

Proposed site

Site 2a

Planning history

Scheduled for demolition.

Outline building description

The street façade of number 59 O'Connell Street Upper consists of a concrete frame to the sides and across the parapet, within which the façade is glazed, divided into small rectangles and alternating horizontally with coloured panels and glazed areas. The ground-floor façade is glazed across the full width between the margins of the frame.

This frontage extends back about two to three metres from the street, to the rear of which is a building dating from the 1920s with a fine staircase with turned balusters and newels and with a heavy handrail. There are some surviving overdoors based on classical designs.

To the rear of the main building are other 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.



Plate 1: Front façade, 59 O'Connell Street Upper

BUILDING HISTORY

Number 59 Upper O'Connell Street was built as a private house in 1752.¹ 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 a reading room.²

The Goad insurance map of 1893 shows the four-storey house at the front in use as club rooms at ground-floor level.³ To the rear was a four-storey return with a three-storey link to the main building. To the south and west of this were two-storey buildings with a small yard at the rear of the main building adjacent to the return; this had a part basement below. Towards the rear of the site the plan shows a basement kitchen with a reading room above, while behind this, at the Moore Lane frontage, was a yard with two single-storey buildings.

The front of the building was damaged during the second battle of O'Connell Street in July 1922 and was rebuilt shortly afterward, leaving the rear section intact. The *Freemans Journal* of the period stated that "The Sackville Club, even slightly damaged, was regarded as the 'safe' club amongst the elect. It was the resort of many of the most important men in the community, and at one time a place where great political issues were decided. Parnell was a member at one time."⁴ The Sackville Club decided to wind up its affairs and sell the building and the buyer was the Dublin United Tramways Company (DUTC), whose premises across the street at number 9 O'Connell Street Upper had been destroyed in the fighting.⁵ The company moved in early in 1923 and subsequently reconstructed the building, raising the rateable value from £280 to £490.⁶

The Goad insurance plan of 1926 shows a similar layout to the previous edition, though the main building was noted as 4½-storey. The staircase was in the same position as before and it was noted that there was a lift in the centre of the stair well. The buildings at the rear were more or less unchanged, except that the reading room was now noted as a ticket office and a glazed canopy had been erected in the yard on the Moore Lane frontage.⁷

During the 1930s the Dublin United Tramways Company began to replace its trams with buses and to close the tram routes.⁸ This process was delayed by the outbreak of the Second World War, during which time legislation was passed to nationalise the company, along with Great Southern Railways under a new company, Córas Iompar Éireann (CIÉ). The former DUTC headquarters at 59 O'Connell Street Upper continued to be used as the offices for the Dublin Bus Services division of CIÉ and this was subsequently established as a separate company called Dublin Bus. The frontage of the building was rebuilt in 1960-61, leaving the rear intact.⁹



Figure 1: Elevation of 59 Sackville Street Upper from Shaw's Directory of 1850



Figure 2: Part of Sackville Street Club, at left, c1890

¹ Registry of Deeds, book 150, page 341, reference 102115.

² *Freemans Journal*, 8th March 1796.

³ Goad, Charles, *Insurance Plan of the City of Dublin*, 1893, sheet 4.

⁴ *Freemans Journal*, 7th July 1922.

⁵ *Evening Herald*, 13th February 1923.

⁶ Valuation Office, cancelled books, 1925-1935.

⁷ Goad, Charles, *Insurance Plan of the City of Dublin*, 1926, sheet 4.

⁸ Michael Corcoran, *Through Streets Broad and Narrow*, Midland Publishing, Leicester, 2000.

⁹ Ellen Rowley (ed), *More than Concrete Blocks*, vol. 2, 1940-72, Dublin City Council, 2019.

FLOOR PLANS

Not to scale

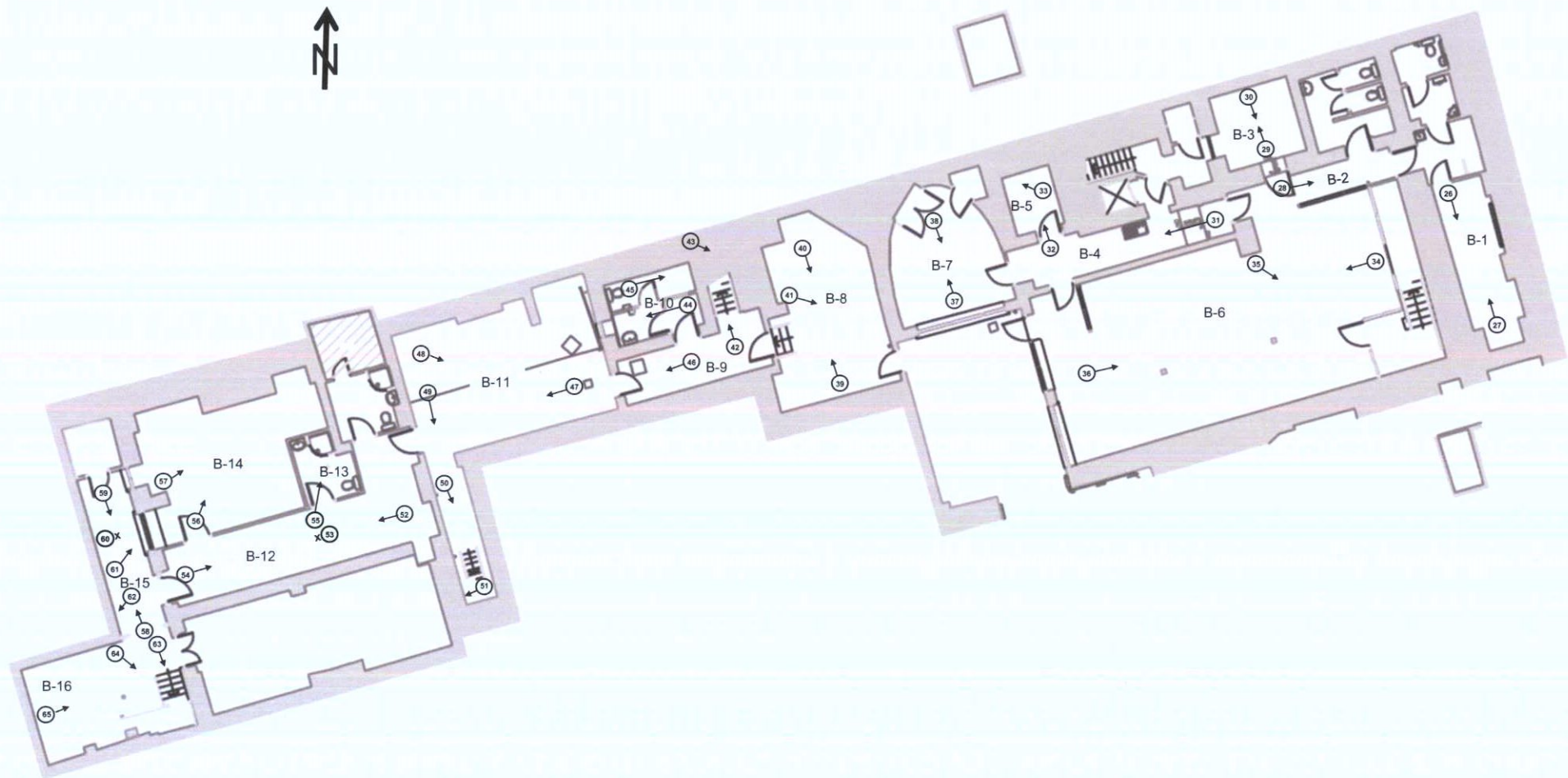


Figure 3: Plan at basement level

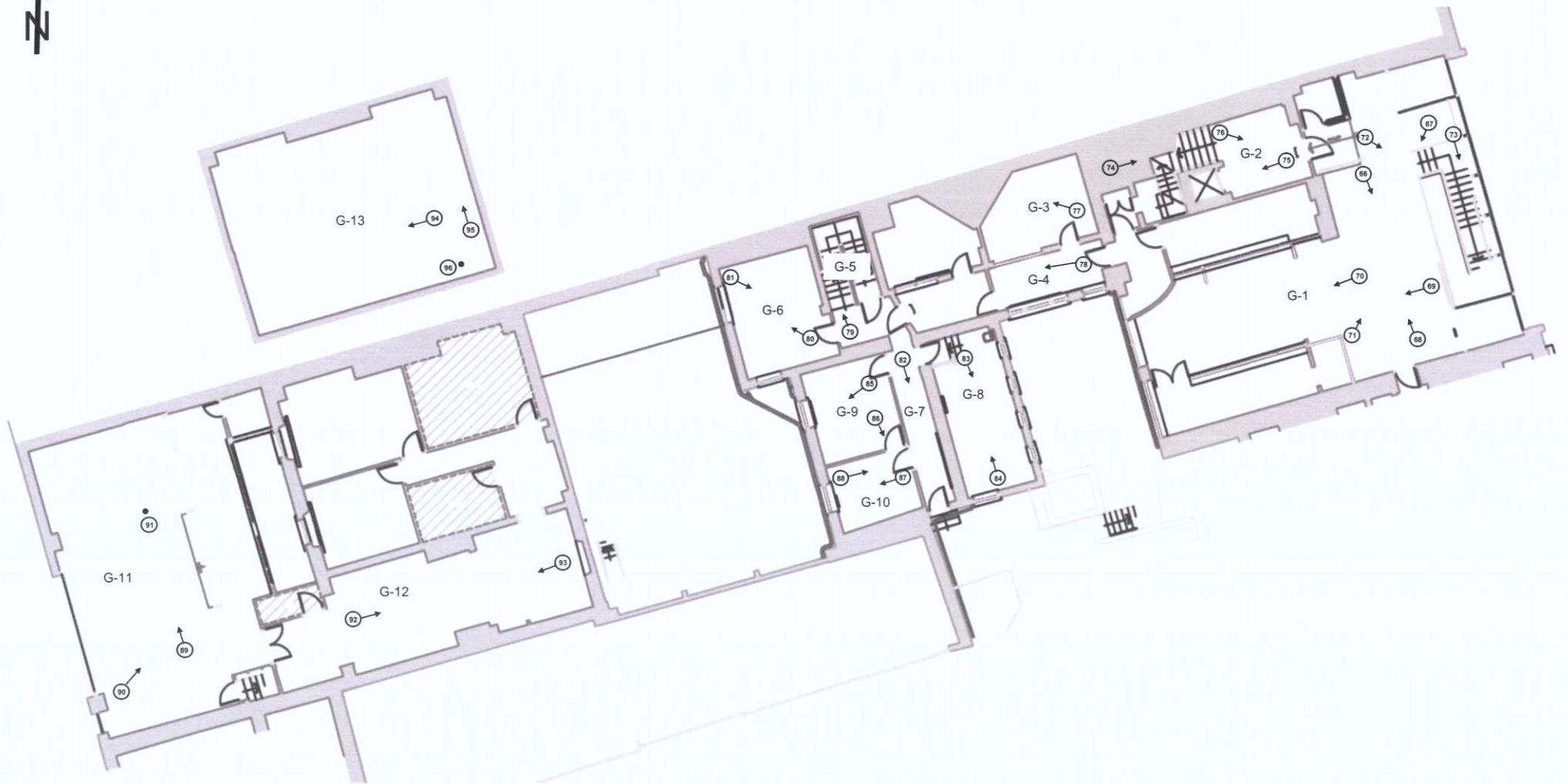


Figure 4: Plan at ground floor level

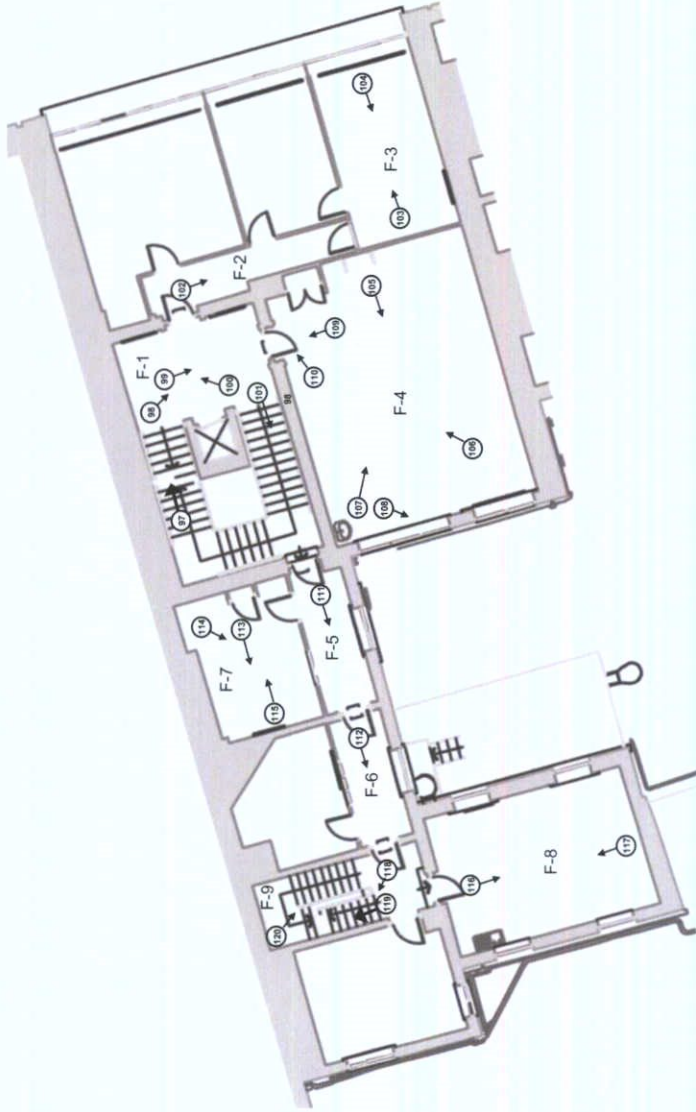


Figure 5: Plan at first floor level

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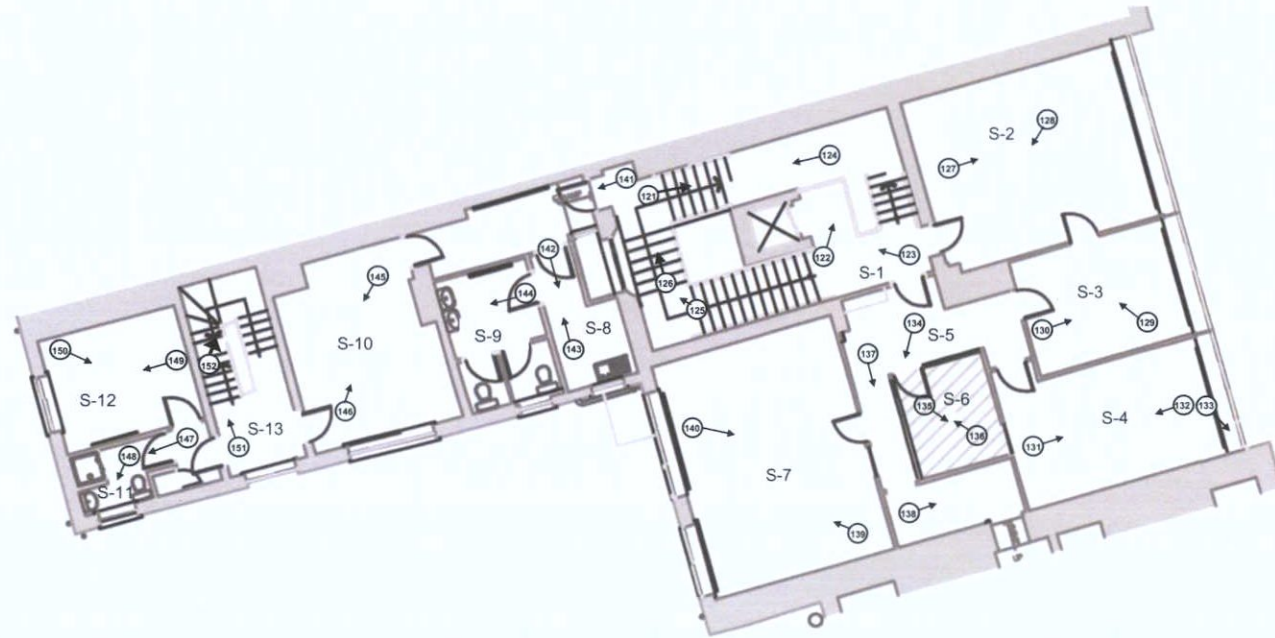


Figure 6: Plan at second floor level

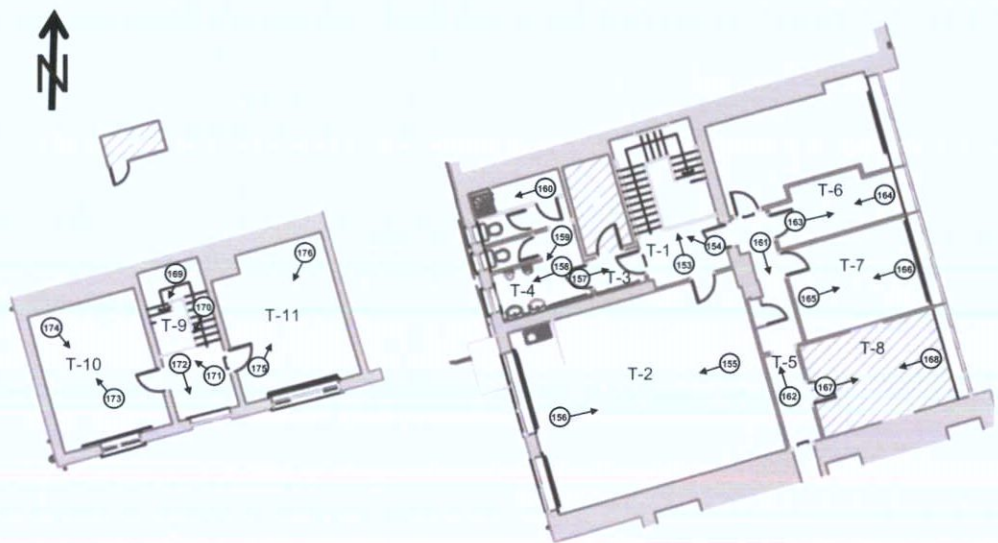


Figure 7: Plan at third floor level

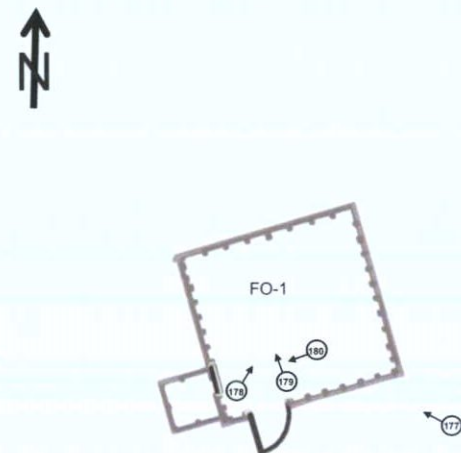


Figure 8: Plan at fourth-floor level

BUILDING SURVEY

Exterior

Seven-bay, four-storey-over-basement attached building. Flat roof, with rendered chimney stack to north and pop-up vertical plant room extension with curved roof. Concrete frame to parapet and to projecting piers flanking front (east) elevation. Recessed façade comprising horizontal bands of paired aluminium casement windows at each floor, surmounting blind band of spandrel panels. Modern shop front to ground floor, having full-width curtain wall glazing.

Cementitious render to rear (west) elevation, with concrete coping over. Square-headed window opes with uPVC casement windows.

Full-height, four-bay return to rear having pitched slated roof with hip to east, and three-story infill section having flat roof; two red brick chimney stacks to north. Rendered external walls to south elevation, with yellow brick laid in English garden wall bond to south-west corner and returning to west and north elevations. Square-headed uPVC windows throughout.

Three-storey extension building located to south of return, having hipped slated roof concealed behind parapet to east, having rendered walls to exterior. Second floor recessed from floors below, having square-headed uPVC windows set to rendered reveals, surmounted by hood mouldings over rendered sill course and plat bands. To projecting ground floor, square-headed window opes with patent reveals and concrete sills. Courtyard formed between extension, return and main building, with concrete pavements and external steel staircase.

Double-height buff brick boundary wall to north, at rear of return and extending westward. Single-storey buildings to south form infill structures, with central walkway under covered pergola leading to 18th century Reading Room building, having M-profile hipped roof with ridges running on east-west axis, and additional ridge on north-south axis to east. Two red brick chimney stacks to north and south-east, having granite shoulders and cappings, with glazed brick to base of northern chimney stack to reflect light into rooflight. Torch-on finish to roof, with blocked-up rooflights to all pitches. Cementitious render to external walls.

Additional structure fronting onto Moore Lane to west. Flat roofs flanking pop-up pitched roof to centre, with torch-on finish. Rubble calp limestone wall to west elevation onto Moore Lane, with red brick surrounds to large vehicular opening flanked by integrated piers with granite pyramidal capstones, having painted timber fascia over steel roller shutter. Square-headed doorway to north with concrete lintel and enclosed with timber gate.



Plate 2: Front (east) elevation



Plate 3: Front (east) elevation built c.1959



Plate 4: Ground floor

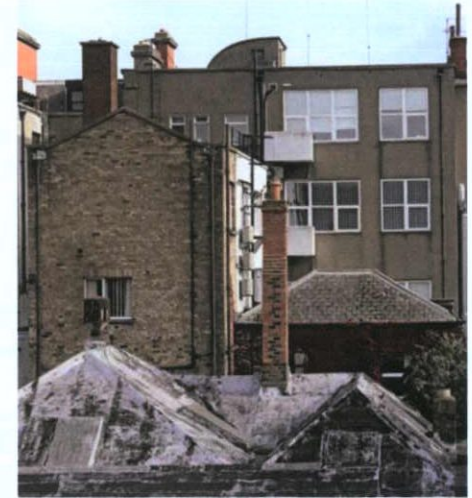


Plate 5: Rear (west) elevation



Plate 6: Entrance to extension to rear; view to east



Plate 7: View to rear return/extension from north-west



Plate 8: Red brick substrate to cementitious render to main building; view from north-west



Plate 9: Rear courtyard; view to south



Plate 10: View of return and extension from south



Plate 11: View of return and extension from south-west



Plate 12: View of extension from south-west



Plate 13: View of extension from east; original hood mouldings



Plate 14: View west to extension; projecting ground and basement levels



Plate 15: West elevation of extension



Plate 16: Portion of boundary wall as viewed from south-west

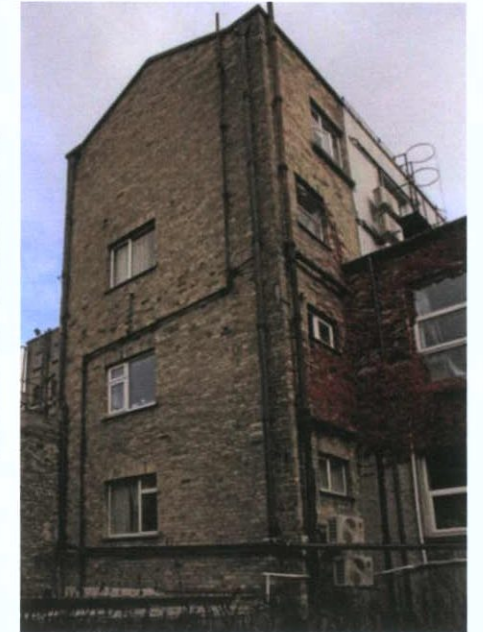


Plate 17: Buff brick elevation to return viewed from south-west

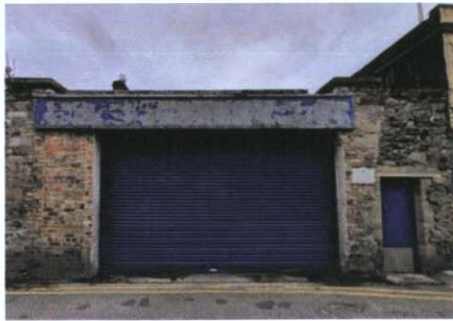


Plate 18: View to rear boundary from Moore Lane to west



Plate 19: View to rear boundary from Moore Lane to west



Plate 20: View to western extension as viewed from east



Plate 21: View to Reading Room located to west of Number 59, as viewed from western side of Moore Lane



Plate 22: View to Reading Room from south-east



Plate 23: View to extension from south-west



Plate 24: Glazed brick to base of chimney stack to north of Reading Room to reflect light into north-facing rooflight



Plate 25: View to rear extension facing onto Moore Lane, as viewed from south

Interior – basement

Room B-1: Accessed from Room B-2. Ceiling supported by downstand concrete bressummers with recessed infill panels of cast concrete. Modern plaster finishes to most walls; some plasterboard finishes to infill panels between projecting nibs to east. Ceramic tile finish to floors. Surface-mounted services.

Room B-2: Accessed from Room B-4. Corridor on east-west axis; subdivision of former north room. Suspended ceiling finished with ceiling tiles. Modern plaster finish to walls; plasterboard finish to timber stud partition to south, having modern clerestory windows inset. Modern rectangular-section skirting boards. Flush timber doors and carved timber architraves. Ceramic tile finish to floors. Surface-mounted services.

Room B-3: Accessed from Room B-2. Groin-vaulted ceiling finished in plaster Accessed from Room B-4. Corridor on east-west axis; subdivision of former north room. Suspended ceiling finished with ceiling tiles. Modern plaster finish to walls; plasterboard finish to timber stud partition to south, having modern clerestory windows inset. Modern rectangular-section skirting boards. Flush timber doors and carved timber architraves. Ceramic tile finish to floors. Surface-mounted services. Plaster finish to walls. Modern rectangular-section skirting boards. Flush timber doors and carved timber architraves. Ceramic tile finish to floors. Surface-mounted services.

Room B-4: Accessed from Rooms B-2, B-5 and B-7. Corridor on east-west axis. Suspended ceiling finished in plasterboard. Plaster finish to walls. Modern rectangular-section skirting boards. Flush timber doors and carved timber architraves. Vinyl finish to floors. Surface-mounted services. Tea station facilities to north.

Room B-5: Accessed from Room B-4. Groin-vaulted ceiling finished in plaster. Plaster finish to walls; recessed niche at low level to north. Modern rectangular-section skirting boards. Flush timber doors and carved timber architraves. Ceramic tile finish to floors. Surface-mounted services.



Plate 26: B-1 – View to south; former basement well

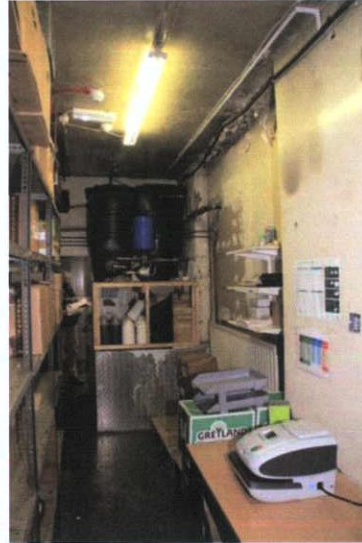


Plate 27: View to north; former basement well



Plate 28: B-2 – View to east towards entrance to Room B-1



Plate 29: B-3 – View to north



Plate 30: B-3 – View to south



Plate 31: B-4 – View to west

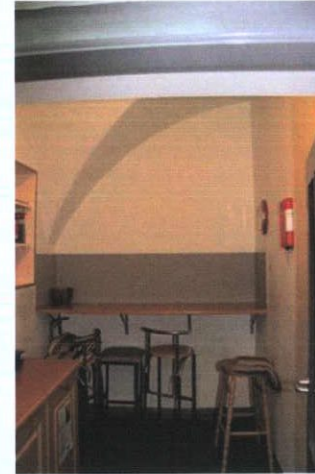


Plate 32: B-5 – View to north



Plate 33: B-5 – Groin vault to ceiling

Interior – basement

Room B-6: Accessed from Rooms B-2 and B-4. Suspended ceiling finished with ceiling tiles. Dry lining to internal walls with plasterboard finish; modern clerestory windows inset to north timber stud partition. Part-glazed uPVC window lobby and partition wall to east at base of staircase leading downward from Room G-1; steel-framed multi-pane rooflight adjacent to stair forming lightwell. Glazed wall with uPVC frame to west overlooking rear courtyard. Modern rectangular-section skirting boards. Flush timber doors and carved timber architraves. Ceramic tile finish to floors.

Room B-7: Accessed from Room B-4. Room forms pointed-arch footprint on plan, with apex of arch at northern end; likely owing to corner fireplaces behind modern linings to north-west and north-east corners; projecting masonry appearing as corner fireplace, now enclosed with modern double-leaf doors, to north-west corner. Modern plaster and plasterboard finishes to walls. Suspended ceiling finished with ceiling tiles. Glazed wall with uPVC frame to south overlooking rear courtyard. Modern rectangular-section skirting boards. Flush, part-glazed timber doors and flat timber architraves. Ceramic tile finish to floors. Surface-mounted services.

Room B-8: Accessed from Room B-9 and from external courtyard. Corner fireplace to north-east corner; now blocked up. Modern plaster finish to ceiling, supported by downstand concrete bressummer on east-west axis. Walls comprised of painted Calp limestone. Part-glazed steel and timber doors and flat timber architraves. Concrete floor; steps up into Room B-8 to west wall. Surface-mounted services. Ductwork and building plant throughout.



Plate 34: B-6 – View to east



Plate 35: B-6 – View to south-east



Plate 36: B-6 – View to east



Plate 37: B-7 – View to north



Plate 38: B-7 – View to south

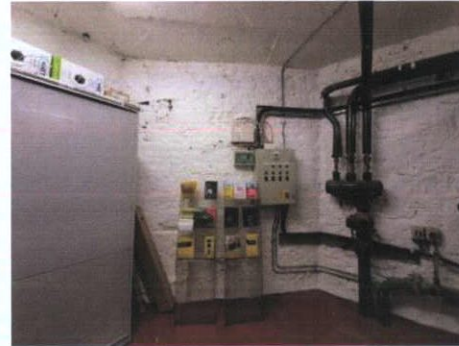


Plate 39: B-8 – View to north-east; former corner fireplace

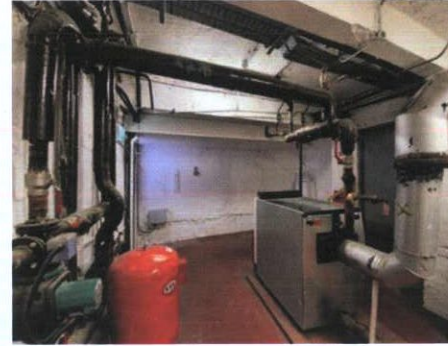


Plate 40: B-8 - View to south

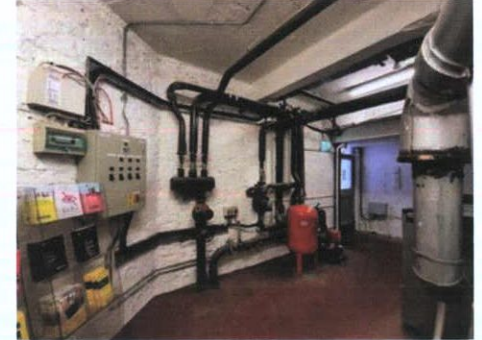


Plate 41: B-8 – View to south-east

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Interior – basement

Room B-9: Accessed from Rooms B-8, B-10 and B-11. Stairwell to upper floors connecting to corridor on east-west axis. Closed-string, dog-leg stair; treads and risers finished in vinyl with rubber and steel contrast strips. Rectangular-section skirting boards / stringers. Modestly carved timber handrail supported on square-section newel posts; handrail and balustrade embedded to rising walls to lower flight; balustrade infilled with square-section timber balusters to upper flight. Modern plaster finish to ceiling and walls to stairwell; plasterboard ceiling to corridor. Flush timber doors and flat timber architraves. Vinyl floor finish to landings; limestone and sandstone pavements to corridor. Surface-mounted services.

Room B-10: Accessed from Room B-9. Toilet room. Painted cast concrete ceiling; downstand bulkhead at height to south wall and downstand cross brace on north-south axis. Modern plaster finish to walls. Square-headed window opening to west wall with uPVC casement window. Surface-mounted services. Sanitaryware throughout.

Room B-11: External, L-plan connective space accessed from Rooms B-9 and B-12. Open-sided walkway covered with timber pergola supported on steel frame with corrugated sheeted covering. Wet dash finish to surrounding walls; rubble Calp limestone finish to west side of wall; historic graffiti etched to localised path of cementitious render to east wall of Reading Room building, bearing date 1947. Limestone and sandstone pavements, flanked by concrete blockwork plinth wall. Square-headed door and window openings, infilled with mix of uPVC casement windows, part-glazed timber doors and timber-boarded gates. Steel staircase to south-west leading to flat roof.



Plate 42: B-9 – View to north



Plate 43: B-9 – Detail to balustrade



Plate 44: B-10 – View to west

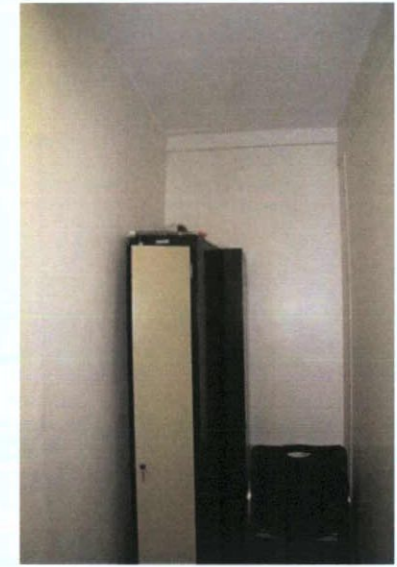


Plate 45: B-10 – View to east



Plate 46: B-9 – View to west



Plate 47: B-11 – View to west



Plate 48: B-11 – View to south-east



Plate 49: B-11 – View to south

Interior – basement

Room B-12: Accessed from Rooms B-13, B-14 and B-15. L-plan corridor; subdivision of former north room. Modern plaster finish to ceiling and walls. Former door ope to east wall blocked up with painted brickwork. Flush timber doors and flat timber architraves; timber boarded door to west wall. Rectangular-section skirting boards. Limestone and sandstone pavours to corridor. Surface-mounted services. Modern lockers lining perimeter walls.

Room B-13: Accessed from Room B-12. Toilet room; subdivision of former north room. Suspended ceiling finished in ceiling tiles. Modern plaster finish to walls with ceramic tile at low level. Flush timber doors and flat timber architraves. Vinyl finish to floor. Sanitaryware throughout.

Room B-14: Accessed from Room B-12. Glazed brick finish to north wall, with projecting chimney breast now blocked up, flanked by recessed niches; all niches and fireplace having segmental-headed arches with glazed brick voussoirs. Suspended ceiling finished in ceiling tiles; supporting round-section cast-iron column to centre plan. Modern plaster finish to east, south and west walls, with plasterboard to enclosure to east forming room B-13. Flush timber doors and flat timber architraves. Eight-over-four timber sash window and timber casement window to west wall. Vinyl finish to floor.

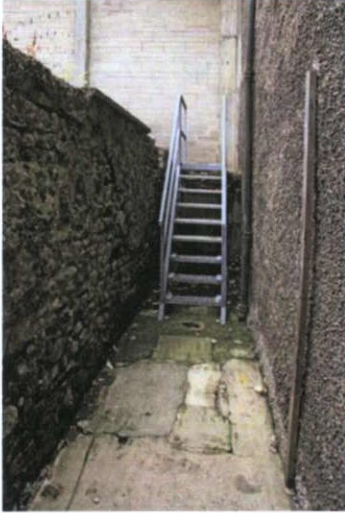


Plate 50: B-11 – View to south



Plate 51: B-11 – 20th century graffiti to south elevation of extension



Plate 52: B-12 – View to west extension



Plate 53: B-12 – Limestone flagstones



Plate 54: B-12 – View to east



Plate 55: B-13 – View to north



Plate 56: B-14 – View to north

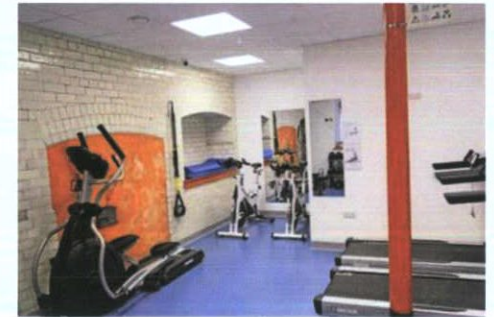


Plate 57: B-14 – View to north-east

Interior – basement

Room B-15: Accessed from Rooms B-12 and B-15. Double-height space. Pitched roof over having timber rafters on matching wall plate with corrugated sheeting forming lightwell. Walls comprised of painted rubble Calp limestone to east and west at low level; painted brickwork to north wall; plastered finished to east wall at high level and timber boarded finished at high level to remainder; blocked-up round-headed ope in west wall. Timber boarded doors with flat timber architraves. Eight-over-eight timber sash window and timber casement window to east wall at basement level; six-over-six timber sash windows to ground floor level; painted masonry sills throughout. Fixed multi-pane cast-iron windows at height to west wall. Limestone paviers.

Room B-16: Accessed from Room B-15. Closed-string, L-plan staircase with quarter landing; steel, nosed treads with rectangular-section stringer / skirting boards. Lower flight having balustrade forms of rectangular-section timber handrail set to square-section newel posts with infill of diagonal cross braces; upper section of flight has matching balustrade alongside vertical tongue-and-groove panelled enclosure, supported on timber posts. Soffits of steps exposed to room below. Exposed soffits of rectangular-section ceiling joists to ceiling; exposed painted soffits of timber floorboards above. Walls comprised of painted rubble calp limestone; recessed niche to north wall. Timber boarded doors with flat timber architraves and integrated transoms, now blind. Limestone paviers.

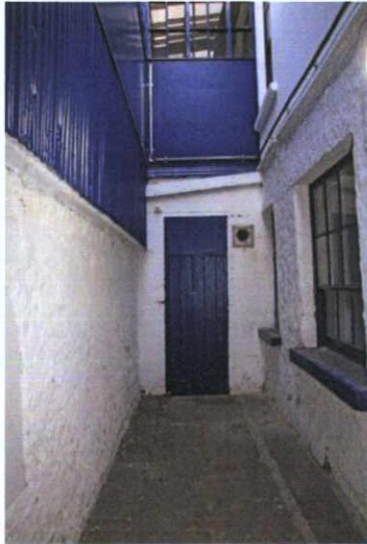


Plate 58: B-15 – View to north

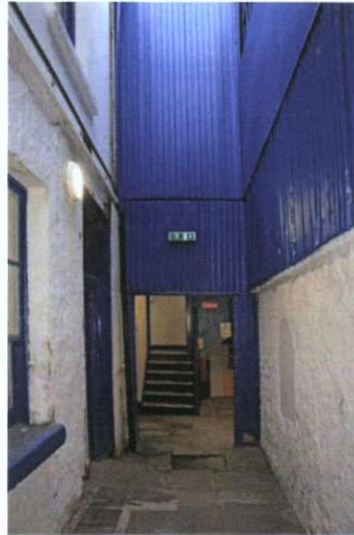


Plate 59: B-15 – View to south towards Room B-16



Plate 60: B-15 – Vertical view



Plate 61: B-15 – Historic timber sash window to east



Plate 62: B-15 – Round-headed opening, now blind, to west



Plate 63: B-16 – View to west



Plate 64: B-16 – View to north-west



Plate 65: B-16 – View to east

Interior – ground floor

Room G-1: Accessed from Room G-2 and from external entrance from O'Connell Street Upper. Suspended ceiling finished in ceiling tile. Downstand bulkheads to east and west over commercial entrance and over access passage to rear (west). Modern plaster finishes to walls; glazed screen forming commercial frontage to east wall. Steel-framed multi-pane window to west wall. Timber and steel-framed glazed ticket desks to west. Glazed balustrade with steel frame around staircase leading downward to Room B-6; closed-string, straight flight of stairs with squared treads and risers having vinyl covering; modern steel and glazed balustrade; steel-framed multi-pane rooflight adjacent to stair forming lightwell to basement level. Vinyl finish to floor.



Plate 66: G-1 – View to south



Plate 67: G-1 – View to south-west



Plate 68: G-1 – View to north-east

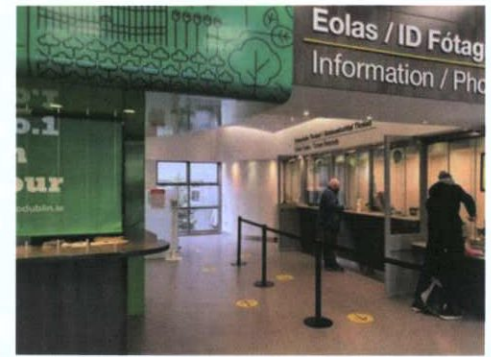


Plate 69: G-1 – View to north-west



Plate 70: G-1 – View to west



Plate 71: G-1 – View to east



Plate 72: G-1 – View to staircase to east, accessing basement level



Plate 73: G-1 – View to staircase leading to basement level

Interior – ground floor

Room G-2: Accessed from Rooms G-1 and F-1. Stairwell accessing upper floors. L-plan, open-string staircase, now with timber-clad lift shaft infill to former open well, having nosed timber treads with rubber and steel contrast strips and timber risers, covered in carpet, with balustrade formed of carved timber handrail, formerly continuous at landings, with infill of carved timber balusters with collars. Plaster finish to soffit of rising staircase; downstand bulkhead finished in plasterboard to portions of ceiling; remainder of ceiling is suspended and finished in ceiling tiles. Modern part-glazed flush timber doors with flat timber architraves. Timber skirting boards with ovolo profile. Carpet finish to landings. Surface-mounted services.

Room G-3: Accessed from Room G-4. Corner fireplace to north-west corner, now blocked up. Suspended ceiling finished in ceiling tiles. Modern plaster finish to walls. Replacement timber skirting boards. Carpet finish to floors.

Room G-4: Accessed from Rooms G-3, G-5 and G-7. Corridor on east-west axis. Suspended ceiling finished with ceiling tiles. Modern plaster finish to walls; plasterboard finish to timber stud partition to north, having internalised timber casement windows with timber mullion and nosed internal timber sill. Two uPVC timber casement windows to south wall, with side lights and squared internal timber sill. Modern rectangular-section skirting boards. Flush, part-glazed timber doors and flat timber architraves. Carpet finish to floors.

Room G-5: Accessed from Rooms G-4, G-6 and G-7. Stairwell to upper and lower floors. Closed-string, dog-leg stair; treads and risers finished in vinyl with rubber and steel contrast strips. Rectangular-section skirting boards / stringers. Modestly carved timber handrail supported on square-section newel posts, with infill of square-section timber balusters. Modern plaster finish to ceiling and walls to stairwell. Flush, part-glazed timber doors and flat timber architraves. Vinyl floor finish to landings. Surface-mounted services.

Room G-6: Accessed from Room G-5. Suspended ceiling finished with ceiling tiles. Modern plaster finish to walls. Modern rectangular-section skirting boards. Flush, part-glazed timber door and carved timber architraves. Square-headed window opens to west and south walls, having uPVC casement windows and nosed internal timber sills. Carpet finish to floor. Surface-mounted services.



Plate 74: G-2 – View to east



Plate 75: G-2 – View to west



Plate 76: G-2 – View to east

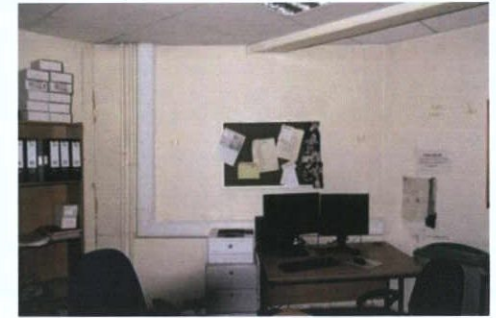


Plate 77: G-3 – View to north-west



Plate 78: G-4 – View to north-west

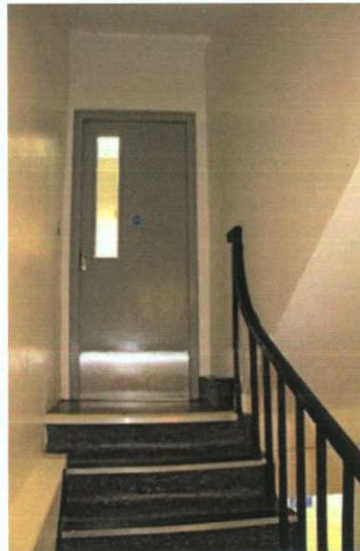


Plate 79: G-5 – View to south



Plate 80: G-6 – View to west



Plate 81: G-6 – View to south-east

Interior – ground floor

Room G-7: Accessed from Room G-5, G8, G-9 and G-10. Suspended ceiling finished with ceiling tiles. Modern plaster finish to walls. Modern rectangular-section skirting boards. Flush, part-glazed timber doors and carved timber architraves. Carpet finish to floor. Surface-mounted services.

Room G-8: Accessed from Room G-7. Suspended ceiling finished with ceiling tiles. Modern plaster finish to walls. Modern rectangular-section skirting boards. Flush timber door and carved timber architraves. Square-headed window opes to east and south walls, having uPVC casement windows and nosed internal timber sills. Carpet finish to floor. Surface-mounted services.

Room G-9: Accessed from Rooms G-7 and G-10. Suspended ceiling finished with ceiling tiles. Modern plaster finish to walls. Modern rectangular-section skirting boards. Flush, part-glazed timber doors and carved timber architraves. Square-headed window ope to west wall, having uPVC casement window and nosed internal timber sill. Carpet finish to floor. Surface-mounted services.

Room G-10: Accessed from Rooms G-7 and G-9. Suspended ceiling finished with ceiling tiles. Modern plaster finish to walls. Modern rectangular-section skirting boards. Flush timber door and carved timber architraves. Square-headed window ope to west wall, having uPVC casement window and nosed internal timber sill. Carpet finish to floor. Surface-mounted services.

Room G-11: Accessed from Rooms B-15 and G-12. Partial double-height, open-plan space formed of square-section cast-iron columns supporting wall plate onto which are bearing timber tie beams, with perpendicular rectangular-section timber floor joists to west and timber decking above. Cast-iron strut between ridge board and tie beams, with additional timber tying members over; timber tongue-and-groove decking to soffit of roof pitches articulated to interior. Closed-string, L-plan staircase with quarter landing to south-east corner; steel, nosed treads with rectangular-section stringer / skirting boards. Balustrade formed of rectangular-section timber handrail set to square-section newel posts with infill of diagonal crossbraces alongside vertical tongue-and-groove panelled enclosure, supported on timber posts. Walls comprised of painted rubble Calp limestone, with some brickwork to west and tongue-and-groove vertical cladding to north and east. Timber boarded doors with flat timber architraves. Steel roller shutter to west. Fixed multi-pane cast-iron windows to east wall. Concrete floor finish.



Plate 82: G-7 – View to south

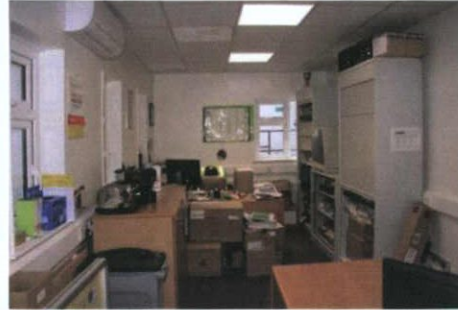


Plate 83: G-8 – View to south



Plate 84: G-8 – View to north



Plate 85: G-9 – View to south-west



Plate 86: G-9 – View to south



Plate 87: G-10 – View to west



Plate 88: G-10 – View to east



Plate 89: G-11 – View to north

Interior – ground floor

Room G-12: Accessed from Room G-11. Part of original Reading Room. Double-height space. Roof pitches and hips articulated to interior. Lath-and-plaster finish to ceiling. Plastered finish to walls. Former rooflight openings now blinded externally, having wrought-iron frames. Roof supported on downstand bulkhead to north, bearing on projecting masonry nib to west. Surface-mounted services.

Roof G-13: Accessed from Room G-12. Part of original Reading Room. Area over suspended ceiling below. Roof pitches and hips articulated to interior, with flat ceiling to centre having expansive oval-shaped recessed rooflight, now blinded. Lath-and-plaster finish to ceiling. Former flanking rooflight openings now blinded externally, having cast-iron mullions. Heavily moulded modillion cornice to perimeter of ceiling. Plastered finish to walls. Square-headed window opes, now blinded and interrupted by suspending ceiling noted to north wall; additional round-headed ope, now blinded, to east wall.



Plate 90: G-11 – View to east



Plate 91: G-11 – View of ceiling



Plate 92: G-12 – View to east; ceiling in original Reading Room



Plate 93: G-12 – View to west; ceiling in original Reading Room



Plate 94: G-13 – Original ceiling over suspended ceiling in Reading Room



Plate 95: G-13 – Rooflight over Reading Room



Plate 96: G-13 - Modillioned cornice to original Reading Room

Interior – first floor

Room F-1: Accessed from Rooms G-2 and S-1. Stairwell accessing upper and lower floors. Open well, open-string staircase, now with timber-clad lift shaft infill to open well, having nosed timber treads with rubber and steel contrast strips and timber risers, covered in carpet, with balustrade formed of carved timber handrail, formerly continuous at landings, with infill of carved timber balusters with collars. Additional modern steel handrail to outer walls. Plaster finish to soffit of rising staircase; remainder of ceiling is finished in plasterboard. Modern part-glazed / flush timber doors set to doorcases having panelled pilasters on plinth blocks, surmounted by fluted corbel brackets with frieze and carved timber cornices. Original timber skirting boards with ovolo profile. Carpet finish to landings. Surface-mounted services.

Room F-2: Accessed from Rooms F-1 and F-3. Corridor on north-south axis. Suspended ceiling finished with ceiling tiles. Modern plaster finish to walls; plasterboard finish to timber stud partitions to east and north. Modern rectangular-section skirting boards. Flush, part-glazed timber doors and flat timber architraves. Carpet finish to floors.

Room F-3: Accessed from Room F-2. Suspended ceiling finished with ceiling tiles. Modern plaster finish to walls; plasterboard finish to timber stud partition north. Modern rectangular-section skirting boards. Flush, part-glazed timber door and flat timber architraves. Carpet finish to floors. Surface-mounted services.



Plate 97: F-1 – View to east towards first floor



Plate 98: F-1 – View to north-east at first floor landing; entry to Room F-2



Plate 99: F-1 – View to south towards entry to Room F-4

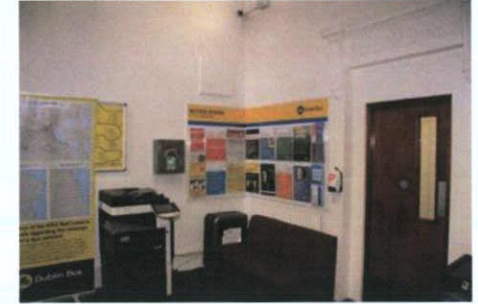


Plate 100: F-1 – View to north-east



Plate 101: F-1 – View to west towards ground floor

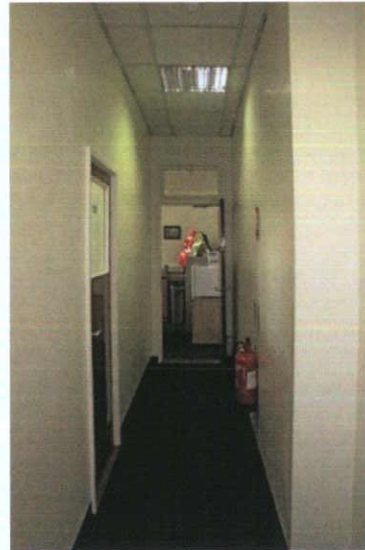


Plate 102: F-2 – View to south



Plate 103: F-3 – View to east



Plate 104: F-3 – View to west

DDC PLAN NO 5432/22
13/12/2022

Interior – first floor

Room F-4: Accessed from Room F-1. Suspended ceiling finished with ceiling tiles. Modern plaster finish to walls; plasterboard finish to timber stud partition east. Modern chamfered skirting boards. Flush timber door and flat timber architraves; original panelled door reveal partially retained to doorway to Room F-1. Large, square-headed window opens to west wall with uPVC casement windows, partially concealed by suspended ceiling, having squared internal timber sills. Carpet finish to floors. Kitchenette facilities to north-west.

Room F-5: Accessed from Rooms F-1, F-6 and F-7. Corridor on east-west axis. Suspended ceiling finished with ceiling tiles. Modern plaster finish to walls; plasterboard finish to timber stud partition to north, having integrated uPVC casement window. Modern rectangular-section skirting boards. Flush, part-glazed timber doors and flat timber architraves; doorway to west set to round-headed niche with carved timber surrounds. Square-headed window opens to west wall having uPVC casement windows and squared internal timber sills. Carpet finish to floors.

Room F-6: Accessed from Rooms F-5, F-7 and F-9. Corridor on east-west axis. Suspended ceiling finished with ceiling tiles. Modern plaster finish to walls; plasterboard finish to timber stud partition to north, having integrated uPVC casement window. Modern rectangular-section skirting boards. Flush, part-glazed timber doors and flat timber architraves. Square-headed window opens to west wall having uPVC casement windows and squared internal timber sills. Carpet finish to floors.



Plate 105: F-4 – View to west



Plate 106: F-4 – View to north-east



Plate 107: F-4 – View to east



Plate 108: F-4 – View to south-west



Plate 109: F-4 – View to north towards entry to Room F-1

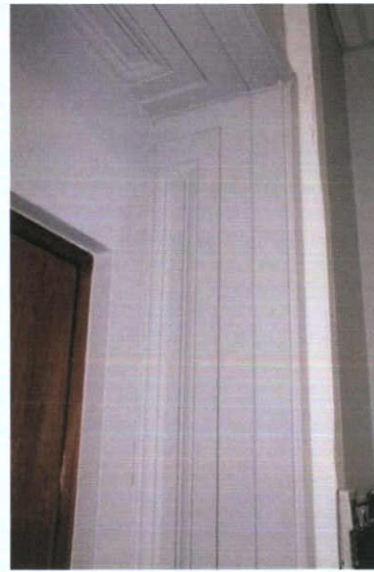


Plate 110: F-4 – Detail to door reveal



Plate 111: F-5 – View to west

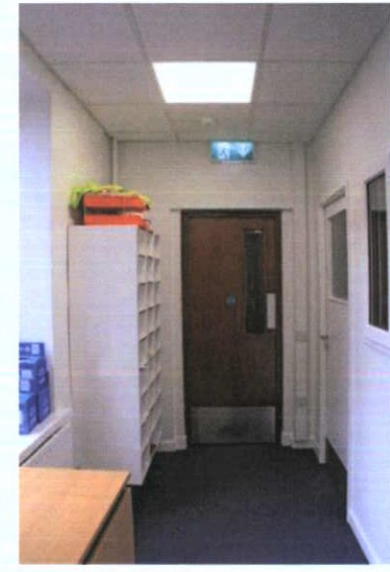


Plate 112: F-6 – View to west

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Interior – first floor

Room F-7: Accessed from Room F-5. Suspended ceiling finished with ceiling tiles. Modern plaster finish to walls; plasterboard finish to timber stud partition to south, having integrated uPVC casement window. Modern rectangular-section skirting boards. Flush, part-glazed timber doors and flat timber architraves. Timber stud and plasterboard enclosure forming press to east. Carpet finish to floors.

Room F-8: Accessed from Room F-9. Suspended ceiling finished with ceiling tiles. Modern plaster finish to walls. Modern rectangular-section skirting boards. Flush, part-glazed timber doors and flat timber architraves. Square-headed window opens to east and west walls having uPVC casement windows and squared internal timber sills. Carpet finish to floors.

Room F-9: Accessed from Rooms F-5, F-6, F-8 and S-13. Stairwell to upper and lower floors. Closed-string, dog-leg stair becoming winder stair at second floor half-landing; treads and risers finished in carpet with rubber and steel contrast strips. Rectangular-section stringer. Modestly carved timber handrail supported on square-section newel posts with stop-chamfer details, paired at landings, with infill of square-section timber balusters. Modern plaster finish to ceiling and walls to stairwell. Flush, part-glazed timber doors and flat timber architraves. Timber skirting boards with ovolo profile. Carpet floor finish to landings.



Plate 113: F-7 – View to west



Plate 114: F-7 – View to south-west



Plate 115: F-7 – View to east



Plate 116: F-8 – View to south



Plate 117: F-8 – View to north



Plate 118: F-9 – View to north-west

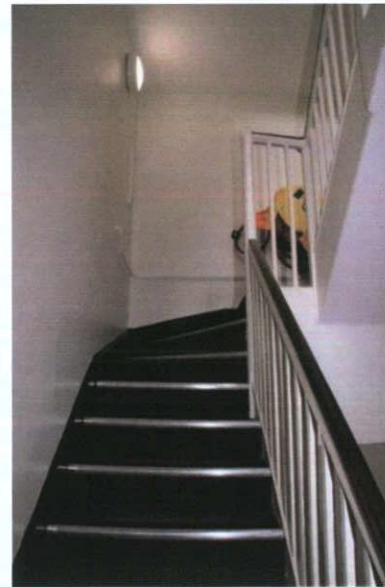


Plate 119: F-9 – View to north

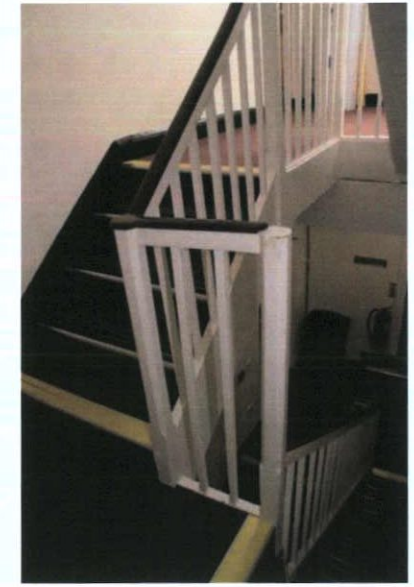


Plate 120: F-9 – View to south at second floor half-landing

Interior – second floor

Room S-1: Accessed from Rooms F-1 and T-1. Stairwell accessing upper and lower floors. Open well, open-string staircase, now with timber-clad lift shaft infill to open well, having nosed timber treads with rubber and steel contrast strips and timber risers, covered in carpet, with balustrade formed of carved timber handrail, formerly continuous at landings, now set to carved newel posts with spherical finials, with infill of carved timber balusters with collars. Additional section of balustrade forms guarding to east of lift shaft and continues to additional open-well staircase, matching in design and orientated on north-south axis, rising to third floor. Additional modern steel handrail to outer walls. Plaster finish to soffit of rising staircase; remainder of ceiling is finished in plasterboard. Modern part-glazed / flush timber doors set to flat timber architraves. Large square-headed window opening to west wall forming lightwell to staircase, having multi-pane timber sashes and carved timber reveals with carved timber architraves and nosed internal timber sill. Round-headed niche to north wall at first floor half-landing. Timber skirting boards with ovolo profile. Carpet finish to landings.

Room S-2: Accessed from Rooms S-1 and S-3. Suspended ceiling finished with ceiling tiles. Modern plaster finish to walls; plasterboard finish to timber stud partition south. Square-headed window ope to front elevation with multi-pane aluminium casement windows. Modern rectangular-section skirting boards. Flush / part-glazed timber doors. Carpet finish to floors. Surface-mounted services.



Plate 121: S-1 – View to south towards second floor landing



Plate 122: S-1 – View of second floor balustrade



Plate 123: S-1 – View to lift shaft within open-well staircase



Plate 124: S-1 – View to east towards second floor landing



Plate 125: S-1 – View to west



Plate 126: S-1 – View to north



Plate 127: S-2 – View to east



Plate 128: S-2 – View to south-west

Interior – second floor

Room S-3: Accessed from Rooms S-2 and S-5. Suspended ceiling finished with ceiling tiles. Modern plaster finish to walls; plasterboard finish to timber stud partitions to west, north and south. Square-headed window ope to front elevation with multi-pane aluminium casement windows. Modern rectangular-section skirting boards. Flush, part-glazed timber door and flat timber architraves. Carpet finish to floors. Surface-mounted services.

Room S-4: Accessed from Room S-5. Suspended ceiling finished with ceiling tiles. Modern plaster finish to walls; plasterboard finish to timber stud partitions to north and west. Blocked up door ope to west wall. Square-headed window ope to front elevation with multi-pane aluminium casement windows. Modern rectangular-section skirting boards. Flush, part-glazed timber door and flat timber architraves. Carpet finish to floors. Surface-mounted services.

Room S-5: Accessed from Rooms S-1, S-3, S-4 and S-7. U-shaped corridor with timber stud enclosure, clad in plasterboard, forming Room S-6 to centre, having blinded windows inset. Suspended ceiling finished with ceiling tiles. Modern plaster finish to walls; plasterboard finish to timber stud partitions to Room S-6 and to west and north. Modern rectangular-section skirting boards. Flush / part-glazed timber doors; doorway in south wall accessing Number 60 O'Connell Street Upper. Carpet finish to floors.

Room S-6: Accessed from Room S-5. Suspended ceiling finished with ceiling tiles. Plasterboard finish to timber stud partitions forming enclosure, with blinded windows inset to north and west walls. Modern rectangular-section skirting boards. Flush / part-glazed timber door with flat timber architraves. Carpet finish to floors. Surface-mounted services.



Plate 129: S-3 – View to north-west



Plate 130: S-3 – View to east



Plate 131: S-4 – View to east

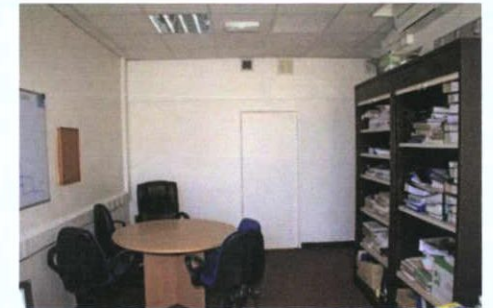


Plate 132: S-4 – View to west

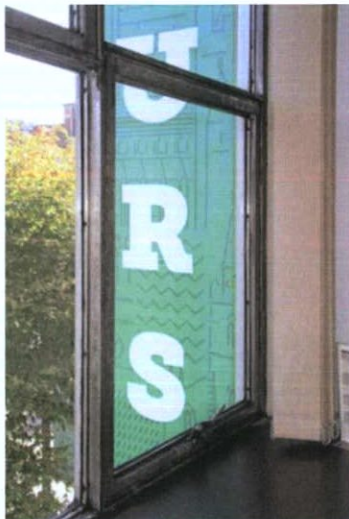


Plate 133: S-4 – View of steel window to east



Plate 134: S-5 - View into Room S-6



Plate 135: S-6 – View to south-east



Plate 136: S-6 – View to north-west

DDC PLAN NO 5432/22
REVISED: 13/12/2022

Interior – second floor

Room S-7: Accessed from Room S-5. Suspended ceiling finished with ceiling tiles. Modern plaster finish to walls; plasterboard finish to timber stud partition east. Modern rectangular-section skirting boards. Flush, part-glazed timber doors and flat timber architraves. Large, square-headed window ope to west wall with uPVC casement windows, partially concealed by suspended ceiling, having squared internal timber sills. Carpet finish to floors. Surface-mounted services.

Room S-8: Accessed from corridor to north. Suspended ceiling finished with ceiling tiles. Modern plaster finish to walls; plasterboard finish to timber stud partition to west. Modern rectangular-section skirting boards. Flush, part-glazed timber door. Square-headed window ope to south wall with uPVC casement window. Carpet finish to floors. Surface-mounted services. Kitchenette facilities to south.

Room S-9: Accessed from Room S-8. Toilet room. Suspended ceiling finished with ceiling tiles. Ceramic tile finish to walls and to timber stud partitions forming toilet cubicles. Flush timber doors. Square-headed window ope to south wall with uPVC casement window. Vinyl floor finish. Surface-mounted services. Sanitaryware throughout.



Plate 137: S-5 – View to south



Plate 138: S-5 – View to east



Plate 139: S-7 – View to north-west



Plate 140: S-7 – View to east



Plate 141: S-1 – View to east into extension



Plate 142: S-8 - View to south



Plate 143: S-8 – View to north



Plate 144: S-9 – View to west

Interior – second floor

Room S-10: Accessed from corridor to east. Suspended ceiling finished with ceiling tiles. Modern plaster finish to walls. Flush, part-glazed timber door. Square-headed window ope to south wall with uPVC casement window and squared internal timber sill. Modern rectangular-section skirting boards. Linoleum finish to floors. Surface-mounted services.

Room S-11: Accessed from lobby to east. Toilet room. Suspended ceiling finished with ceiling tiles. Ceramic tile finish to walls with modern plaster finish at height. Flush timber door. Square-headed window ope to south wall with uPVC casement window and squared internal timber sill. Vinyl floor finish. Surface-mounted services. Sanitaryware throughout.

Room S-12: Accessed from lobby to south. Suspended ceiling finished with ceiling tiles. Modern plaster finish to walls; plasterboard finish to timber stud partition to south. Flush timber door and flat timber architrave. Square-headed window ope to south wall with uPVC window and squared internal timber sill. Modern rectangular-section skirting boards. Carpet finish to floors. Surface-mounted services.

Room S-13: Stairwell to upper and lower floors. Closed-string, dog-leg stair, formerly winder stair at second floor half-landing returning to original configuration; treads and risers finished in carpet with rubber and steel contrast strips. Rectangular-section stringer. Modestly carved timber handrail, ramped at upper landings, supported on square-section newel posts with stop-chamfer details, paired at landings, with infill of square-section timber balusters. Modern plaster finish to ceiling and walls to stairwell. Flush, part-glazed timber doors and flat timber architraves. Square-headed window opening to south wall to landing, having uPVC casement windows with squared internal timber sill. Timber skirting boards with ovolo profile. Carpet floor finish to landings.



Plate 145: S-10 – View to south-west

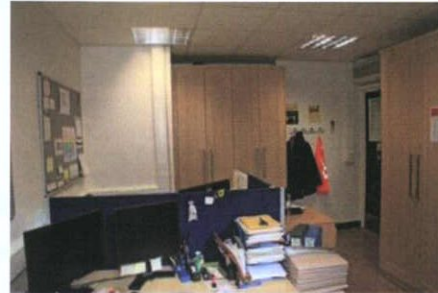


Plate 146: S-10 – View to north-east



Plate 147: S-11 – View to west



Plate 148: S-11 – View to south

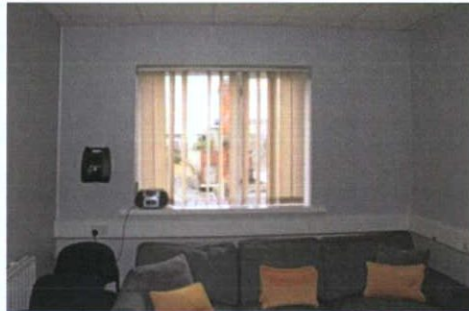


Plate 149: S-12 – View to west



Plate 150: S-12 – View to south-east



Plate 151: S-13 – View to north



Plate 152: S-13 – View to north-east

Interior – third floor

Room T-1: Accessed from Room S-1. Stairwell accessing lower floors. Open well, open-string staircase, having nosed timber treads with rubber and steel contrast strips and timber risers, covered in carpet, with balustrade formed of carved timber handrail, continuous and ramped at landings, with infill of carved timber balusters with collars. Balustrade continues to east at third floor landing to form guarding. Additional modern steel handrail to outer walls. Plaster finish to soffit of rising staircase; remainder of ceiling is finished in plasterboard. Modern flush timber doors. Timber skirting boards with ovolo profile. Carpet finish to landings.

Room T-2: Accessed from Room T-1. Suspended ceiling finished with ceiling tiles. Modern plaster finish to walls; plasterboard finish to timber stud partition east. Flush, part-glazed timber doors and flat timber architraves. Large, square-headed window opens to west wall with uPVC casement windows, partially concealed by suspended ceiling, having squared internal timber sills. Modern rectangular-section skirting boards. Carpet finish to floors.

Room T-3: Accessed from Room T-1. Suspended ceiling finished with ceiling tiles. Modern plaster finish to walls; plasterboard finish to timber stud partition to north. Flush timber doors and flat or modestly carved timber architraves. Modern rectangular-section skirting boards. Carpet finish to floors.

Room T-4: Accessed from Room T-3. Toilet room. Suspended ceiling finished with ceiling tiles. Ceramic tile finish to walls, with modern plaster finish at height, and to toilet cubicles. Flush timber doors. Square-headed window opens to west wall with uPVC casement windows and squared internal timber sill. Vinyl floor finish. Surface-mounted services. Sanitaryware throughout.



Plate 153: T-1 – View to north



Plate 154: T-1 – Detail to balustrade at third floor landing



Plate 155: T-2 – View to west



Plate 156: T-2 – View to east



Plate 157: T-3 – View to east



Plate 158: T-4 – View to west



Plate 159: T-4 – View to south-west



Plate 160: T-4 – View to west

Interior – third floor

Room T-5: Accessed from Rooms T-1, T-6, T-7 and T-8. Corridor on north-south axis. Suspended ceiling finished with ceiling tiles. Modern plaster finish to walls; plasterboard finish to timber stud partitions to east, west and north. Modern rectangular-section skirting boards. Flush, part-glazed timber doors and flat timber architraves. Door opening in south party wall provides access into Number 60 O'Connell Street Upper. Carpet finish to floors.

Room T-6: Accessed from Room T-5. Suspended ceiling finished with ceiling tiles. Modern plaster finish to walls; plasterboard finish to timber stud partitions to west, north and south. Square-headed window ope to front elevation with multi-pane aluminium casement windows. Modern rectangular-section skirting boards. Flush timber door and flat timber architraves. Carpet finish to floors. Surface-mounted services.

Room T-7: Accessed from Room T-5. Suspended ceiling finished with ceiling tiles. Modern plaster finish to walls; plasterboard finish to timber stud partitions to west, north and south. Square-headed window ope to front elevation with multi-pane aluminium casement windows. Modern rectangular-section skirting boards. Flush, part-glazed timber door. Carpet finish to floors. Surface-mounted services.

Room T-8: Accessed from Room T-5. Suspended ceiling finished with ceiling tiles. Modern plaster finish to walls; plasterboard finish to timber stud partitions to west and north. Square-headed window ope to front elevation with multi-pane aluminium casement windows. Modern rectangular-section skirting boards. Flush timber door. Carpet finish to floors. Surface-mounted services.



Plate 161: T-5 – View to south



Plate 162: T-5 – View to north



Plate 163: T-6 – View to east



Plate 164: T-6 – View to west



Plate 165: T-7 – View to east



Plate 166: T-7 – View to west



Plate 167: T-8 – View to east



Plate 168: T-8 – View to west

Interior – third floor

Room T-9: Accessed from Room S-13. Stairwell to lower floors. Closed-string, dog-leg stair; treads and risers finished in carpet with rubber and steel contrast strips. Rectangular-section stringer. Modestly carved timber handrail, ramped at upper landings, supported on square-section newel posts with stop-chamfer details, paired at landings, with infill of square-section timber balusters. Modern plaster finish to ceiling and walls to stairwell. Flush timber doors. Square-headed window opening to south wall to landing, having uPVC casement windows with squared internal timber sill. Timber skirting boards with ovolo profile. Carpet floor finish to landings.

Room T-10: Accessed from Room T-9. Plasterboard finish to ceiling. Modern plaster finish to walls. Flush timber door. Square-headed window open to south wall with uPVC casement windows and squared internal timber sill. Modern rectangular-section skirting boards. Carpet finish to floors. Surface-mounted services.

Room T-11: Accessed from Room T-9. Plasterboard finish to ceiling. Modern plaster finish to walls. Flush timber door. Square-headed window open to south wall with uPVC casement windows and squared internal timber sill. Modern rectangular-section skirting boards. Carpet finish to floors. Surface-mounted services.



Plate 169: T-9 – Detail to balustrade



Plate 170: T-9 – View to south-west



Plate 171: T-9 – Detail to balustrade

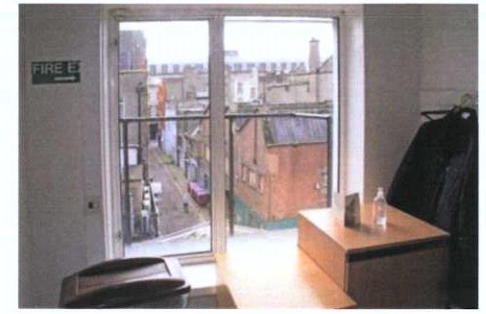


Plate 172: T-9 – View to south

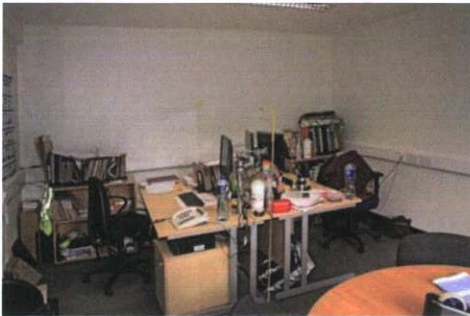


Plate 173: T-10 – View to west



Plate 174: T-10 – View to south-east

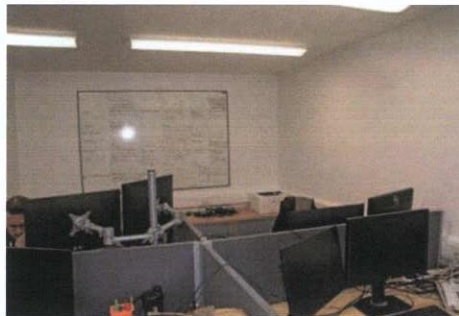


Plate 175: T-11 – View to north-east



Plate 176: T-11 – View to south-west

Interior – fourth floor

Room FO-1: Enclosure to flat roof of main building. Cementitious render to external walls. Enclosure is half-round in section, with curvilinear roof continuing to wall on north side. Formed internally by timber joists on east-west axis and infill of timber battens, with timber decking over. Exposed timber studs internally to flanking walls to east and west, with exposed rendered infill panels. Single square-headed window to west wall with flat timber architrave and clear plastic infill. Plant noted throughout.

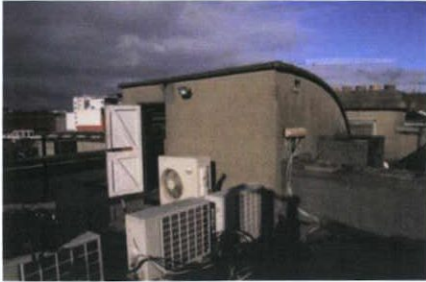


Plate 177: FO-1 – View to north-west



Plate 178: FO-1 – View to east



Plate 179: FO-1 - Ceiling



Plate 180: FO-1 – View to west

EIAR Chapter 15 Cultural Heritage (Architectural)

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

Appendix 15.13 Building inventory, record and description for

No.60a 60b 60c O'Connell Street Upper

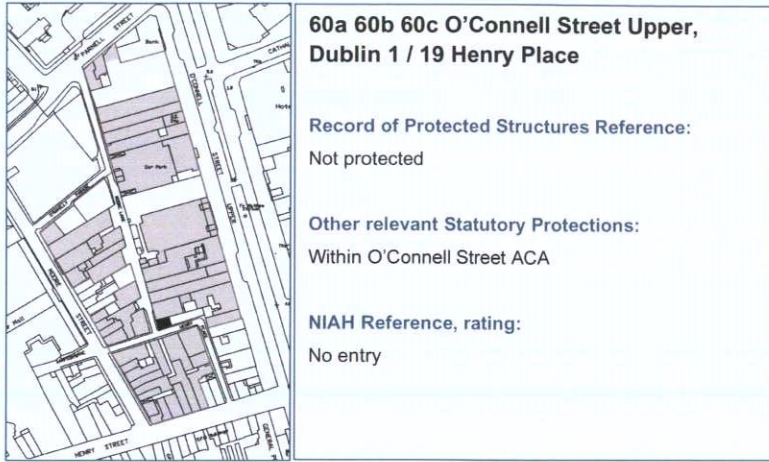


Plate 1: Exterior of 60A O'Connell Street Upper

Proposed Building Site

Site 2ab

Planning history

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.

Numbers 61a and 62a were demolished in the later 20th century and their sites are used for car parking.

Occupancy

60a occupied, in use as a retail unit.

60b and 60c in use for car parking.

BUILDING HISTORY

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.¹ 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.² 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.³ 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.

The Goad insurance plan of 1893 shows that the three buildings were two-storey with slated roofs.⁴ Number 62a was in use as a wine store and the other two were noted as stores, without specifying the commodity being stored. The 1926 edition of the Goad plan shows that no physical change had taken place.⁵ Numbers 61a and 62a were noted as stores, used in connection with the business of W F Wells & Sons at number 61 O'Connell Street Upper. Number 60a was noted as a bottling store.

It was only in the 20th century that numbers 61a and 62a 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.⁶ Number 61a was demolished in the mid-1970s and number 62a a little later.⁷ Number 60a remained in use as a store until the late 20th century and is now a shop with hairdressing and with therapy uses on the upper floor.

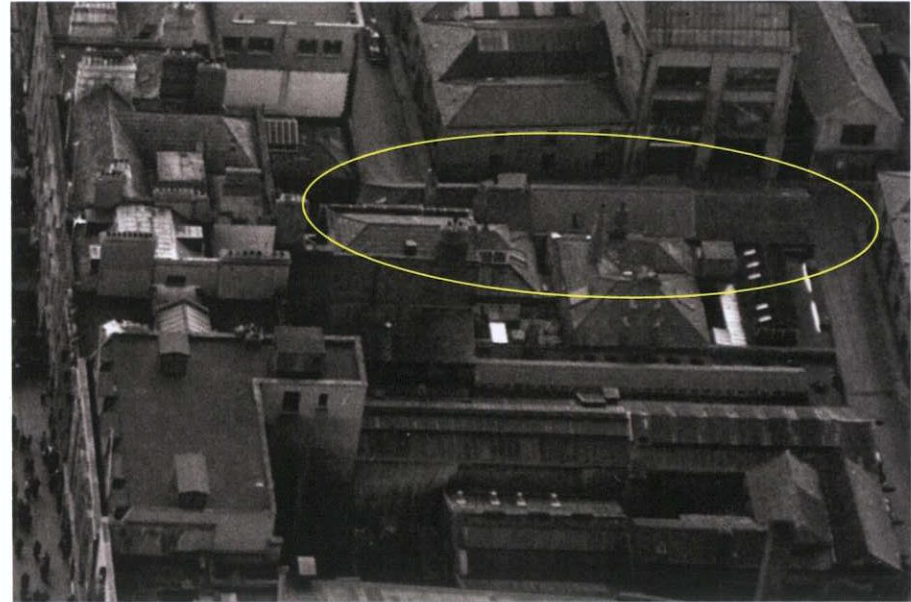


Figure 1: Aerial view showing roofs of 60a, 61a and 62a O'Connell Street Upper, 1959
(National Library of Ireland, Morgan collection)

¹ Ordnance Survey five-foot survey, 1847, Dublin sheet 14.

² John Rocque, 1756, *An Exact Survey of the City of Dublin*.

³ Valuation Office, cancelled books, 1865 to 1897.

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

Molloy & Associates Conservation Architects | June 2021

⁵ Goad, Charles, *Insurance Plan of the City of Dublin*, 1926, sheet 4.

⁶ Valuation Office, cancelled books, 1897 to 1977.

⁷ Valuation Office, cancelled books, 1965 to 1977; aerial photographs.

FLOOR PLANS

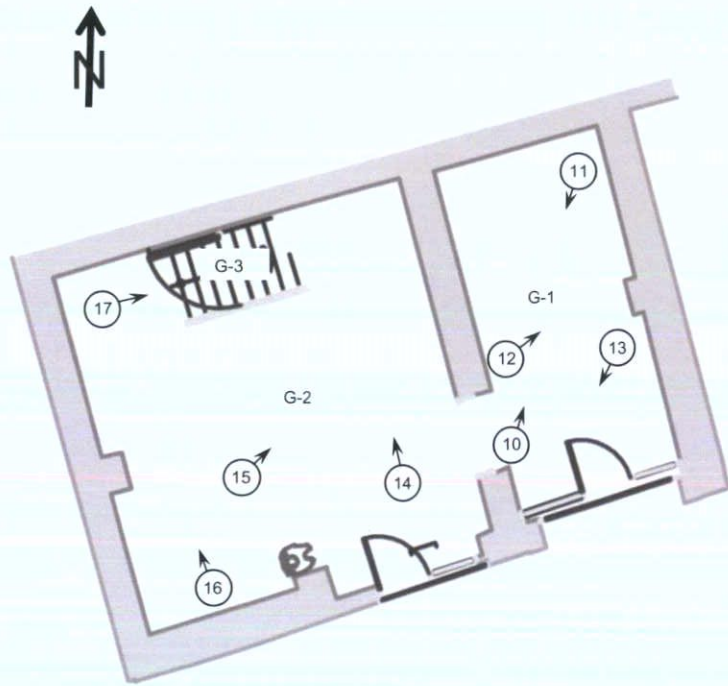


Figure 2: Plan at ground-floor level

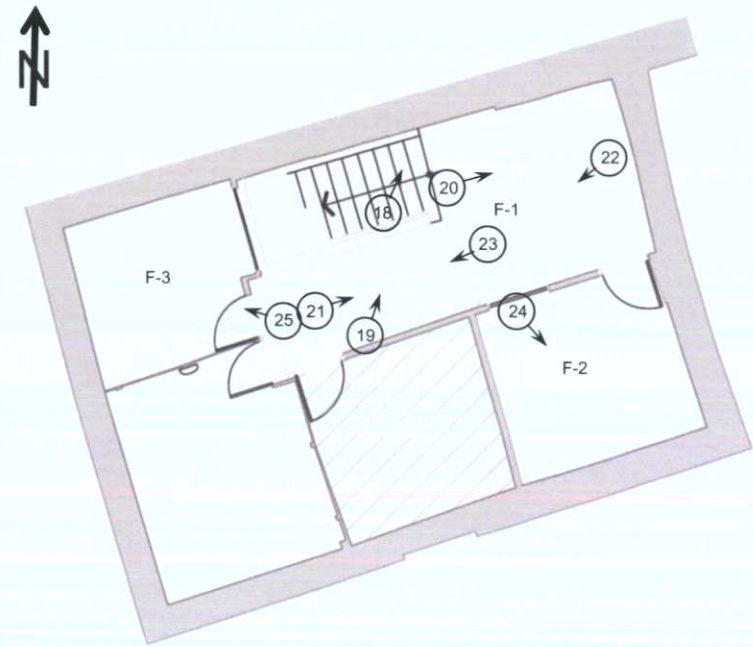


Figure 3: Plan at first-floor level

BUILDING SURVEY

Exterior – 60a O'Connell Street Upper

Two-bay, two-storey former mews building. Flat roof. Rubble Calp limestone external walls, finished with cementitious render. External walls supported by steel braces. Blind elevation to north. Former, original cruciform ventilation opening to high level, west elevation, now blocked-up. Square-headed window ope to first floor to south elevation, now blocked-up and flanked by blocked-up original, vertical ventilation slit openings. Evidence of two former window openings to ground floor to south elevation, blocked-up and concealed with render. Two square-headed shop entrances to south elevation, with eastern ope forming infill to possible former carriage openings. Eastern ope supported by exposed lintel, and having exposed bulkhead concealing roller shutter, forming fascia. Both opes now infilled with modern-glazed timber doors with glazed sidelights / shop windows over timber stall risers. Raised, rendered surrounds to openings.



Plate 2: South elevation



Plate 3: West elevation; former cruciform ventilation opening to high level



Plate 4: East elevation

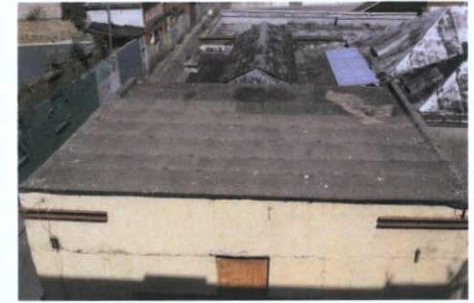


Plate 5: Flat roof as viewed from south



Plate 6: Possible former carriage opening to east (right)



Plate 7: Ghost mark of former window opening



Plate 8: Former slit window, now blocked-up, noted to first floor to south elevation



Plate 9: Former slit window, now blocked-up, noted to first floor to south elevation

Interior – ground floor

Room G-1: Accessed from external commercial entrance from Henry Place and from Room G-2. Plasterboard finish to ceiling. Modern plaster finish to walls, with some commercial fit-out timber linings. Modern part-glazed timber doors and shop windows to south wall. Square-headed doorway with plastered reveals accessing Room G-2 to west. Concrete finish to floor. Surface-mounted services.

Room G-2: Accessed from external commercial entrance from Henry Place and from Rooms G-2 and G. Plaster-board finish to ceiling, supported by downstand steel bressummer, bearing onto rendered nib to south wall. Modern plaster finish to walls, with some commercial fit-out timber linings; exposed stringer / enclosure to stairwell forming Room G-3 to north, finished in modern timber linings and fibreboard. Evidence of large former opening in east wall, now blocked up and plastered. Modern part-glazed timber doors and shop windows to south wall. Square-headed doorway with plastered reveals accessing Room G-1 to east. Concrete finish to floor. Surface-mounted services.

Room G-3: Accessed from Rooms G-2 and F-1. Closed-string, straight flight of stairs accessing first floor. Squared timber treads and timber risers. Rectangular-section stringer. Balustrade to south formed of flat timber handrail, with balustrade subsumed within modern linings; fibreboard partition mounted over handrail at height, forming enclosure to first floor. Lining paper and wallpaper to walls.

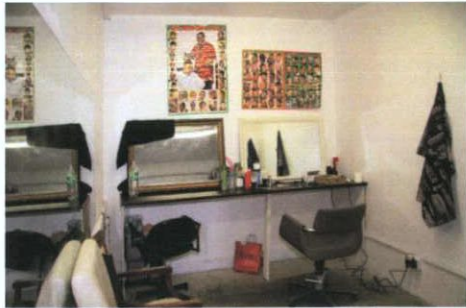


Plate 10: G-1 – View to north



Plate 11: G-1 – View to south-west



Plate 12: G-1 – View to east



Plate 13: G-2 – View to west



Plate 14: G-2 – View to north



Plate 15: G-2 – View to east



Plate 16: G-2 – View to north with ceiling finish; access to Room G-3 to east (right)

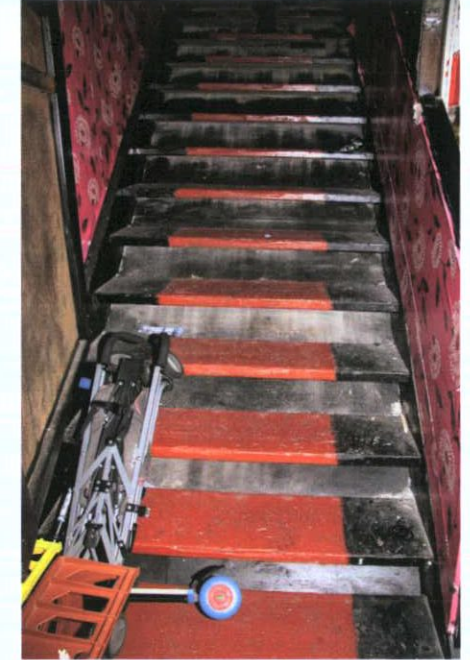


Plate 17: G-3 – Staircase to first floor

DDC PLAN NO 5432/22
12/2022

Interior – first floor

Room F-1: Accessed from Rooms G-3, F-2 and F-3. Plasterboard finish to ceiling to east; exposed soffits of rectangular-section ceiling joists and crossbraces forming modern roof structure to west. Modern plaster finish to east wall; plasterboard finish to timber stud partitions to south and west with integrated internal window opens; painted brickwork to north wall with evidence of painted concrete blockwork at height. Square-headed doorways to Rooms F-2, F-3 and other first floor rooms with modern part-glazed timber panelled doors. Plywood finish to floor. Surface-mounted services.

Room F-2: Accessed from Room F-1. Plasterboard finish to ceiling. Wallpaper finish to walls. Square-headed doorway to Room F-1 with modern part-glazed timber panelled door. Plywood finish to floor. Surface-mounted services.

Room F-3: Accessed from Room F-1. Plasterboard finish to ceiling. Painted modern linings to internal walls. Square-headed doorway to Room F-1 with modern part-glazed timber panelled door.

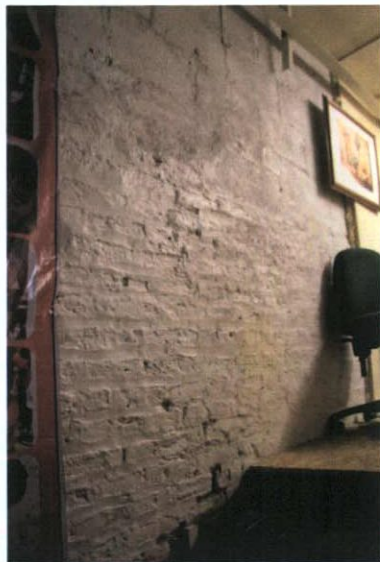


Plate 18: F-1 – View to north-east

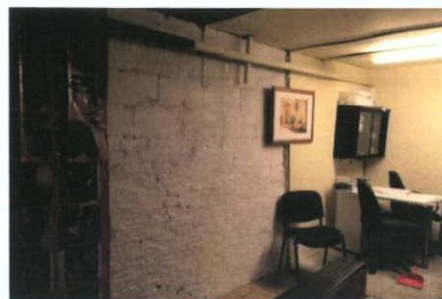


Plate 19: F-1 – View to north-east

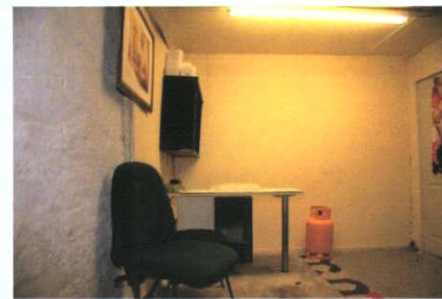


Plate 20: F-1 – View to east



Plate 21: F-1 – View to east



Plate 22: F-1 – View to west



Plate 23: F-1 – View to west; access to Room F-3 to north (right)

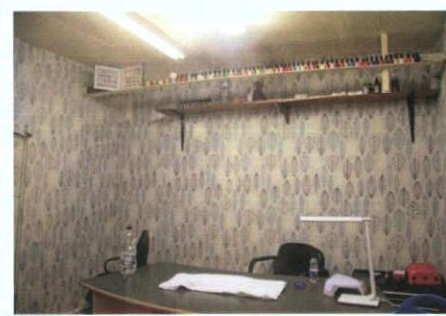


Plate 24: F-2 – View to south



Plate 25: F-3 – View to west

DDC PLAN NO 5432/22
ED: 13/12/2022

Exterior – 61a and 62a O'Connell Street Upper

The site of numbers 61a and 62a O'Connell Street Upper lies on the northern side of Henry Place. The site is bounded to the south, on the street frontage, by a steel palisade fence. The site is enclosed to the west by the end wall of number 60a, to the north partly by the southern wall of the reading room and another building at the rear of 59 O'Connell Street Upper and partly by a concrete block wall. The eastern end is separated from the rear of number 60 O'Connell Street Upper by a high concrete wall topped with a steel railing. The site is paved with concrete.



Plate 26: View of site from the east



Plate 27: Site of 61a O'Connell Street Upper



Plate 28: Centre of site



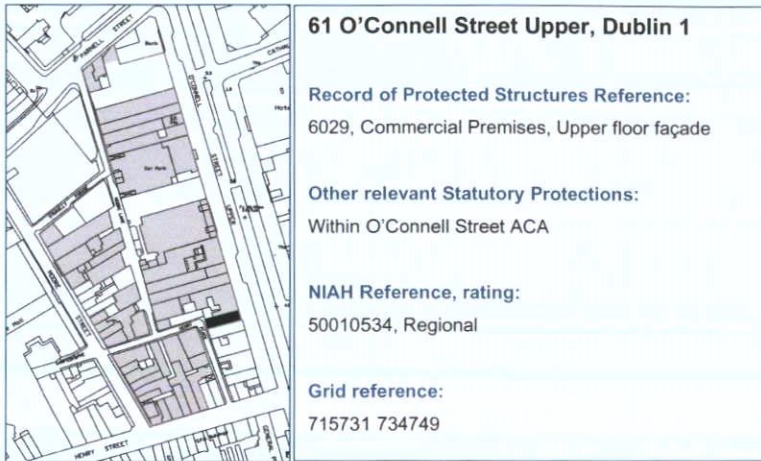
Plate 29: Site of 62a O'Connell Street Upper

DDC PLAN NO 5432/22
MED: 13/12/2022

EIAR Chapter 15 Cultural Heritage (Architectural)

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

Appendix 15.14 Building inventory, record and description for No.61 O'Connell Street Upper



Proposed Site

Site 2ab

Planning history

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 leaving little earlier fabric, though some windows are small-paned and hornless and could be of early date.

Occupancy

Occupied.



Plate 1: Front façade, 61 O'Connell Street Upper

BUILDING HISTORY

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.¹ For a number of years from the mid-1840s the building was vacant, except for a brief occupancy by a silk mercer and draper.² In the mid-1850s it returned to use as offices for solicitors and agents for insurance companies.³ The Goad insurance map of 1893 shows the four-storey building at the front with a single-storey top-lit building taking up the entire rear of the site back to Henry Place.⁴

In the early twentieth century, a firm of clothing manufacturers moved into the premises, while offices continued to be occupied by solicitors and insurance companies.⁵ In 1913 the premises were converted to retail use and occupied by a pharmaceutical chemist, with publishing companies on the upper floors.⁶ At this time significant works were carried out to open up the ground floor from front to rear, with a rivetted beam inserted at ceiling level to support the wall above.⁷ The 1926 edition of the Goad insurance plan shows the pharmaceutical company in occupation, with offices in the original building on the street frontage, while the company also occupied two of the storage buildings at the rear of number 60 O'Connell Street Upper.⁸

In the late 1930s the firm of J J Roche & Co Ltd took over the premises, still with publishers on the upper floor and this continued into the 1970s, with the publishers leaving in the 1960s.⁹ The building was converted for use as Flanagan's Steak House in the early 1980s and this use continues.¹⁰

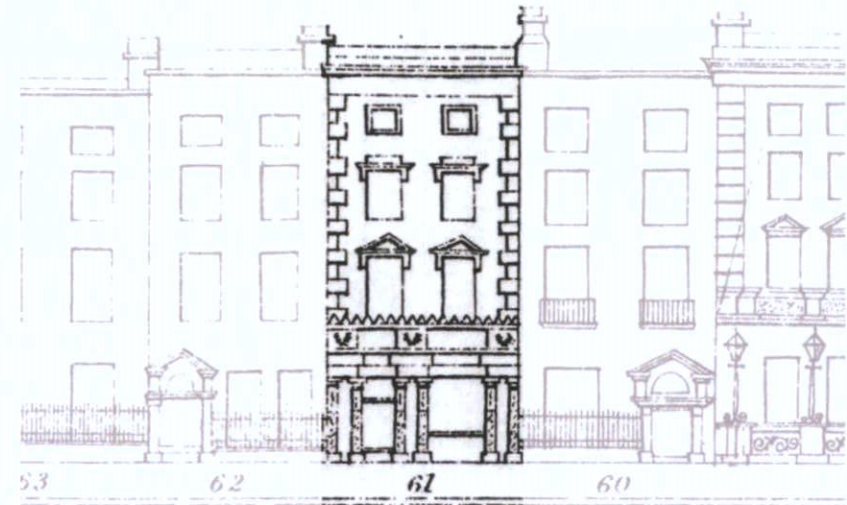


Figure 1: Elevation of 61 Sackville Street Upper from Shaw's Directory of 1850

¹ Pettigrew & Oulton, *Dublin Almanack*, 1834 to 1847.

² Pettigrew & Oulton, *Dublin Almanack*, 1846, 1847; *Thom's Directory*, 1847 to 1852.

³ *Thom's Directory*, 1857 to 1913.

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

⁵ *Thom's Directory*, 1909 to 1913.

⁶ www.dia.ie, *Thom's Directory*, 1916 onward.

⁷ Valuation Office, cancelled books, 1911 to 1915; maker's name on beam.

⁸ Goad, Charles, *Insurance Plan of the City of Dublin*, 1926, sheet 4.

⁹ *Thom's Directory*, 1941 to 1975.

¹⁰ *Thom's Directory*, 1984 to 2012.

FLOOR PLANS

Not to scale

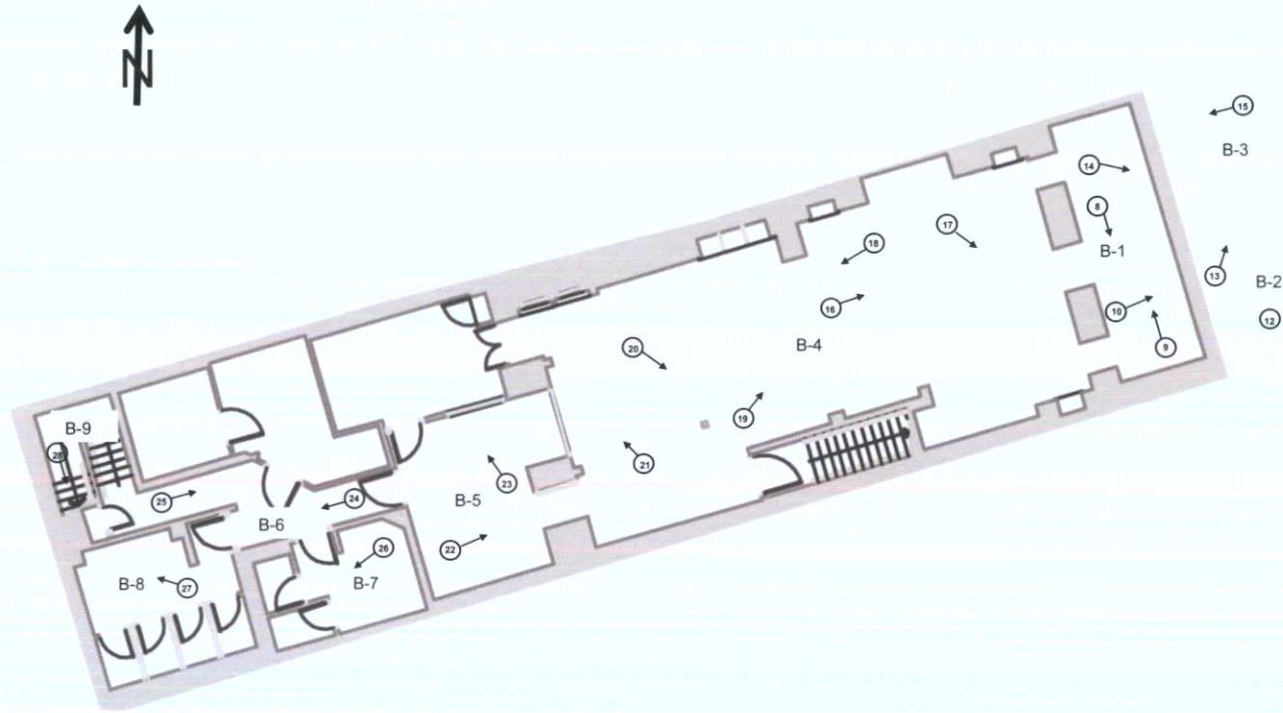


Figure 2: Plan at basement level

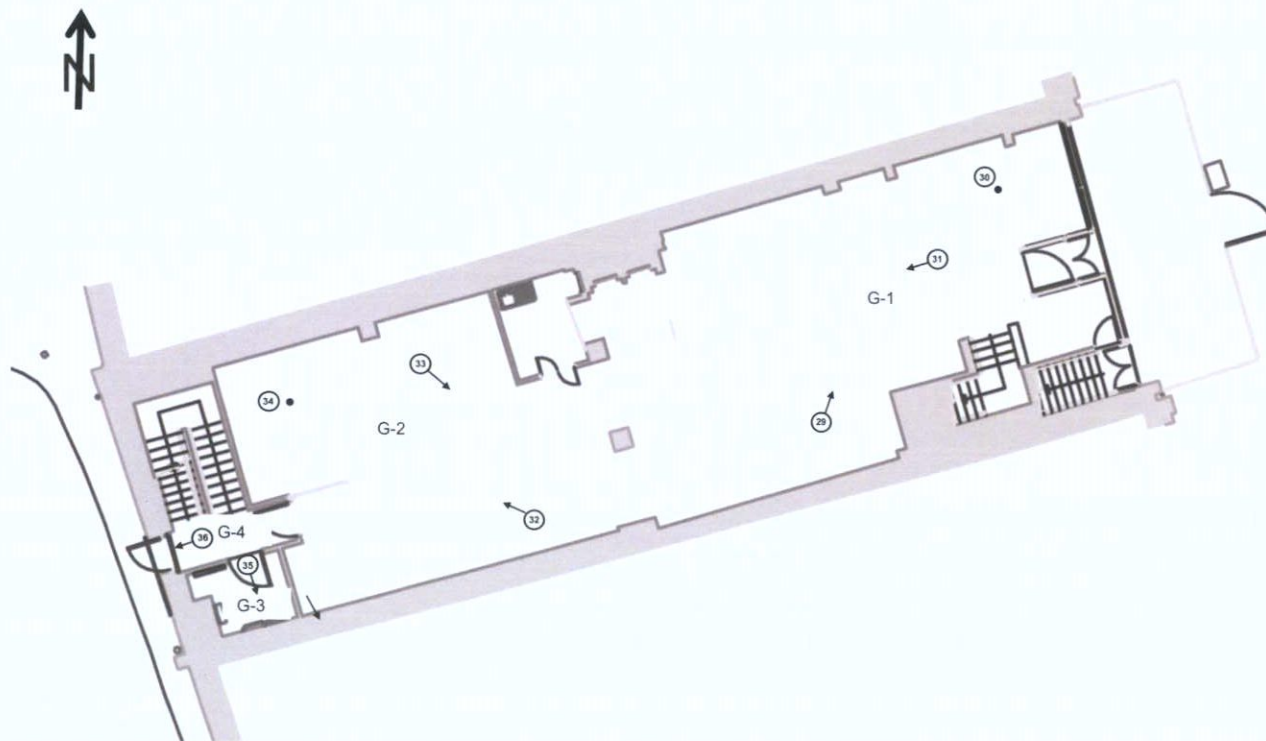


Figure 3: Plan at ground floor level

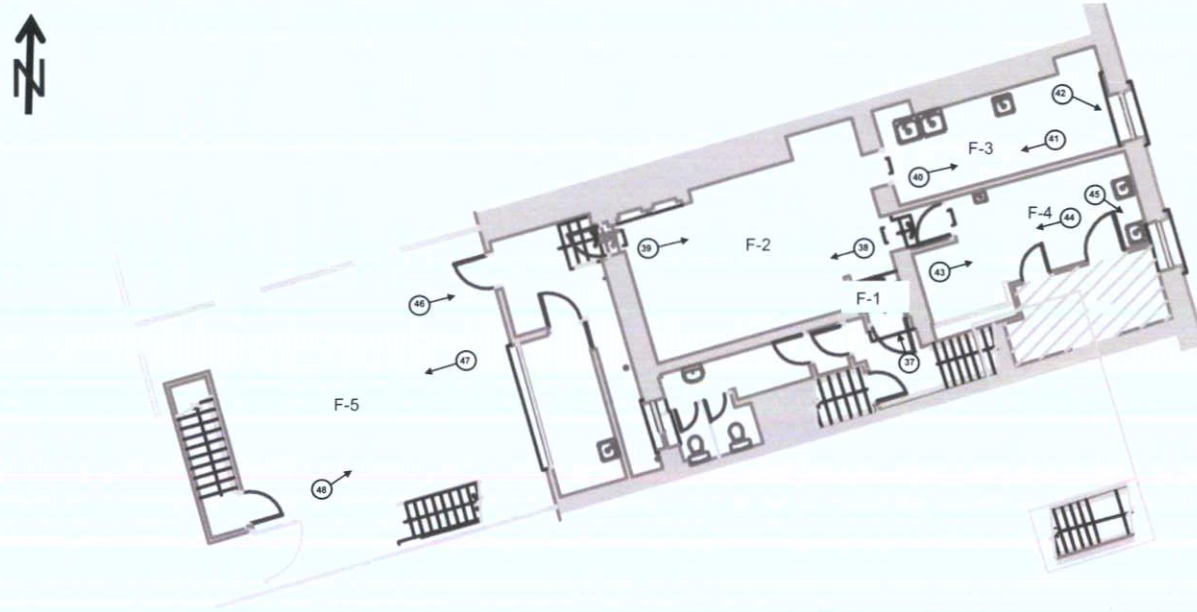


Figure 4: Plan at first floor level

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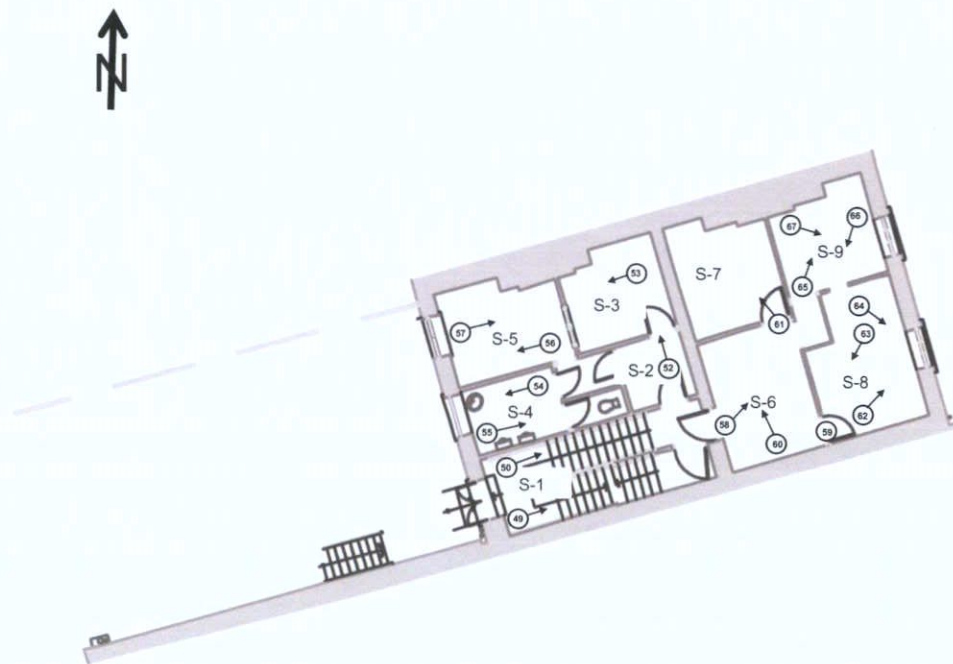


Figure 5: Plan at second floor level

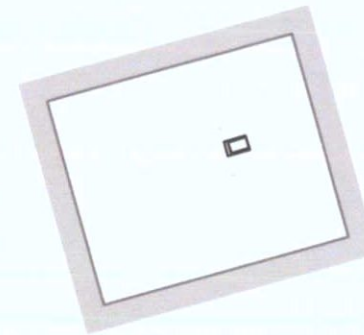
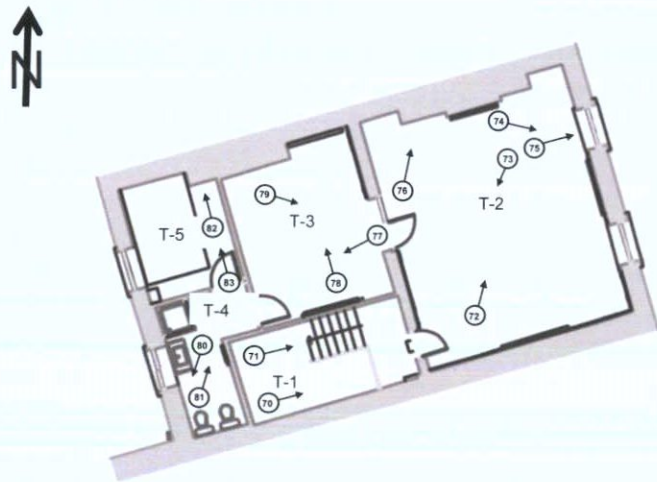


Figure 7: Plan at fourth-floor level

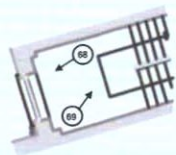


Figure 6: Plan at third floor level

BUILDING SURVEY

Exterior

Two-bay, four-storey-over-basement attached building. M-profile roof, having mix of natural and synthetic slate, and lead central and parapet valleys. Rendered chimney stacks to north. Granite copings over rebuilt red brick parapet wall having later dentillated eaves cornice. Rebuilt red brick to third floor. Front (east) façade comprised of red brick laid in Flemish bond. Three-over-six timber sash windows to first floor and six-over-six timber sash windows to second floor, having lugged, Roman cement architraves and hood mouldings, repaired with cement, pedimented to first floor; recent three-over-three timber sash windows to third floor, having moulded cement architraves; granite sills with later rendered finish throughout. Modern shop front.

Granite coping over cementitious render to rear (west) elevation. Square-headed window openings with uPVC casement windows throughout. Remnant of original round-headed window to second floor half-landing, with later granite sill and infilled with wired glass. Three-storey extensions to rear, having modern timber and steel cladding and fabric canopy / awning to first floor roof. uPVC rainwater goods.

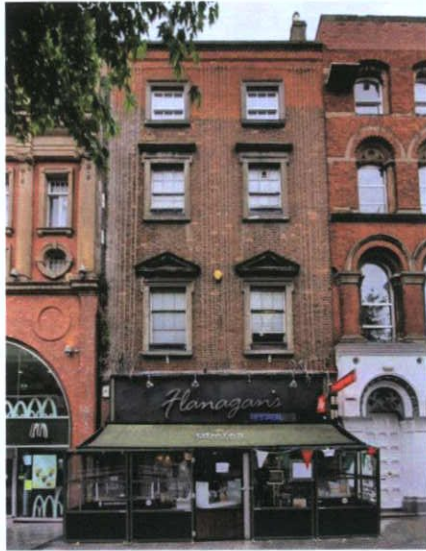


Plate 2: Front (east) elevation

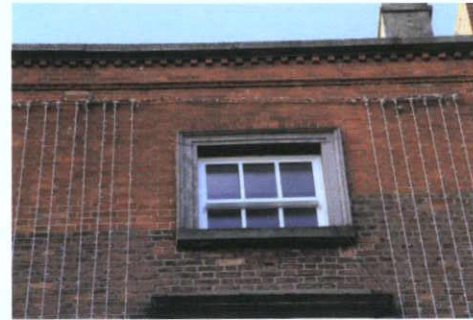


Plate 3: Third floor window

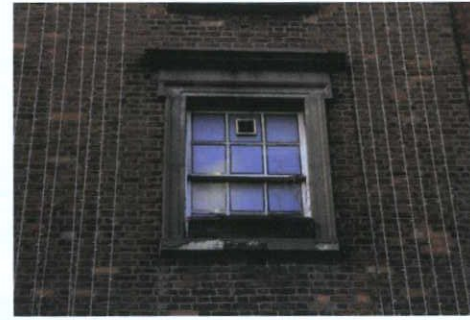


Plate 4: Second floor window



Plate 5: First floor windows

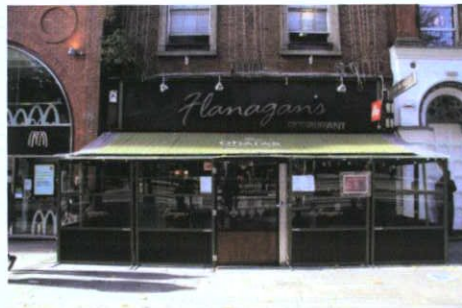


Plate 6: Ground floor shop front

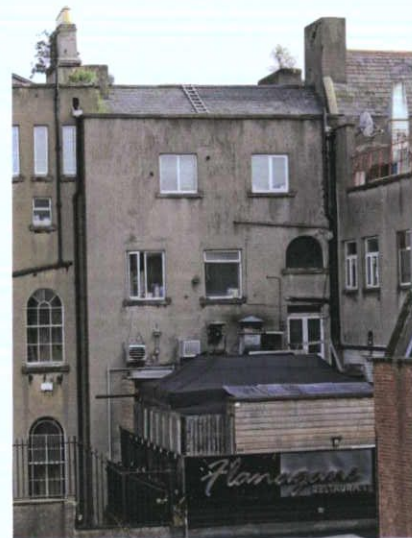


Plate 7: Rear (west) elevation

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REVISED: 13/12/2022

Interior – basement

Room B-1: Accessed from Rooms B-2, B-3 and B-4. Plasterboard finish to ceiling. Plaster finish to walls. Modern timber skirting boards and carved timber picture rail. Carpet finish to floor.

Room B-2: Accessed from Room B-1. Original 18th century cellar. Red brick, barrel-vaulted ceiling, continuous with walls. Circular coal hole opening to centre plan, blocked up above. Low-level, irregularly shaped opening in north wall accessing Room B-3, blocked up to north side. Rubble calp limestone walls to east and west. Square-headed door opening to west, with cut timber door frame; modern steel door. Concrete floor finish. Surface-mounted services.

Room B-3: Accessed from Room B-1. Original 18th century cellar. Red brick, barrel-vaulted ceiling, continuous with walls. Circular coal hole opening to centre plan, blocked up above. Rubble calp limestone walls to east and west. Square-headed door opening to west, with cut timber door frame; modern steel door. Concrete floor finish. Surface-mounted services.



Plate 8: B-1 - View to south



Plate 9: B-1 - View to north

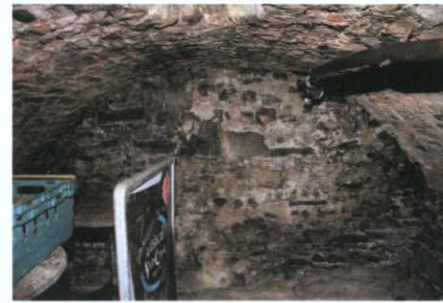


Plate 10: B-2 - View to east; 18th century cellar



Plate 11: B-2 - View to west "no 11 photo key".



Plate 12: B-2 - Coal hole to soffit of vault



Plate 13: B-2 - View to north towards Room B-3



Plate 14: B-3 - View to east



Plate 15: B-3 - View to west

Interior – basement

Room B-4: Accessed from Rooms B-1 and B-5. Projecting nibs of former chimney breast retained to north wall. Plasterboard finish to ceiling. Downstand bressummer to centre plan under spine wall on north-south axis, bearing on projecting nibs / piers. Square-section column to south-west supporting ceiling. Downstand building service bulkheads and exposed soffit of rising staircase to south-east; timber stud partition to south enclosing stairwell to ground floor. Plaster finish to walls; some ceramic tile finishes to north-west. Flush timber doors and flat timber architraves, timber skirting boards and carved timber picture rail. Modern parquet timber floor. Modern timber bar and backbar to north-west.

Room B-5: Accessed from Rooms B-4 and B-6. Plasterboard finish to ceiling. Plaster finish to walls; some ceramic tile finishes to north. Square-headed openings in rear elevation of main building former partition to east, leading into Room B-4. Flush timber doors and flat timber architraves, timber skirting boards and carved timber picture rail. Modern parquet timber floor.



Plate 16: B-4 – View to east



Plate 17: B-4 – View to south-east



Plate 18: B-4 – View to south-west

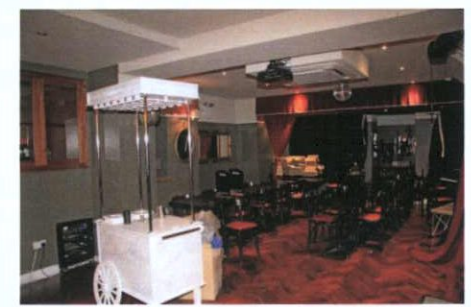


Plate 19: B-4 – View to north-east



Plate 20: B-4 – View to south-east

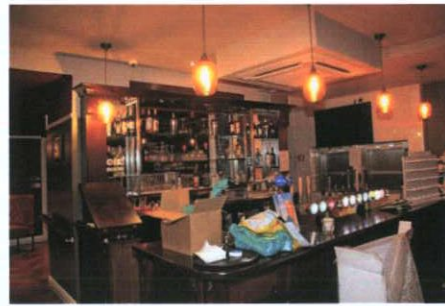


Plate 21: B-4 – View to north-west



Plate 22: B-5 – View to east towards Room B-4

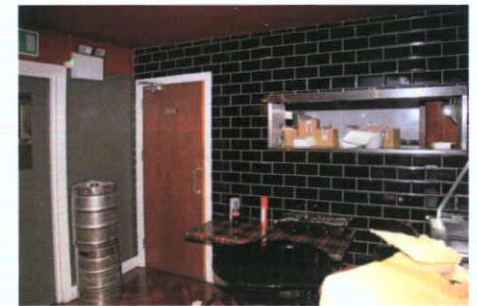


Plate 23: B-5 – View to north-west

Interior – basement

Room B-6: Accessed from Rooms B-5, B-7 and B-8. Plasterboard finish to ceiling. Plaster finish to walls. Flush timber doors and flat timber architraves, timber skirting boards and carved timber picture rail. Carpet finish to floor.

Room B-7: Accessed from Room B-6. Toilet room. Plasterboard finish to ceiling. Ceramic tile finish to walls and timber stud toilet cubicle partitions. Flush timber doors and flat timber architraves. Ceramic tile finish to floor. Sanitaryware throughout.

Room B-8: Accessed from Room B-6. Toilet room. Plasterboard finish to ceiling. Ceramic tile finish to walls and timber stud toilet cubicle partitions. Flush timber doors and flat timber architraves. Ceramic tile finish to floor. Sanitaryware throughout.

Room B-9: Accessed from Room B-6. Stairwell to ground floor. Straight flight, closed-string staircase having treads and risers with rubber contrast strips, finished with carpet; rectangular-section stringers. Modern carved timber handrail affixed to wall to east. Plasterboard finish to ceiling. Plaster finish to walls. Modern skirting boards to landings having beaded profile. Carpet finish to landings.



Plate 24: B-6 – View to west



Plate 25: B-6 – View to east



Plate 26: B-7 – View to west



Plate 27: B-8 – View to west



Plate 28: B-9 – View to south towards ground floor landing