained attached to number 10 Moore Street and has seen various retail uses since then, vacant on the upper floors since the beginning of this century.



17-18 Henry Place

Protected Structure Reference:

Not protected

Other relevant Statutory Protections:

None

NIAH Reference, rating:

No entry

Category of significance:

Of moderate significance

Proposed Site

Site 4

Previous planning status

Scheduled for demolition.

Outline building description

Single-storey warehouse built in the late nineteenth 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 door onto Moore Lane are blocked up and have segmental arches with granite sills. Carved brick eaves cornice. Three-bay façade to Moore Lane with segmental-headed windows now blocked up to interior with concrete block.

A shuttered vehicular entrance on the southern elevation spans the width 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.

To the interior, walls are of exposed yellow brick with remnants of lime plaster to walls. Exposed timber joists supporting corrugated iron ceiling, with transverse cast-iron beams. Two-over-two timber sash window blocked up to interior.

Basis for categorisation of significance

Historical

A truncated, but extant early survivor of the industrial character of the wider site. It forms part of the patina of pre-1916 buildings in the vicinity, and the northwest corner of the 1916 'battlefield'. It is in exceptionally poor condition, with over 70% of its original building form and interior lost.

** Nos 17-18 denote a building having a red asterisk in wider map of significance (plate 1) - please refer to 'Architectural Heritage Impact Assessment- Dublin Central-Site 4', Appendix A4.13 'Assignment of Significance of Certain Upstanding Building Fabric' for expanded detail on the basis of categorisation of significance.*

Occupancy

Vacant.



Surviving, truncated façade on Henry Place



Interior of 17-18 Henry Place



Sash window within modified structure

Historical summary

During the nineteenth century numbers 17 and 18 Henry Place were residential properties, though by the end of the century they had become used for storage before being demolished in 1902. A new storage building was erected on the site of 17 and 18 Henry Place and 4 and 5 Moore Lane in 1908-1909 for O'Brien & Co, who already occupied other buildings in Henry Place. For about five years in the later 1930s the store was occupied by Southall (Ireland) Ltd, before being taken on at the end of that decade by Goodall (Ireland) Ltd. The building was destroyed by fire in the early 1980s and was subsequently reduced in height to single-storey and reroofed, since when it has been occupied by a variety of companies as storage.

SITE 5 BUILDINGS AND PLOTS

Address	RPS No.	NIAH reference	NIAH rating	Rating assigned by Molloy & Associates Conservation Architects
22-23 Moore Street & 13 Moore Lane	n/a	n/a	n/a	Of limited/ no significance
24-25 Moore Street	n/a	n/a	n/a	Of limited/ no significance
14 Moore Lane (incorporating No.15 Moore Lane, Nos.1-3 O'Rahilly Parade, formerly Nos.1-8 O'Rahilly Parade)	n/a	n/a	n/a	Plot of limited/ no significance Boundary wall to south of moderate significance

Table 6: Structures within Site 5 of the proposed development

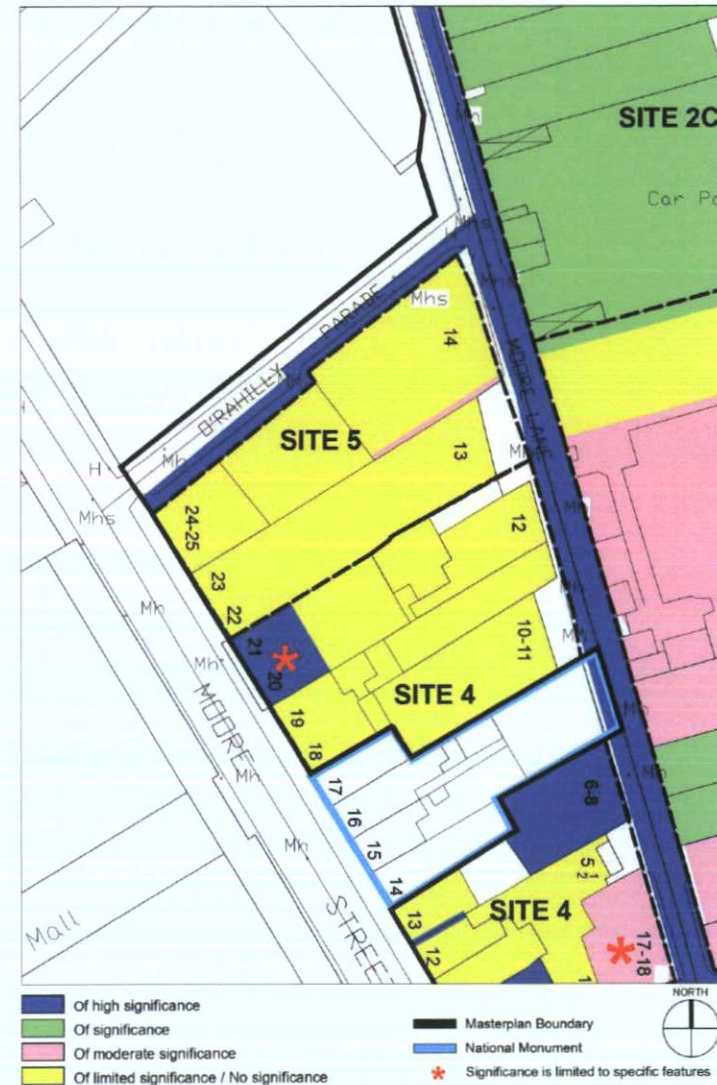


Plate 7: Ratings assigned to each of the structures within Site 5

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22-23 Moore Street & 13 Moore Lane

Protected Structure Reference:

Not protected

Other relevant Statutory Protections:

None

NIAH Reference, rating:

No entry

Category of significance:

Of limited /no significance

Proposed Site

Site 5

Previous planning status

Scheduled for demolition.

Outline building description

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.

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.

The building extends back to Moore Lane and is a concrete structure with no evidence of earlier fabric visible.

Occupancy

Vacant above an active retail unit at street level

Brief historical summary

The building at 22 Moore Street was in commercial use at least as early as the 1830s, when it was occupied by a tailor and habit maker. By the early 1840s the ground floor was a butcher's shop, with flats on the upper floors. This use continued until about 1870, when it became a provision dealer's and greengrocer's shop. In the opening years of the twentieth century the two rooms over the shop were occupied by a man who worked as a paver, with his wife and three teenage children.

In the 1830s a wine merchant occupied number 23 Moore Street. A baker took on the property in the early 1840s, with tenements on the upper floors. This use continued until the 1890s and after a period of vacancy the property was acquired by George Price who redeveloped it as a delph and china shop.

Shortly after this the property was amalgamated with number 23 Moore Street and it appears that the two buildings were reconstructed as a single unit at that time to provide a large glass, china and earthenware shop without living accommodation above. The use continued for many years, changing hands in the 1920s and expanding into hardware in the late 1930s. In about 1970s the premises were acquired by M & P Hanlon, the company that had been running a substantial fishmonger's business from the adjoining premises at 20 and 21 Moore Street since the 1870s. The building was reconstructed at this time and was occupied through the 1970s and 1980s by subsidiary companies of Hanlons. From the mid-1980s the building housed amusements, a bingo hall, a snooker hall and health clubs. The upper floors are occupied as a gym (presently vacant), while the ground floor is a supermarket.



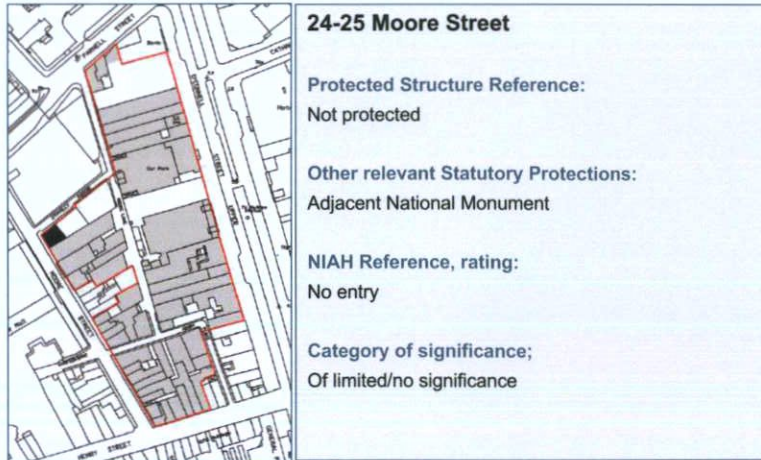
Front façade



Rear elevation onto Moore Lane

Basis for categorisation of significance

A modest 20th century building having little embellishment internally and reduced external quality.



24-25 Moore Street

Protected Structure Reference:
Not protected

Other relevant Statutory Protections:
Adjacent National Monument

NIAH Reference, rating:
No entry

Category of significance;
Of limited/no significance

Proposed Site
Site 5

Previous planning status
Scheduled for demolition.

Outline building description
Three-storey, three-bay, brick-fronted building with limestone quoins, frieze and blocking course framing facade. Brick is laid in stretcher bond with sawtooth course below frieze.

Square-headed windows on upper floors are a mix of aluminium and uPVC timber casement windows. Built 1990s in an overtly Neoclassical character to the otherwise vernacular idiom of Moore Street.

Occupancy
Occupied

Brief historical summary
In the 1830s and early 1840s number 24 Moore Street was occupied by a scrivener and law stationer. In the mid-1840s the property was occupied by John Behan as a fishmonger's and he advertised that his business was fishmonger to the Lord Lieutenant and at various times also to the Chief Secretary, the Duke of Leinster, the Duke of Cambridge and Lord Heytesbury. By 1868 this business had moved to number 20 Moore Street and the building was in ruins. It was reconstructed on a more modest scale and was in use as a provision dealer's until about 1910 when it was amalgamated with the adjacent property at number 25 Moore Street.

It appears that only the ground-floor shop occupied both buildings, while the two buildings remained separate otherwise. Number 24 had tenements on the upper floors, with five rooms occupied by four families and a total of twelve people in 1901. By 1911 the same five rooms were occupied by five families with no less than twenty-four people.

Number 25 Moore Street was occupied successively by a number of businesses in the 1830s and 1840s, including a grocer and spirit dealer, a Chandler, a coppersmith and plumber, a greengrocer and a fishmonger. It was a grocer's shop briefly in the early 1850s, followed by a china delft and glass shop.

Like its neighbour at number 24, number 25 Moore Street was dilapidated by the end of the 1860s and was rebuilt. It was occupied by tenements over the next number of years before being acquired early in the twentieth century by Patrick Kelly, who operated a fish shop from the premises.

Some work was carried out on both buildings early in the twentieth century and in the 1950s substantial alterations were carried out in number 25, still in use as a fish shop.

The building was demolished in the early 1980s and the site remained vacant for some years. Number 24 became vacant at around the same time but remained standing for a longer period. The site was redeveloped in the 1990s to provide offices and amenities for Dublin City Council's street cleansing depot on the site at the rear.

Basis for categorisation of significance
A modest 20th century building having little embellishment internally and reduced external quality.




Front façade, in context



Rear façade

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	<p>14 Moore Lane (incorporating No. 15 Moore Lane, Nos. 1-3 O'Rahilly Parade, formerly Nos. 1-8 O'Rahilly Parade)</p>
	<p>Protected Structure Reference: Not protected</p>
	<p>Other relevant Statutory Protections: None</p>
	<p>NIAH Reference, rating: No entry</p>
	<p>Category of significance; Plot of limited/ no significance/ Boundary wall to south of moderate significance</p>

Proposed Site
 Site 5

Previous planning status
 Vacant site scheduled for redevelopment.

Outline building description
 Vacant plot. South boundary wall comprises a mix of calp limestone and brick remnants of demolished buildings.

Occupancy
 Vacant site occupied by Dublin City Council street cleaning vehicles.

Basis for categorisation of significance
The surviving wall section has no point of reference within its urban landscape, and whilst of interest, does not possess a higher assignment of significance.



Surviving calp and brick boundary wall to south of plot

Dublin Central Masterplan Area Conservation Management Plan

Appendix A3 Historic Urban Landscape Assessment

Dr. John Olley

The Urban Landscape of the Dublin Central Masterplan Area and its Environs

Dublin Central Masterplan Area Conservation Management Plan

Appendix A3

February 2021



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Note: While every endeavour has been made to identify and acknowledge the sources of illustrations/photographs, **John Olley** wishes to apologise if any copyrighted material has been inadvertently included without due acknowledgement.

Frontispiece: Detail showing Parnell Square and O'Connell Street Upper from *Dublin from the Spire of Saint George's Church, Hardwicke Place*, James Mahony, 1854 (National Gallery of Ireland)



O'Connell Street became iconic as a site for protest and celebration, overlaying its physical presence with great cultural importance. Photograph by Father Browne, 1932 (Courtesy of Dublin City Library and Archive)

1. Introduction

O'Connell Street is of national importance, architecturally and in terms of urban design. From its origins as Sackville Street and Mall to its transformation into a street stretching to the Liffey, O'Connell Street played out Dublin's development of eighteenth- and nineteenth-century urban design. O'Connell Street emerged from being an elite residential area to become a vibrant commercial street and the grandest and most important thoroughfare of the city. In the first decades of the twentieth century, O'Connell Street became iconic as a site for protest and celebration, overlaying its physical presence with great cultural importance.

The site for Dublin Central occupies a large portion of the west side of O'Connell Street, from Henry Street to Parnell Street. This was the first extent of Sackville Street and Mall, stretching from Henry Street, north to Great Britain Street (now Parnell Street). This section of O'Connell Street contains the only surviving mid-eighteenth century buildings; no.42 is the most complete townhouse, other former houses survive on their original plots albeit with modified or rebuilt façades, some retaining elements of the layout and fabric of their interiors.

The Dublin Central site stretches west to Moore Street, the one-time centre of a market district that provided goods and services to the Georgian North Dublin. The backlands between Moore Street and O'Connell Street retain their street structure. Fragments of the nineteenth century land use intensification chart the substantial economic, social and physical transformation arising from the extension of Sackville Street to the Liffey. Here, the urban landscape and fabric became the scene of the final battle and surrender of the Easter Rising of 1916.

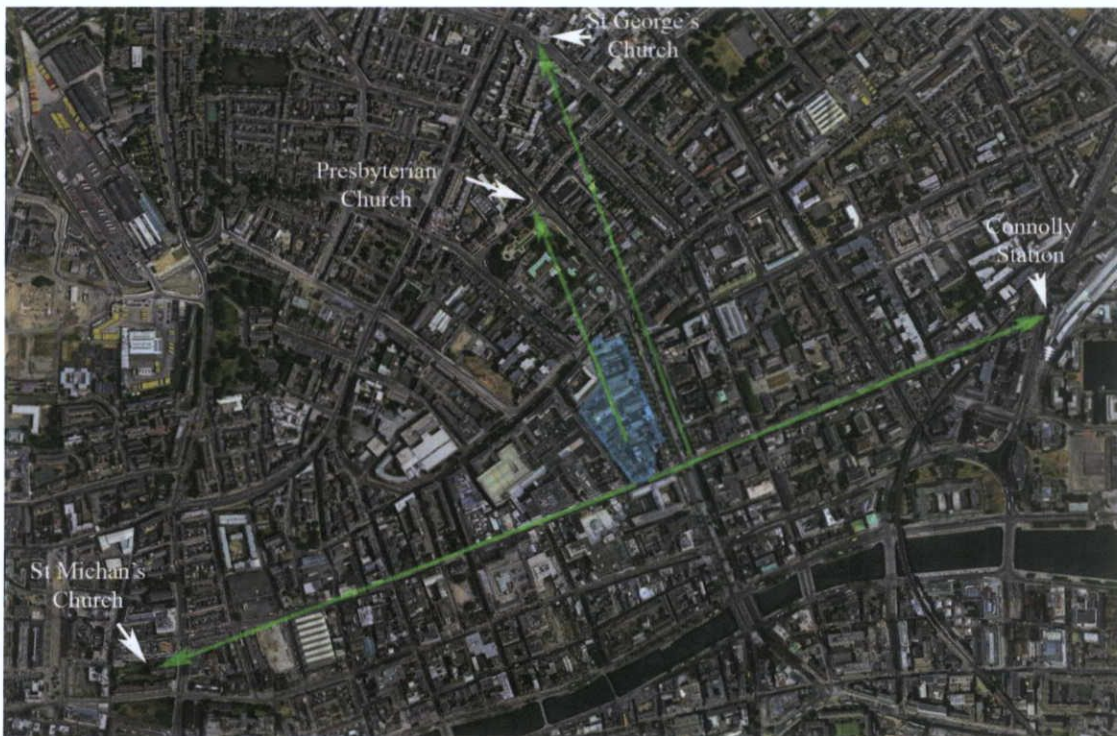


Figure 1.1 The location and extent of the Dublin Central Site is shaded blue and views to urban landmarks are indicated

Links to the wider city landscape

There are views from within, and along streets bordering the Dublin Central site, that link the area to landmarks in the wider urban fabric of Dublin, north of the Liffey. Looking west along Henry Street, can be seen the medieval tower of St Michan's Church. The church was at the centre of the first development north of the medieval city, to which it was linked via the first Liffey bridge. It is conceivable that the tower was used as a landmark in the process of surveying and laying out Henry Street. (Figure 1.2) Looking east, until 1966 Nelson's Pillar loomed, replaced several decades after its demise, with the Spire. (Figure 1.3) Beyond in the distance can be discerned the tower at Connolly Station.

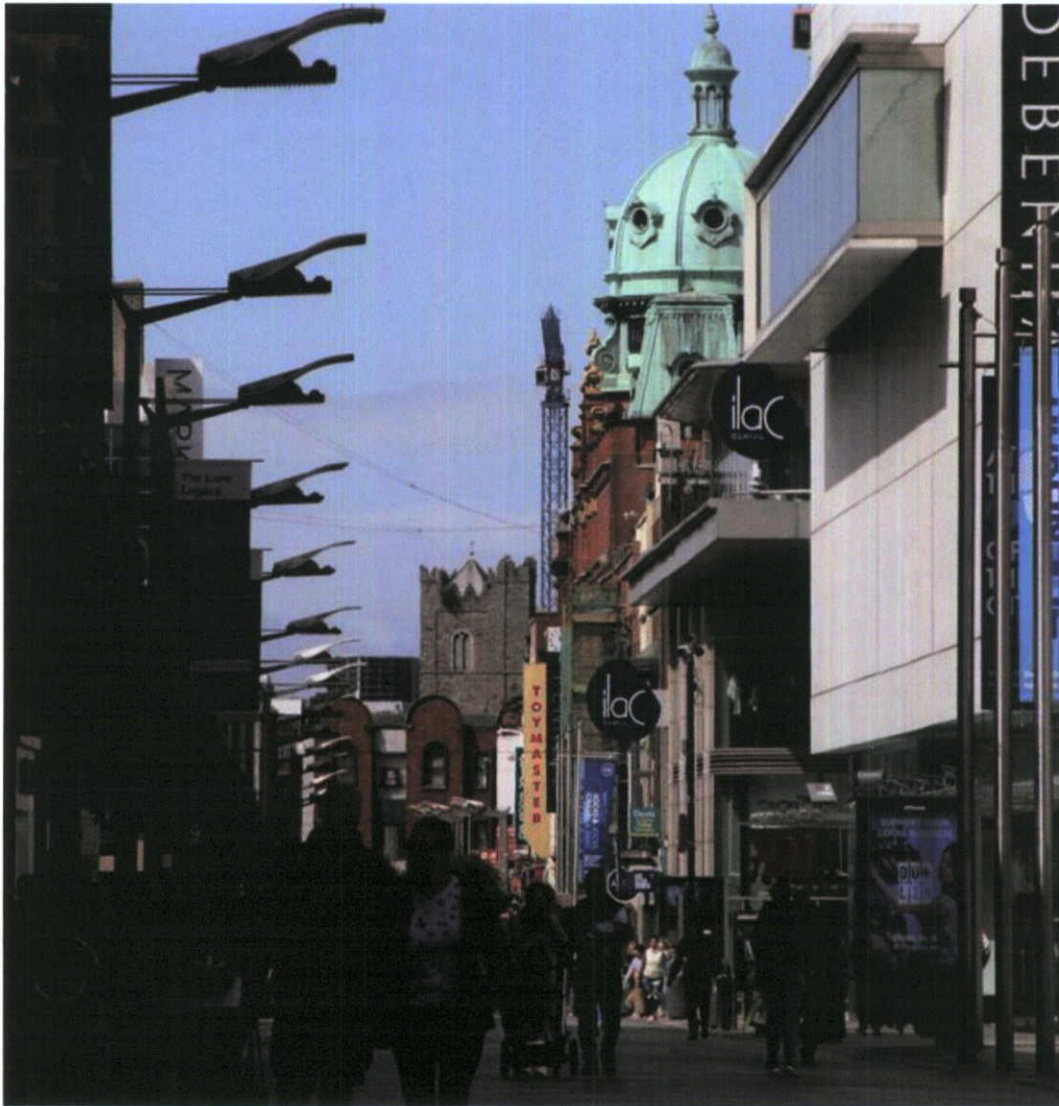


Figure 1.2 Looking west along Henry Street allowing a view of the medieval Tower of St. Michan's Church.



Figure 1.3 Looking east along Henry Street with the Spire and in the distance the tower at Connolly Station on axis.

St George's Church, designed by Francis Johnson, was the focus of an urban set piece, which was a northwards extension of the Gardiner estate. Begun in 1802, its classical spired tower created a landmark in the city whose presence can be seen in views north along O'Connell Street. (Figure 1.4)



Figure 1.4 Looking north along Sackville Street, the spire of St. George's Church can be seen in the distance. (NGI)

Another engagement of the area with an urban landmark is pure serendipity. A view north along Moore Lane frames the spire of the Presbyterian Church (sometimes referred to as Findlater's Church after its benefactor). (Figure 1.5)

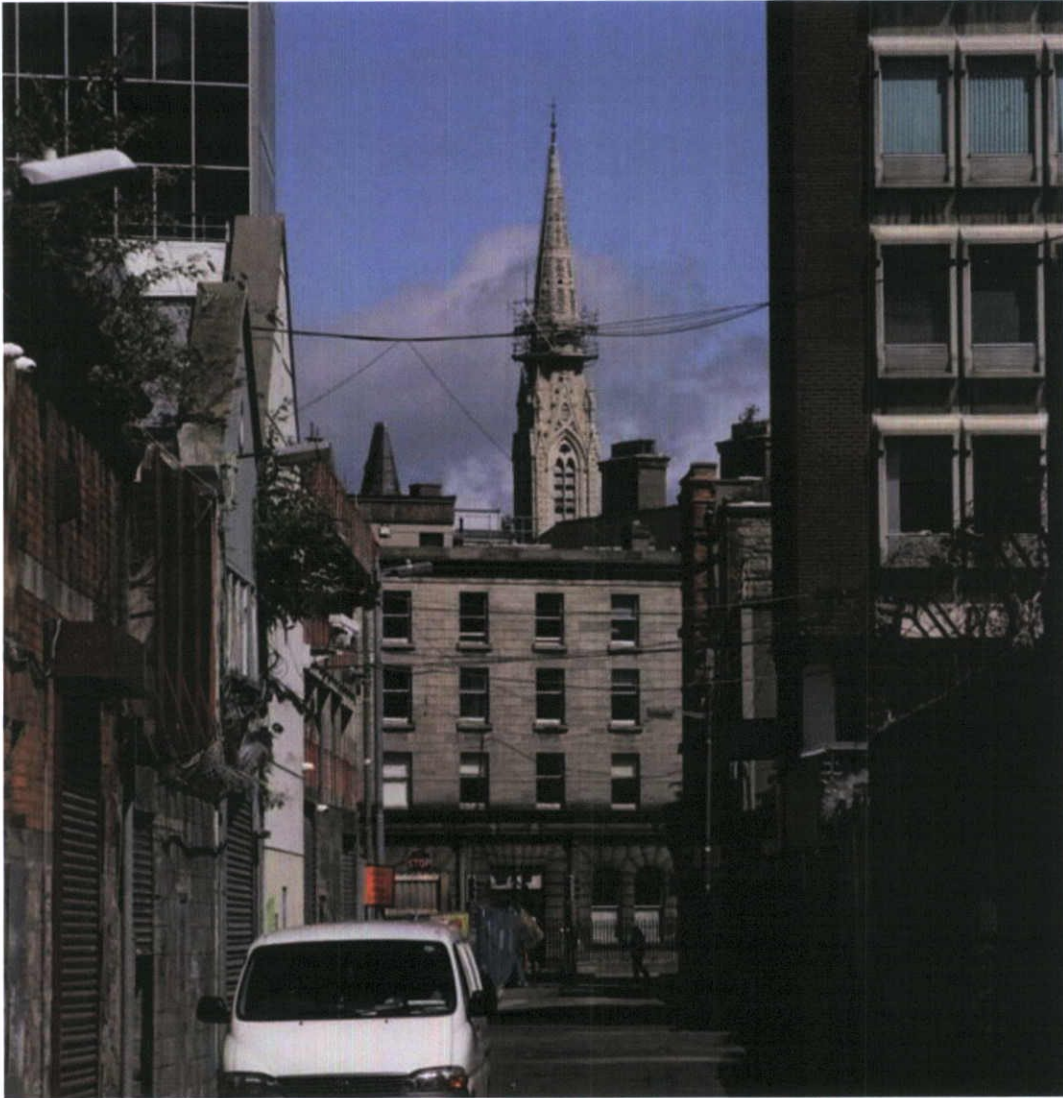


Figure 1.5 Looking north along Moore Lane (previously known as Old Brick Field Lane).

2. The Origins of the Moore Estate and Sackville Street/Mall

Today, the medieval tower of St. Michan's Church - viewed beyond the west end of Henry Street - is a visual connection to the only pre-seventeenth century development on the north side of the Liffey. (Figure 1.2) The suburb connected with the city via Dublin's only bridge, Church Street Bridge, completed in 1428. This was the third iteration of bridge at or near the ford that gives its name to Atha Cliath and is depicted in John Speed's map of Dublin (Figure 2.1 below); the fourth iteration is Father Mathew Bridge (c.1816).

The Dominican Priory of St. Saviour's, founded 1224, was located adjacent to the bridge site, becoming the Inns of Court after the dissolution of the monasteries, later replaced with the Four Courts. To the east lay St. Mary's Abbey, originally founded in 846 as a Benedictine foundation, later becoming a foundation of the Savigniac Order and renewed in 1147 as a Cistercian monastery. The John Speed Map of 1610 shows a large walled enclosure around St. Mary's Abbey. (Figure 2.1) The river Bradogue flows along the west side of the enclosure towards the Liffey. A multitude of inlets are depicted within and between St. Mary's and the river. These, and the street name: 'The Pill', which runs along the north side of the St. Saviour's enclosure, hint at the possible one-time existence of an island. The sizeable pill (inlet) within the St Mary's enclosure may have functioned as a harbour.



Figure 2.1 Detail of John Speed's Map of Dublin, 1610 based on an earlier map by Gerald Mercator, 1 St. Michan's Church; 2 St. Mary's Abbey; 3 Inns of Court (former St. Saviour's).

This points to the possibility of a long and continuous process of land reclamation from the Liffey's tidal estuary.¹ There may have been multiple channels, islands and sand banks, wetlands and marshes. Indeed, the geological map (Figure 2.2) suggests a fluvial history for a wide expanse of the estuary, extending over O'Connell Street to the point of rising ground to the north of Parnell Street (originally Great Britain Street). (Figure 2.2) Over millennia, the area was laid down with clays, sand and gravel, all to be exploited for building materials in the seventeenth and eighteenth centuries. If this was the extent of estuary, flood plain and wetlands in medieval times, this places both St. Michan's (an original Norse foundation, 1095) Church and St. Mary's Abbey (846) at or near the water's edge.

¹ Aspects of the shore line along the Liffey and archaeological investigations have been discussed for instance in "The topography of St Mary's Cistercian abbey and precinct, Dublin", Geraldine Stout, in *Medieval Dublin XII*, (2012) pp.138-160 and "Defining the 'Pill': the contribution of excavations at Ormond Quay Upper to the interpretation of the original topography of the Liffey foreshore", Teresa Bolger, in *Medieval Dublin XI* (2011) pp.161-169