

Interior – second floor

Room S-4: Accessed from Rooms S-3 and S-5. Chimney breast projecting to south wall, now blocked up with plasterboard, having original cast-iron chimney piece and cast-iron fire surround. Ceramic tile to hearth. Lath-and-plaster ceiling with simple moulded coving. Plaster finish to walls. Original skirting boards with ovolo profile and carved timber picture rail. Original timber panelled doors with carved timber architraves. Square-headed window openings to east wall, having uPVC casement windows with nosed internal timber sills and carved timber architraves. Carpet finish to floor. Surface-mounted service trunking.

Room S-5: Accessed from Rooms S-1 and S-4. Chimney breast projecting to south wall, now blocked up with plasterboard, having modern marble chimney piece. Lath-and-plaster ceiling with simple moulded coving. Plaster finish to walls. Former opening in east wall now blocked up and finished in modern plaster. Original skirting boards with ovolo profile and carved timber picture rail. Original timber panelled doors with carved timber architraves. Square-headed window opening to west wall, having uPVC casement windows with nosed internal timber sills and carved timber architraves. Carpet finish to floor. Surface-mounted service trunking.



Plate 98: S-3 – View to west



Plate 99: S-3 – Detail to coving



Plate 100: S-3 – Original cast-iron chimney piece to north



Plate 101: S-3 – Detail to coving



Plate 102: S-4 – View to east



Plate 103: S-4 – View to west



Plate 104: S-4 – Cast-iron chimney piece



Plate 105: S-4 – Detail to coving



Plate 106: S-5 – View to west



Plate 107: S-5 – View to west



Plate 108: S-5 – Non-original chimney piece

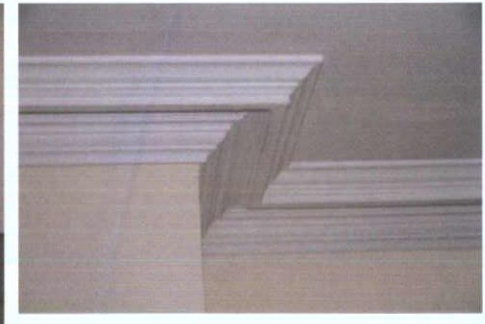


Plate 109: S-5 – Detail to coving

Interior – third floor

Room T-1: Accessed from Room S-1. Closed-string, dog-leg flight of stairs with half-landing, having nosed treads with rubber contrast strips; treads and risers finished in vinyl. Balustrade formed of carved timber handrail, continuous around landings, with infill of square-section, carved timber balusters on heavily carved timber stringer, returning to east to form guarding to corridor. Original skirting boards / stair stringers with ovolo profile. Plastered finish to walls and ceilings; moulded coving to arris of stairwell opening. Downstand of rear elevation, opening into return (Room T-2) finished with moulded plaster panels. Original timber-panelled doors, having carved timber architraves. uPVC casement, corner window to south-west with obscured glazing, having carved timber architraves with nosed internal timber sills. Hardboard covering to floors. Surface-mounted service trunking.

Room T-2: Accessed from Room T-1. Located within return. Plaster finish to ceilings and walls. Original part-glazed timber panelled doors, altered with timber panels over glazing. Square-headed window opening to west and south walls, with uPVC casement window having obscured glazing, with carved timber architraves with nosed internal timber sill. Original skirting boards with ovolo profile. Ceramic tile finish to floor. Sanitaryware throughout. Surface-mounted services.

Room T-3: Accessed from Rooms T-1 and T-4. Chimney breast projecting to north wall, now blocked up with plasterboard, having non-original ceramic tiled chimney piece and hearth. Lath-and-plaster ceiling. Plaster finish to walls. Former opening in west wall now blocked up and finished in modern plaster. Engaged pilaster to west wall and timber-stud partition forming press to north-west corner. Original skirting boards with ovolo profile and carved timber picture rail. Original timber panelled doors with carved timber architraves; flush timber door to press. Round-headed window openings to east wall, having uPVC casement windows with nosed internal timber sills and carved timber architraves. Vinyl floor covering. Surface-mounted service trunking.



Plate 110: T-1 – View to west at first floor landing

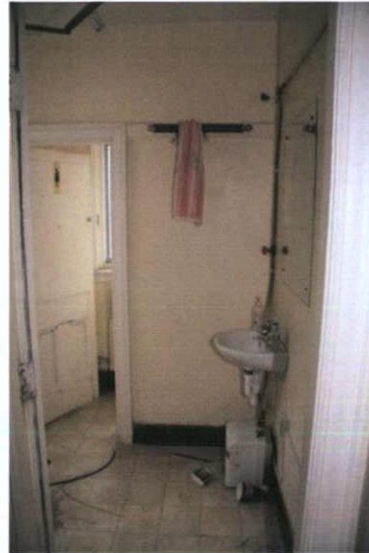


Plate 111: T-2 – View to west



Plate 112: T-2 – View to south-west



Plate 113: T-2 – View to south-west



Plate 114: T-1 – View to east



Plate 115: T-3 – View to east



Plate 116: T-3 – View to west



Plate 117: T-3 – Non-original chimney piece

Interior – third floor

Room T-4: Accessed from Rooms T-4 and T-5. Chimney breast projecting to south wall, now blocked up with plasterboard, having non-original ceramic tiled chimney piece and hearth. Lath-and-plaster ceiling. Plaster finish to walls. Original skirting boards with ovolo profile and carved timber picture rail. Original timber panelled doors with carved timber architraves; flush timber door to press. Round-headed window openings to east wall, having uPVC casement windows with nosed internal timber sills and carved timber architraves. Vinyl floor covering. Surface-mounted service trunking.

Room T-5: Accessed from Rooms T-1 and T-4. Chimney breast projecting to south wall, now blocked up with plasterboard, having non-original ceramic tiled chimney piece and hearth. Lath-and-plaster ceiling. Plaster finish to walls. Former opening in east wall now blocked up and finished in modern plaster. Original skirting boards with ovolo profile and carved timber picture rail. Original timber panelled doors with carved timber architraves. Square-headed window opening to west wall, having uPVC casement windows with nosed internal timber sills and carved timber architraves. Timber floorboards partially covered with vinyl. Surface-mounted service trunking.



Plate 118: T-4 – View to east



Plate 119: T-4 – View to west

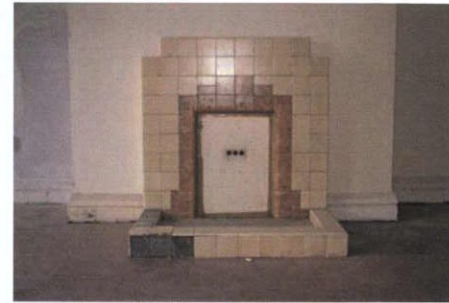


Plate 120: T-4 – Non-original chimney piece



Plate 121: T-5 – View to west

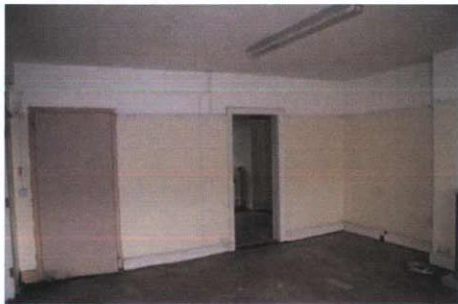


Plate 122: T-5 – View to south-east

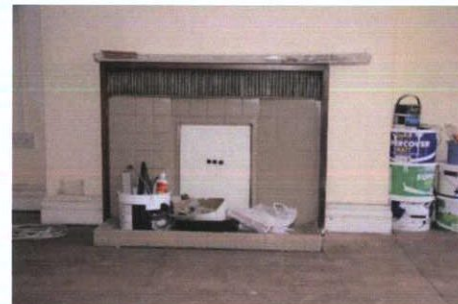


Plate 123: T-5 - Non-original chimney piece



Plate 124: T-5 – View to north

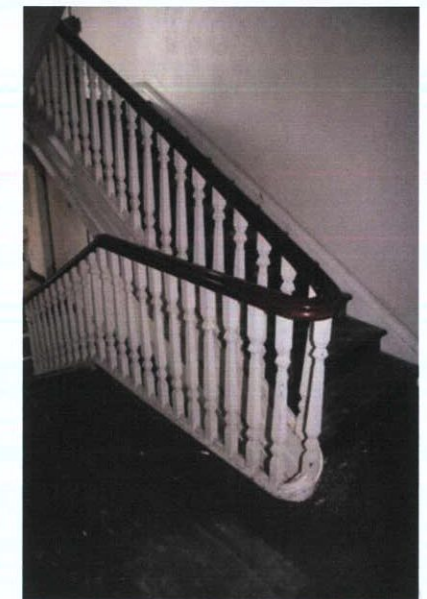


Plate 125: T-1 – Balustrade to third floor landing

DATE RECEIVED: 13/12/2022
PLAN NO 5432/22

Interior – fourth floor

Room FO-1: Accessed from Room T-1. Closed-string, dog-leg flight of stairs with half-landing, having nosed treads with rubber contrast strips; treads and risers finished in vinyl. Balustrade formed of carved timber handrail, continuous around landings, with infill of square-section, carved timber balusters on heavily carved timber stringer, returning to east to form guarding to corridor. Original skirting boards / stair stringers with ovolo profile. Plastered finish to walls and ceilings. Original timber-panelled doors, having carved timber architraves. Paired uPVC casement, corner windows to south-west with obscured glazing, having carved timber architraves with nosed internal timber sills. Square-headed window to west wall forming lightwell, formed of fixed, tripartite glazing panels with timber mullions, having nosed internal timber sill and carved timber architrave. Hardboard covering to floors. Surface-mounted service trunking.

Room FO-2: Accessed from Room FO-1. Located within return. Plaster finish to ceilings and walls. Original part-glazed timber panelled doors, altered with timber panels over glazing. Square-headed window opening to west and south walls, with UPVC casement window having obscured glazing, with carved timber architraves with nosed internal timber sill. Original skirting boards with ovolo profile. Vinyl covering to floors. Sanitaryware throughout. Surface-mounted services.

Room FO-3: Accessed from Rooms FO-1 and FO-4. Room subdivided to form toilet rooms to north. Chimney breast projecting to south wall, now blocked up with plasterboard, having simple, non-original timber surrounds. Plasterboard finish to ceiling, to north timber stud partitions; modern plaster finish to remaining walls. Original skirting boards with ovolo profile to west, south and east; replacement timber skirting boards to north partition. Replacement timber panelled doors with carved timber architraves. Square-headed window openings to west wall, having uPVC casement windows with nosed internal timber sills and carved timber architraves interrupted by northern partition. Modern timber floorboards.

FO-4: Accessed from Room FO-3. Chimney breast projecting to south wall, now blocked up with plasterboard, having original cast-iron chimney piece and cast-iron fire surround. Plasterboard finish to ceiling; modern plaster finish to walls. Modern dado rail and dado panelling to perimeter; replacement skirting boards. Replacement timber panelled doors with carved timber architraves. Square-headed window openings to east wall, having uPVC casement windows with nosed internal timber sills and carved timber architraves. Modern timber floorboards.



Plate 126: FO-1 – View to west

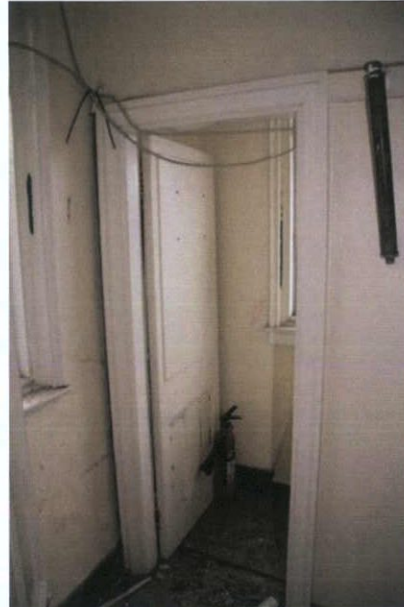


Plate 127: FO-2 – View to north-west



Plate 128: FO-2 – View to north-east



Plate 129: FO-1 – View to east



Plate 130: FO-1 – Detail to newel post

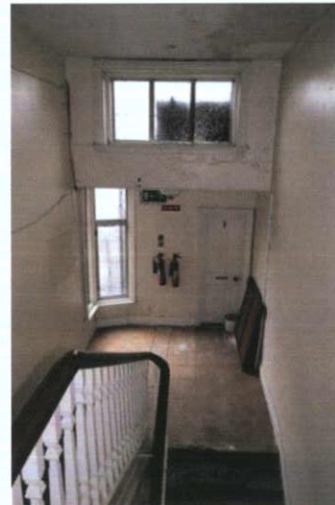


Plate 131: FO-1 – View to west



Plate 132: FO-3 – View to west




Plate 133: FO-4 – View to east

EIAR Chapter 15 Cultural Heritage (Architectural)

Dublin Central Project – Site 2 & No.61 O'Connell Street Upper

Appendix 15.4 Building inventory, record and description for No.44 O'Connell Street



44 O'Connell Street Upper, Dublin 1

Protected Structure Reference:
6024, Commercial premises, Upper floor façade

Other relevant Statutory Protections:
Within O'Connell Street ACA

NIAH Reference, rating:
50010552, Regional



Plate 1: Front façade, 44 O'Connell Street Upper

Proposed site

Site 2c

Planning history

Façade retained only; remainder of structure scheduled for demolition

Outline building description

Three-bay, four-storey building with granite ashlar façade with plain granite parapet and with modillion cornice and plain frieze in Portland stone between second and third floors. The windows are three-over-six sashes on the top floor and six-over-six at first- and second-floor levels. The ground floor is faced with channelled granite ashlar.

Occupancy

Occupied at entrance and basement level.

Vacant above.



Figure 1: Façade c1960s showing earlier shopfront

BUILDING HISTORY

The original house on the site was built in the 1760s and in from 1815 was occupied by a physician, Patrick Harkan, who had moved from Lower Sackville Street.¹ Dr Harkan's sons were solicitors and a surgeon and also occupied the building and between them they occupied the building until 1869.² Patrick Harkan became the senior physician to Cork Street Fever Hospital. From August 1872 the house was occupied by Adam Scott & Co, wine, spirits and tea merchants, who stated that the premises had been "completely rebuilt, in order to meet the requirements of their rapidly increasing trade".³

The Goad insurance map of 1893 shows the original four-storey house to the front and a three-storey building on the Moore Lane frontage.⁴ The central part of the site was single-storey and was top-lit with a long roof light along the ridge. The occupiers were noted as Adam Scott & Co, Wine and Grocery Stores.

The building was damaged during the second battle of O'Connell Street in 1922 due to the fire in the building next door and was subsequently demolished.⁵ In 1925 a new building was erected for Adam Scott & Co. and this is seen on the 1826 Goad insurance map as resembling the previous building.⁶ The front section is depicted as four-storey, with a flat roof of cement or asphalt, while there was a three-storey building on the Moore Lane frontage. The central part of the site was part single-storey and part two-storey building. While the structures to the rear stretching back to Moore Lane appear not to have changed between the 1893 and 1926 Goad insurance plans, the present layout with alternating buildings and light wells differs significantly from the structures shown on those plans. The three-storey structure at the Moore Lane frontage shown on the Goad plans has a different layout of windows and door to the two-storey structure at the rear today.

Following the reconstruction, the building was used as offices and wine stores for Adam Scott & Co, represented by Francis Scott, while there were showrooms at the rear occupied by John H Wakefield, a dealer in musical instruments.⁷ From April 1938 Autocars (Ireland) had showrooms for second-hand cars on the premises, in addition to their main showroom in Chatham Street and works in Fenian Street.⁸ The building was acquired in about 1940 by the Minister for Trade and Commerce and was occupied by a variety of offices over the years, including Aer Lingus and from the 1940s to the 1970s by the Meteorological Office and Trans World Airlines over the same period.⁹ From the 1980s the building has been occupied by An Gum, the Irish language publishing service and by a Garda Síochána office, though it is now vacant.¹⁰



Figure 2: Elevation of 44 Sackville Street Upper from Shaw's Directory of 1850



Figure 3: Fighting the fire at 44 Sackville Street Upper, July 1922

¹ Wilson's Dublin Directory, 1814 to 1832.

² Pettigrew & Oulton's Dublin Almanack, 1834 to 1847; Thom's Directory, 1847 to 1868; Valuation Office, cancelled books, 1863 to 1882.

³ Freemans Journal, 17th August 1872.

⁴ Goad, Charles, Insurance Plan of the City of Dublin, 1893, sheet 4.

⁵ Irish Independent, 6th July 1922.

⁶ Dictionary of Irish Architects, www.dia.ie; Goad, Charles, Insurance Plan of the City of Dublin, 1926, sheet 4.

⁷ Valuation Office, cancelled books, 1925 to 1935; Longford Leader.

⁸ Irish Press, 19th April 1937 and subsequent advertisements in various newspapers.

⁹ Thom's Directory, 1940 to 1980.

¹⁰ Thom's Directory, 1980 to 2012.

FLOOR PLANS

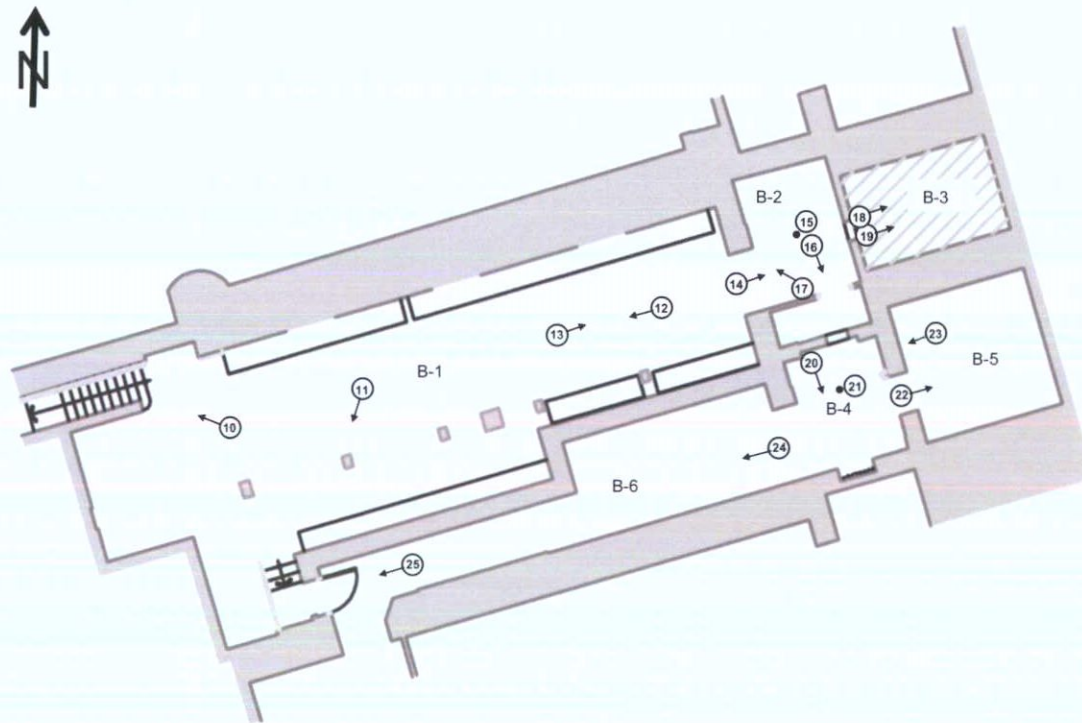


Figure 4: Plan at basement level

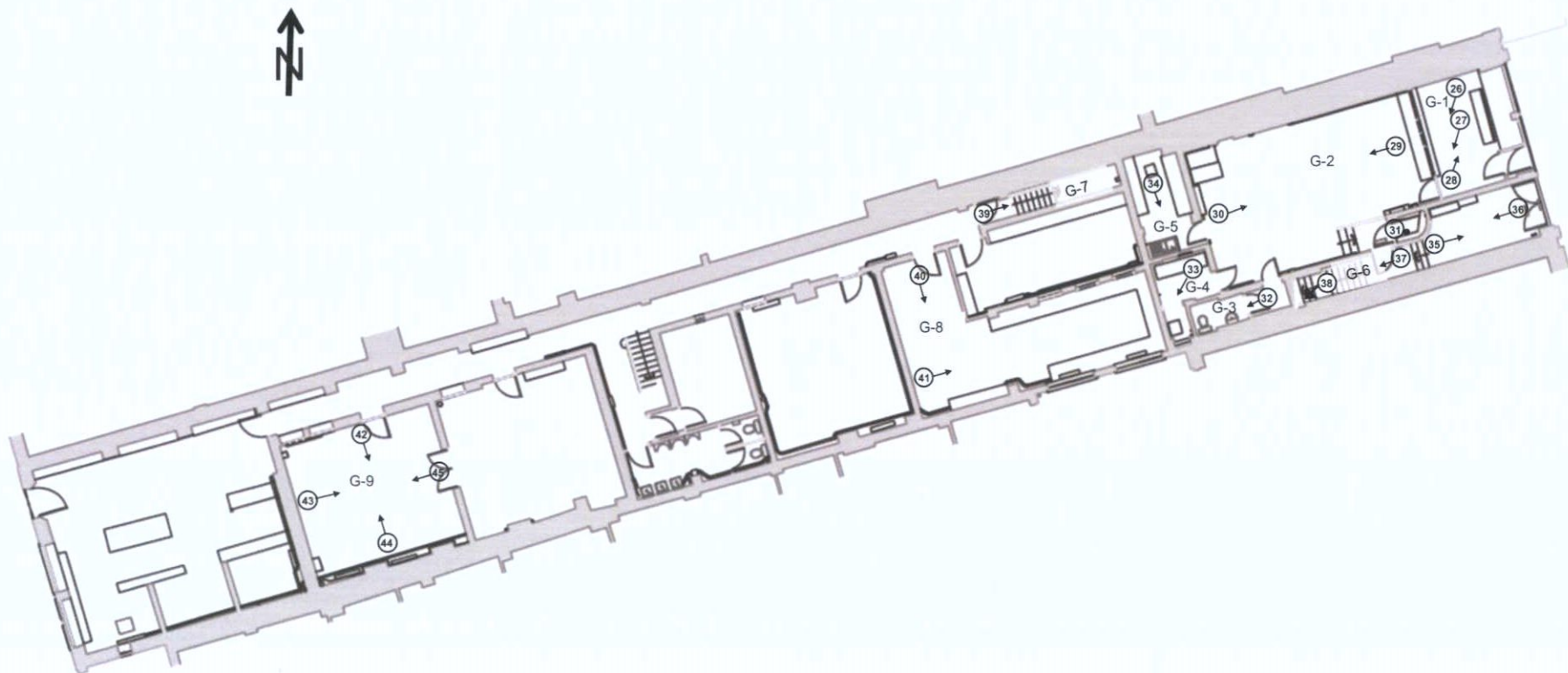


Figure 5: Plan at ground floor level

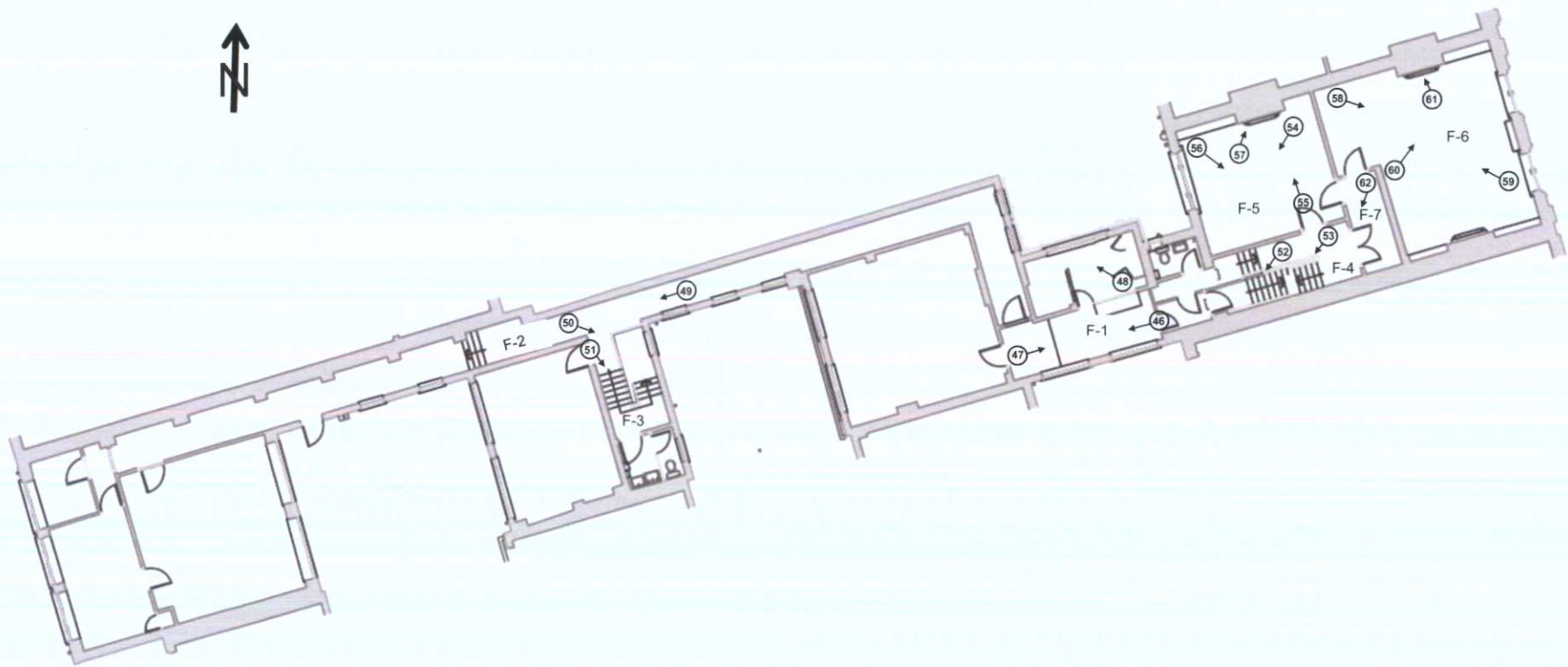


Figure 6: Plan at first floor level

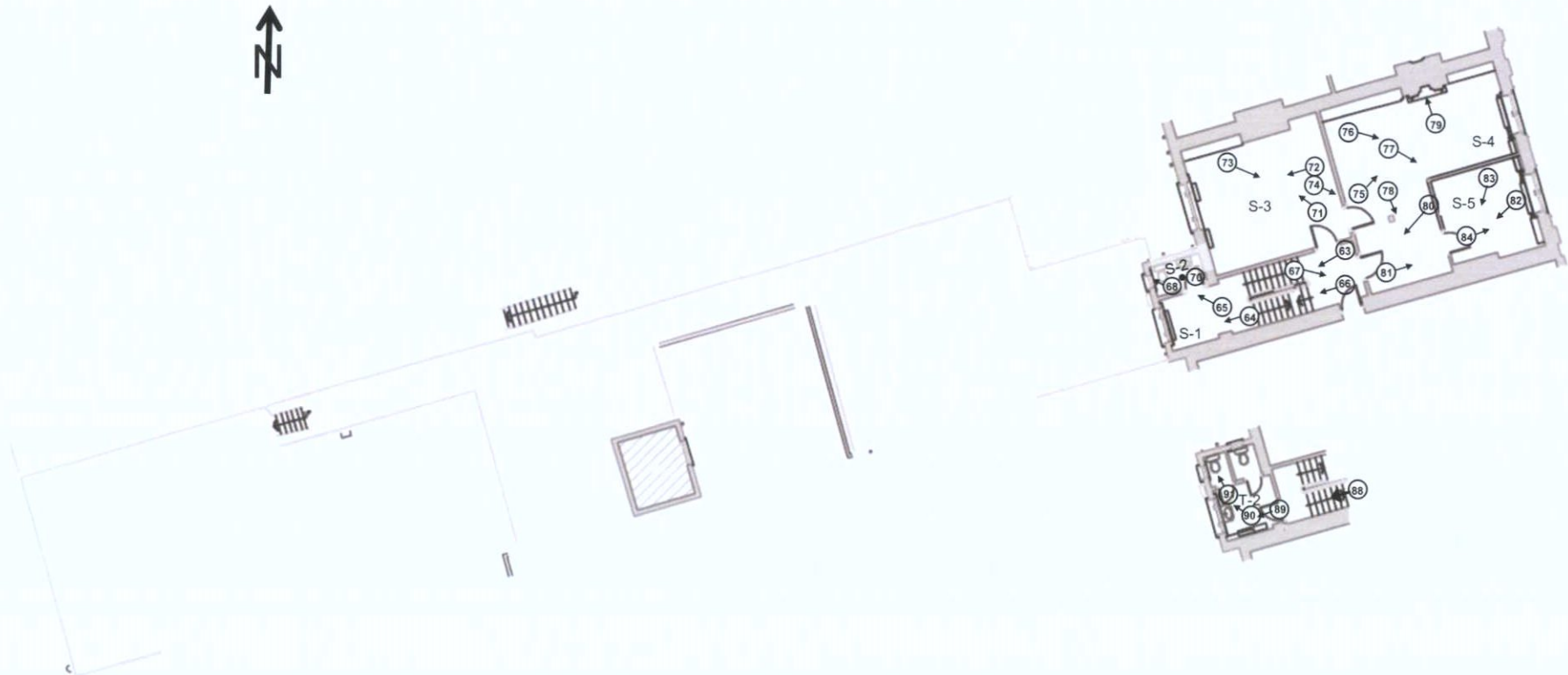


Figure 7: Plan at second floor level

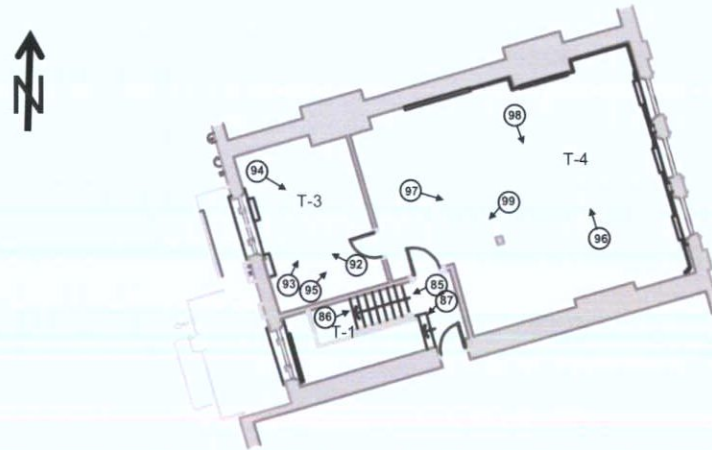


Figure 8: Plan at third floor level

BUILDING SURVEY

Exterior

Three-bay, four-storey-over-basement attached building. Flat roof with red brick chimney stacks having granite cappings to north-east; rendered chimneystack with granite cappings to south. Granite blocking course with central, raised pediment over granite coping over Portland stone eaves course with Greek key pattern carving. Front (east) elevation comprised of coursed Portland stone, with recessed bays of paired windows to first and second floors flanked to corners and to centre by projecting piers, with outer piers being pilasters with stylised fluted capitals. Oversailing cornice to second floor over frieze of triglyphs and circular medallions. Third floor flanked to outer bays by pilasters with triglyph pediments. Square-headed window opes; leaded, multi-pane casement windows, paired to first and second floors with Portland stone mullions and leaded, multi-pane overlights; carved Portland stone aprons to second floor with raised panelled mouldings. Square-headed window opes to third floor, having eight-over-eight timber sash windows. Original shop front to ground floor, comprising pink granite pilasters with stylised capitals having circular medallions supporting Portland stone frieze and carved modillion cornice. Double-leaf timber panelled doors to south with raised central studs, carved timber architrave with circular medallion motif and plain glazed transom; ventilated grille over. Replacement glazed shop windows set to timber frames over granite stall risers.

Rear (west) elevation having red brick parapet and granite coping over façade of red brick laid in English garden wall bond with cementitious plat bands forming lintels to each floor. Full-height return to north-west corner finished in buff brick laid in Flemish bond. Mix of cast-iron and cast-aluminium rainwater goods.

Single- and two-storey extensions to rear, with flat roofs and pop-up rooflights. Extension connected to two-storey structure to rear, facing onto Moore Lane, and having flat roof. External walls finished in cementitious render. Square-headed window openings with multi-pane steel casement windows having concrete sills. Square-headed door opening to ground floor with modern timber doors.

As noted above, the two-storey rear elevation to Moore Lane has a different layout of door and windows to that shown on the Goad plans of 1893 and 1926.



Plate 2: Front (east) elevation



Plate 3: Detail to third floor



Plate 4: Detail to first floor



Plate 5: Ground floor



Plate 6: Detail to frieze and cornice



Plate 7: Rear (west) elevation



Plate 8: Rear elevation of extension facing onto Moore Lane



Plate 9: External elevation of extensions within depth of site

Interior – basement

Room B-1: Accessed from Room G-7. Open-plan space formed of downstand concrete bressummers supported on square-section concrete and painted brick columns, with recessed panels between bressummers finished in painted cast concrete. Lime plaster finish to west wall; limewashed Calp limestone to north and south walls; painted brick to east wall. Concrete floor finish. Surface-mounted services.

Room B-2: Accessed from Room B-1. Ceiling supported by downstand concrete bressummers, with recessed panels between bressummers finished in painted cast concrete. Lime plaster finish to west wall; limewashed Calp limestone to north and east walls; painted brick to west and south walls. Low-level former ope to east wall blocked up with red brick. Half-height painted brick partition to south with timber door frame. Additional opening in east wall beyond, with pained brick surrounds to Calp limestone wall. Concrete floor finish. Surface-mounted services.



Plate 10: B-1 – View to north-west



Plate 11: B-1 – View to south-west; brick wall to south



Plate 12: B-1 – View to west; brick and concrete columns

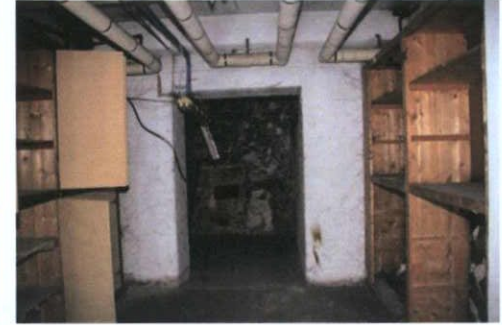


Plate 13: B-1 – View to east towards Room B-2



Plate 14: B-2 – View to east; Calp limestone wall



Plate 15: B-2 – View of ceiling



Plate 16: B-2 – View to south



Plate 17: B-2 – View to north-west; mix of brick and Calp limestone

Interior – basement

Room B-3: Vaulted ceiling continuous to walls, formed of red and buff brick; Calp limestone to east and west walls. Blocked-up former coal hole lightwell to centre of ceiling, now blocked up above. Earthen floor.

Room B-4: Accessed from Room B-6 or via a hole in the wall from room B-2. Cast concrete ceiling with embedded cast-iron supports / reinforcing joists, with later addition of galvanised steel cross bracing. Limewashed Calp limestone to south and west walls; brick to east and north walls. Square-headed door ope in north wall with rendered reveal; corridor leading to west. Concrete floor finish. Surface-mounted services.

Room B-5: Accessed from room B4. Vaulted ceiling continuous to walls, formed of buff brick; Calp limestone to east and west walls. Blocked-up former coal hole lightwell to centre of ceiling, now blocked up above. Earthen floor.

Room B-6: Passageway accessed from basement of 45 O'Connell Street Upper or via a steel door from room B-1. Brick wall separating room from room B-1 and rest of basement of 44 O'Connell Street Upper. Southern wall of Calp limestone. Steel door at western end connects to room B-1. Plate on steel door reads "J & C McGloughlin Ltd. This door has been constructed according to the rules of the Fire Office Committee. Date 25/4/62".



Plate 18: B-3 – View to east; original 18th century coal cellar under public path



Plate 19: B-3 – View to north-east; original 18th century coal cellar under public path



Plate 20: B-4 – View to south



Plate 21: B-4 – Ceiling



Plate 22: B-4 – View to south



Plate 23: B-4 – View to south



Plate 24: B-4 – View to south



Plate 25: B-4 – View to south

Interior – ground floor

Room G-1: Accessed from external entrance from O'Connell Street Upper. Suspended ceiling finished with ceiling tiles. Modern plaster finish to walls; large shop windows to east wall, with timber frames and nosed internal timber sills, plastered reveals. Modern uPVC and glazed screen to west. Carpet finish to floor.

Room G-2: Accessed from Room G-1. Suspended ceiling finished with ceiling tiles; downstand bulkhead to west. Evidence of original dentillated coving with moulded, reeded profile to internal ceiling panel above ceiling tiles. Modern plaster finish to walls. Modern uPVC and glazed screen to east. Carpet finish to floor. Three-steps to south-east corner lead to Room G-6, enclosed with plasterboard-clad balustrade. Flush timber doors and flat timber architraves. Carpet finish to floor.

Room G-3: Accessed from Room G-2. Plasterboard finish to ceiling. Modern plaster finish to former/current external walls and plasterboard finish to timber stud partitions, with ceramic tile at low level. Flush timber door and flat timber architrave. Vinyl finish to floor. Sanitaryware throughout.

Room G-4: Accessed from Room G-2. Plasterboard finish to ceiling. Modern plaster finish to walls. Flush timber door and flat timber architrave. Single multi-pane fixed window to south having timber glazing bars and wired glass. Internalised service pipework.



Plate 26: G-1 – View to south-west; entry lobby



Plate 27: G-1 – View to south



Plate 28: G-1 – View to north



Plate 29: G-2 – View to west



Plate 30: G-2 – View to east

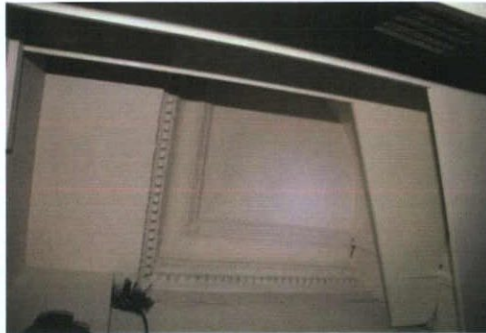


Plate 31: G-2 – Ceiling over south-east corner



Plate 32: G-3 – View to west



Plate 33: G-4 – View to south

Interior – ground floor

Room G-5: Accessed from Room G-2. Plasterboard finish to ceiling. Modern plaster finish to former/current external walls, plasterboard finish to internal partitions, with ceramic tile splashback to kitchenette along south wall. Flush timber door and flat timber architrave. Vinyl finish to floor.

Room G-6: Accessed from Rooms G-2, F-1 and from external entrance from O'Connell Street Upper. Lath-and-plaster finish with dentillated coving, following profile of curvilinear partition to west. Plaster finish to walls, with lining paper to some areas; non-original partition to north wall. Concrete floor finish to east; vinyl floor finish to west. Two steps up to remainder of corridor / stairwell to west. Original timber panelled double leaf doors to external entrance, having timber battens and integrated overlight set to carved timber surrounds. Straight flight of closed-string stairs to east; nosed treads with steel contrast strips; vinyl finish to treads and risers. Modern plaster finish to walls; wall steps out at first floor level. Flat ceiling over stairwell. Historic timber skirting with ovolo and beaded profile.

Room G-7: Accessed from ground floor and from Room B-1. Stairwell accessing basement level. Straight flight of closed-string stairs with half-landing; squared concrete treads and risers. Rectangular-section timber handrail to north wall. Modern plaster finish to walls and ceilings. Surface-mounted services.

Room G-8: Accessed from Room G-9. L-plan room; modern plaster finish to ceiling supported by downstand bressummers bearing on pilasters to north and south walls. Walls finished in modern plaster. Square-headed window opening to south wall, with multi-pane steel pivot windows and nosed internal timber sills; multi-pane pivot windows with timber glazing bars to north, internal partition. Concrete finish to floors. Surface-mounted services.



Plate 34: G-5 – View to south



Plate 35: G-6 – View to east; non-original partition to north (left)

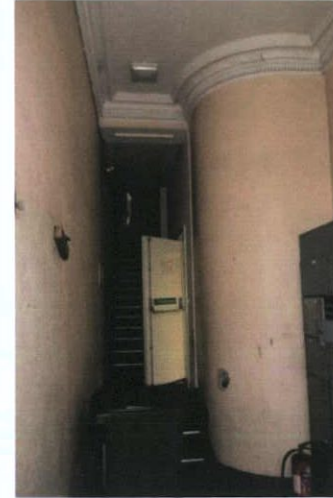


Plate 36: G-6 – View west (left)

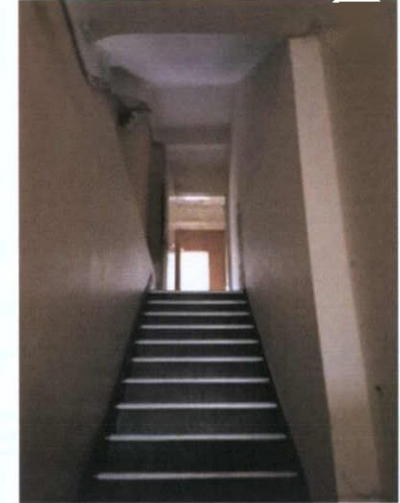


Plate 37: G-6 – View to west towards first floor



Plate 38: G-6 – Historic skirting board

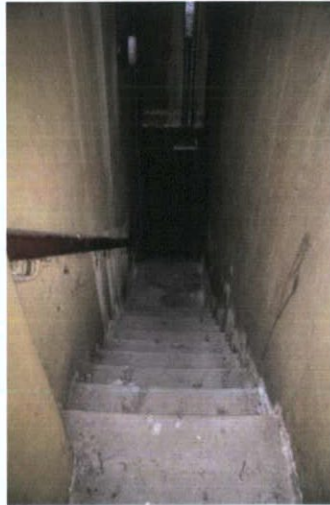


Plate 39: G-7 – View to east towards Room B-1



Plate 40: G-8 – View to south



Plate 41: G-8 – View to west; steel pivot windows to left and right (photo key pointing east")

Interior – ground floor

Room G-9: Accessed from ground floor and Room G-7. Corridor running on east-west axis to north of building. Ceiling supported by downstand concrete bressummers supported on pilasters to south wall and bearing on north partition, having recessed panels between bressummers finished in painted cast concrete; pop-up vertical rooflight to west. Modern plaster finish to walls. Three fixed, multi-pane internal windows to north partition, having carved timber architraves, with one window forming transom to original steel door; matching double-lead doors, all having carved timber architraves, to east wall. Original carved timber skirting boards. Concrete finish to floor. Surface-mounted services; cast-iron radiators.



Plate 42: G-9 – View to south



Plate 43: G-9 – View to east



Plate 44: G-9 – View to north



Plate 45: G-9 – View to west

Interior – first floor

Room F-1: Accessed from Room F-4. Modern plaster finish to ceiling with simple moulded coving. Walls finished in modern plaster; timber stud and plywood lightweight partition to east. Square-headed window openings to south wall, with multi-pane steel pivot windows and nosed internal timber sills. Multi-pane fixed window with timber mullions forming screen within north partition wall. Original timber skirting boards. Simple carved timber door architraves; transom over door to north-west. Concrete finish to floors. Surface-mounted services.

Room F-2: Corridor running on east-west axis to north of building. Concrete downstand bressummers to ceiling, supported on concrete piers at regular intervals, with recessed panels finished in modern plaster. Modern plaster finish to walls. Short flight of closed-string steps to centre plan. Rectangular-section skirting boards. Concrete finish to floor. Surface-mounted services.

Room F-3: Accessed from Room F-2. Stairwell to ground floor; open-string, dog-leg stair with squared concrete treads and risers, with rubber contrast strips. Balustrade formed of carved, ramped timber handrail having square-section cast-iron balusters and flat-section, cast-iron struts. Modern plaster finish to ceilings and walls. Doorway to south wall at half landing having flush timber door. Raised rendered skirtings. Concrete finish to half and full-landings.

Room F-4: Accessed from Rooms F-1, F-5, F-7 and S-1. Stairwell accessing second floor; access to ground floor blocked up with plasterboard enclosure. Open-string, dog-leg flight of stairs, having nosed timber treads and timber risers; balustrade formed of carved timber, continuous handrail and infill of turned timber balusters. Lath-and-plaster finish to ceilings and to soffit of rising staircase. Original timber skirtings with ovolo and reeded profile. Original timber panelled doors and carved timber architraves. Timber floorboards.



Plate 46: F-1 – View to west



Plate 47: F-1 – View to east



Plate 48: F-1 - View to north-east; steel pivot window

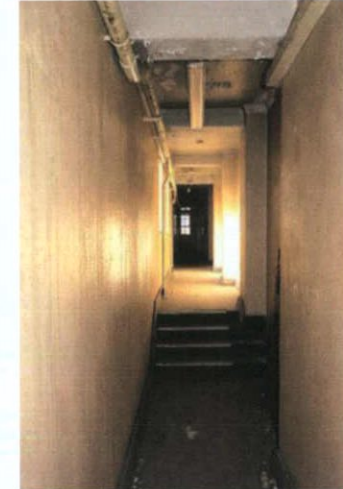


Plate 49: F-2 – View to west



Plate 50: F-3 – View to north-east



Plate 51: F-3 – View to south



Plate 52: F-4 - Timber balustrade to staircase in main building; first floor staircase cut off from ground floor access



Plate 53: F-4 - Timber balustrade to staircase in main building

Interior – first floor

Room F-5: Accessed from Rooms F-4 and F-7. Projecting chimney breast to north wall with fireplace now blocked-up with timber boarding, having historic carved timber chimney pieces with piers on plinth blocks surmounted by reeded brackets and supporting projecting mantle; ceramic tile finish to hearth. Lath-and-plaster finish to ceiling with simple moulded coving. Modern plaster finish to walls. Original timber panelled doors, some part-glazed, set to carved timber architraves. Original tiered, carved timber skirting boards. Tripartite Wyatt window ope to west wall with timber mullions and three one-over-one timber sash windows, having carved timber architrave and nosed internal timber sill. Timber floorboards. Surface-mounted services.

Room F-6: Accessed from Room F-7. Projecting chimney breasts to north and south walls with fireplaces now blocked-up with timber boarding, having historic carved timber chimney pieces with piers on plinth blocks surmounted by reeded brackets and supporting projecting mantle; cast-iron fire surround and ceramic tile finish to hearth. Lath-and-plaster finish to ceiling with simple moulded coving. Modern plaster finish to walls. Original timber panelled door set to carved timber architraves. Original tiered, carved timber skirting boards. Two bipartite square-headed window opes to east wall with timber mullions and steel multi-pane casement windows and transoms, having carved timber architraves and nosed internal timber sills. Timber floorboards. Surface-mounted services.

Room F-7: Accessed from Rooms F-4, F-5 and F-6. Lath-and-plaster finish to ceiling with simple moulded coving. Modern plaster finish to walls. Original double-leaf, part-glazed timber doors to west wall, having steel cross-bars on matching brackets, set to carved timber architraves. Original carved timber skirting boards with ovolo and reeded profile. Timber floorboards.



Plate 54: F-5 – View to south-west; Wyatt window



Plate 55: F-5 – View to north; original chimney piece



Plate 56: F-5 – View to south-east



Plate 57: F-5 – Detail to skirting



Plate 58: F-6 – View to east



Plate 59: F-6 – View to north-west



Plate 60: F-6 – View to north-east; original chimney piece



Plate 61: F-6 – Timber chimney piece with cast-iron insert



Plate 62: F-7 – View to south

Interior – second floor

Room S-1: Accessed from Rooms F-4, S-2 and T-1. Stairwell accessing first and third floors. Open-string, dog-leg flight of stairs, having nosed timber treads and timber risers; balustrade formed of carved timber, continuous handrail and infill of turned timber balusters. Lath-and-plaster finish to ceilings and to soffit of rising staircase. Original timber skirtings with ovolo and reeded profile. Original timber panelled doors and carved timber architraves. Timber floorboards.

Room S-2: Accessed from Room S-1. Toilet room to half-landing. Lath-and-plaster ceiling with simple moulded coving. Modern plaster finish to walls. Steel multi-pane window to west wall with casement opening section, set to carved timber architraves with nosed internal timber sill. Timber panelled door set to carved timber architrave. Original timber skirting with ovolo and reeded profile. Hardboard floor finish. Sanitaryware throughout.



Plate 63: S-1 – View to east from half-landing



Plate 64: S-1 – View to west; Wyatt window



Plate 65: S-1 – Entrance to Room S-2



Plate 66: S-1 – View to east towards second floor landing



Plate 67: S-1 – View to east at first floor landing



Plate 68: S-2 – View to west at half-landing level



Plate 69: S-2 – Defunct sanitaryware (no photo key on figure 6, p6, S-2)



Plate 70: S-2 - Ceiling

Interior – second floor

Room S-3: Accessed from Rooms S-1 and S-4. Projecting chimney breast to north wall, now blocked-up and plastered, having modern vent ceramic tile finish to hearth. Lath-and-plaster finish to ceiling with simple moulded, coving and tiered frieze. Modern plaster finish to walls. Original timber panelled doors set to carved timber architraves. Original carved timber skirting boards with ovolo and reeded profile. Tripartite Wyatt window ope to west wall with timber mullions and three one-over-one timber sash windows, having carved timber architrave and nosed internal timber sill. Timber floorboards. Surface-mounted services.

Room S-4: Accessed from Room S-1, S-3 and S-5. Projecting chimney breast to north wall with fireplace now blocked-up with timber boarding, having historic carved timber chimney pieces with piers on plinth blocks surmounted by reeded brackets and supporting projecting mantle; cast-iron fire surround and ceramic tile finish to hearth. Lath-and-plaster finish to ceiling with simple moulded, coving and tiered frieze. Modern plaster finish to walls; non-original part-glazed timber screen forming Room S-5 to north-east corner. Original timber panelled door set to carved timber architraves. Original carved timber skirting boards with ovolo and reeded profile. Bipartite square-headed window ope to east wall with timber mullions and steel multi-pane casement windows and transoms, having carved timber architrave and nosed internal timber sill. Timber floorboards. Surface-mounted services.



Plate 71: S-3 – View to north



Plate 72: S-3 – View to west; Wyatt window



Plate 73: S-3 – View to south



Plate 74: S-3 – Original skirting boards



Plate 75: S-4 – View to north-west; original chimney piece



Plate 76: S-4 – View to east



Plate 77: S-4 – View to south-east towards Room S-5; non-original subdivision of room



Plate 78: S-4 – View to south

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Interior – second floor

Room S-5: Accessed from Room S-4. Projecting chimney breast to south wall with fireplace now blocked-up with plaster; ceramic tile finish to hearth. Lath-and-plaster finish to ceiling with simple moulded, coving and tiered frieze noted to party and external walls only. Modern plaster finish to party and external walls; non-original part-glazed timber screen forming partitions to west and north, having timber mullions and obscured glazing. Replacement part-glazed timber panelled door set to simple timber architrave. Original carved timber skirting boards with ovolo and reeded profile. Bipartite square-headed window ope to east wall with timber mullions and steel multi-pane casement windows and transoms, having carved timber architrave and nosed internal timber sill. Timber floorboards. Surface-mounted services.



Plate 79: S-4 – Original timber chimney piece with cast-iron fire surround



Plate 80: S-4 – View to south-west



Plate 81: S-5 – Entrance to front room; non-original partition



Plate 82: S-5 – View to south-west



Plate 83: S-5 – View to south



Plate 84: S-5 – View to east

Interior – third floor

Room T-1: Accessed from Rooms S-1 and T-2. Stairwell accessing first and third floors. Open-string, dog-leg flight of stairs, having nosed timber treads and timber risers; balustrade formed of carved timber, continuous handrail and infill of turned timber balusters. Lath-and-plaster finish to ceilings and to soffit of rising staircase. Original timber skirtings with ovolo and reeded profile. Original timber panelled doors and carved timber architraves. Timber floorboards.

Room T-2: Accessed from Room S-1. WC to half-landing. Lath-and-plaster ceiling. Modern plaster finish to walls; east wall to stairwell formed of timber-stud partition with internal bipartite steel window, painted out. Tripartite Wyatt window ope to west wall with timber mullions and three one-over-one timber sash windows, having carved timber architrave and nosed internal timber sill. Timber-stud partition forming separate toilet room to north, having blocked-up window to west wall with timber architrave and nosed internal timber sill. Timber panelled doors set to carved timber architraves. Original timber skirtings with ovolo and reeded profile. Hardboard floor finish. Sanitaryware throughout.

Room T-3: accessed from Room S-1, S-3 and S-5. Projecting chimney breast to north wall now blocked-up and plastered, with non-original partition intersecting face of chimney breast. Lath-and-plaster finish to ceiling with simple moulded to external and party walls and to partition with Room T-1. Modern plaster finish to walls. Non-original timber panelled door set to carved timber architraves. Original carved timber skirting boards with ovolo and reeded profile. Tripartite Wyatt window ope to west wall with timber mullions; two-over-two window to centre, flanked by vertically-stacked two-over-two windows, having carved timber architrave and nosed internal timber sill. Timber floorboards. Surface-mounted services.

Room T-4: Accessed from Rooms T-1 and T-3. Projecting chimney breasts to north and south walls now blocked-up and plastered. Lath-and-plaster finish to ceiling with simple moulded to external and party walls and to partition with Room T-1. Modern plaster finish to walls. Non-original timber-stud partition to west. Original timber panelled door set to carved timber architraves. Original carved timber skirting boards with ovolo and reeded profile. Three square-headed window opes to east wall having eight-over-eight timber sashes with carved timber architraves and nosed internal timber sills. Timber floorboards. Surface-mounted services.



Plate 85: T-1 – View to west towards Room T-2



Plate 86: T-1 – View to east



Plate 87: T-1 – View to south-west from third floor landing



Plate 88: T-2 – View to west from half-landing



Plate 89: T-2 – View to west; Wyatt window



Plate 90: T-2 – View to north-west



Plate 91: T-2 – View to north



Plate 92: T-3 – View to north-west; Wyatt window



Plate 93: T-3 – View to north



Plate 94: T-3 – View to south



Plate 95: T-3 – View to north-east



Plate 96: T-4 – View to north



Plate 97: T-4 – View to east



Plate 98: T-4 – View to south




Plate 99: T-4 – View to south-west

EIAR Chapter 15 Cultural Heritage (Architectural)

Dublin Central Project – Site 2 & No.61 O'Connell Street Upper

Appendix 15.5 Building inventory, record and description for No.45 O'Connell Street

| | |
|---|--|
|  | <p>45 O'Connell Street Upper, Dublin 1</p> <p>Record of Protected Structures Reference: Not protected</p> <p>Other relevant Statutory Protections: Within O'Connell Street ACA</p> <p>NIAH Reference, rating: 50010551, Regional</p> <p>Grid reference: 715744 734892</p> |
|---|--|

Proposed Site
Site 2c

Planning history
Façade retained only; remainder of structure scheduled for demolition.

Outline building description
Three-bay, four-storey building with granite ashlar façade with plain granite parapet and with modillion cornice and plain frieze in Portland stone between second and third floors. The windows are three-over-six sashes on the top floor and six-over-six at first- and second-floor levels. The ground floor is faced with channelled granite ashlar.

Occupancy
Vacant.



Plate 1: Front façade, 45 O'Connell Street Upper



Figure 1: Façade c1960s
(Dublin City Library and Archive)

BUILDING HISTORY

Number 45 O'Connell Street Upper was built as a private house in 1769 on the site of a sand quarry and remained in use as a house until the late 1830s.¹ From about 1838 it was occupied as the office of the Atlas Fire and Life Assurance Company.² From the late 1850s it was the premises of the Cow Pock Institution, which provided smallpox inoculations.³ This charity came under government control in the late 1870s as the Vaccine Department of the Local Government Board and it remained in this use until the 1920s.⁴

The Goad insurance plan of 1893 suggests that the property had changed little over the years.⁵ The main building was four-storey, with a single-storey return, behind which the site was open, though whether as a yard or a garden is not specified. The 1891 Ordnance Survey map shows a tree to the rear of the house and a footpath running through the centre of the open area towards buildings at the rear. These buildings were identified on the Goad map as stables, with a two-storey mews building and single-storey additions to front and rear.

The site was damaged, though not destroyed, in the second battle of O'Connell Street in 1922 and appears to have been demolished in the aftermath as the Goad insurance map of 1926 shows it as a cleared site⁶. The site was redeveloped in 1929 for the Civil Service Commission, to the designs of Harold Leask, who designed the façade to reflect the 18th-century Dublin traditional architecture, with granite ashlar walling and classical detailing in Portland stone.⁷

The building was occupied by the Civil Service Commission and the Local Appointments Commission for many years before becoming the parking fines office for the Gardai.⁸



Figure 2: Elevation of 45 Sackville Street Upper from Shaw's Directory of 1850



Figure 3: 45 O'Connell Street Upper gutted by fire

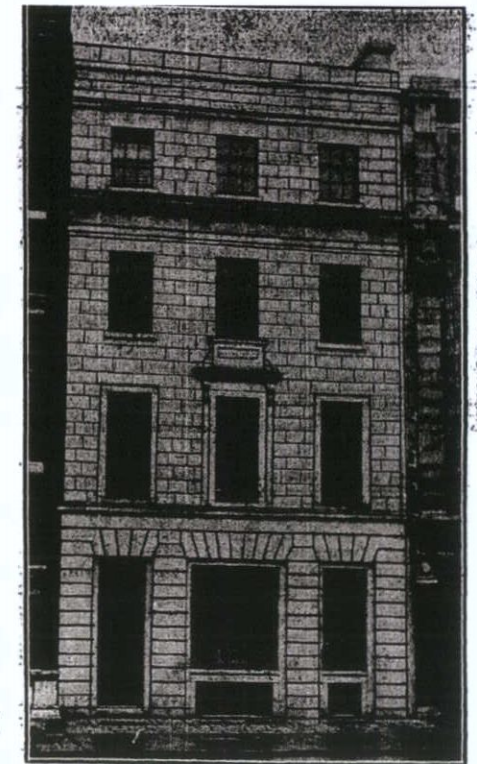


Figure 4: Leask's design for reconstruction (Irish Times, 30th May 1929)

¹ John Rocque, *Exact Survey of the City of Dublin*, 1756; Registry of Deeds, book 265, page 218, number 174919, Pettigrew & Oulton, *Dublin Almanack*, 1834 to 1837.

² Pettigrew & Oulton, *Dublin Almanack*, 1839 to 1847; *Thom's Directory*, 1847 to 1857.

³ *Thom's Directory*, 1858 to 1877.

⁴ *Thom's Directory*, 1879 to 1921.

⁵ Goad, Charles, *Insurance Plan of the City of Dublin*, 1893, sheet 4.

⁶ Goad, Charles, *Insurance Plan of the City of Dublin*, 1926, sheet 4

⁷ www.dia.ie

⁸ *Thom's Directory*, 1931 to 2012.

FLOOR PLANS

Not to scale

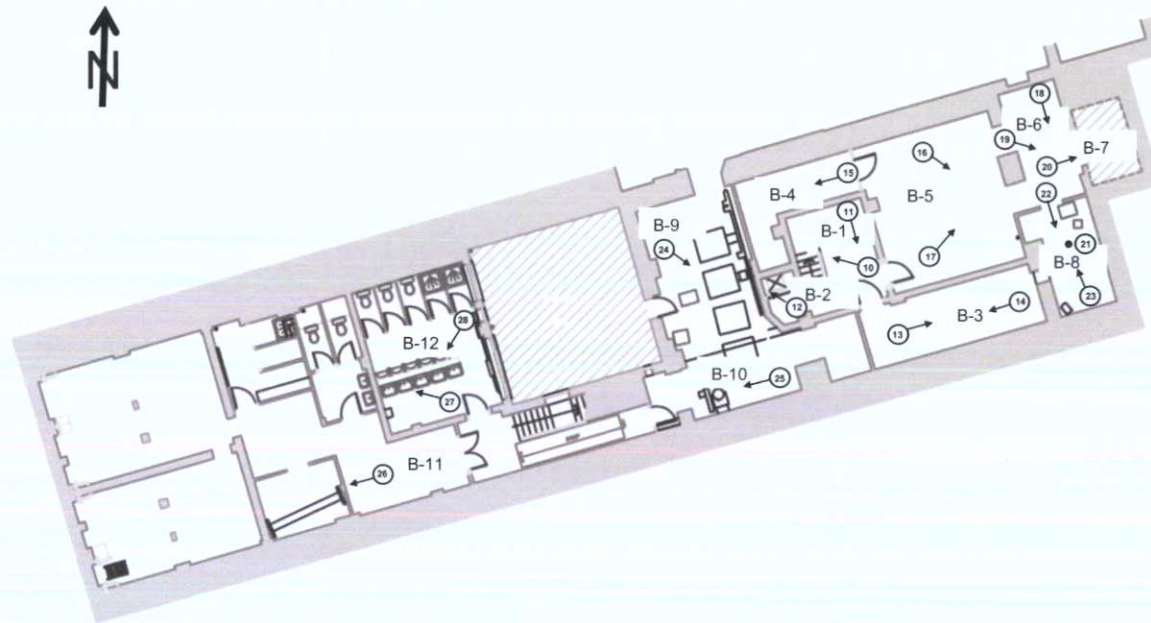


Figure 5: Plan at basement level

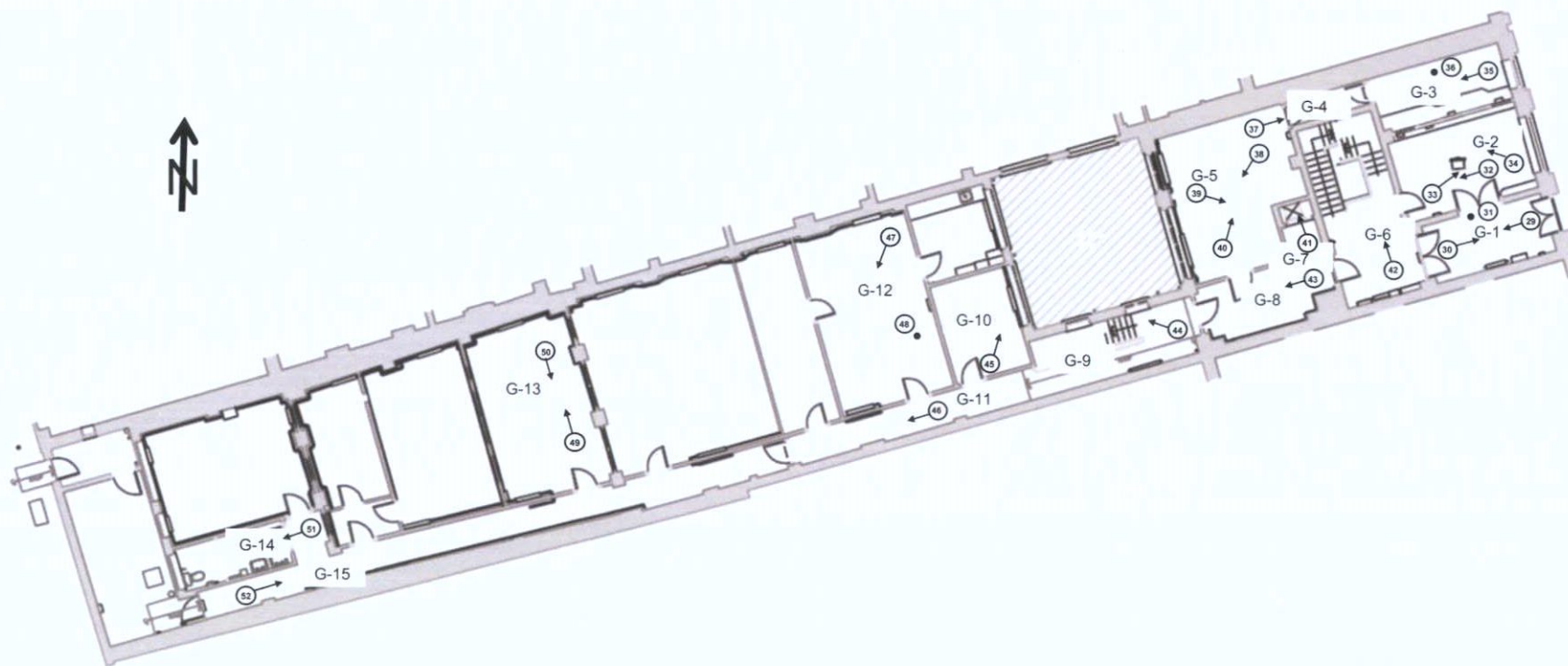


Figure 6: Plan at ground floor level

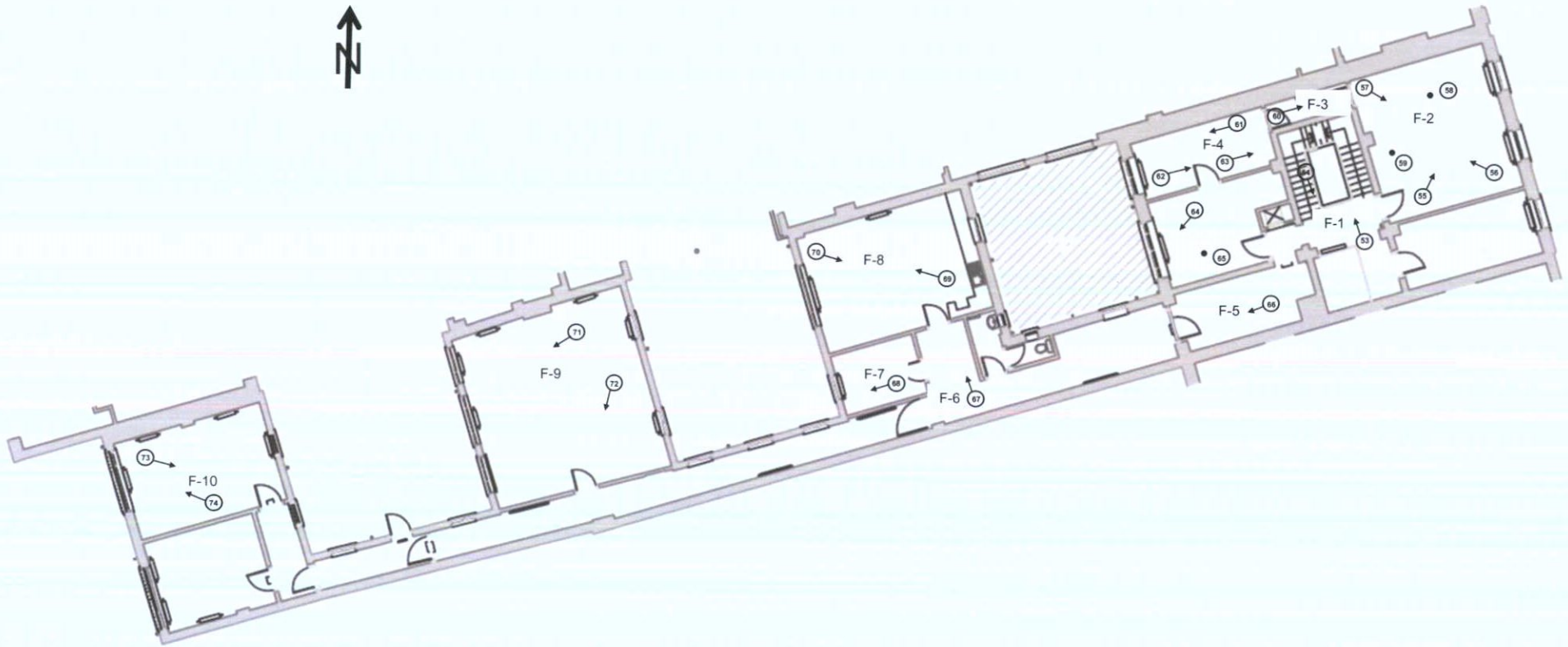


Figure 7: Plan at first floor level

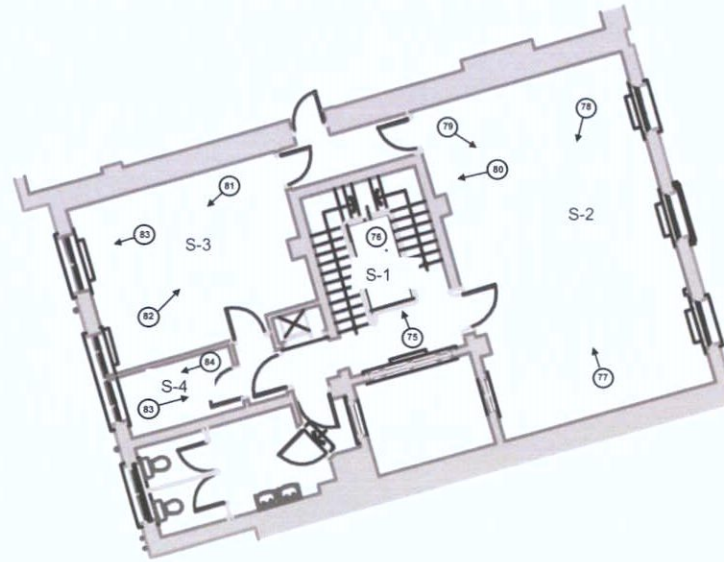


Figure 8: Plan at second floor level

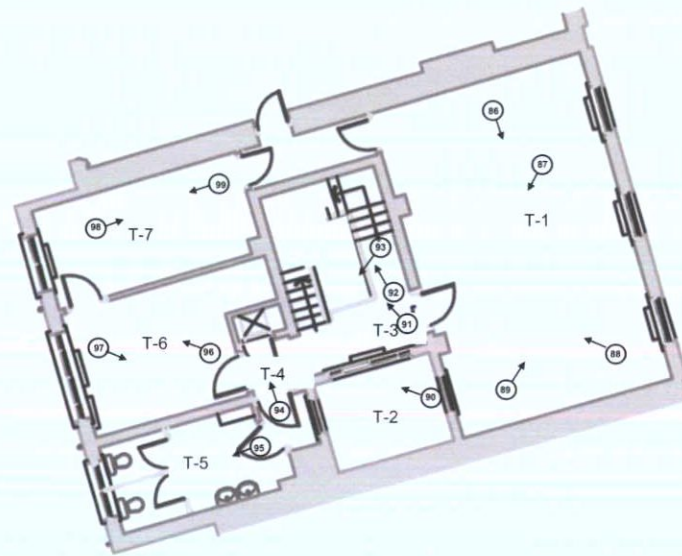


Figure 9: Plan at third floor level

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BUILDING SURVEY

Exterior

Three-bay, four-storey-over-basement attached building. Flat roof with buff brick pop-up vertical extension to south-west, having with rendered chimney stack with granite capping to north-east and double-pitched rooflight to centre plan. Granite blocking course granite plinth course. Front (east) elevation comprised of coursed, ashlar granite, with projecting, carved granite cornice at third floor level and first floor level, with channelled granite façade to ground floor. Square-headed window ope; plate glass windows to ground floor with carved granite sills over recessed panelled, carved granite aprons; six-over-six timber sash windows to first and second floors; carved Portland stone surrounds to first floor, and central ope having carved granite hood moulding supported on corbel brackets; Portland stone sills to second floor, with central window having carved, Portland stone panelled apron; three-over-six timber sash windows to third floor. Square-headed door opening to ground floor, with nosed granite threshold and square iron plaque over door, with ope enclosed by steel security shutter.

Rear (west) elevation having buff brick parapet and granite coping over façade of buff brick laid in English common bond with granite plat bands forming lintels to each floor. Square-headed casement windows having timber mullions and multi-pane overlights. Mix of cast-iron and cast-aluminium rainwater goods.

Single and two-storey to rear, some over basement, finished in cementitious render, with buff brick laid in English garden wall bond to south elevation, and having flat roofs and pop-up, pitched rooflights. Extension connected to two-storey structure to rear, facing onto Moore Lane, and having flat roof. Single-storey brick wall to Moore Lane, laid in English common bond, with small doorway offset to north; behind this façade and set back from Moore Lane is first-floor façade. Square-headed window openings with multi-pane timber casement having external cast-iron security bars; some evidence of later brickwork enclosing former window ope to first floor. Extension set back from Moore Lane behind single-storey boundary wall constructed of buff brick laid in English common bond, with gauged brick to arch over segmental-headed doorway enclosed with timber gate. Moore Lane façade is no earlier than the 1929 building fronting onto O'Connell Street Upper.



Plate 2: Front (east) elevation

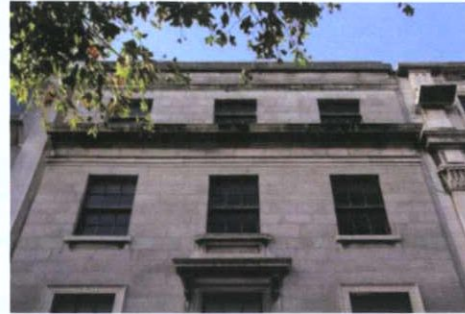


Plate 3: Detail to third floor

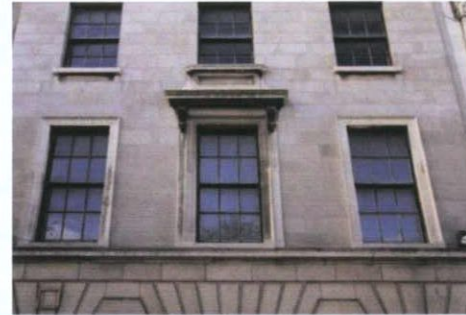


Plate 4: Detail to first floor



Plate 5: Original ground floor commercial frontage



Plate 6: Rear (west) elevation



Plate 7: Rear elevation fronting onto Moore Lane



Plate 8: Extensions as viewed from south-west



Plate 9: View to west over extensions from rear of main building

Interior – basement

Room B-1: Accessed from Rooms B-1, B-3 and B-5. Stairwell accessing upper floors. Open-string, open-well staircase with nosed concrete treads and concrete risers; balustrade formed of carved timber, ramped handrail, turned downward at landings, with infill of square-section cast-iron balusters. Downstand concrete bressummer to ceiling on east-west axis; modern plaster finish to ceiling, to soffit of rising staircase and to walls. Carved timber architrave on plinth blocks to doorway accessing Room B-5, with flush timber door. Non-original doorway in south wall. Rectangular-section skirting boards. Concrete floor finish. Surface-mounted services.

Room B-2: Accessed from Rooms B-1 and B-3. Modern plaster finish to ceiling and walls. Dumbwaiter shaft to north, faced in timber panelled enclosure with metal shutters forming opening to lift. Concrete floor finish. Surface-mounted services.

Room B-3: Accessed from Room B-1. Downstand concrete bressummer to ceiling on north-south axis, supported on engaged pier to north wall. Modern plaster finish to ceiling and walls. Concrete floor finish. Surface-mounted services.

Room B-4: Accessed from Room B-5. Downstand concrete bressummer to ceiling on north-south axis. Modern plaster finish to ceiling and walls. Concrete floor finish. Surface-mounted services.

Room B-5: Accessed from Rooms B-1, B-4 and B-6. Downstand concrete bressummer to ceiling on east-west axis. Modern and cementitious plaster finish to ceiling and most walls; east wall constructed of painted brick at low level, with painted brick reveals to doorways and plaster finish at high level. Concrete floor finish. Surface-mounted services.



Plate 10: B-1 – View to north-west



Plate 11: B-1 – View to south



Plate 12: B-2 Dumb waiter



Plate 13: B-3 – View to east

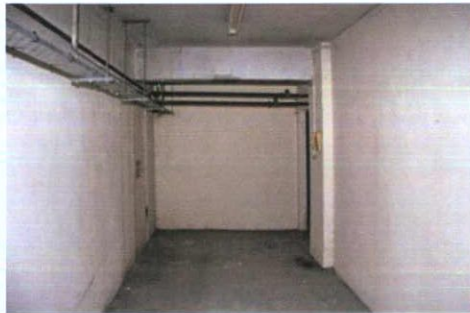


Plate 14: B-3 – View to west

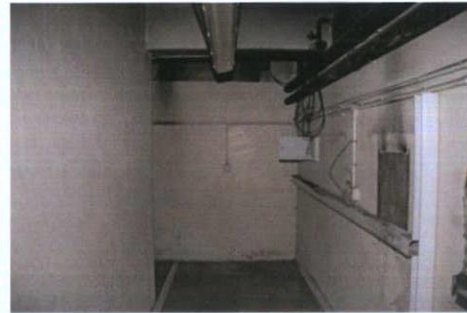


Plate 15: B-4 – View to west



Plate 16: B-5 – View to south-east



Plate 17: B-5 – View to east

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Interior – basement

Room B-6: Room B-5: Accessed from Rooms B-5 and B-6. Downstand concrete bressummer to ceiling on east-west axis. Modern plaster finish to ceiling. West wall constructed of painted brick at low level, with painted brick reveals to doorways and plaster finish to a high level. Reinforced concrete to south wall. Plaster to east wall, with opening in wall allowing visual access to Room B-7 giving evidence of red brick construction. Concrete floor finish. Surface-mounted services.

Room B-7: Red brick barrel vault forming original 18th century cellar. Red brick to ceiling and walls; east wall of red and buff brick is later intervention truncating depth of room. Earthen floor.

Room B-8: Accessed from Room B-6. Downstand concrete bressummers to ceiling on east-west axis. Concrete finish to ceiling, with mild steel grate to centre, enclosed with timber over. West wall constructed of concrete brickwork, with concrete blockwork infill to former doorway. Reinforced concrete to south wall, finished in modern plaster. Plaster to east wall. Concrete floor finish. Surface-mounted services.

Room B-9: Accessed from Room B-10. Downstand concrete bressummers to ceiling on east-west axis, supported on engaged piers to east and west walls. Modern plaster finish to ceiling and walls. Concrete floor finish. Surface-mounted services. Large industrial plant and ventilation ductwork noted throughout.

Room B-10: Accessed from Room B-9. Downstand concrete bressummers to ceiling on east-west axis. Modern plaster finish to ceiling and walls. Concrete floor finish. Surface-mounted services. Large industrial plant and ventilation ductwork noted throughout.



Plate 18: B-6 – View to south



Plate 19: B-6 – View to south-east



Plate 20: B-7 – View to east; brickwork rear of vault is later intervention



Plate 21: B-8 – View to ceiling intervention

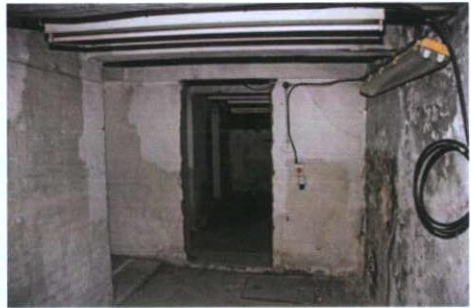


Plate 22: B-8 – View to north (photo key arrow is south)



Plate 23: B-8 – View to south (photo key arrow is north)

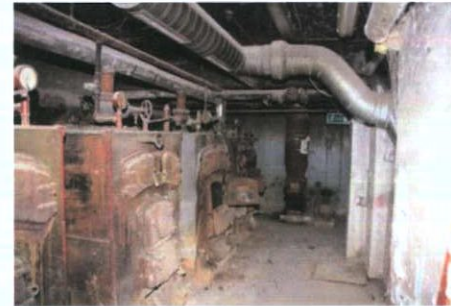


Plate 24: B-9 – View to south

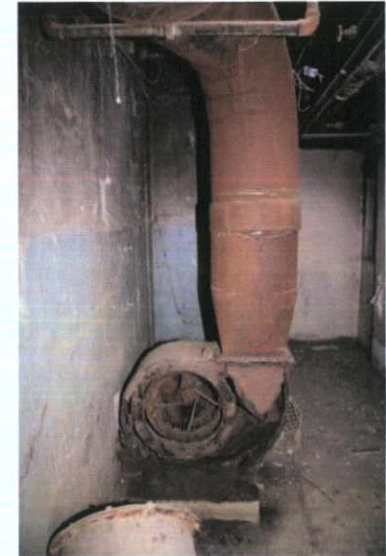


Plate 25: B-10 – View to west

Interior – basement

Room B-11: Accessed from basement level. Downstand concrete bressummers to ceiling on east-west axis, supported on pier embedded to non-original concrete block partition to west. Modern plaster finish to ceiling and walls. Projecting piers to south wall at regular intervals. Concrete floor finish. Surface-mounted services.

Room B-12: Accessed from basement level. Downstand concrete bressummers to ceiling on north-south axis with matching cross braces on east-west axis, supported on projecting piers to north and south walls and on partition at centre of room supporting sinks. Modern plaster finish to ceiling and walls. Rectangular-section skirting boards. Concrete floor finish. Surface-mounted services. Toilet cubicles to north. Sanitary ware throughout.

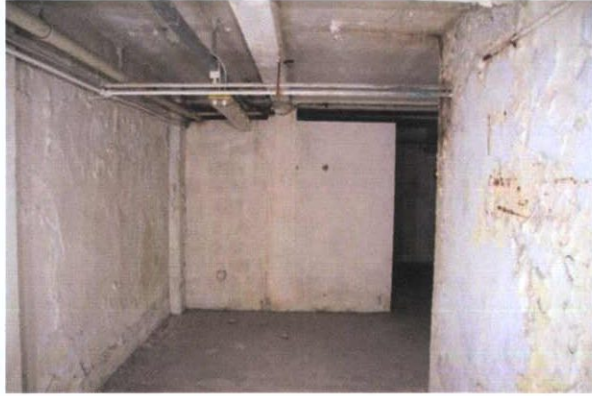


Plate 26: B-11 – View to west



Plate 27: B-12 – View to west



Plate 28: B-12.- View to south-west

Interior – ground floor

Room G-1: Accessed from Rooms G-2, G6 and from external entrance from O'Connell Street Upper. Suspended ceiling finished in ceiling tile. Evidence of original lath-and-plaster ceiling above, having decorative modillion cornice and moulded frieze. Modern plaster finish to walls. Flush part-glazed / timber doors with flat timber architraves; double-leaf door to west having opaque glazing to transom with cast-iron security grille. Modern part-glazed aluminium double-leaf swinging doors to entrance to east. Rectangular-section skirting boards. Concrete finish to floor. Surface-mounted services.

Room G-2: Accessed from Room G-1 and G-6. Suspended ceiling finished in ceiling tile. Modern plaster finish to most walls; aluminium-framed screen to north wall with timber infill to lower section, supported on engaged pier to west wall. Flush part-glazed timber doors with flat timber architraves. Rectangular-section skirting boards. Plate glass window to east wall with cast-iron security grille and internal timber linings to reveals and to apron. Concrete finish to floor. Surface-mounted services.

Room G-3: Accessed from Room G-4. Suspended ceiling finished in ceiling tile. Evidence of original lath-and-plaster ceiling above, having decorative modillion cornice. Modern plaster finish to most walls; aluminium-framed screen to south wall with timber infill to lower section, supported on engaged pier to west wall. Flush timber door with flat timber architraves. Rectangular-section skirting boards. Plate glass window to east wall with cast-iron security grille and internal timber linings to reveals and to apron. Concrete finish to floor. Surface-mounted services.



Plate 29: G-1 – View to west



Plate 30: G-1 – View to east



Plate 31: G-1 – Original ceiling above ceiling tiles



Plate 32: G-2 – View to west



Plate 33: G-2 – View to east



Plate 34: G-2 – View to north-west; aluminium screen



Plate 35: G-3 – View to west



Plate 36: G-3 – Original cornice above ceiling tiles

Interior – ground floor

Room G-4: Accessed from Rooms G-3 and G-5. Modern plaster finish to ceiling and walls. Flush part-glazed / timber doors with flat timber architraves; multi-pane overlight with timber glazing bars set to carved timber architrave to doorway to west wall. Rectangular-section skirting boards. Concrete finish to floor. Surface-mounted services.

Room G-5: Accessed from Rooms G-4 and G-7. Downstand concrete bressummer to ceiling on east-west axis, supported on engaged pier to east wall. Modern plaster finish to ceiling and walls; downstand bulkhead to east wall. Flush part-glazed timber doors with carved timber architraves; multi-pane overlight with timber glazing bars set to carved timber architrave on plinth blocks to doorway to east wall. Two square-headed window opens to west wall, having paired casement windows with timber mullions and multi-pane overlights, with nosed internal timber sills and simple carved architraves. Rectangular-section skirting boards. Concrete floor finish. Surface-mounted services.

Room G-6: Accessed from Rooms G-1, G-2, G-7 and G-8. Stairwell accessing upper floors. Open-string, open-well staircase with nosed concrete treads and concrete risers; balustrade formed of carved timber, ramped handrail, with infill of square-section cast-iron balusters. Modern plaster finish to ceiling, to soffit of rising staircase and to walls. Rectangular-section skirting boards and dado rail. Concrete floor finish. Surface-mounted services.

Room G-7: Accessed from Rooms G-5, G-6 and G-8. Modern plaster finish to ceiling and walls. Dumbwaiter shaft to north, faced in timber panelled enclosure with metal shutters forming opening to lift. Rectangular-section skirting boards. Concrete floor finish. Surface-mounted services.

Room G-8: Accessed from Rooms G-6, G-7 and G-9. Downstand concrete bressummer to ceiling on east-west axis, supported on parallel partition below forming north wall to corridor and on engaged pier to east wall. Modern plaster finish to ceiling and walls. Flush timber door with carved timber architraves to north; doorway to west accessing Room G-9 having carved timber architrave flanked by sidelights on raised plinths, having timber-framed overlights and carved cornice to overdoor. Rectangular-section skirting boards and dado rail. Concrete floor finish. Surface-mounted services.

Room G-9: Room G-6: Accessed from Rooms G-8 and G-11. Stairwell accessing basement level. Open-string, straight flight of stairs with nosed concrete treads and concrete risers; balustrade formed of carved timber, ramped handrail, with infill of square-section cast-iron balusters and horizontal struts, curved at landings, with balustrade returning to west to form guarding at ground floor level. Modern plaster finish to ceiling and to walls. Doorway to east accessing Room G-8 having carved timber architrave flanked by sidelights on raised plinths, having timber-framed overlights and carved cornice to overdoor. Rectangular-section skirting boards. Aluminium casement windows to north, having squared internal timber sills and flat plastered reveals. Concrete floor finish. Surface-mounted services.



Plate 37: G-4 – View to east



Plate 38: G-5 – View to west



Plate 39: G-5 – View to north-east



Plate 40: G-5 – View to north-east; multi-pane overlight to east doorway; architrave set on plinth blocks



Plate 41: G-6 – View to north; open-well staircase



Plate 42: G-7 – View to east; dumbwaiter "location is G-6"



Plate 43: G-8 – View to west



Plate 44: G-9 – View to west

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Interior – ground floor

Room G-10: Accessed from Room G-11. Modern plaster finish to ceiling and walls; downstand bulkhead to north. Flush timber door with flat timber architrave to north; flush timber door to west with carved timber architrave. Aluminium casement windows to east wall with squared internal timber sill. Tripartite, multi-pane fixed windows to north and west walls at high level forming clerestory, having carved timber mullions and carved timber architraves. Rectangular-section skirting boards. Concrete floor finish.

Room G-11: Accessed from Rooms G-9, G-10 and G-15. Downstand concrete bressummers at regular intervals on north-south axis supported on projecting piers to south wall and partitions forming north side of corridor. Modern plaster finish to ceiling and most walls; plasterboard finish to north wall. Flush timber door with carved timber architraves. Sequential multi-pane fixed windows to north wall at high level forming clerestory, having carved timber mullions and carved timber architraves. Rectangular-section skirting boards. Concrete floor finish. Surface-mounted services.

Room G-12: Accessed from Room G-11 and others at ground floor level. Downstand concrete bressummers at regular intervals on north-south axis, with exposed concrete joists; recessed panels finish in plaster. Modern plaster finish to north wall; timber-stud partitions finished in plasterboard elsewhere. Flush timber doors with carved timber architraves. Sequential multi-pane fixed windows to south wall at high level, having carved timber mullions and carved timber architraves; similar clerestory windows to west wall with single panes of glazing. Rectangular-section skirting boards. Concrete floor finish. Surface-mounted services.

Room G-13: Accessed from Room G-15. Downstand concrete bressummers at regular intervals on east-west axis, supported on projecting piers to east wall. Modern plaster finish to ceiling and to walls. Flush timber doors with carved timber architraves. Sequential multi-pane fixed windows to south and east walls at high level forming clerestory, having carved timber mullions and carved timber architraves. Rectangular-section skirting boards. Concrete floor finish. Surface-mounted services.

Room G-14: Accessed from Room G-15. Downstand concrete bressummer to ceiling on north-south axis, supported on partitions forming flanking walls to north and south, with exposed concrete joists; recessed panels finish in plaster. Modern plaster finish to ceiling and walls; some ceramic tile to south wall. Flush timber door with carved timber architraves. Sequential multi-pane fixed windows to north and south walls at high level forming clerestory, having carved timber mullions and carved timber architraves. Single multi-pane window with carved timber architrave to east wall; single aluminium casement window to west wall. Rectangular-section skirting boards and dado rail. Low-level carved timber door frame to west framing former enclosure to toilet room. Concrete floor finish. Surface-mounted services. Sanitaryware throughout.

Room G-15: Accessed from Rooms G-11, G-13 and G-14. Downstand concrete bressummers at regular intervals on north-south axis supported on projecting piers to south wall and partitions forming north side of corridor. Downstand bulkhead to north. Modern plaster finish to ceiling and walls. Flush timber doors with carved timber architraves. Sequential multi-pane fixed windows to north wall at high level forming clerestory, having carved timber mullions and carved timber architraves. Rectangular-section skirting boards. Concrete floor finish. Surface-mounted services.



Plate 45: G-10 – View to north



Plate 46: G-11 – View to west



Plate 47: G-12 – View to west



Plate 48: G-12 - Ceiling



Plate 49: G-13 – View to north



Plate 50: G-13 – View to south

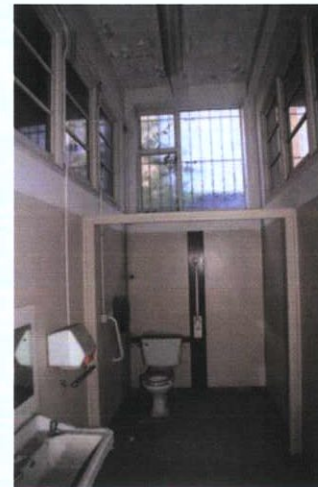


Plate 51: G-14 – View to west



Plate 52: G-15 – View to east

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Interior – first floor

Room F-1: Accessed from Room F-2 and others to first floor. Stairwell accessing upper and lower floors. Open-string, open-well staircase with nosed concrete treads and concrete risers; balustrade formed of carved timber, ramped handrail, with infill of square-section cast-iron balusters. Additional, matching timber balustrade forming guarding to void to ground floor to south. Modern plaster finish to ceiling, to soffit of rising staircase and to walls. Carved timber architraves on plinth blocks, with flush timber doors. Rectangular-section skirting boards. Concrete floor finish. Surface-mounted services.

Room F-2: Accessed from Rooms F-1 and F-3. Downstand concrete bressummers, rendered panel to soffit, to ceiling on east-west axis, supported on projecting pier to west wall. Applied ceiling tiles to recessed ceiling panels, with moulded coving to perimeter and to bressummers. Modern plaster finish to walls. Flush part-glazed / timber doors set to carved timber architraves on plinth blocks; multi-pane overlight with timber glazing bars set to carved timber architrave to doorway accessing Room F-3. Six-over-six timber sash windows to west wall, having carved timber architraves and nosed internal timber sills. Original tiered timber skirting with beaded profile. Concrete finish to floor.

Room F-3: Accessed from Rooms F-2 and F-4. Modern plaster finish to ceiling and walls. Flush part-glazed / timber doors with flat timber architraves; multi-pane overlight with timber glazing bars set to carved timber architrave to doorway to east wall. Rectangular-section skirting boards. Concrete finish to floor. Surface-mounted services.



Plate 53: F-1 – View to north



Plate 54: F-1 – View to south



Plate 55: F-2 – View to east



Plate 56: F-2 – View to north-west



Plate 57: F-2 – View to east



Plate 58: F-2 - Ceiling



Plate 59: F-2 - Ceiling



Plate 60: F-3 – View to east

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Interior – first floor

Room F-4: Accessed from Rooms F-3 and others to first floor. Modern plaster finish to ceiling with moulded coving to perimeter; downstand bulkhead to south; modern plaster finish to walls. Flush part-glazed / timber doors with flat timber architraves; multi-pane overlight with timber glazing bars set to carved timber architrave to doorway to east wall. Square-headed window ope to west wall, having paired casement windows with timber mullions and multi-pane overlights, with nosed internal timber sills and carved architraves. Original tiered timber skirting with beaded profile. Low-level service trunking to north. Concrete finish to floor. Surface-mounted services.

Room F-5: Accessed from Room F-4 and F-6. Modern plaster finish to ceiling with moulded coving to perimeter; downstand bulkhead to north; modern plaster finish to walls. Square-headed window ope to west wall, having paired casement windows with timber mullions and multi-pane overlights, with nosed internal timber sills and carved architraves. Original tiered timber skirting with beaded profile. Concrete finish to floor. Surface-mounted services.

Room F-6: Accessed from Rooms F-5 and F-7. Downstand concrete bressummers at regular intervals on north-south axis, supported on projecting piers to south wall. Modern plaster finish to ceiling and to walls. Flush, part-glazed timber door separating corridor to west; having glazed sidelight and integrated transom; bipartite window over forming clerestory with timber mullion and carved timber architrave. Rectangular-section skirting boards and dado rail. Concrete floor finish. Surface-mounted services.

Room F-7: Accessed from Room F-6. Modern plaster finish to ceiling; downstand bulkheads to south and to east; modern plaster finish to walls. Square-headed window ope to west wall, having uPVC casement window, with nosed internal timber sills and carved architraves. Flush timber doors with carved timber architraves on plinth blocks. Rectangular-section skirting boards. Concrete finish to floor. Surface-mounted services.



Plate 61: F-4 – View to west

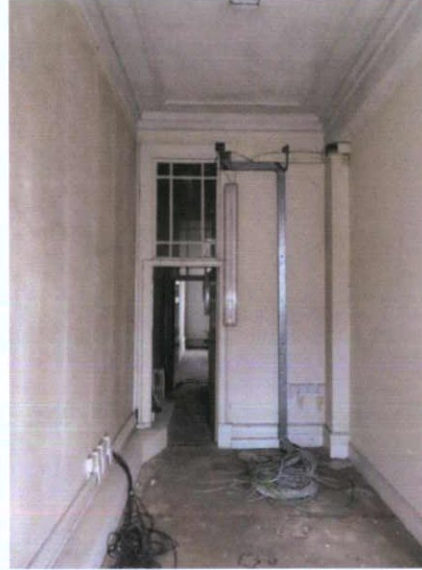


Plate 62: F-4 – View to east



Plate 63: F-4 – Original skirting board



Plate 64: F-5 – View to west



Plate 65: F-5 - Ceiling

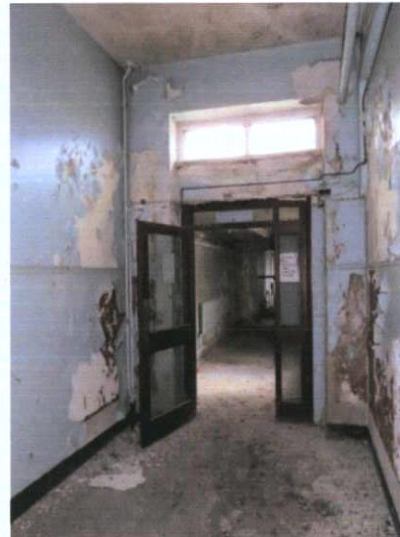


Plate 66: F-6 – View to west "(photo key 66 is in F-5)"

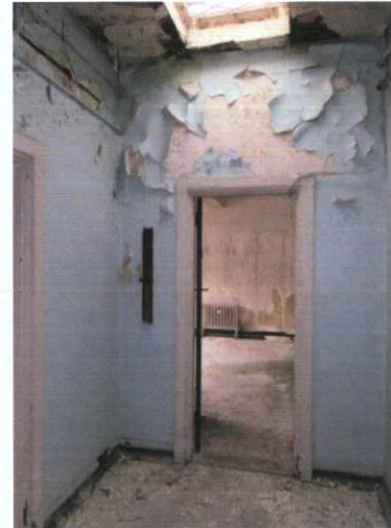


Plate 67: F-6 – View to north into Room F-7



Plate 68: F-7 – View to west

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Interior – first floor

Room F-8: Accessed from first floor rooms. Downstand bressummer to ceiling on north-west axis supporting plastered concrete joists on east-west axis. Modern plaster finish to ceiling with moulded coving to perimeter and to joists; modern plaster finish to walls; lining paper to some walls. Flush timber doors with carved timber architraves on plinth blocks. Square-headed window ope to west wall, having multi-pane uPVC casement windows, with nosed internal timber sill. Rectangular-section skirting boards. Concrete finish to floor. Surface-mounted services. Kitchenette facilities to east wall.

Room F-9: Accessed from first floor rooms. Downstand bressummer to ceiling on north-west axis supporting plastered concrete joists on east-west axis. Modern plaster finish to ceiling. Modern plaster finish to ceiling and to walls; lining paper to some walls. Flush timber doors with carved timber architraves on plinth blocks. Square-headed window opes to west wall, having multi-pane uPVC casement windows, with nosed internal timber sills. Rectangular-section skirting boards. Concrete finish to floor. Surface-mounted services.

Room F-10: Accessed from first floor rooms. Suspended ceiling with applied ceiling tiles. Modern plaster finish to walls. Flush timber door with carved timber architraves on plinth blocks. Square-headed window ope to west wall, having fixed section and uPVC casement window, with nosed internal timber sills. Square-headed window to east wall with uPVC casement window. Rectangular-section skirting boards. Concrete finish to floor. Surface-mounted services.



Plate 69: F-8 – View to west



Plate 70: F-8 – View to south-east



Plate 71: F-9 – View to west



Plate 72: F-9 – View to south



Plate 73: F-10 – View to east



Plate 74: F-10 – View to west

Interior – second floor

Room S-1: Accessed from Rooms S-2 and S-4. Stairwell accessing upper and lower floors. Open-string, open-well staircase with nosed concrete treads and concrete risers; balustrade formed of carved timber, ramped handrail, with infill of square-section cast-iron balusters. Modern plaster finish to ceiling, to soffit of rising staircase and to walls. Carved timber architraves on plinth blocks, with flush timber doors. Rectangular-section skirting boards. Concrete floor finish. Surface-mounted services.

Room S-2: Accessed from Room S-1 and others to second floor. Downstand concrete bressummer to ceiling on east-west axis, supported on projecting pier to west wall. Modern plaster finish to ceilings and to walls. Flush timber doors set to carved timber architraves on plinth blocks. Six-over-six timber sash windows to west wall, having carved timber architraves and nosed internal timber sills. Single square-head casement window with timber mullions and integrated overlight to west wall forming lightwell to void over lower floors to west. Rectangular-section skirting boards. Concrete finish to floor.

Room S-3: Accessed from second floor rooms. Downstand concrete bressummer to ceiling on east-west axis, supported on projecting pier to east wall. Modern plaster finish to ceiling and to walls; non-original partition to south. Flush timber doors with flat timber architraves on plinth blocks. Square-headed window opens to west wall, having paired casement windows with timber mullions and multi-pane overlights, with nosed internal timber sills and carved architraves; window to south intersected by non-original partition. Original tiered timber skirting with beaded profile; replacement skirting boards to partition. Concrete finish to floor.



Plate 75: S-1 – View to north



Plate 76: S-1 – View to lower floors past open-well staircase



Plate 77: S-2 – View to north

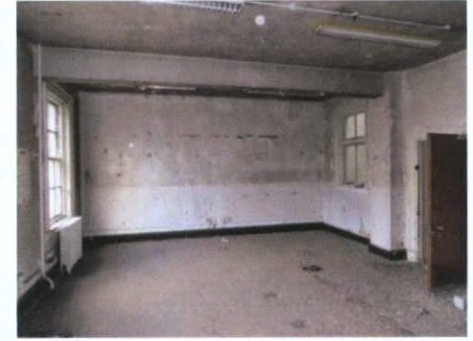


Plate 78: S-2 – View to south



Plate 79: S-2 – View to south



Plate 80: S-2 – Original skirting board



Plate 81: S-3 – View to west; non-original partition to south (left)



Plate 82: S-3 – View to east

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Interior – second floor

Room S-4: Accessed from second floor rooms. Modern plaster finish to ceiling and to walls; non-original partitions to north and east. Flush timber door with flat timber architraves. Square-headed window ope to west wall, having paired casement windows with timber mullions and multi-pane overlights, with nosed internal timber sills and carved architraves; window intersected by non-original partition. Original tiered timber skirting with beaded profile; replacement skirting boards to partitions. Concrete finish to floor.



Plate 83: S-3 – Lever for adjusting ventilation grille behind radiator



Plate 84: S-4 – View to west; non-original partition to north (right)



Plate 85: S-4 – View to east

Interior – third floor

Room T-1: Accessed from Room T-3 and others to third floor. Ceiling finished in modern plaster; engaged piers to west wall suggest downstand concrete bressummers may be above ceiling finishes. Modern plaster finish to walls. Flush timber doors set to carved timber architraves on plinth blocks. Three-over-six timber sash windows to west wall, having carved timber architraves and nosed internal timber sills. Single square-head casement window with timber mullions and integrated, multi-pane overlight to west wall forming lightwell to void over lower floors to west. Rectangular-section skirting boards. Concrete finish to floor.

Room T-2: Internalised void forming lightwell over lower floors to south of building; shallowly-pitched cast-iron rooflight over second floor. Third floor open to roof void. Glazed brick external walls laid in English garden wall bond, with granite plat band over second floor level. Channelled quoins. Mix of cast-iron casement and timber casement windows with integrated overlights, timber mullions and granite sills.

Room T-3: Accessed from Rooms T-1 and T-4. Stairwell accessing upper and lower floors. Open-string, open-well staircase with nosed concrete treads and concrete risers; balustrade formed of carved timber, ramped handrail, with infill of square-section cast-iron balusters. Additional flight leading up to half-landing to north with balustrade returning to east; ladder giving access to large, double-pitched cast-iron rooflight forming lightwell over stairs; moulded coving to perimeter. Modern plaster finish soffit of rising staircase and to walls. Carved timber architraves on plinth blocks, with flush timber doors. Square-headed window open to south wall having paired timber casement windows with multi-pane overlights having timber mullions, internal nosed timber sills and carved timber architraves. Rectangular-section skirting boards and dado rail. Concrete floor finish. Surface-mounted services.



Plate 86: T-1 – View to south



Plate 87: T-1 – South-west



Plate 88: T-1 – View to north-west



Plate 89: T-1 – View to east



Plate 90: T-2 – View to north-west



Plate 91: T-3 – View to north-west



Plate 92: T-3 – View to north



Plate 93: T-3 – View to south

Interior – third floor

Room T-4: Accessed from Rooms T-3 and T-6. Modern plaster finish to ceiling and walls. Dumbwaiter shaft to north, faced in timber panelled enclosure with metal shutters forming opening to lift. Flush timber doors with flat timber architraves on plinth blocks. Original skirting boards with beaded profile. Concrete floor finish. Surface-mounted services.

Room T-5: Accessed from Room T-4. Modern plaster finish to ceiling and walls; some ceramic tile to south wall. Flush timber door with carved timber architraves. Timber casement window to west wall with timber mullion and multi-pane overlights, having nosed internal timber sill and flat timber architraves. Original skirting boards with beaded profile. Low-level carved timber door frame to west framing toilet partitions / enclosure. Concrete floor finish. Surface-mounted services. Sanitaryware throughout.

Room T-6: Accessed from Rooms T-4 and T-7. Modern plaster finish to ceiling and walls. Flush timber doors with carved timber architraves on plinth blocks. Paired timber casement window to west wall with timber mullion and multi-pane overlights, having nosed internal timber sill and carved timber architraves. Original skirting boards with beaded profile. Concrete floor finish. Surface-mounted services.

Room T-7: Accessed from Room T-6 and other third floor rooms. Modern plaster finish to ceiling and walls; some lining paper to walls. Flush part-glazed / timber doors with carved timber architraves on plinth blocks. Paired timber casement window to west wall with timber mullion and multi-pane overlights, having nosed internal timber sill and carved timber architraves. Original skirting boards with beaded profile. Concrete floor finish. Surface-mounted services.

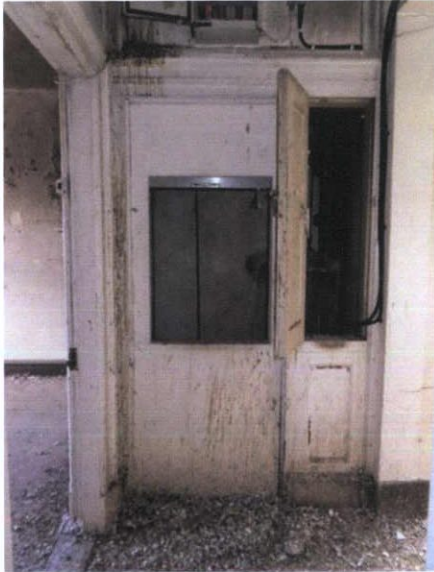


Plate 94: T-4 – View to north; dumbwaiter



Plate 95: T-5 – View to west



Plate 96: T-6 – View to west



Plate 97: T-6 – View to east



Plate 98: T-7 – View to east



Plate 99: T-7 – View to west

EIA Chapter 15 Cultural Heritage (Architectural)

Dublin Central Project – Site 2 & No.61 O'Connell Street Upper

Appendix 15.6 Building inventory, record and description for No.46-49 O'Connell Street Upper

DDC PLAN NO 5432/22
13/12/2022



46-49 O’Connell Street Upper, Dublin 1

Record of Protected Structures Reference:
Not protected

Other relevant Statutory Protections:
Within O’Connell Street ACA

NIAH Reference, rating:
No entry

Grid reference:
715749 734874



Plate 1: Front façade, number 45 O’Connell Street Upper

Proposed site

Site 2c

Planning history

Façade to be relocated, remainder of structure scheduled for demolition.

Outline building description

Five-storey office building erected in the early 1970s.

Façade of precast concrete panels is broken up into five units, each with four bays, reflecting the rhythm and proportions of the typical Georgian Dublin street, though using 20th-century materials and techniques. Each window frame projects from the façade with plain glazing and with ventilation grilles beneath, below which is a sloped panel. At ground-floor level are five shop units. This building is T-shaped, with a full-height return projecting from the centre of the rear façade, rising from a podium that fills the balance of the site, allowing for two levels of parking.

Occupancy

Occupied at entrance and basement level to front of building. Vacant above

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