

# Volume 2

## Environmental Impact Assessment Report

### Volume 2: Appendix 15

### Mixed-Used Development at Dublin Central

### For Dublin Central GP Limited

DCC PLAN NO. 5126/22  
RECEIVED: 26/10/2022

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DCC PLAN NO 5126/22  
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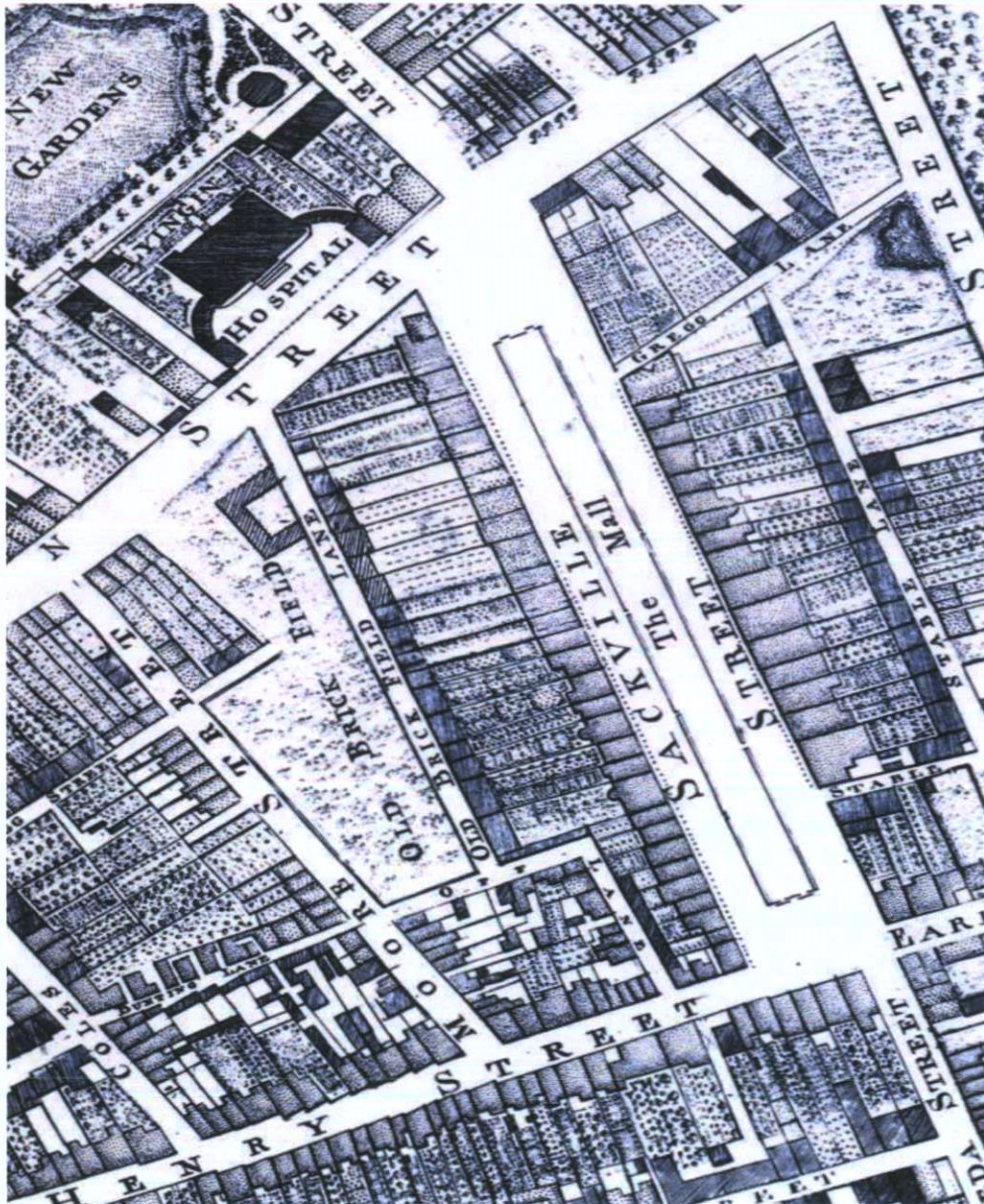


EIAR Chapter 15 Cultural Heritage (Architectural)

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

**Appendix 15.1** Dublin Central Masterplan Area Conservation Management Plan





John Rocque 1756 Harvard Map Collection

# DUBLIN CENTRAL MASTERPLAN AREA CONSERVATION MANAGEMENT PLAN

February 2021

Draft 01 Issued to statutory stakeholders 23<sup>rd</sup> July 2020

Draft 02 Issued to statutory stakeholders 9<sup>th</sup> December 2020

Draft 03 Issued as part of planning documentation February 26<sup>th</sup> 2021



## INTRODUCTION

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Note: While every endeavour has been made to identify and acknowledge the sources of illustrations/photographs, Molloy & Associates wish to apologise if any copyrighted material has been inadvertently included without due acknowledgement.



## INTRODUCTION

### PREFACE

This Conservation Management Plan was commissioned by the developer of the Dublin Central Masterplan Area, Dublin Central GP Limited.

The Dublin Central Masterplan Site is of particular regional and national importance. Its links to the early-eighteenth century urban expansion of the capital city was central to the formation of its distinctive character. The subsequent growth of industrial and retail uses, in the introduction of purpose-built shops, markets, factories and associated warehouses all fused with domestic accommodation, encapsulated a vibrant, diverse city in the nineteenth century. The historic events of 1916 and 1922 centred around this area, with the aftermath of both radically transforming buildings and streetscapes in their subsequent reconstruction. The importance of O'Connell Street as the national main street and the retail importance of Henry Street and Moore Street was pivotal in the emergence and consolidation of commercial activity synonymous with the area's urban and building character. Severely impacted by gradual decline in the last decades of the twentieth century, the area now requires a response to collective and appropriate redevelopment that will balance its urban and historic character with viable uses, amenities and infrastructure.

### AUTHORSHIP

The Dublin Central Masterplan Area Conservation Management Plan is collated by Molloy&Associates Conservation Architects (MACA) in respect of the proposed development of cumulative sites encompassing the Dublin Central Masterplan Area.

Molloy&Associates were appointed in May 2020 by Dublin Central GP Limited, as architectural conservation architects to review and advise on a renewed masterplan design as prepared by executive architects, Acme.

This Plan was collectively authored by the following consultants:

#### Archive and field research/recording and documentation

**Rob Goodbody (Site 1,3,4 and 5)** BA(Mod), DipEP, DipABRC, MA, MUBC, MIPI

**Sunni Goodson** BA, Msc Conservation of Historic Buildings, HNC Interior Design

#### Historic urban landscape assessment

**Dr. John Olley** BEng, PhD

#### Forensic archaeologist

**Dr. Jason Bolton** MA, MIAI, PhD

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Please refer to Section 1.2.3. below for a profile of wider Dublin Central Masterplan Area design team contributors to this Plan.



**Plate 1:** Joseph Tudor watercolour of an imagined Sackville Street with integrated amenities, residential and street retail activity, c.1750. (National Library Ireland)



**Plate 2:** Sackville Street c.1820, Henry Brocas. (National Library Ireland)



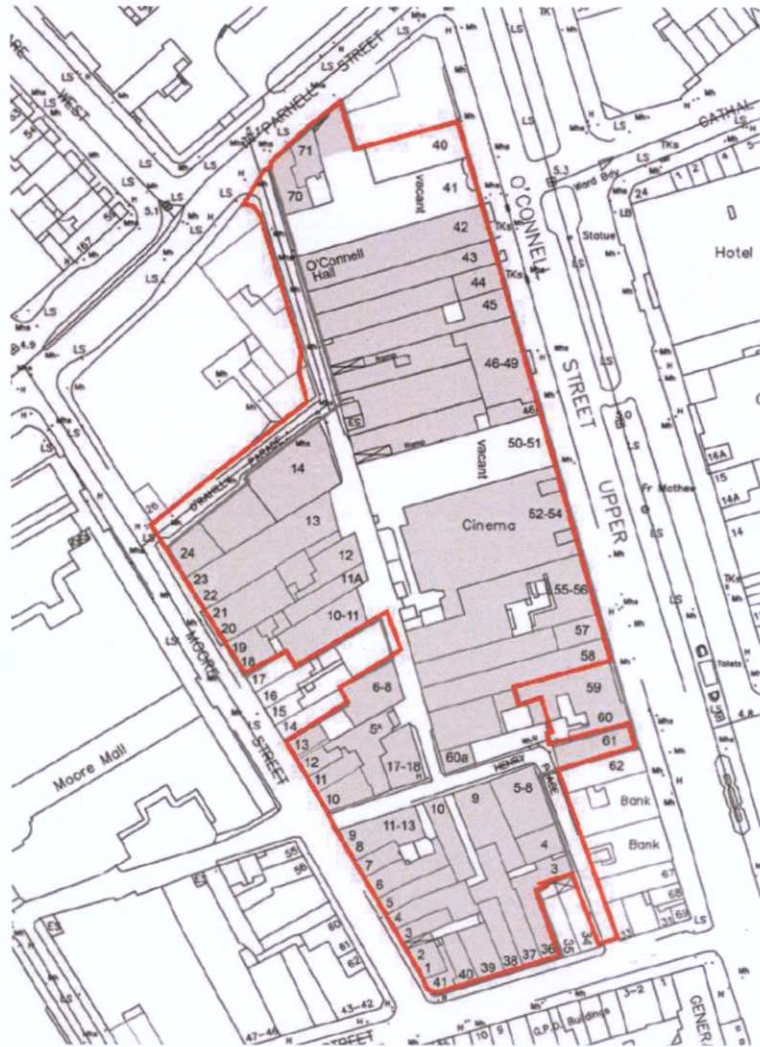


Fig 1: Subject site boundary outlined (please note that the red line is for visual demarcation only)



Plate 3: Aerial photograph of the subject site (please note that the red line is for visual demarcation only) (Google)



## **INTRODUCTION TO THE DUBLIN CENTRAL MASTERPLAN AREA**

The Dublin Central Masterplan Area is an expansive (c.2.2 Ha) and complex regeneration project. It needs to be delivered in stages to overcome site and project constraints.

A site wide cumulative masterplan has been prepared by Dublin Central GP Limited to set out the overall development vision for the Dublin Central Masterplan Area.

The Masterplan Area encompasses almost entirely, three urban blocks. The site is bounded generally by O'Connell Street Upper and Henry Place to the east, Henry Street to the south, Moore Street to the west, and O'Rahilly Parade and Parnell Street to the north. Moore Lane extends south from Parnell Street through the centre of the masterplan area, as far as its junction with Henry Place.

The boundaries of 'The Masterplan Area' also form this Conservation Management Plan boundary.

## **BACKGROUND: DUBLIN CENTRAL MASTERPLAN AREA'S STATUTORY CONTEXT**

Planning consent for a large-scale redevelopment on this site was granted in 2010, including extensive demolition and urban change, which remains valid until May 2022, (DCC Reg. Ref.2479/08, An Bord Pleanála Reg. Ref. PL29N.232347). Please refer to Fig 10 and 11 Section 4.2.3. below, for further detail.

## **BACKGROUND: DUBLIN CENTRAL MASTERPLAN REVIEW**

The developer acquired the site in 2018 with a view to redesigning the scheme as permitted under DCC Reg. Ref. 2479/08.

This Conservation Management Plan has been prepared in parallel with the progression of a renewed masterplan for development by Acme, following a client brief to review the site's redevelopment whilst maintaining an option to develop under the extant permission.

The basis for the redesign is an intention to improve on the previously permitted design in achieving a granular scale in the formation of new streets, plots, buildings and their relationship with the street, reflecting a client-led intention to better respond to the site's unique architectural and historical character. The detailed review of all aspects of tangible and intangible heritage on the site, which has been carried out in preparation of this Conservation Plan, has informed the design teams who have developed the masterplan.

## **BACKGROUND: METROLINK ENABLING WORKS**

The National Transport Agency (NTA) and Transport Infrastructure Ireland (TII) approached the Applicant in 2018 with a view to considering the feasibility of locating a future MetroLink Station serving O'Connell Street within the Dublin Central Masterplan Area, in an effort to avoid locating the Station within the central median of O'Connell Street. As of February 2021, TII is in the process of finalising the design of the MetroLink project. TII is expected to make an Application for a Railway Order for the MetroLink project, including the O'Connell Street Station, later in 2021.

The Applicant intends to complete the enabling works that would accommodate the future station comprising the provision of a structural 'box' positioned below ground, within which the MetroLink project can be positioned and above which the Applicant's project can be constructed. The provision of this structural box (referred to as the "Station Box") and its ancillary works below ground are known collectively as the Metro Enabling Works (MEW) in the context of the Applicant's overall Dublin Central Masterplan Area.

## **REQUIREMENT FOR A DUBLIN CENTRAL MASTERPLAN AREA CONSERVATION MANAGEMENT PLAN**

The Dublin Central Masterplan Area Conservation Management Plan is a stand-alone document that identifies policies for the site independent of the proposed scheme. It precedes implementation of the architectural masterplan for redevelopment, its purpose being to frame the site's baseline heritage characteristics in view of its impending redevelopment. The Conservation Management Plan methodology is based on a robust multi-disciplinary assessment of significance, vulnerabilities and measures to protect key components and characteristics of the site. Assessments in turn are based on building recording, investigation, archival research and measured surveys.

It is intended that the Conservation Management Plan can be amended as time evolves to take account of possible changes during the course of future development work.

## **BACKGROUND TO AN UNDERSTANDING OF THE IMPACT OF CUMULATIVE CONSTRAINTS COLLECTIVELY REDEFINING INTERPRETATION OF THE SITE'S HERITAGE PROTECTION LIMITATIONS**

The previously permitted development (ABP Ref. PL29N.232347) authorises removal of vast sections of urban and building fabric within the site. The existing statutory context for the site's buildings has remained static since its first consideration in advance of the preparation of planning documents for the permitted development with no change arising to either the Dublin City Development Plan 2016-2022 nor the O'Connell Street and Environs ACA policy in the intervening period.



The previously permitted development recognises that the development plan protection for certain facades, in essence, tacitly acquiesces to wholesale demolition and plot amalgamation of the terraced block west of the ACA, together with the removal of rear buildings defining Moore Lane. In the absence of full building protection, demolition inevitably is permitted to follow.

The starting point for this Conservation Management Plan therefore acknowledges the statutory position in respect of the protection of facades only for Nos. 43, 44, 52-54 and 61 O'Connell Street and acknowledges that the limits of statutory protection in effect anticipates the demolition of the remainder of the terrace. This condition, before development occurs, alters the character of the west side of this important national thoroughfare, and in turn affects the applicability of the O'Connell Street and Environs ACA policy to the development of the original, permitted development and the forthcoming masterplan for the site.

The existing permission remains valid and with it, the limited retention of protected facades as a relic of the important character of this street.

## **BACKGROUND TO AN ACCEPTANCE OF THE SITE'S REDEVELOPMENT**

In view of the site's development as defined by a predetermined statutory framework and consequential planning consents, it follows that replacement buildings will be generated.

## **INTRODUCTION TO EACH COMPONENT OF THE CONSERVATION MANAGEMENT PLAN**

### **Part 1 The Conservation Management Plan process**

The scale of the proposed development warrants the preparation of a Conservation Management Plan as a mechanism for the appropriate and effective management of the character of existing / retained buildings and street networks of heritage value within the masterplan site.

To ensure the relevance, interpretability and application of the Conservation Management Plan, it must meet criteria as set out in internationally recognised guides referencing in particular; The Conservation Plan (7th Edition), James Semple Kerr (Australia ICOMOS); A Guide to the Preparation of Conservation Plans (Historic Environment Scotland); Conservation Principles, Policies and Guidance (Historic England) and Conservation Plan Guidance (UK Heritage Lottery Fund).

The subject Dublin Central Masterplan Area Conservation Management Plan applies its format and findings principally to the Kerr method, and in doing so, legibly sets out the site's singular and cumulative significance.

### **Part 2 Understanding the site**

All buildings and open spaces within the site were inspected in the period June 2020-December 2020, observing Covid-19 compliance and limitations.

### **Part 3 Assessment and statement of significance**

Notwithstanding site and archival reviews carried out as part of the original planning consent process, detailed building and site inspections, as cited above, were considered necessary to inform a comprehensive assessment of significance. The approach adopted a robust strategy for building recording, investigation and archival research referencing known architectural, historical and cartographic resources aligned with measured surveys. To counter the closure of research repositories owing to the pandemic, extant building fabric was interrogated to a greater extent than would typically be expected, to ensure that building origin was unequivocally understood and assessments of significance substantiated therefrom. The subject analysis and assessment of significance is now found to encompass the tangible and intangible heritage characteristics of the site.

### **Part 4 Identification of vulnerabilities and threats to significance**

Key risks to urban and built heritage of significance have been scheduled and assessed.

### **Part 5 Recommendations**

The Conservation Management Plan policies include specific proposals and recommendations which should be implemented as part of the concurrent planning assessment process and thereafter in the materialisation of conservation strategies for retained building fabric.

### **Part 6 Implementation & review**

The Conservation Plan's findings will inform the forthcoming EIAR and suite of planning applications for each of the six phases of development.

## **APPENDICES**

### **A1 Archaeology and Cultural Heritage**

This section of the appendix submitted by Courtney Deery Heritage Consultancy summarises the archaeological character and constraints of the site.

### **A2 Building Inventory, Description and Assessment**

Each building within the property portfolio has been carefully examined physically, archivally (insofar as possible) and academically. As introduced in Part 3 above, certain buildings have been



interrogated forensically. A summary statement for each building is appended, together with chronological surveys of each building, detailed photographic records, historical research and architectural assessment.

Findings have informed Molloy&Associates's assessment of significance of each of the buildings within the portfolio.

**A3 Historic Urban Landscape Assessment**

The urban realm enclosing the building blocks has evolved dramatically over time, commencing with the provision of a grand mall in the 18<sup>th</sup> century, through to urban devastation as a consequence of street battles in 1916 and 1922. The historical morphology is mapped, analysed and presented in this section of the appendix.

**A4 The Urban Battlefield**

*Baseline assessment of 1916 and 1922 battlefields within the public realm of the Dublin Central Masterplan Area site*

This section reviews the impact of two subsequent battles collectively framing the Irish Revolution, on the architectural and historical character of the subject development site.

**A5 Building Materials Analysis Report**

Dr Jason Bolton, forensic archaeologist, has undertaken a detailed analysis of building materials to identify and differentiate between original/early masonry and later alterations or repairs. The work analyses and compares the bedding, pointing, plastering and rendering mortars found among the upstanding brick and stone masonry structures at the site. The aim of this work is to use the physical evidence of these masonry mortars to identify different building phases, areas of repair, and assist in understanding the significance of the different buildings found at the site.

The analysis will assist in informing a critical description of each building, which will be supplemented by archival and photographic records.

The investigative work differs from archaeological work which will be undertaken at a later time.

**EXECUTIVE SUMMARY**

**THE SIGNIFICANCE OF THE SITE**

The urban landscape within and peripheral to the Dublin Central site is rich and varied. Site boundaries are defined by the wide 18<sup>th</sup> century streets of O'Connell Street, Henry Street, Parnell Street and Moore Street. These streets have formed the commercial and retail core of the north city centre since the first half of the 19<sup>th</sup> century. The interior of the site encompasses an intact network of

smaller streets. These back streets – Henry Place, Moore Lane and O'Rahilly Parade – were originally laid out as mews lanes and became a thriving district of warehouses and manufacturing uses by the second half of the 19<sup>th</sup> century. While the character may have changed, the layout of the street network within the Dublin Central site survives largely unchanged from the late 18<sup>th</sup> century. The blocks formed by these streets include the remains of a number of narrow laneways that historically penetrated deep into the fabric of the site.

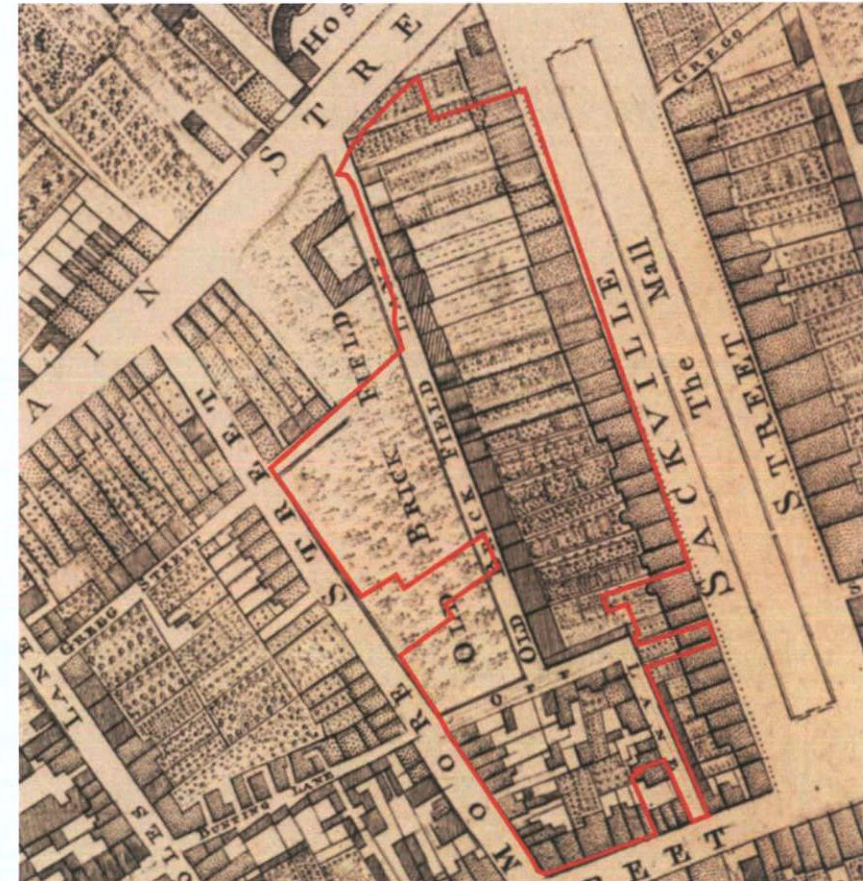
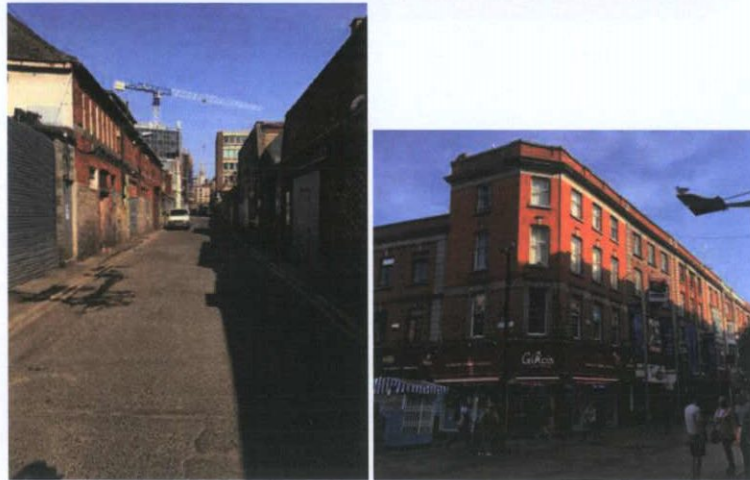
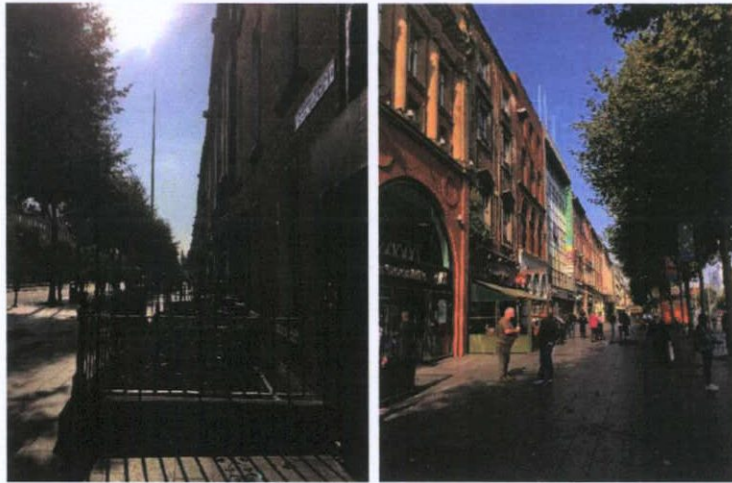


Fig 2: Detail of the Rocque Map of 1756 showing the composition of the Dublin Central site at that time (please note that the red line is for visual demarcation only) (Harvard Map Collection)





The pavement finishes on the perimeter streets (O'Connell Street, Henry Street, Parnell Street, and Moore Street) comprise modern granite paving, dating from the beginning of the 21<sup>st</sup> century. This contrasts with sections of street surfaces on the interior of the site, having 18<sup>th</sup> century stone setts that have been partially covered with tarmac and granite curbstones, surviving in places. Fragments of historic paving is relatively rare for Dublin city centre and makes a very significant contribution to character and sense of place within the site.



The buildings, walls, and facades, that enclose and front onto this network of streets are equally important in defining the urban landscape. The streetscape includes layers of fabric that help to define the public realm and to tell the complex history of the site. The rhythm of the terraced façade to O'Connell Street provides tangible visible evidence of historic plot lines that survive unchanged from the early-eighteenth century, with some plots amalgamated for form larger public buildings, such as the Carlton Cinema. The fragments of calp limestone walls along Moore Lane reflect its eighteenth-century origins as a carriage lane.

Warehouse and industrial buildings on Moore Lane and Henry Place, many of which are now vacant and in poor repair, stand as a reminder of the thriving commercial and manufacturing activity on these back streets during the nineteenth and early-twentieth centuries. The imposing four-story terraced façades along Henry Street are the result of the comprehensive reconstruction that followed the 1916 Easter Rising but also reflect the historic plot lines and contain echoes of the nineteenth century buildings they replaced.

The scale of the buildings on Moore Street is smaller, with ground floor retail use and (predominantly vacant) residential accommodation above. The survival of a number of early buildings on Moore Street, such as Nos.8,9,10,14-17,20,21 adds to the interest and importance of this urban landscape.

The **intangible** characteristics of this site also deserve consideration. O'Connell Street is the premier thoroughfare in Dublin. It is widely regarded as Ireland's main street and is a focal point for national gatherings, protests and celebrations. Henry Street is one of the city's most important retail streets – a major shopping destination for generations of Dubliners and a counterbalance to Grafton Street in the south city centre. The street market on Moore Street offers a very different retail experience, dating back to the nineteenth century, and makes a cultural contribution to the life of the city. The stepped terraced buildings, which front onto Parnell Street to the north of the site, provide the only visual clues to the past history of this major street that has undergone change in recent decades.

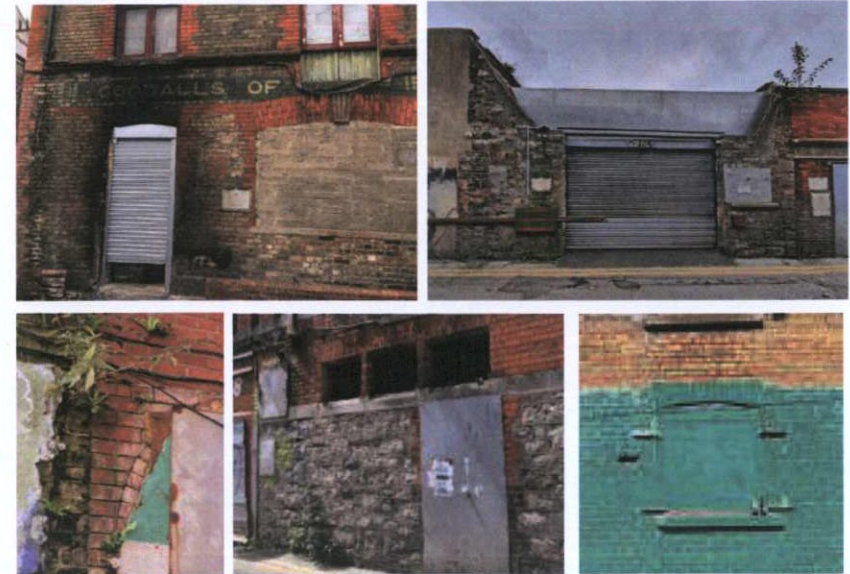
While the back streets within the interior of the site have lesser prominence, they retain important associations with Dublin's social, historical and cultural past.





**Plate 4:** Archival image of Nos.42-46 O'Connell Street, taken in the immediate aftermath of the Civil War, 1922. (National Library Ireland)

The site acted as a backdrop to two significant historic events associated with the foundation of the state in the early-twentieth century. The evacuation of the GPO, and the subsequent surrender of the leadership of the Easter Rising in 1916, and the Battle of O'Connell Street during the Civil War in 1922, responded to the physical infrastructure of the site. The buildings, walls and streets shaped and influenced the course of these events; most particularly in determining the evacuation route of the 1916 rebels, as they sought to avoid heavy gunfire from the British Army. In turn, these momentous historic events shaped the physical characteristics of the site. Many of the buildings, particularly on O'Connell Street and Henry Street, suffered considerable damage during the battles of 1916 and 1922.



The rapid reconstruction of these buildings and the rebuilding of the damaged commercial core in the aftermath of these events at a time is an important story in itself. Many of the reconstructed buildings retained and incorporated earlier fabric, particular in the boundary walls and at basement levels. The reconstruction, which was partly-funded by insurance payments, retained characteristics of the earlier buildings – the influence of the Georgian townhouse is evident in many of the replacement buildings on O'Connell Street – the construction work incorporated both the emerging construction technologies (to varying qualities) of the twentieth century and the traditional materials of the previous century. Some of the resulting buildings have a complex and layered significance that tells the story of a city in recovery and the ambitions of the fledgling Irish state.

Appendix A3 summarises the historical and architectural development of the area, which has informed a categorisation of significance of each of the enclosing streets and lanes.

#### OBJECTIVE OF THE CONSERVATION MANAGEMENT PLAN

The objective of the Dublin Central Masterplan Area Conservation Management Plan is to provide a clear, impartial rationale for the appropriate consideration of a masterplan for the redevelopment of the Dublin Central site.

The preparation of an overarching Conservation Plan, serving as a single repository for all architectural heritage considerations in respect of the site's proposed redevelopment should offer a



unique opportunity for a unified heritage-informed approach to the design and development of each phase. It intends to provide a balanced view of the proposed development, and in its formulation of a high-level architectural conservation strategy, offers a clear brief for interaction with heritage issues in the advancement of the design brief.

Policies devised for the Dublin Central Masterplan Area Conservation Management Plan are thus supported by a number of key objectives:

- Objective 1** To recognise the unique heritage opportunity presented in reviewing multiple properties and streets as a single site within the Conservation Management Plan boundary.
- Objective 2** To construct an understanding of the characteristics of the site's collective heritage significance, the singular significance of its buildings and established inter-relationships with their environs, and to acknowledge the contribution that the diverse historical occupancy and function each building has made to the historical and contemporary cultural significance of the area.
- Objective 3** To develop policies and recommendations to assist in the formulation of a refined masterplan for renewed development, to support the developer's understanding of the complex architectural and historical assemblage of buildings in their ownership and encourage ways to achieve viable redevelopment, respectful of that character in the identification of historic fabric of significance which should be retained within any redevelopment of the site. Correspondingly, to ensure the appropriate integration of same retained historic fabric within its proposed plan for urban renewal.
- Objective 4** To propose a framework to inform development and regeneration of the site in a manner that is compatible with its collective and singular heritage significance and to coordinate future conservation, intervention and development within the masterplan site in a strategic manner that does not detract from the significance of the site, its environs or retained buildings in the preparation of a conservation strategy for the protection, appropriate architectural conservation and future presentation of retainable structures identified as having heritage significance.
- Objective 5** To review the three foremost vulnerabilities which threaten urban and building significance; a) ongoing long-term dereliction and under-use; b) the significant impact to the character of the site arising from an extant planning permission (ABP Ref. PL29N.232347), acknowledging the corresponding opportunity now presented to review the originally permitted development in a forthcoming revised Masterplan for the site; c) engaging with TII and its Metrolink design.

- Objective 6** To continue to encourage awareness and appreciation of the historical significance of the site's contribution to Irish independence in its positioning central to two consecutive street battles (1916 and 1922), and the respectful interpretation of that legacy. In acknowledging it was not possible to date in light of Covid restrictions imposed since March 2020 up to the time of the delivery of this document, it is recommended that a suitably qualified historian be appointed, post-Covid and reopening of research repositories, to continue research carried out to date, in the publication of an all-encompassing historic documentation of the site's rich history.
- Objective 7** To ensure that an accurate record of each building and upstanding streetscape walls is achieved; to include a detailed building inventory, historic research and physical investigation where possible.
- Objective 8** To ensure that an accurate record of the public realm within and abounding the site is achieved, identifying the existence of early street surfaces and recording their extent, position and condition where possible, with findings informing a strategy to consolidate and improve the authentic presentation of the public realm in conjunction with statutory stakeholders, with the aim of protecting and consolidating the site's historic importance and immediate urban and citywide context.
- Objective 9** To ensure that the demolition of buildings of character is countered by generation of buildings of exceptional architectural character, quality and durability.

#### OBSERVING THE INTEGRITY OF THE CONSERVATION MANAGEMENT PLAN PROCESS

For the Dublin Central Masterplan Area Conservation Management Plan to be of benefit it needs to follow approved methods, be accurate, concise and present all facts as found impartially.

Mindful of the potential for conflict of interest, Molloy&Associates, with the consent of their client, have committed to an internationally approved format for the Plan. Please refer to Part 1.1.1. below, which sets out an unbiased Conservation Policy for the wider development, facilitating a structured platform for engagement on conservation issues with statutory stakeholders and informing the design of the development masterplan going forward.



## STAKEHOLDER CONSULTATION

To lend effectiveness to the Plan, statutory stakeholders comprising DCC and the built heritage and archaeology units of the Department of Housing, Local Government and Heritage were issued with interim drafts in July and December 2020.



## KEY VULNERABILITIES

Part 4 of this Plan sets out the primary vulnerabilities facing the subject site, summarised below:

<b>Dereliction and underuse</b>	Building fabric within the site has suffered incremental decline, a contribution of decades of inertia as much as a possible consequence of planning consent for largescale demolition. The urban landscape as evolving to enclose buildings of varying uses and vacancy, has also suffered corresponding decay.
<b>Statutory mechanisms</b>	The Development Plan, its Record of Protected Structures and the Architectural Conservation Area policy do not fully reflect the many significant changes that have emerged due to statutory consents for this site and neighbouring sites. The NIAH, whilst acknowledged in this Plan, is not a statutory mechanism. Notwithstanding, it is noted that its updating since receipt of planning consent does not include some buildings of character identified by Molloy&Associates as being of significance. The absence of increased baseline statutory protection for

<sup>1</sup> The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, Edition 7, 2013

<sup>2</sup> James Semple Kerr, The Conservation Plan (7th Edition), (Australia ICOMOS);

	the site and its wider environs presents an impediment to incentivising enhanced retention and protection of historic fabric.
<b>Planning consent</b>	Permission was granted by ABP (DCC Reg. Ref. 2479/08) for a mixed-use scheme comprising retail, a commemorative centre and residential amenities, arising in large scale demolition of buildings and alteration of the urban landscape
<b>The proposed positioning of the TII MetroLink Station</b>	The positioning of a Station Box under Nos.43-58 O'Connell Street has been developed by Transport Infrastructure Ireland (TII) a strategy based on the originally permitted extent of demolition. Exceptions comprise the retained facades of Nos. 43, 44, 45, 52-54, 57, 58.

## STAGE 1

### PART 1 THE CONSERVATION MANAGEMENT PLAN PROCESS

#### 1.1 Introduction

##### 1.1.1 Scope

The Conservation Management Plan has been prepared in accordance with the principles of the ICOMOS Burra Charter<sup>1</sup> and Kerr's *Guide to Conservation Plans*<sup>2</sup> which defines a Conservation Management Plan as 'a document which sets out what is significant in a place and, consequentially, what policies are appropriate to enable that significance to be retained in its future use and development.'

In preparing a Conservation Management Plan a complete, multidisciplinary approach to the careful examination of a site is required, to ensure that a consistently unified and complete understanding and assessment informs the policies and recommendations for implementation. Various aspects of significance are described, and conflicts between the categories of significance identified. Critically, gaps in research, content and findings, if arising, are similarly identified in order to accurately portray a systematic approach to understanding and assessment.

The Plan assesses the impacts of the proposed masterplan to establish its retention or enhancement of the site's significance. As per Policy 17, Part 5 below, it is intended that the Plan has the capacity to absorb amendments until completion of works on site. It is intended that a final version of the Plan



will be adopted on completion of works, as a Conservation Management Plan for the management of retained, historic fabric and street networks for an ensuing 10-year period.

### 1.1.2 Study area

The study area addresses the entirety of the site and street networks within the site boundary.

## 1.2 Structure

### 1.2.1 Methodology

The proposed methodology involved in preparing this Plan is summarised as follows;

- **Information gathering:** building inventory of all building fabric; measured surveying of all building fabric; recording of urban environment; architectural historic research comprising a desktop review of all readily accessible historical documentation, review of applicable statutory policies.
- **Consultation:** meeting with statutory stakeholders, liaison with design team consultants.
- **Analysis of significance:** detailed review of all built fabric as a means to accurately inform statements of building and urban significance and the identification of threats to this significance.
- **Policies:** preparation of policies to guide future development and conservation.
- **Implementation and review:** enactment of recommended policies and providing timeframes for completion.

### 1.2.2 Layout

The subject, principal volume sets out the intention and scope of the Plan. A second volume comprising Appendices explaining the receiving environment in greater detail and outlining proposals for its redevelopment are attached to the rear.

### 1.2.3 Contributions

In preparing this Plan, Molloy&Associates have adopted a multi-disciplinary approach to achieve a broad understanding of the site. Conservation architects; Maol Íosa Molloy, Shelley O'Donovan and Michael O'Boyle, historic building consultants and researchers; Rob Goodbody and Sunni Goodson and historic urban landscape assessor Dr. John Olley have collectively examined the site and its receiving environment and contributed to the appraisal of its significance. Dr. Jason Bolton, forensic archaeologist has examined building fabric in detail, as expanded in Appendices A5 and A6 attached with this document, a review that has culminated in a clear understanding of the origin of each building.

Known and potential archaeological features of interest within the site have been appraised by Courtney Deery, Archaeological and Heritage Consultants. Key contributions from Acme, the design team executive architects and Stephen Little & Associates, planning consultants are also included.

Acme produced background information to the 1916 battlefield to inform their preliminary masterplan of 2019, which has been continued in the attached Appendix A4.

### 1.2.4 Limitations

A significant limitation to research is the current closure of relevant repositories due to COVID-19 for much of the writing of this Plan. When open for a brief period from July-October 2020, each visit was time-restricted. Every effort has been made to overcome limitations insofar as possible, with conclusive findings only submitted and inconclusive findings correspondingly expressed or excluded. The appointment of a dedicated historian to continue the research following the national lifting of COVID restrictions, will address this limitation in due course.

Whilst extensive site investigations have been carried out to buildings where origin was previously unqualified, this Conservation Management Plan is not a condition assessment and should not be interpreted as such.

### 1.2.5 Measured surveys

Due to the absence of measured drawings/surveys relating to a considerable extent of buildings within the portfolio, together with the passage of time since other buildings were surveyed, renewed measured surveying of all structures has been carried out. Certain buildings having special character were subject to more developed levels of surveying by way of detailed scanning, complimented with drone footage of each building and plot, clarifying the relationship of each component with its wider urban context.

## 1.3 Statutory Context (Input by Stephen Little & Associates)

### 1.3.1 Strategic planning context

The **National Planning Framework – Ireland 2040** sets out a framework for urban development which aims to enhance people's experience of living and working in and visiting urban places in Ireland. The NPF targets: - "...a significant proportion of future urban development on infill / brownfield development sites within the built footprint of existing urban areas." (pg. 65).

Dublin is targeted for significant growth over the period of the NPF. The NPF confirms that: - "At a metropolitan scale, this will require focus on a number of large regeneration and redevelopment projects, particularly with regard to underutilized land within the canals and the M50 ring and a more compact urban form, facilitated through well designed higher density development."

The delivery of the MetroLink project is identified as a "Key Growth Enabler" in terms of Dublin meeting its growth targets. Specifically, the NPF confirms this key growth enabler to be: - "Delivering the key rail projects set out in the Transport Strategy for the Greater Dublin Area including MetroLink, DART expansion and the Luas green line link to MetroLink."



TABLE 1 Buildings within the DC site included in the Record of Protected Structures		
RPS Ref.	Address	Description
6423	70 Parnell Street, Dublin 1	Licensed Premises (Conway's)
6022	42 O'Connell Street Upper, Dublin 1	Commercial Premises
6023	43 O'Connell Street Upper, Dublin 1	Commercial premises, upper floor façades
6024	44 O'Connell Street Upper, Dublin 1	Commercial premises, upper floor façades
6025	52-54 O'Connell Street Upper, Dublin 1	Former Carlton Cinema, upper floor façades
6026	57 O'Connell Street Upper, Dublin 1	Commercial premises, upper floor façades
6027	58 O'Connell Street Upper, Dublin 1	Commercial premises, upper floor façades
6029	61 O'Connell Street Upper, Dublin 1	Commercial premises, upper floor façades

Legend identifying statutory protections demarked in Fig 3







-  Protected Structure
-  Protected Structure (upper floor façade)
-  National Monument (14-17 Moore Street)
-  O'Connell Street Architectural Conservation Area
-  Conservation Area
-  Site Boundary

Fig 3: Compiled by Molloy&Associates based on Dublin City Development Plan 2016-2022, Map E, The O'Connell Street ACA Map, and an interpretation of the Record of Protected Structures (please note that the red line is for visual demarcation only)





The **Eastern and Midlands Regional Spatial and Economic Strategy (RSES)** came into effect on 28 June 2019. The RSES objectives broadly support the development of infill and brownfield sites. They promote the consolidation of Dublin City & Suburbs through sustainable and intense urban form. Regional Policy Objective (RPO) 4.3 intends to: -

***"RPO 4.3: Support the consolidation and intensification of infill / brownfield sites to provide high density and people intensive uses within the existing built-up area of Dublin city and suburbs and ensure that the development of future development areas is co-ordinated with the delivery of key water infrastructure and public transport projects."***

The development of the lands is consistent with the broad aspirations and objectives of the National Planning Framework to achieve a sustainable commercial-led mixed-use development (with residential and cultural elements) appropriate to the regeneration and rejuvenation of O'Connell Street and surrounding streets, in the heart of Dublin City Centre.

The site's protected structures within the subject site are outlined in Table 1 above. The extent of the ACA overlapping the site is shaded in yellow on diagram Fig 3, above. Numerous buildings are also included in the National Inventory of Architectural Heritage, Fig 4.

### 1.3.2. Local planning context

The **Dublin City Development Plan 2016 – 2022** came into effect on 21 October 2016 and is the statutory land-use plan governing the subject site at this time.

TABLE 2 Buildings within the DC site included in the NIAH		
NIAH Ref.	Address	Rating
50010561	70 Parnell Street, Dublin 1	Regional
50010562	71 Parnell Street, Dublin 1	Regional
50010554	42 O'Connell Street Upper, Dublin 1	National
50010560	O'Connell Hall	Regional
50010553	43 O'Connell Street Upper, Dublin 1	Regional
50010552	44 O'Connell Street Upper, Dublin 1	Regional
50010551	45 O'Connell Street Upper, Dublin 1	Regional
50010543	52-54 O'Connell Street Upper, Dublin 1	Regional
50010542	56 O'Connell Street Upper, Dublin 1	Regional
50010541	57 O'Connell Street Upper, Dublin 1	Regional
50010540	58 O'Connell Street Upper, Dublin 1	Regional
50060601	59 O'Connell Street Upper, Dublin 1	Regional

50010534	61 O'Connell Street Upper, Dublin 1	Regional
50010495	36 Henry Street	Regional
50010496	37 Henry Street	Regional
50010497	38 Henry Street	Regional
50010498	39 Henry Street	Regional
50010499	40 Henry Street	Regional
50010481	41 Henry Street	Regional
50010482	1, 2 Moore Street	Regional
50011208	3 Moore Street	Regional
50011207	4 Moore Street	Regional
50011206	5 Moore Street	Regional
50010483	6 Moore Street	Regional
50010484	7 Moore Street	Regional
50060509	8/9 Moore Street and 11/12 Henry Place	Regional



Fig 4: Extract from the National Inventory of Architectural Heritage with site overlaid in red - (please note that the red line is for visual demarcation only)



The **Core Strategy** states Dublin city as the 'gateway core' for high-intensity clusters, brownfield development, urban renewal and regeneration.

The consolidation of development in a well-connected built-up area served by existing amenities and public transport is consistent with the Core Strategy for the city. The Dublin Central Masterplan Area is **zone Z5 – City Centre**, the objective of which is: -

*"To consolidate and facilitate the development of the central area, and to identify, reinforce, strengthen and protect its civic design character and dignity."*

A range of uses are permissible in principle under the Z5 – City Centre zoning, broadly supporting the proposed mix of uses on the site (office, retail, residential, cultural, hotel). The Development Plan sets out under Section 14.8.5 that the primary purpose of this use zone (Z5 City Centre) is to sustain life within the centre of the city through intensive mixed-use development. In terms of employment, the Development Plan notes that continuing and enhancing regeneration, particularly in the city centre zoned area, is essential for the improvement of Dublin City's competitiveness both nationally and internationally. There is a need to encourage the high quality re-development of outdated office stock. Policy CEE11 seeks: -

*"To promote and facilitate the supply of commercial space, where appropriate, e.g., retail and office including larger floorplates and quanta suitable for indigenous and FDI HQ-type uses, as a means of increasing choice and competitiveness and encouraging indigenous and global HQs to locate in Dublin; to consolidate employment provision in the city by incentivising and facilitating the high-quality re-development of obsolete office stock in the city."*

In terms of retail development, Dublin City Centre is designated as a Level 1 City Centre Retail Core. Policy RD6 seeks: -

*"To promote and facilitate the major contribution of retail and other services to the vitality and success of the city, as a significant source of employment, a focus of tourism, as an important recreational activity and as a link with other cultural and recreational activities."*

Policy RD13 seeks: -

*"To affirm and maintain the status of the city centre retail core as the premier shopping area in the State, affording a variety of shopping, cultural and leisure attractions and having regard to relevant objectives set out in the **Retail Core Framework Plan (2007)**."*

Section 7.3 of the Retail Core Framework Plan sets out a public space strategy which includes the provision of a new street between O'Connell Street and Moore Street.

The Dublin Central Masterplan Area can deliver a high-quality mixed-use development that supports the regeneration and rejuvenation of a brownfield site and enhance the mix of uses on O'Connell

Street / Moore Street to create a strong City Centre destination, in line with the economic policies identified in the Development Plan.

With regard to Movement and Transportation, the Development Plan sets out that in order to maximise the use of public transport infrastructure and minimise car dependence, higher densities and interactive mixed uses will be encouraged within walking distance of public transport corridors and nodes (rail stations and interchanges) and at other key locations such as key district centres. Policy MT2 seeks to: -

*"...continue to promote modal shift from private car use towards increased use of more sustainable forms of transport such as cycling, walking and public transport..."*

Proposal for BusConnects and MetroLink are currently being developed. The integration of a major transportation project with significant regeneration and redevelopment of a brownfield city centre site is supported in planning policy terms.

From a Built Heritage / Archaeological perspective, the Dublin Central Masterplan Area falls within the O'Connell Street Architectural Conservation Area and contains a number of Protected Structures and properties identified under the National Inventory of Architectural Heritage, a National Monument and is partially within a Zone of Archaeological Potential (between No.43 to No.60 O'Connell Street Upper).

### 1.3.3. Policy for protection of the Moore Street Market

Consideration of the cultural significance of the street market to the west of the development site is acknowledged, in adherence with stated policy below:

*vi) To recognise the unique importance of Moore Street Market to the history and culture of the city and to ensure its protection, renewal and enhancement, in co-operation with the traders as advocated by the Moore Street Advisory Committee Recommendation relating thereto.*

A further protection within wider policy will be adhered to insofar as possible, as follows:

**CHC20** *To support the retention and refurbishment of the cultural quarter associated with 1916 on Moore Street.*

Recommendations set out by the Moore Street Advisory Group will also be considered.

## 1.4 Masterplan for the site's redevelopment

### 1.4.1. Background

The necessity of the subject Conservation Management Plan has arisen from a development review of the Dublin Central Masterplan Area. In response, a masterplan for the site's redevelopment has



been prepared by Acme, to include six distinct development sites. However, it is subject to an ongoing process of design development and stakeholder feedback. This Conservation Management Plan will play a key role in informing and influencing the emerging detailed design.

#### 1.4.2 Dublin Central Masterplan strategy overview (Input by Acme)

Dublin Central is the northern heart of Dublin, bound by O'Connell Street, Moore Street, Henry Street and Parnell Street.

Over the past 300 years the site has been witness to many important events in Irish history. In 1750, its eastern side was one of the most imposing spaces of Georgian Dublin and housed the great parliamentarians of its time. Its western side developed into the market quarter of Dublin, with multitudes of street markets and arcades selling fresh food and second-hand goods.

The strategic location of the General Post Office (GPO) building on O'Connell Street, led to its role as the headquarters of the Easter Rising in 1916 against British rule. The final battles and the surrender of the Irish volunteers took place in the Dublin Central Masterplan Area.

In the last decades, the area has declined and suffered from vacancy and dereliction as several regeneration schemes failed.

The objective of the masterplan is to drive investment and vibrancy to the area by highlighting existing assets, integrating historic structures and streets while revealing their narratives.

In order to achieve this, new connections are added to increase pedestrian permeability around the site. The creation of two new civic squares and quality public realm will rejuvenate the currently disused area. A diverse mix of uses will create a sustainable development which will provide jobs in a 24-hour economy, while residential living quarters overlooking the streets will contribute to a safe environment.

One of the existing assets, the Moore Street market, will again be lined with complementary stores, and the new urban fabric will ensure footfall from a proposed integrated Metrolink station.

The 1916 National Monument in 14-17 Moore Street will be complemented with reinstated granite setts on Henry Place and Moore Lane. Commemorative trails will be re-laid in between, to retrace the events of the final hours of the Easter of 1916, in a manner to be agreed.

O'Connell Street will be restored as a European Boulevard, increasing its commercial value and attracting investment in the northern part of Dublin. A new public program will bring life back to its iconic buildings, including the Carlton Cinema and 42 O'Connell Street.

The overall development aims to achieve the highest sustainability accreditation, meeting future building standards. The team will specify low embodied carbon materials, reduce construction

waste, and incorporate energy and water regeneration systems, aiming to be a carbon positive development over its lifetime. It also promotes a sustainable lifestyle with the provision of quality living and workspaces, and encourages the use of public transport and cycling, by exceeding minimum requirements of cycling facilities and limiting the provision of car park spaces.

The masterplan as conceived has six distinct land parcels. A range of architects have been appointed to ensure diversity across the scheme.

#### 1.5 Intended outcome of the subject Dublin Central Masterplan Area Conservation Plan

The purpose of the subject appraisal is to identify structures of heritage interest in the context of a forthcoming suite of planning applications and to frame heritage enhancement measures for consideration in the design of each application.

Although it is inevitable that demolition will arise from an approved masterplan, it is hoped that the subject Conservation Management Plan will serve as a heritage framework for all building inventories, statements of significance and conservation/development policies for the future, certain redevelopment of the site.

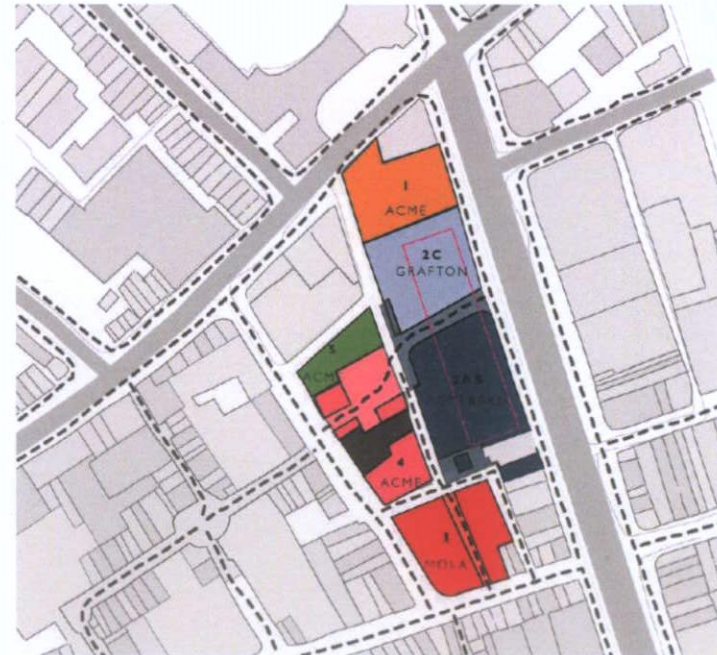


Fig 5: Site plan, showing proposed development sites and project architect tasked with their redesign



## STAGE 2

### PART 2 UNDERSTANDING

#### 2.1 Introduction

This section contains an overview of the history and morphology of the site, with reference to documentary and physical evidence.

##### 2.1.1 Approach

The principal purpose of recording and investigating each building within the development site is twofold: 1) to provide a reasonable body of documentary evidence for each structure, upon which an assessment of significance, development proposals and an Architectural Heritage Impact Assessment may be based, in accordance with all relevant local, national and EU heritage legislation; and 2) to aid in the preservation-by-record of any structure that may be removed as part of the proposed development. It is envisaged that a copy of documentary evidence collected as part of these investigations will be shared with relevant historic repositories including the Irish Architectural Archive.

The evidence gathered by site investigations is required to populate a record for each structure, set out in A3 format, to contain written, photographic and measured survey documentation. Each record will begin with basic identification measures, including the building's name, address, Irish grid co-ordinates, RPS, RMP or NIAH reference numbers where applicable, an approximate date of building construction, current principal use and the date of the site record. The location of the building will be identified on a key plan of the development site.

Written documentation will include both external and internal architectural descriptions. Where building condition, security, or other measures prevent access to particular areas, these limitations will be identified as part of the written record. All physical investigations will be firstly based on a thorough review of the existing documentary evidence including historic maps, social histories and developmental chronologies as identified by initial research. Where early building fabric, the survival of key historic features or significant missing information is identified, site investigations will seek to clarify same.

Descriptive language will largely follow the guidelines set out by the NIAH. Beginning with the external record, a written description of the overall architectural style, building form, height, materiality, fenestration, shop fronts, doorcases and other surviving historic fabric will be provided, along with the building's current use and important stratigraphic elements. Where roofs are not visible, online satellite mapping may be used to provide such descriptions. Inscriptions of plaques and/or datestones will also be transcribed. Key contextual details will be recorded where notable, such as significant similarities or departures from adjoining buildings or streetscape features, historic plot boundaries, and any physical relationship with known archaeological sites.

Internally, the plan form will be similarly recorded using well-established architectural descriptors. Surviving historic fabric, features and fittings will be noted along with their location. Floorboards, chimneypieces, staircase details, decorative plasterwork, industrial equipment and lightwells are among the features that will be noted. Evidence of development or layering of sequential historic fabric will also be recorded. Any vestiges of earlier building fabric will be included as part of the documentary evidence.

Photographic records will be made using digital cameras, set to a pre-determined aspect ratio and resolution to ensure consistency across all records. The sequence of photographs will follow the NIAH format, to include representative photos, all accessible exterior elevations, exterior details such as windows, brickwork, doorcases, corbel brackets, etc. followed by site and contextual views, and internal photographs. The internal record will be made by recording the spaces in a clockwise manner beginning at the lowest level and progressing upwards. Where important decorative, historic and architectural fabric or fabric that aids in establishing the development of the property are noted, they will be photographed in both elevational and detailed images. As some buildings will naturally be of greater historic integrity, significance or complexity than others, the level of detail of the written and photographic records will be tailored to suit each structure. Some structures may be captured adequately in a few lines and a small number of general photographs, whilst others may necessitate a more scrupulous recording process.

As part of the written record, the general condition of each building will be captured in order to highlight at risk sites or features, and to assist in determining heritage significance as a later phase of Stage 1. The form of these descriptions will be high-level and noting any key areas of particular integrity or disrepair. The record will not comprise a condition survey nor should it be interpreted as one. The structural stability of building fabric will be subject to a detailed structural assessment by the design team structural engineer, and any relevant information arising therefrom will be included in future drafts of this plan.

Measured survey drawings will be reviewed on site to identify areas of change, significant spaces or other features that may require further survey as part of the Conservation Management Plan process. Significant fabric that is at risk of imminent loss will also be identified as meriting further measured recording.

Investigations are intended to inform a careful regime of further physical analysis where appropriate, undertaken with the permission of statutory stakeholders, by competent heritage contractors under supervision of this conservation team.



## 2.2 Archival and site review methodology

### 2.2.1 Historic urban environment

A rigorous review of the historic evolution of the environs, leading to its chronological development to the present day, assists in the identification of the significance of the Dublin Central Masterplan Area, its contribution to its streetscape and wider urban landscape.

The urban landscape assessment methodology includes the collation of all historic maps of Dublin and subjecting them to map regression techniques.

Analysis has included:

- Collation of literary descriptions, historic photographs and graphic material to reconstruct the process of change of the urban architecture and landscape.
- Conducting documentary and archival research, to include the study of the Gardiner Papers in the National Library of Ireland, dependant on accessibility of same.
- Interrogation of the impact of pivotal moments in O'Connell Street's history upon the form and nature of its architecture and urban space. Significant moments include the transformation from an urban space to a thoroughfare, the Act of Union, the Eater Rising and the Civil War of 1922.

An understanding of the historical consequences for the architecture and urban landscape of O'Connell Street and its immediate surrounding of the following has been determined:

- The impact of changing fashions in architecture on the streetscape.
- The changing nature of retail trade and its impact upon architectural typologies, the pressures upon historical plot divisions and the streetscapes.
- Changes in infra-structure, transportation and services upon the public realm.
- Changes in attitudes to cultural heritage.

Particular emphasis has been given to the evolution, subsequent development and transformation of Upper O'Connell Street and its immediate environs as an important contribution to Dublin's urban landscape. Its visual and physical connection to the wider city will be identified and the challenges and opportunities that these present rationalised.

### 2.2.2 Historical background

The historical background is carried out in two stages. The first is to feed into the historic landscape assessment, presenting an overview of the development of the area, how the street pattern came to be laid out over time, with comment on street names and dates, details of how changes occurred and why.

The principle sources for this stage are historic maps, with information from deeds and drawing on written work such as the various volumes of the Historic Towns Atlas and research carried out by e.g., Merlo Kelly, Edel Sheridan-Quantz and Maurice Craig.

The second stage is the individual histories of the buildings on the application site; short pieces of circa 150 to 200 words to give guidance as to the date of construction and the uses of each of the buildings, which will often inform the analysis of the surviving fabric of each building. The synopsis will need to give some background as to what was on the site prior to the reconstruction of those buildings that are not original, in view of the traces of earlier buildings that are being discovered during the building surveys.

The principle sources for this information are the street directories over the period 1834 to 2013, with earlier information from almanacks prior to 1834 where relevant. This basic information is augmented by the Dictionary of Irish Architects ([www.dia.ie](http://www.dia.ie)) and early versions of the rateable valuations. Some information is available from the NIAH ([www.buildingsofireland.ie](http://www.buildingsofireland.ie)), though this needs to be treated with care as it includes inconsistencies. Some written work will be used where available, such as Christine Casey's *Dublin*, and Ellen Rowley's *More than Concrete Blocks*.

Information relating to the Easter Rising and the Civil War will draw on work produced by Acme<sup>3</sup> and Shaffrey/ Myles<sup>4</sup>, with a view to broadening the research.

The principle impediment to a thorough and robust analysis at both stage 1 and stage 2 is the lack of library access due to the Covid-19 crisis. Most critical of the missing information are the records held in the Valuation Office, which would give a more accurate picture of the progression of buildings and their occupiers over time than the street directories, along with details on all occupiers, including upper floors, which is not always available from directories. In more recent years those records would have presented a clearer picture of the gradual emptying of the upper floors of buildings. Other repositories that are not presently accessible include the Irish Architectural Archive, the Dublin City Library and Archive and the Registry of Deeds. When possible to do so, these repositories will be visited and archives consulted with a view to corroboration of research. Limitations met by incompleteness of archival research were countered effectively in the execution of forensic analysis of building fabric, supported in the engagement of a conservation contractor to assist with enabling the investigations, the setting up of a mobile laboratory and allowance of time to complete all investigations.

<sup>3</sup> 2019 version of the Masterplan

<sup>4</sup> 'Application for Ministerial Consent to carry out Works at 14-17 Moore Street, Dublin 1, a National Monument; Report submitted to Department of Arts Heritage and Gaeltacht in Response to a Request for Additional Information', dated 6<sup>th</sup> February 2012 and authored by Shaffrey Associates Architects and Franc Myles Archaeology and Built Heritage



### 2.3 Physical investigations

Detailed investigations have been carried out, as outlined in Appendix A5 and A6, with the assistance of a conservation contractor. No material has been removed off site, with all debris arising from limited plaster, masonry and timber removals remaining on site in the vicinity of the location of investigations.

The investigative work concerns upstanding sections only and differs from archaeological work which will be undertaken at a later time.

## PART 3 ASSESSMENT AND STATEMENT OF SIGNIFICANCE

### 3.1 Introduction

Further to an analysis of documentary and physical evidence, this section characterises built elements within the site and attaches a hierarchy of significance to each.

#### 3.1.1 Categories of significance as defined by Molloy&Associates Conservation Architects

In response to emerging findings based on recent research, the heritage team led by Molloy&Associates suggest a differing form of assessment of building significance to capture the specific characteristics of buildings in the Dublin Central Masterplan Area. Each structure within the masterplan area has been assigned a level of interest based on site and archival analysis. Four classifications of significance are suggested; Of high significance, Of significance, Of moderate significance and Of limited / No significance, defined as follows;

#### Of high significance

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

#### Of significance

Structures or plots which are regarded as being of interest relative to other buildings in the Dublin Central Masterplan Area, but not considered to possess comparable interest to those

buildings classified as being 'of high significance'. Some structures in this category are included on the Record of Protected Structures and the NIAH.

#### Of moderate significance

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

#### Of limited / No significance

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

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

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

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



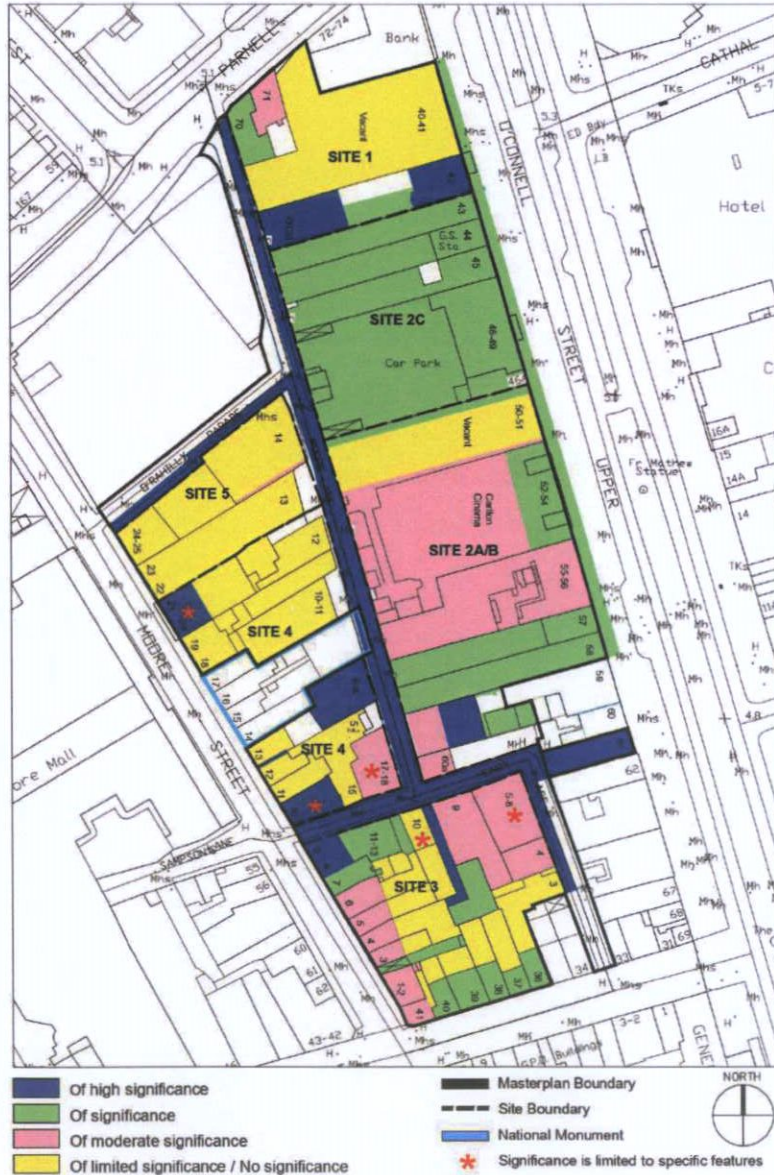


Fig 6: Site plan, showing Molloy&Associates assignment of significance

\* Buildings denoted in Fig 6 by a red asterisk are described in greater detail in a report within the Architectural Heritage Impact Assessment attached to a planning application for Dublin Central-Site 4, Appendix A4.13 'Assignment of Significance of Certain Upstanding Building Fabric'.

### 3.1.2 Approach to urban assessment and statement of significance

The historical significance of the site as the focal point of two consecutive wars of independence in 1916 and 1922, which were central to the formation of the nation, is acknowledged. What is also significant is the architectural legacy arising from those seminal events, in demarking a new 20<sup>th</sup> century architecture and interaction with the street, in the form of purpose-built terraces reflecting the social demographic of this particular part of the city centre. The character of this urban environment evolves from its large-scale reconstruction from 1925, which has rendered it important on a macro scale.

The approach to assessing its cultural and architectural significance academically will derive from the ICOMOS Burra Charter 2013, which is formulated to provide a methodology for the assessment of places as having aesthetic, historic, scientific, social or spiritual value for past, present or future generations.



### 3.2. Outline building assessment and statements of significance

Please refer to Appendix A2 for an expanded version of the below table

Site 1		
Structure	Level of assigned significance	Brief description
<b>70 Parnell Street</b>	Of significance	Three-bay, four-storey building on Parnell Street frontage with single-bay side elevation, to the rear of which is a two-storey, three-bay annex facing on to Moore Lane. As part of the reconstruction c.1910 the façade appears to have been rebuilt slightly further out into both streets, probably because the original façades were stepped in a similar way to that seen next door on number 71.
<b>71 Parnell Street</b>	Of moderate significance	19 <sup>th</sup> century four-storey, two-bay, brick-fronted premises with left-hand section of façade advancing forward of right-hand section, with substantially remodeled interior. Brick is laid in English garden wall bond. Windows on upper floors are small-paned timber sliding sashes. Shopfront is of traditional style and is divided unevenly, reflecting the former use as two separate shops.
<b>72 Parnell Street</b>	Of limited significance/ of no significance	Part of mid-20 <sup>th</sup> century Royal Dublin Hotel. No historic fabric seen within building.
<b>40-41 O'Connell Street</b>	Of limited significance/ of no significance	Vacant site running from O'Connell Street to Moore Lane and formerly the site of the Royal Dublin Hotel. A spur from this site runs northward to Parnell Street and here a small element of the hotel survives, dating from the 1960s.
<b>42 O'Connell Street Upper, Dublin 1</b>	Of high significance	<i>Architectural, historical, artistic significance</i> Three-bay, four-storey over basement mid-18 <sup>th</sup> century house with brick front and parapet. Top floor windows are three-over-three sashes, second floor are six-over-six and ground and first floor are nine-over-six. The front door is flanked by one-over-one sash windows and the door and windows are encased in a limestone surround with a pediment supported on Doric columns from which a frieze extends over the windows and is supported on the outer margins by pilasters.  A basement area has a low plinth wall of granite on which are later wrought-iron railings.  The interior plan form survives largely intact, with some features such as the original staircase and a first-floor rococo ceiling. Through much of the house the plaster has been stripped from the walls and ceilings and some reproduction plaster is found at ground-floor level.
<b>O'Connell Hall</b>	Of high significance	<i>Architectural, historical, artistic significance</i> 19 <sup>th</sup> century Hall with decorative coffered ceiling. Detached structure with independent access off Moore Lane. Linked to main house by a series of later structures.
<b>Linking structures</b>	Of significance	19 <sup>th</sup> century two storey link building with lantern rooflight connecting No.42 O'Connell Street with O'Connell Hall.

Site 2		
Structure	Level of assigned significance	Brief description
<b>43 O'Connell Street Upper, Dublin 1</b>	Of significance	Four-bay, five-storey over basement building dating from the 1920s. Façade of Portland stone is flanked by ionic pilasters and modelling of façade includes swags between first and second floor and a modillion cornice above the third floor. The parapet bears the date 1925. The basement area to the front has a wrought-iron balustrade on a cut-granite plinth wall. The windows are uPVC casements.  The upper-level interior has a staircase with ornamental square-section balusters and a hardwood handrail. The rooms are simple, with plain run cornices and some surviving cast-iron chimneypieces. Early basements survive from the 18 <sup>th</sup> century.
<b>44 O'Connell Street Upper, Dublin</b>	Of significance	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. Early basements survive from the 18 <sup>th</sup> century.
<b>45 O'Connell Street Upper, Dublin 1</b>	Of significance	Three-bay, four-storey building with granite ashlar façade with plain granite parapet and with modillion cornice and plain frieze in Portland stone between second and third floors. Designed by the renowned architect, Harold Leask. The windows are three-over-six sashes on the top floor and six-over-six at first- and second-floor levels. The ground floor is faced with channelled granite ashlar.  Internally, the building is an architectural and technical exemplar of its early 20 <sup>th</sup> century origin.  The building has a substantial, intricately designed two storey return, which corresponds in form with interlinking lightwells at No.44 adjacent. Early basements survive from the 18 <sup>th</sup> century.
<b>46-49 O'Connell Street Upper, Dublin 1</b>	Of significance	Five-storey office building erected in the early 1970s on top of 18 <sup>th</sup> century basement fabric, which survives under the entrance level building and car park.  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 20 <sup>th</sup> -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.
<b>50-51 O'Connell Street Upper, Dublin 1</b>	Boundary walls of moderate significance; vacant site of limited/ no significance	Vacant site. The party walls running to the rear are of brick and stone and are of early date. In the southern wall holes mark the probable former locations of beams, while in the northern wall there are two niches recessed into the boundary wall towards the rear of the site.



<p>Annex constructed possibly as part of the expanding complex of social buildings attached to the Sackville Club. It is a modest two storey structure with rendered walls, windows to the east and a pitched roof. Extensive works have occurred internally.</p>	<p>Of significance</p>	<p><b>Regency annex to rear return of No.59 O'Connell Street Upper, Dublin 1</b></p>	<p>Architectural significance</p> <p>The extensive top-lit reading room attached to the Sackville Street Club has a modillion cornice, large roof lights and a large oval roof light, now filled in. It is reconstructed above surviving earlier kitchens.</p> <p>Its early 20<sup>th</sup> century car port onto Moore Lane is of moderate significance.</p> <p>No.60A, on the corner of Moore Lane and Henry Place is a calp stone structure, as evident from breaches in its cement render, indicating an 18th century structure formerly attached with No.60.</p> <p>Internally, the building appears to have been much modified, with contemporary linings concealing original surfaces. It has a flat roof, 20th century in origin.</p> <p>It formed the north-eastern corner of the 1916 battlefield and survives from this time.</p> <p><i>Architectural, historical significance</i></p> <p>Four-storey, two-bay building with red-brick upper façade. The shopfront is modern. The brickwork has a newer section above sill level on the third floor, indicating reconstruction and the dentil brickwork beneath the copings are part of this later work. The brickwork on first and second floors appears to be handmade and given the proportions of the building it is likely that the façade is a survival from an earlier period. The windows have moulded architraves and have pediments at first-floor level and cornices on the second floor. The sills are skimmed with sand and cement and appear to be of granite and lime washed beneath.</p> <p>Internally the building has been comprehensively refurbished leaving little earlier fabric, though some windows are small-paned and hornless and could be of early date.</p> <p>The roof form is early, albeit modified, with surviving chimney stacks of early origin and bearing scars of a 60deg.roof pitch aligned with that of No.62 adjacent.</p>
<p>Reading room to rear of No.59 O'Connell Street Upper, Dublin 1</p>	<p>Reading room and kitchens of high significance</p> <p>Car port of moderate significance</p> <p>Of moderate significance</p>	<p><b>60 A O'Connell Street Upper, Dublin 1</b></p>	<p>Of high significance</p>
<p>61 O'Connell Street Upper, Dublin 1</p>	<p>Of high significance</p>	<p><b>61 O'Connell Street Upper, Dublin 1</b></p>	<p>Of high significance</p>

<p>52-54 O'Connell Street Upper, Dublin 1</p> <p>The former Carlton cinema</p>	<p>Front bay of significance, with buildings to rear of moderate significance</p>	<p>The site is occupied by the former Carlton cinema and two ground floor shops. The ground floor façade has a projecting canopy over the central cinema entrance flanked by shop fronts, all closed behind roller shutters.</p> <p>The upper façade is loosely based on Art Deco, with a central section with vertical glazing panels separated by giant order pilasters with stylised ionic capitals and with rounded arched, the assemblage terminating at each end with paired columns of similar order supporting frieze and cornice above which are tripod bowls of light.</p> <p>Internally the original cinema auditorium has been divided to provide three screens, while a former restaurant is converted to provide a fourth screen. The building is plain and faced with sand and cement, except the rear, which is faced with buff-coloured brick laid in English garden wall bond.</p>	<p>Reading room and kitchens of high significance</p>
<p>55-56 O'Connell Street Upper, Dublin 1</p>	<p>Of moderate significance</p>	<p>The building on this site occupies two original house plots, with a five-bay, four-storey building with dormer attic. The shopfront runs the full width of the site with doorways at either end and has a broad fascia of Portland stone. The upper floor façade is of red brick, laid in English garden wall bond and has a Portland stone string course at third-floor sill level and a projecting cornice of Portland stone below the red-brick parapet.</p> <p>The windows are framed with Portland stone, with small casements in the outer bays and three broad windows in the central bays, each floor separated by a panel adorned with a roundel and swag. The outer bays break forward slightly from the main façade.</p>	<p>Of moderate significance</p>
<p>57 O'Connell Street Upper, Dublin 1</p>	<p>Of significance</p>	<p>Four-storey, three-bay building faced with red brick laid in English garden wall bond on the upper floors. The shopfront is of granite ashlar bearing the incised name "A &amp; R Thwaites &amp; Co" on the fascia. The original fluted granite columns supporting the fascia are now missing. At first-floor level there are three paired and mullioned windows, each sash having one-over-four configuration and the whole being framed in granite ashlar. On the upper floors the windows are framed with granite ashlar and there are three-over-six sashes on the top floor and six-over-six on the second floor. The parapet is of granite and has a wrought-iron railing. There are decorative elements of carved granite on the façade.</p>	<p>Of high significance</p>
<p>58 O'Connell Street Upper, Dublin 1</p>	<p>Of significance</p>	<p>Four-storey, three-bay building faced with red brick laid in Flemish bond, above which is a dormer attic storey. The shopfront is a replacement, though with surviving moulded granite sill course above. The windows are framed with cut granite and are single-pane timber sliding sashes. Between first- and second-floor windows there is a bracketed cornice above the central window above which is a shield bearing the monograph JGC for J &amp; G Campbell, above which is a swag, while to left and right are granite panels bearing rosettes. A granite cornice projects above the top-floor windows, above which is a brick blocking course.</p> <p>In the interior some elements of the 1920s building remain, including a light well faced with glazed brick, some simple cornices, some cast-iron chimneypieces, simple window surrounds and a staircase with a heavy balustrade with turned balusters and a broad handrail. At lower ground floor level there are extensive brick vaults surviving from 1873 when they were built for a wine and spirit merchant.</p>	<p>Of high significance</p>



Site 3		
Structure	Significance category	Comment
<b>36 Henry Street</b>	Of significance	<p>Four-storey, two-bay, centre-terrace building that is the left-hand building of a group of three that originally had identical fronts. This block was destroyed in the 1916 Rising and the three buildings were erected in 1917. The ground-floor shopfront is recent.</p> <p>The upper façade is framed by rusticated faience pilasters with decorative swags. At first-floor level the pilasters are supplemented by nested ionic pilasters above which is a broad frieze and a cornice of faience. Across the first-floor façade is a display window with a large central pane flanked by slender turned glazing bars, beyond which the glass curves to the rear toward recessed casements. The upper floors have uPVC casement windows set in shouldered architraves of faience. The façade is topped by a frieze and cornice of faience beneath a plain parapet.</p> <p>The interior is relatively plain, though it retains a number of original chimneypieces and a staircase with turned balusters and newels, with a broad handrail.</p>
<b>37 Henry Street</b>	Of significance	<p>Four-storey, two-bay building with upper floors faced with red brick set in Flemish bond. The façade is framed with faience pilasters of girt order, though these are set in from the margins of the façade. The pilasters support a modillion cornice, with a faience-faced parapet above. The shopfront is modern, though the faience framing remains. A large oriel bow window at first floor level is surmounted by a less ornate version on the second floor, above which is a mullioned timber casement window on the top floor, all windows having leaded lights.</p> <p>The interior has been subdivided and false ceilings inserted. Some original plain cornices and window and door architraves survive. A small winding concrete stairway leads up from the first floor from near the front of the building and has a wrought-iron balustrade with timber handrail. The stair is lit by a small leaded light with coloured glass that is the top corner light of the oriel window.</p>
<b>38 Henry Street</b>	Of significance	<p>Four-storey, two-bay building with upper floors faced with red brick set in Flemish bond. The façade is framed with parallel rusticated quoins, though these are set in from the margins of the façade. The quoins support a frieze and cornice, with a parapet above. The quoins, frieze and parapet are executed in limestone. The shopfront is modern. A two-storey oriel window rises through the first and second floors, above which is a pair of timber casement windows on the top floor.</p> <p>The interior retains features such as plain cornices, window and door architraves and closed-string staircase with turned balusters and newels. On an upper floor is a hearth large enough to accommodate a stove, with a segmental arch and chimneybreast faced with glazed brick.</p>
<b>39 Henry Street</b>	Of significance	<p>Three-bay, four-storey building with upper façade faced with red brick laid in Flemish bond. Shopfront is modern, though retaining polished stone and brackets at either side. Upper façade has rusticated quoins, though set in from the corners. These are repeated as divisions at first-floor level, above which are brick pilasters with Portland stone capitals, above which is Portland stone frieze and cornice, the central section of which breaks forward. The</p>

		<p>first-floor windows are large casements and above is a frieze and small cornice. At second-floor level the windows are timber casements with small-paned top lights, while on the third floor are six-over-six sashes.</p> <p>Internally, the fit-out at basement, ground and first floor levels is modern, and no early features are visible. An original staircase with turned balusters and newels runs to the floors above, where some original architraves and cast-iron chimneypieces survive, while there are no cornices. The subdivision of the upper floors, particularly at third-floor level, suggests that this area may have been open plan originally.</p>
<b>40 Henry Street</b>	Of significance	<p>Four-storey, three-bay, centre-terrace building with red-brick façade laid in Flemish bond. Shopfront is modern but retains pilasters to each side and small cornice above. First-floor windows are blocked up and are mullioned and transomed timber casements. Above them is granite frieze and cornice. Second- and third-floor windows are timber casements. Sills are of granite with decorative aprons below and at third-floor level these continue as a granite sill course. Above the third-floor windows is a granite frieze and cornice, with brick parapet above.</p> <p>The interior has been subdivided at first-floor level the original egg and dart cornices survive, as do several cast-iron chimneypieces on each floor. On the top floor is a cast-iron kitchen stove. The staircase on the upper floors has turned balusters and newels, with a broad handrail.</p>
<b>41 Henry Street</b>	Of moderate significance	<p>Four-storey corner building with three bays onto Henry Street, one on Moore Street and a bay on the corner chamfer. The façade is of brick, laid in Flemish bond. The windows are single-pane sliding sashes, those at first-floor level having a granite frame surmounted by a frieze and cornice with a granite string course running through frieze level. On the second floor the windows have granite sills and gauged brick heads with granite keystones. The margins of the windows have brick roll mouldings. The top floor windows are similar, though smaller and a granite frieze runs through at window head level, above which is a granite cornice and brick parapet. The shopfront is modern. The ground floor shop and the basement have been fitted out and lined and no original features are seen. On the first floor there is simple coved cornice. The window and door architraves survive and the staircase with square-section newels.</p>
<b>1, 2 Moore Street</b>	Of moderate significance	<p>Three-storey, four-bay, brick-fronted building with limestone quoins, frieze and cornice framing façade. Limestone and granite shopfront to ground floor. Brick is laid in Flemish bond. Shopfront is of traditional style and is divided unevenly, reflecting the former use as two separate shops. Windows on upper floors are a mix of historic and replacement timber casement windows. Constructed in 1917, this was one of seven structures rebuilt by architect Francis Bergin after the 1916 Rising. Interior relatively plain and in poor condition. Original stair balustrade survives in part, though part replaced. Some cast-iron chimneypieces. Simple window linings and door architraves.</p>
<b>3 Moore Street</b>	Of moderate significance, with Clarke's	<p>Three-storey, three-bay brick-fronted vacant building with brick soldier quoins to left-hand side, limestone frieze and cornice. Replacement timber shopfront to ground floor with carved limestone pilasters supporting cornice over integrated, segmental-headed carriage archway, surmounted by limestone quoins and keystone. There are replacement timber sash and casement windows to the</p>



	Court and arch of significance	upper floors. Constructed in 1917, this was one of seven structures rebuilt by architect Francis Bergin after the 1916 Rising. Lower flight of staircase replaced, upper flights retain turned balusters and newels with broad handrails. Simple linings to windows.
<b>4 Moore Street</b>	Of moderate significance	Three-storey, two-bay brick-fronted premises with red brick facade laid in Flemish bond and flanked by matching brick soldier quoins. Replacement shop front to ground floor. The facade is surmounted by a limestone frieze and cornice. The windows to the upper floors are timber sashes probably dating to the building's reconstruction in 1917 by Francis Bergin, after the destruction of the 1916 Rising. Original staircase survives in part, with turned balusters and newels and broad handrail. Few other early features visible. Significant cracking in party wall adjacent to staircase.
<b>5 Moore Street</b>	Of moderate significance	Three-storey, two-bay brick-fronted premises with red brick facade laid in Flemish bond and flanked by matching brick soldier quoins. Replacement shop front to ground floor. The facade is surmounted by a limestone frieze and cornice. The windows to the upper floors are replacement timber casement windows. The building was reconstructed in 1917 by Francis Bergin, after the destruction of the 1916 Rising. The interior is in poor condition, with structural cracking, but retains much of the original staircase with turned balusters and newels. Some cast-iron chimneypieces remain.
<b>6 Moore Street</b>	Of moderate significance	Three-storey, three-bay brick-fronted building with red brick facade laid in Flemish bond and flanked by matching brick soldier quoins. The facade is surmounted by a limestone frieze and cornice. The windows to the upper floors are timber sashes likely dating to the building's reconstruction in 1917 by Francis Bergin, after the destruction of the 1916 Rising. At ground floor level, the replacement shopfront is surrounded by limestone Doric pilasters on raised plinths, surmounted by a matching cornice. Upper floors are in poor condition, though retain some cast-iron chimneypieces and the upper part of the stairs with turned balusters and newels. Plaster is missing from some walls on upper floor showing construction to be part brick and part mass concrete. This is likely to be similar construction to numbers 1 to 5.
<b>7 Moore Street</b>	Of significance	Three-storey, two-bay brick-fronted premises with red brick facade laid in Flemish bond, surmounted by a limestone frieze and cornice. The windows to the second floor are single-pane timber sliding sash windows, and the windows to the first floor are timber casements.  The building maintains an original shopfront comprised of rendered piers on plinths surmounted by fluted timber console brackets supporting a timber cornice and matching fascia. There are timber sashes likely dating to the building's reconstruction after the 1916 Rising.  The interior on the upper floors retains little original material.
<b>8-9 Moore Street</b>	Of high significance	<i>Architectural, historical significance</i>  Three-storey, four-bay brick-fronted building facing Moore Street with north elevation to Henry Place. Painted brick facade laid in Flemish bond to front and English garden wall bond to north elevation, granite coping. The square-headed window opens to the upper floors are replacement timber casements. The ground floor shopfront has been replaced but retains rendered quoins to the north-west corner. The building fronting Moore Street may date from

		the 18th century and is connected through to the building at 11-13 Henry Place. Extent of surviving fabric to be determined.
<b>11-13 Henry Place</b>  <i>To rear of 8/9 Moore Street</i>	Of significance	Exterior of No.11/13 Henry Place is 19 <sup>th</sup> century in origin, a former warehouse in buff coloured and red brick.  Interior has been replaced in the late 20 <sup>th</sup> century and forms the rear part of shop at 9 Moore Street. Its walls are faced with modern shop fittings.
<b>3 Henry Place</b>	Of limited/ no significance	Concrete-framed three-storey building with grey concrete brick façade. Ground floor has glass block window while on upper floors clerestory windows span the width of the façade. Interior is plain and unadorned.
<b>4 Henry Place</b>	Of moderate significance	Two-storey sawtooth roof profile, purpose built early 20 <sup>th</sup> Century commercial premises divided into two units. Double-pile hipped corrugated roof. Each unit has large window at first-floor level, that to the right having small panes and that to the left boarded up. The façade is of buff-coloured brick laid in English garden wall bond on the upper level and rendered and painted on the lower level.
<b>5-8 Henry Place</b>  <small>* Building denoted in Fig 6 by a red asterisk - described in greater detail in a report within the Architectural Heritage Impact Assessment attached to a planning application for Dublin Central-Site 4, Appendix A4.13 'Assignment of Significance of Certain Upstanding Building Fabric'.</small>	Of moderate significance	Large commercial building with three-part north-light roof. Upper façade is of pink brick laid in English garden wall bond, while the ground-floor façade is rendered and painted. Window arrangement is irregular on both floors.  The lower floor windows have bars and are closed with concrete blockwork, while the east-facing upper floor windows are boarded. The north-facing upper floor windows are steel sashes with small panes.
<b>9 Henry Place</b>	Of moderate significance	Substantial three-storey, four-bay concrete-framed industrial building built as a factory in the 1930s. Shuttered vehicular entrance and shuttered doorway at ground-floor level over which are clerestory lights. Façade is rendered with projecting buttresses at centre and margins of façade. Part of the previous building survives as a calp limestone party wall on the eastern side. North light roof with two large bays over main building and smaller partial third bay at rear with slate on southern slope and northern lights blocked with corrugated steel. To rear of main building is a two-storey annex faced with buff-coloured brick in English garden wall bond.  Internal concrete framing is exposed, with square-section piers supporting concrete beams and concrete floors. Stone party wall to east is visible. Infill between framing is generally of brick laid to English garden wall bond, though with some concrete blockwork
<b>10 Henry Place</b>  <small>* Building denoted in Fig 6 by a red</small>	<b>Site of</b> significance	No.10 Henry Place in its current form is amalgamated with rear plots of Nos.4 and 5 Moore Place/ Mulligan's Court. The rear (south), part of west/ east flanking walls of No.4 Moore Place survive. The address No.10 Henry Place now describes the three amalgamated plots that



asterisk - described in greater detail in a report within the Architectural Heritage Impact Assessment attached to a planning application for Dublin Central-Site 4, Appendix A4.13 'Assignment of Significance of Certain Upstanding Building Fabric'.	Building fabric of limited significance  Rear surviving 19 <sup>th</sup> century walls, formerly No.4 Moore Place/ Mulligan's Court of moderate significance	bear no relationship with the original configuration of No.10 Henry Place.  The building is a two-storey gable-fronted structure with rendered façade ruled, lined and painted. Two doors at ground-floor level and large blocked window at first floor. Roof has been replaced and raised. Brick visible in western side elevation.  Interior is open plan on both floors except for an insulated cool room at the rear of the ground floor. Brickwork is visible in places on internal faces of wall.  Investigations have proven that No.10 Henry Place was reconstructed post-1916. As above, sections of 19 <sup>th</sup> century walls survive to No.4 Moore Place, to the rear of the amalgamated building and have no bearing on the historical significance of the No.10 Henry Place plot
<b>Site 4</b>		
<b>Structure</b>	<b>Significance category</b>	<b>Comment</b>
<b>10 Moore Street</b>  * Building denoted in Fig 6 by a red asterisk - described in greater detail in a report within the Architectural Heritage Impact Assessment attached to a planning application for Dublin Central-Site 4, Appendix A4.13 'Assignment of Significance of Certain Upstanding Building Fabric'.	Of high significance  Rear attached buildings are of limited/ no significance	<i>Architectural, historical significance</i>  Three-storey-over-basement, two-bay brick-fronted premises facing Moore Street with south elevation to Henry Place. Red brick facade laid in Flemish bond to front and yellow brick English garden wall bond to south elevation, granite coping.  The square-headed window opens to the upper floors are replacement timber casements. The ground floor shopfront has been replaced. Brick frontages suggest a late-19 <sup>th</sup> or early 20 <sup>th</sup> century date and the building was substantially upgraded in 1950. However, there is evidence internally that early fabric survives within the building.
<b>11 Moore Street</b>	Of limited/ no significance	Two-storey-over-basement, two-bay brick-fronted building. Red brick facade laid in stretcher bond. Flat roof. Modern shop front to ground floor. Facade is largely blind with two aluminum casement windows to first floor level and high parapet above.  Built 1960 for KC Confectionery with extensive bakery premises at rear stretching to Moore Lane and Henry Place. No evidence of earlier fabric.
<b>12 Moore Street</b>	Building of limited/ no significance  Party wall with No.13 of high significance	Three-storey, two-bay brick-fronted premises. Red brick facade laid in stretcher bond. Flat roof. Modern shop front to ground floor. Aluminum casement windows to upper floors. Built c.1960 as a grocery and subsumed into the adjacent KC Confectionery building in the early 1970s.  A surviving party wall shared with No.13 Moore Street is 18 <sup>th</sup> century in origin but visible only from within No.13.  No evidence of early fabric survives elsewhere.

<b>13 Moore Street</b>	Building of limited/ no significance  Party wall with No.12 of high significance	Two-storey, two-bay brick fronted building with flat roof. Red brick facade laid in English garden wall bond surmounted by granite coping. Blind facade to second floor and blind windows to first floor. Modern shop front to ground floor level.  The building was rebuilt in the 1960s for the Kylemore Bakery.  A surviving party wall shared with No.12 Moore Street is 18 <sup>th</sup> century in origin and presents with two possible creep holes.
<b>15 Henry Place and 5A Moore Lane</b>	Of limited/ no significance	The rear of 10-11 Moore Street has a spur which turns to face onto Henry Place and is similar to the Moore lane frontage. The two appear to the street as two-storey, two-bay, brick-fronted buildings.
<b>17-18 Henry Place</b>  * Building denoted in Fig 6 by a red asterisk - described in greater detail in a report within the Architectural Heritage Impact Assessment attached to a planning application for Dublin Central-Site 4, Appendix A4.13 'Assignment of Significance of Certain Upstanding Building Fabric'.	Of moderate significance	Four-storey warehouse built in the late 19 <sup>th</sup> century at the same time as numbers 11-13 on the opposite side of the street, for the same client and with a similar design. Now single-storey and brick fronted with the brick laid in English garden wall bond and painted. The original first-floor sills remain at parapet level. Three windows and a door onto Moore Lane are blocked up.  A shuttered vehicular entrance on the southern elevation spans the width of one original vehicular entrance and a window and the upper parts of the two arches remain, the larger having a ceramic keystone similar to that on number 11-13. Two other windows remain unblocked on this elevation. The roof is flat. This building survives the 1916 battlefield and informs the corner addressing the former White Building plot.
<b>6-7 Moore Lane</b>	Of high significance	<i>Architectural, technical, industrial significance</i>  Two-storey building running along the western side of Moore Lane, the northern part of which, at number 9 Moore Lane, is unroofed and not within the present site. The lower part of the façade is a limestone wall, its coping running through as the heads of the doorways and the sills of clerestory windows. On the upper floor is an array of slit windows, rising from a cut-granite sill course.  The interior is divided into two interconnected units, the left-hand bay was formerly a cooperage and the right-hand bay was a wine store.
<b>18 Moore Street &amp; 10-11 Moore Lane to rear</b>	Of limited/ no significance	Two-storey, two-bay brick fronted building, with curved roof and red brick chimney stack to north. Red brick facade laid in English garden wall bond surmounted by granite coping. Blind windows to first floor. Modern shop front to ground floor level.  This building is divided into two longitudinally to provide a buffer between the National Monument and the remainder of the site, as permitted for redevelopment in 2008, with the southern half owned by the state as part of the National Monument. The northern section is part of the application site.  The curved roof is based on Belfast trusses, divided between the two ownerships. This roof is likely to date from the post-1916



		reconstruction of the building as the plot was deemed in ruins in 1917.
<b>20-21 Moore Street</b>	Of high significance	Nos.20-21 Moore Street are 18th century in origin with later interventions. Whilst extensively modified, with many early features lost, their early building forms are still legible, rendering a credible assignment of architectural significance as two buildings within an 18th century terrace.
* Building denoted in Fig 6 by a red asterisk - described in greater detail in a report within the Architectural Heritage Impact Assessment attached to a planning application for Dublin Central-Site 4, Appendix A4.13 'Assignment of Significance of Certain Upstanding Building Fabric'.		
<b>Site 5</b>		
<b>Structure</b>	<b>Level of significance</b>	<b>Comment</b>
<b>22-23 Moore Street,</b>	Of limited/ no significance	Three-storey, five-bay brick and glass-fronted building. Each bay projects forward from the plane of the facade, with timber casement windows further dividing each pier.
<b>13 Moore Lane to rear</b>		Built c.1965 as a bingo hall, this structure retains a modern shopfront at ground floor level and is an architectural outlier within the historic streetscape.  The building extends back to Moore Lane and is a concrete structure with no evidence of earlier fabric visible.
<b>24-25 Moore Street</b>	Of limited/ no significance	Building constructed in 2003, of no particular interest.
<b>14 Moore Lane</b>  <b>(incorporating Nos.1-3 O'Rahilly Parade, No.15 Moore Lane)</b>	Vacancy of limited/ no significance  Boundary wall to south of moderate significance	Council depot, not within site, but accessed to get view of boundary wall of No.13. At eastern end wall is high and of calp limestone rubble, raised in height with brick. Further west wall is of old red brick, extensively patched with concrete blockwork.

### 3.3. Outline urban landscape assessment and statement of significance

Appendix A3 summarises the historical and architectural development of the area, which has informed a categorisation of significance, as follows:

Street category	Street name	Level of significance	Within the Masterplan site
Primary Streets	O'Connell Street	Of high significance	A portion within the site
	Henry Street	Of high significance	
	Moore Street	Of high significance	
	Parnell Street	Of high significance	
Secondary Streets (Lanes)	Henry Place	Of high significance	Substantially within the site
	Moore Lane	Of high significance	
	O'Rahilly Parade	Of high significance	
Pedestrian Streets (Courts)	Clarke's Court	Of significance	Fully within the site
	Moore Place	Of high significance	
	(Mulligan's Lane)		
	Murray's Court	Of limited significance / No significance	

## PART 4 IDENTIFICATION OF VULNERABILITIES AND THREATS TO SIGNIFICANCE

### 4.1 Introduction

For this important section of the Conservation Management Plan to be consistent with a traditional Conservation Management Plan format, the site is assessed, uninfluenced, as it stands in the present day and not as it would if developed as originally permitted. A number of key conditions represent risks to the extant building fabric and are thus scheduled below.

### 4.2 Vulnerabilities for urban and building significance and character

#### 4.2.1 Dereliction and underuse

##### 4.2.1.1 *The neglect of the urban landscape*

The urban landscape as evolving encloses buildings of varying uses and vacancy, and as a consequence streets and footpaths have suffered corresponding dereliction in places.

##### 4.2.1.2 *The neglect of building fabric*

Many of the buildings within the site are either wholly or partially vacant, or wholly or partially underutilised. Most buildings have multiple tenants, with most buildings suffering degrees of vacancy ranging from wholly vacant (and in poor condition) through to full occupation. Vacancy and redundancy of use on the upper floors of premier streets such as O'Connell Street and Henry Street



together with vacancy of entire buildings within the back streets (particularly the former warehouse and industrial buildings on Moore Lane and Henry Place) generates an immediate disadvantage for the urban realm as permeating the core of the building fabric within, in turn having the potential to accelerate the deterioration of viably occupied buildings.

The consequence of varying occupancies is the unilateral neglect of building fabric, and with it, incremental erosion of the quality of building elevations addressing the public realm.

4.2.1.3. *The economic environment*

Economic decline over several decades has resulted in the slow evolution of O'Connell Street from an important destination for retail and entertainment activities to the closure of large 'anchor' uses (Clery's, Carlton Cinema, Royal Dublin Hotel) and the incremental proliferation of transient uses.

While a significant number of individual buildings are under either occupational leases or license agreements, widespread 'underuse' permeates throughout the site with many buildings utilised at ground floor only; often for sub-optimal purposes such as storage. It is estimated that 61% of existing floor area over the Masterplan area is either fully vacant or underutilised, arising from a lack of investment into the site for a significant number of years, as represented in Fig 7.

The level of vacancy and economic decline on this strategically important site has created a justifiable sense that a single major intervention is the only way to reverse its fortunes. The amalgamation of ownership, as existing, creates an opportunity for a paradigm shift for this underperforming part of the city (that many regard as the only way forward) but carries the risk that a single overarching design approach may fail to respond to the granular character of the site. There is a particular need to strike a balance between appropriate level of demolition necessary to provide a real catalyst with the retention of the most significant buildings and representative examples of key building types.



Fig 7: Land use/vacancy/under-use within the subject site

4.2.1.4. *The condition of the buildings*

Much of the building fabric scheduled for demolition is in poor condition and will continue to deteriorate if development does not proceed and if intervening works are not undertaken.

A further element noted during site inspections of the portfolio was the tradition of multiple iterations of physical interventions of varying eras, cumulatively eroding the legibility of historic interiors within buildings identified in recent research as being of significance.



#### 4.2.1.5. Building presentation

Inconsistent shopfront design, signage and lighting, whilst animating the streetscape in one sense, leads to visual disorder in another. Whilst uniformity is discouraged as a deterrent to urban character, general parameters of commonality are not observed. Upper windows are vacant and often cluttered with debris, with corresponding obvious signs of dereliction pervading the public realm.

#### 4.2.2. Statutory mechanisms

##### 4.2.2.1 The O'Connell Street and Environs Architectural Conservation Area policy

The ACA has not been updated since 2001 and its policies, whilst still relevant, do not account for the much-changed character of the ACA following a wave of large-scale developments within its boundary since first publication.

##### 4.2.2.2 The Record of Protected Structures

Notwithstanding the existing planning permission recommending the retention of certain buildings, the RPS has not been updated to reflect statutory instructions. As a consequence, the Development Plan is unchanged, with consequential impacts for the forthcoming Masterplan review, and more critically, for the TII design of its station box.

The current RPS offers limited protection to the significant buildings on the site, as it has not evolved since the previous planning decision to retain further fabric. Further, it has not acknowledged the importance of full buildings, identifying façades only in certain instances, as being worthy of retention; belying extensive research submitted in the 2008 planning application suggesting otherwise.

##### 4.2.2.3 The National Inventory of Architectural Heritage

The NIAH, updated since the permitted planning scheme took effect, includes many structures within the red line boundary. It is evident that the survey was undertaken without accessing buildings internally, and in some instances, excludes buildings of significance noted in the Molloy&Associates assessments.

##### 4.2.2.4 Dublin City Development Plan 2016-2022

The Development Plan contains multiple policies requiring observation in the approach to introduction of change on the subject urban site, ranging from wider scale city views (Fig 7), to the

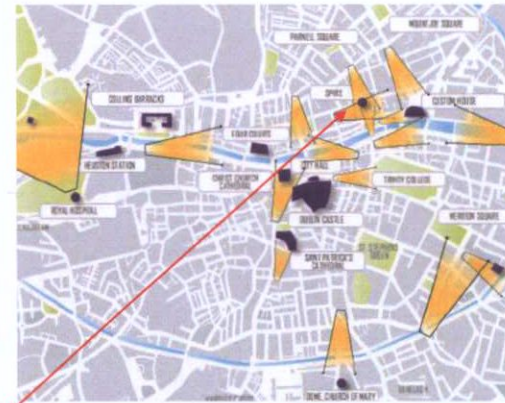


Fig 8: Extract from Section 4.5.4 of the Dublin City Development Plan 2016-2022, Fig.4 Key Views and Prospects with the site demarcated (at the Spire) denoting sensitivities to buildings of height

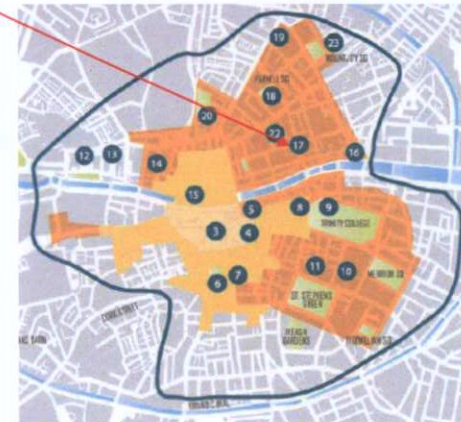


Fig 9: Extract from Section 11.1.5. of the Dublin City Development Plan 2016-2022, Fig.17 Dublin City: Historic Core with the site demarcated where adjacent to the GPO (17)

preservation of the historic core (Fig 9) to the treatment of historic street surfaces. Risks to the character of the urban environment should be mitigated in the observation of relevant policies.

#### 4.2.3. Planning consent

##### 4.2.3.1 Originally permitted development

Permission was granted (ABP Ref. PL29N.232347), for a mixed-use scheme comprising retail, a commemorative centre and residential amenities. This permission is due to expire in May 2022.



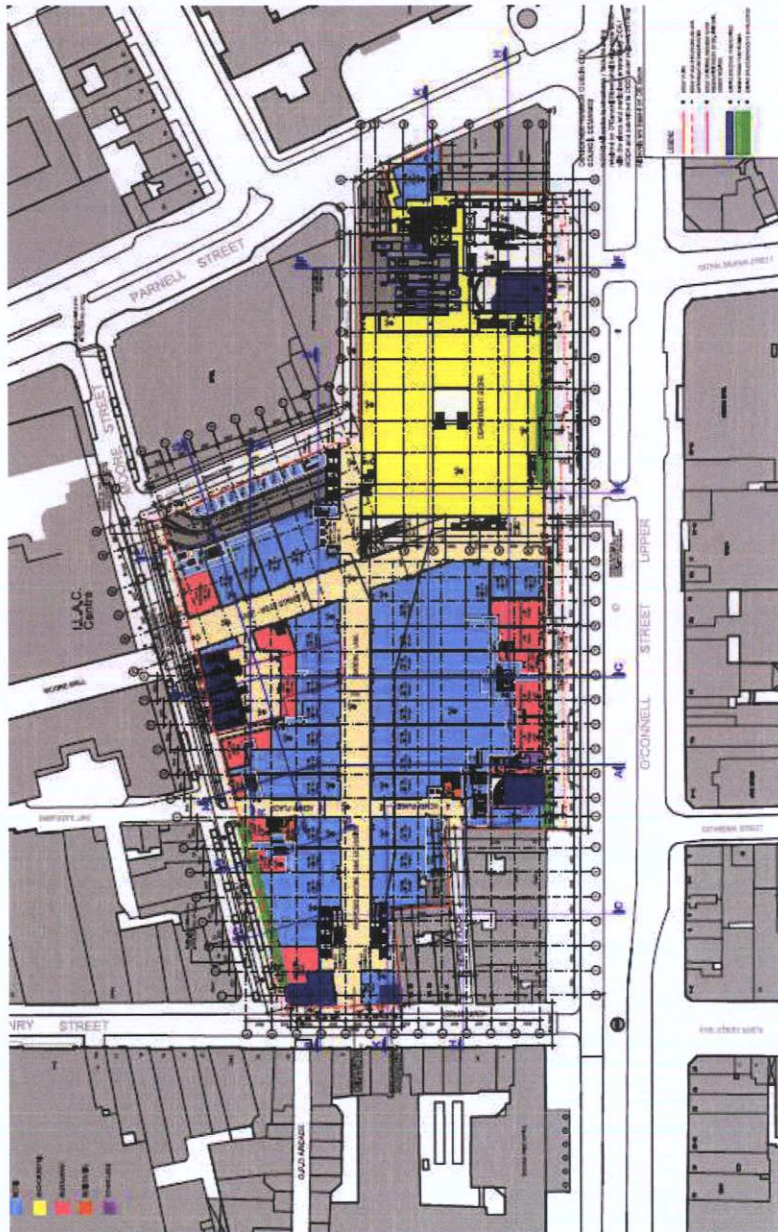


Fig 10: Present planning permission

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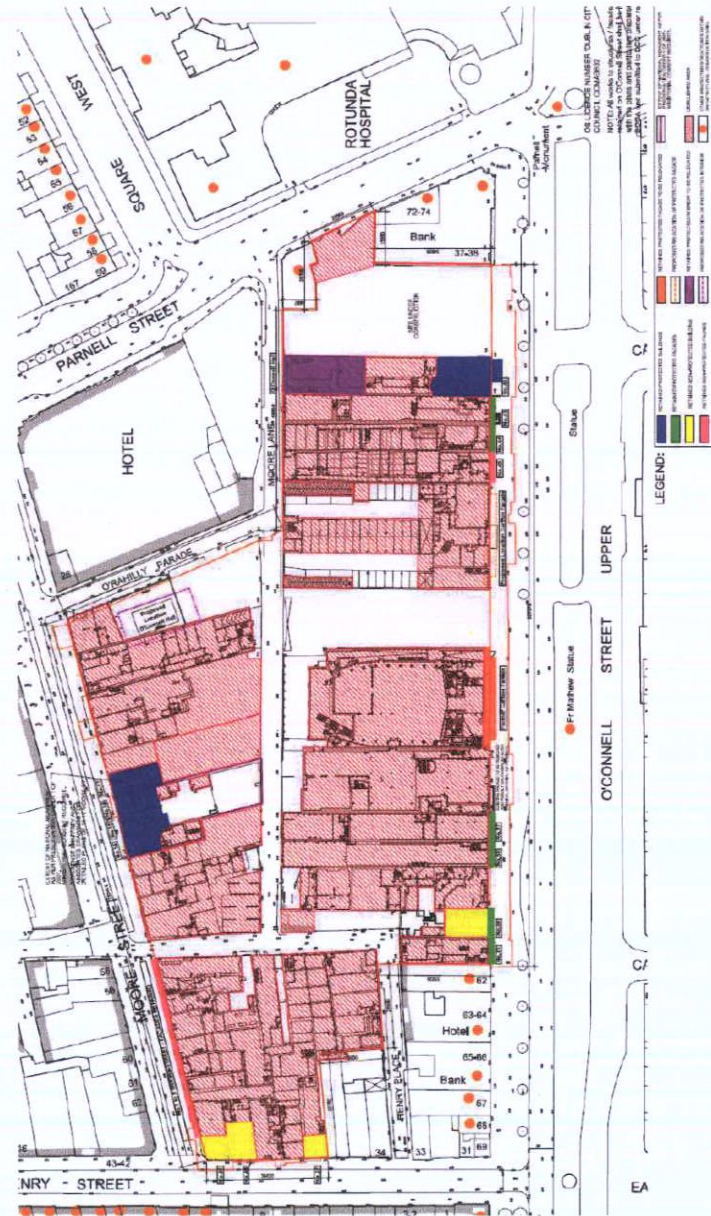


Fig 11: Extent of demolitions authorised under extant permission



The risk to the given site in the event of execution of the extant permission is considerable as the permitted scheme approved large scale demolition. Whilst it is worth noting that the level of demolition permitted by Dublin City Council originally is greater than that ultimately permitted by An Bord Pleanála, the permitted threat of removal of historic buildings and laneways remains large scale and impactful for the core of Dublin city. This viable threat could remove buildings identified as 'Of significance' or 'Of high significance' in Molloy&Associates' research.

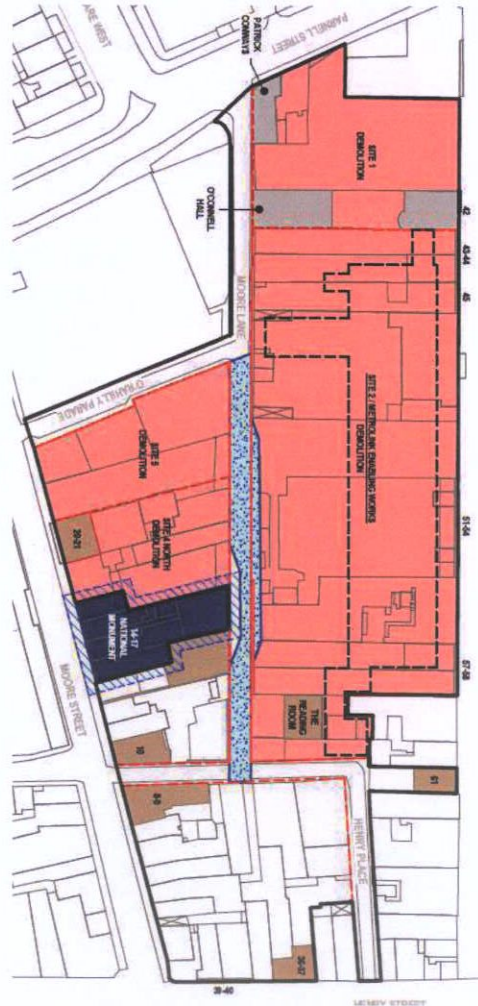


Fig 12: Extent of construction zone required to construct the Metro Box shown dotted in black

The scheme also allowed for extensive morphological change in the introduction of new routes and connections from O'Connell Street and Henry Street, amalgamation of plots and increased density and height.

#### 4.2.3.2. Originally permitted demolition

Permission to develop, in the instance of the granted scheme, is in essence permission to demolish sections of existing building fabric. Whilst some sites are vacant and others contain structures of limited significance, a condition whereby structures of significance are proposed for demolition has arisen, presenting a vulnerability for the site's inherent architectural character.

#### 4.2.4. The proposed positioning of the TII MetroLink Station

The proposed Metro Enabling Works (MEW) will require demolition of Nos.43-58 O'Connell Street and their associated rear buildings onto Moore Lane, together with excavation beneath.

The position of the MetroLink Station has evolved from a compatible design provided by the permitted scheme, (DCC Reg. Ref. 2479/08), where demolition of all structures, with the exception of protected facades, was granted.

#### 4.2.5. Other risks

##### 4.2.5.1. The design of new street networks and urban spaces

Whilst it is recognised that the public realm must address the layered demands of amenity, servicing and access, the introduction of new urban squares and connections bring with them the risk of replacing the relevance of existing public connections and spaces. Risk of erosion of the historic network of streets within the site and consequential changes to the layout or sense of enclosure of the narrow back street may, if not carefully considered, lead to loss of character and impact on the intangible significance associated with the events of 1916.

The introduction of new connecting routes and open spaces/public realm upgrades within the site creates an opportunity to improve footfall and consolidate the historic retail use of the primary streets. However, this carries a risk that the new streets could erode or usurp the historic laneways within the site, rendering them secondary to the functioning and occupancy of new streets.

The sense of enclosure that the terraced facades give to the primary streets (Henry Street, O'Connell Street) is vulnerable to the creation of wide openings to new streets. Where new streets are proposed these should be informed by the existing hierarchy of street widths in and around O'Connell Street.

The extent of surviving street surfaces within the block is unusual for Dublin. These materials are very vulnerable to change and to damage during the construction works.



#### 4.2.5.2. *The urban battlefield*

The loss of the legibility of what remains of the urban battlefield of 1916 and 1922 is possible, given the extent of renewal proposed. Historical and building research, accurately informing a detailed site chronology will assist in identifying and in turn safeguarding surviving relics from this time. The challenge of interpretation and clear presentation of the legacy of the battlefield, and those who either perished or whose lives were irrevocably changed from seminal events occurring within the site, must be honoured with integrity, clarity and sensitivity.

#### 4.2.5.3. *The Moore Street market*

The historic street market on Moore Street is a unique survivor of a tradition of market trading in the hinterland of O'Connell Street and Henry Street. The economic viability of these markets has been under threat for some time. Whilst the new development could increase footfall and provide a sustainable future for the markets there is a risk of gentrification and loss of the intangible 'old Dublin' character of the trading character.

#### 4.2.5.4. *The design of new buildings*

New buildings have the potential to dramatically alter the character of the receiving environment. It is essential that key objectives in terms of design, quality and integration are observed to overcome such measures.

### STAGE 3

## PART 5 RECOMMENDATIONS

The below key recommendations/ policies to retain the character of the site have evolved in response to the addressing of risks and vulnerabilities identified in Part 4.0 above;

<b>Dereliction and underuse</b>	<i>The decline of the urban landscape</i> <ul style="list-style-type: none"><li>▪ The distinctive character of the existing urban landscape, notwithstanding its incremental decay due to dereliction, must be acknowledged in any plan to redevelop the site into the future.</li><li>▪ Historic street surfaces to be recorded. Where found to be surviving, their careful representation within the renewed landscaping scheme must be managed in agreement with statutory stakeholders.</li><li>▪ The protection of outward and inward vistas with the historic Georgian core must form a central design component of the proposed re-framing of the urban landscape.</li></ul>
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#### *The decline of building fabric*

- Particular conservation strategies for retained buildings must be singularly formulated in order to tailor specific works that can be carried out as part of a wider programme for intended regeneration.
- The regeneration of such vulnerable buildings should commence without delay, to avoid further long-term decay presenting significant risks to their survival.
- All building fabric, irrespective of their significance and identification for retention should be maintained to avoid further demise, to overcome the risk of the site remaining undeveloped into the future.

#### *The economic environment*

- The redesign of the forthcoming masterplan should be mindful of the changing economic environment likely to follow the current COVID-19 crisis, and ensure that future building uses identify and reflect the best possible opportunities for long term prosperity for the urban environment.

#### *The condition of the buildings*

- Efforts to continue to be made, insofar as existing tenancies permit, to upgrade the condition of buildings where suffering demise.
- Efforts to continue to be made to safeguard existing buildings from further decline over the course of the forthcoming statutory review period.
- Sequence immediately actionable conservation policies for fabric at risk as a rolling conservation strategy mechanism.

#### *Building presentation*

- An order to the presentation of buildings should be adopted, whilst respecting the diversity of multicultural character as reflected in diverse shop fronts and window dressings.
- Evidence of dereliction should be addressed in the short term in order to protect the buildings and their associated public realm during the statutory review period, up until commencement of the development.

#### **Statutory mechanisms**

##### *The O'Connell Street and Environs Architectural Conservation Area policy*

- The O'Connell Street and Environs ACA requires revisiting to ensure that its policy captures the permitted cohesion of large-scale developments within its designated boundary.

##### *The Record of Protected Structures*

- The Record of Protected Structures requires clarity in respect of the extent of protection of protected facades. The statutory limits of the NIAH have been tested, with the consequence that buildings included on the



NIAH are not afforded the same statutory protection as buildings scheduled on an RPS. In the absence of inclusion on the RPS, building fabric within the ACA is at risk.

*The National Inventory of Architectural Heritage*

- The surveying limitations of the NIAH is acknowledged, but an opportunity is now presented to update the NIAH to include known buildings of significance within the subject site.

*Adherence with Dublin City Development Plan 2016-2022*

- Risks to the character of the urban environment will be mitigated in the observation of relevant policies, in particular in respect of protected citywide vistas where potentially impacted by change.

**Planning consent**

*Originally permitted development*

- The existing planning permission, as designed, should be reviewed to find ways to improve the interaction between the development and its receiving environment.
- The existing planning permission's relationship with retained facades requires review, to encourage a meaningful relationship between retained and new fabric.
- The new street networks as designed within the existing planning permission should respect the character of the urban landscape.

*Originally permitted demolition*

- All alternatives to demolition of significance building fabric must be demonstrated in order to justify the loss.
- Alternative locations for the Metrolink Station to the proposed location should be considered.
- In the event of permission for the MEW, all built fabric affected by demolition must be subject to detailed recording when all buildings are cleared of occupants.
- A detailed methodology for demolition must be presented in order to ensure that the intended extent of demolition will not damage retained fabric further.

**The proposed positioning of the TII Metrolink Station**

**Other risks**

*The design of new street networks and urban spaces*

- Adherence with Dublin City Development Plan 2016-2022 Strategy 6; *The strategic approach to the protection and enhancement of the city's built heritage shall be guided by the recommendations on the Historic Urban Environment...providing for the historic urban landscape approach that sees urban heritage as a social, cultural and economic asset for the development of cities, with tangible and intangible urban heritage as sources of social cohesion, factors of diversity and drivers of creativity, innovation and urban regeneration*

- Adherence with Dublin City Development Plan 2016-2022 **CHC5: To protect Protected Structures and preserve the character and the setting of Architectural Conservation Areas.**
- Adherence with ACA policies, where applicable.
- The provision of new streets must acknowledge the pre-existing character of the urban landscape, and actively seek to ensure compatible coexistence with that character, with new streets reinforcing and supporting the historic network of streets.
- New streets must not overwhelm the urban character of existing in terms of scale and width.
- New streets to refer to the assessment of significance cited in Appendix A3, in its efforts to determine the categorization of character of new streets. Where deviating from the recommended categorization of streets, new development must justify same.
- Existing street networks must be enhanced by future development, and not undermined by same in terms of elevational treatment, interaction and building use.
- The following materials are recommended for use in the provision of new street surfaces:
  - Limestone or granite setts
  - Limestone or granite paving
  - Brick paving
  - Tarmacadam
- Introduction of low-level, robust planting is recommended. Trees that have the potential to obscure and damage building fabric on maturity to be avoided.

*The urban battlefield*

- Research and recording of surviving fabric must be completed in order to inform an authentic chronology of the site's surviving building fabric.
- Fabric recommended to be retained to inform an authentic battlefield must be carefully and sensitively restored.
- Collective review with key statutory and non-statutory stakeholders is essential to the careful consideration of interpretation and presentation of a commemorative trail.

*The Moore Street market*

How the cultural, eclectic street market can interact with a renewed Moore Street to the east requires careful consideration. Outside the statutory remit of the DCGP, it is recommended that Dublin City Council consider the following measures:



- Inventory of market stalls and stallholders to ensure continuity of trade profile.
- Provision of amenities such as power, water and sanitary conveniences for traders.
- Agreement as to the design of each unit, whether stationary or mobile.
- Possible generation of a research project into the origins and characteristics of the market, the profile of its traders and customers.

#### *The design of new buildings*

It is important that the design of new buildings follow key principles of integration in terms of materiality, form, massing and connectivity.

- Adherence with Dublin City Development Plan 2016-2022 **CHC2**: *To ensure that the special interest of protected structures is protected.*
- Adherence with ACA policies, where applicable.
- **Materiality** The following materials are recommended for use in the generation of new buildings within the subject development site:
  - Granite
  - Limestone
  - Sandstone
  - Brick (buff; red; white ceramic)
  - Faience
  - Industrial metal, such as steel or lead
  - Timber and metal multipaned windows
- **Form** The forms of the existing buildings range from 3-6 story pitched roof 18<sup>th</sup> and 19<sup>th</sup> century buildings; saw tooth profile roofs from the late 19<sup>th</sup> – early 20<sup>th</sup> century, through to similarly scaled 20<sup>th</sup> century flat roofed buildings. A mix of all form types, particularly roof profiles, are recommended to retain the unique diversity of this site.
- **Massing** The existing buildings all follow a certain typology of cellular spaces addressing the street, with larger volumes to the rear. Whilst this volumetric arrangement may not be possible in all instances of new development, architectural approaches should acknowledge the greater opportunity for animation of upper-level windows for instance, if they are occupied by an active use, rather than as screens for an interior-centric use.
- **The use of salvaged material** salvaged from demolitions should be identified in advance of demolition and a strategy for purposeful and meaningful re-use established.

- **Compatible uses for retained buildings** Determining a purposeful, long term use for retained buildings must be considered as a central design objective.
- **Viable uses for new buildings** The viability of new buildings is key to securing a vibrant, economically sustainable environment in which neighbouring retained historic buildings will also thrive by association.

#### **POLICIES**

The primary recommendations scheduled above should be observed in parallel with the site's redevelopment. The high-level policies, based on same recommendations and summarised below aim to positively influence a set of design parameters against which new interventions can be measured;

- Policy 1** That redevelopment proposals for the site framed by an overarching masterplan will, on its adoption, require reference to the policies of this Conservation Management Plan.
- Policy 2** That the MEW development is considered in respect of the policies of the Dublin Central Masterplan Area Conservation Management Plan.
- Policy 3** That the unique role of the developer as custodian of the site is recognised in any review of viable redevelopment, whilst respecting the site's architectural and historical significance insofar as possible.
- Policy 4** That a framework for implementation of the Dublin Central Masterplan Area Conservation Management Plan within the six separate sites of development is established at the discretion of the developer, under the auspices of an independent executive committee, the membership of which should include an experienced conservation professional, a property management professional and a vested third party.
- Policy 5** That a detailed building inventory is carried out for each building within the development site, recognising the integrity of plot formations and associated urban character, as a means to record significance of all structures. The record will identify what buildings are of less significance and therefore could be strategically removed to facilitate development of the site. Further, that a series of research and recording projects be implemented to consolidate and add to the growing archive of documentation. To this end, it is strongly recommended that a dedicated historian is tasked with continuing the baseline heritage research carried out for this important site, when repositories re-open, post-Covid.



- Policy 6** That demonstration of justification for demolition of structures of significance, where occurring is clearly presented, to include examination of alternatives to demolition.
- Policy 7** That the urban blocks within the site are given due consideration when assessing the impact of the site's wider proposed redevelopment.
- Policy 8** That a programme of fabric repair, within the Dublin Central Masterplan Area, in the interests of protecting historic fabric in the short-term is implemented.
- Policy 9** That a co-ordinated approach to the presentation and development of the public realm in the protection and enhancement of historic routes and street networks, proposed creation of new routes is devised as follows:
- That important historic routes connecting the city's Georgian core along O'Connell Street and from Parnell Street to Moore Lane and Henry Street are taken into consideration in assessing the proposed redevelopment of the area.
  - That the impact of new development in the area should be assessed in relation to views to and from the O'Connell Street and its environs ACA and to and from key landmarks in the vicinity - the GPO, Rotunda Hospital.
  - That the prominence and setting of key landmark buildings and their significance within the streetscape is not undermined by the development.
  - That a narrative of the 1916 'evacuation route' from the GPO is specifically expressed within the design of the urban landscape, connecting to a wider statutory-led commemorative trail occurring beyond site boundaries.
  - That the character of the Moore Street Market is respected and protected.
  - That the treatment of the public realm acknowledges historic character, retaining surviving setts and kerbs where possible, and ensures that street furniture, signage and road markings are kept to a minimum, are simply designed and are of quality.
  - That proposed new routes should endeavour not to interrupt the legibility of the historic network of streets and lanes within and adjacent to the site.
  - That a review is taken of buildings/plots that will be lost in the generation of connections and that every effort should be made to acknowledge and, where possible, articulate these historic plot lines within any replacement buildings within the site.
- Policy 10** That, as part of the O'Connell Street and its environs ACA, a use impact assessment be carried out for proposed changes of use within the ACA and that grant of permission of the proposed redevelopment be based on the acceptability of any proposed interventions associated with the particular use.

- Policy 11** That the O'Connell Street and its Environs ACA acknowledge the evolving character of the ACA since its policy was first published in 2001.
- Policy 12** That public access to the National Monument is facilitated.
- Policy 13** That development adjacent to the designated protected zone around the National Monument safeguards its importance and legibility into the future, and to ensure that the development contributes meaningfully to the character of the National Monument, enhancing its presentation and interpretation.
- Policy 14** Whilst acknowledging the many shortcomings of this practice, to devise an appropriate strategy for treatment of statutory protected/retained facades, in locations where all building fabric to the rear will be demolished, as a means to overcome the inherently negative impact of separating a façade from its building, as follows:
- The key feature of retained facades is their outward vista onto the street, from their interiors. In the provision of new structures to the rear of retained facades, active continuation of this important relationship must be meaningfully fostered.
  - In converse, the retained façade must also have integrity when viewed from the street, with interior arrangements composed to reflect placement of fenestration.
  - Ceilings and lighting, where visible from the street, must be designed sympathetically to ensure visual consistency.
  - Where additional height is proposed above retained parapets, tensions between new and existing must be resolved by way of setbacks/overhangs or other appropriate measures.
  - Technical detailing in terms of temporary and permanent structural restraints/ long term weathering and fenestration must be carefully considered in the interests of protecting heritage fabric.
- Policy 15** That an architectural strategy for replacement buildings is devised to ensure that the generation of new buildings overcomes the loss of the existing, as follows:
- To ensure that new buildings are an exemplar of exceptional architectural design, make a positive contribution to their setting, streetscape and wider urban group, are constructed with high quality materials respectful of their context within the ACA, in reflection of the Categories of Special Interest defined in the 'Architectural Heritage Protection Guidelines for Planning Authorities 2011' and the NIAH Handbook 2017. To ensure that the materiality of new building facades is compatible with the brick, stone, metal and ceramic palettes found in the vicinity.



- To establish a long-term conservation-led maintenance strategy for replacement buildings; to ensure that each component and building element is maintainable and ultimately conservable. The conservation strategy must include details on the life span of components, a maintenance plan and risk schedule.
- Research and recording: To submit all architectural and technical drawings, together with relevant files to the Irish Architectural Archive as a safeguarding measure to assist in the future conservation of replacement buildings.

**Policy 16** That a specific conservation strategy for the careful conservation and long-term protection of retained fabric is devised to ensure the continuance and durability of representative buildings of each era of development and their appropriate presentation, as follows:

- The different building typologies identified on the site include nineteenth century and early twentieth century warehouse and factory buildings, early-twentieth century (post-1916) terraced retail buildings with purpose-built commercial and office space on the upper floors, and early-twentieth century (post-1916) more modest terraced retail buildings with residential accommodation on the upper floors. The redesign of the site should include for the retention of selected, complete examples of each of these building types so that the character and evolution of the urban blocks can be interpreted within the completed development.
- The existing buildings that are identified as being retained under the permitted development should be included for retention under any new proposals, unless better examples of equivalent building types can be identified for retention instead.
- Any new design for the site should include for the conservation, restoration and presentation of No.42 O'Connell Street as an important intact example of an eighteenth-century townhouse on O'Connell Street. A small yard should be formed to immediate rear of No.42 to give the building some space and to facilitate the restoration of the rear window openings at ground floor level. This will require the creation of a new circulation route into O'Connell Hall and its associated top-lit link building, that does not impact on No.42. The introduction of new vertical circulation routes (i.e., lifts and additional escape staircase), if required, should be outside of the eighteenth-century envelope of No.42, with connections into the historic building carefully considered to avoid impacts on its important interior and plan form.
- A specific conservation strategy should be devised for No.70 Parnell Street, which will require considerable consolidation and repair.

- The surviving eighteenth century buildings within the site (in addition to the National Monument) should be retained and incorporated into the scheme.
- The surviving boundary walls and party walls across the site, some of which predate the adjacent existing buildings, are significant survivals. While it is acknowledged that the retention of these walls may not be possible within the constraints of the TII proposals and the originally permitted development, effort should be made to interpret and present the line of these historic plot boundaries within the design of these replacement buildings. Where such walls are to be removed, a detailed record should be prepared and lodged with the Irish Architectural Archive.

**Policy 17** That this Conservation Management Plan can be amended into the future, with the following variations anticipated:

- Demolition, archaeological investigation and construction phase to catch unknown conditions should they emerge during the course of works and the Plan updated accordingly.
- The Plan to remain active for 10 years post-construction to ensure implementation and maintenance strategies are observed and put into practice.



## STAGE 4

### PART 6 IMPLEMENTATION & REVIEW

Whilst this version of the Conservation Management Plan is static in terms of relaying a conservation strategy up to planning consent stage, the Plan as a tool to expand an understanding of the heritage complexities of this site is intended to be amended as appropriate as new information comes to light. Its content will be updated periodically to include findings arising from historic research and site investigations.

It is intended that an executive committee comprising representatives of relevant stakeholders will be assembled to develop, agree and ultimately adapt broad framework policies. These policies will be used to guide a schedule of maintenance, repair and future works on the subject site.

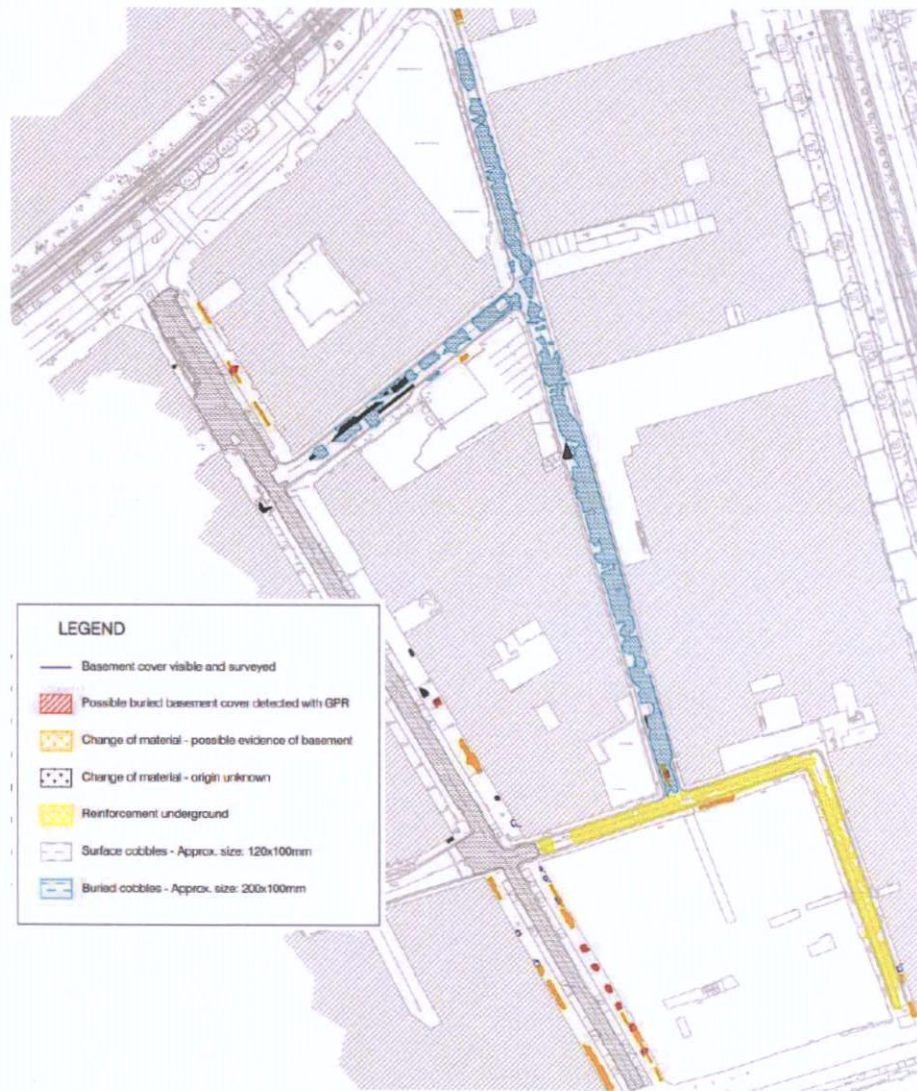


Fig 13: The GPR survey of the internal street network, indicating concealed setts and kerbs, the extent of prior disturbance of which is unknown (Murphy Geospatial)



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Artic.edu/artworks	RTE Archives
Britain From Above	UCD Digital Library with permission OSI
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John Rocque Maps: Harvard University, Harvard Map Collection.

Scalé Map & Ordnance Survey Maps: UCD Digital Library with permission of OSI.

Bernard de Gomme Map: National Maritime Museum, Greenwich London, accessed from Irish Historic Towns Atlas, Dublin part II, Royal Irish Academy.

Thomas Phillips Map: British Library, accessed from Irish Historic Towns Atlas, Dublin part II, Royal Irish Academy.

Charles Brooking Map: Royal Irish Academy.

Chas E Goad: Insurance Map, British Library.

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## TEAM PROFILES

### MAOL ÍOSA MOLLOY

Managing Director, Molloy&Associates

BArch., BScArch., MUBC, DipArb., MRIAI, RIBA, Grade 1 Conservation Architect

Maol Íosa Molloy graduated from University College Dublin, Ireland, in 1999 with an honours degree in Architecture, having previously obtained a Bachelor of Science in Architecture in 1996 and having spent 18 months at undergraduate level studying environmental architecture and sustainable design in Delft University of Technology, The Netherlands. She won two international student competitions for her work in this regard at that time, wrote various articles for publication and assisted in the writing of the book 'A Green Vitruvius'. She obtained a Masters Degree in Urban and Building Conservation from University College Dublin in 2004 with a thesis entitled 'Access to the Built Heritage- an Irish Context', consolidating her unique interest in the topic of accessible heritage. She subsequently furthered her education in the successful completion of a Diploma in Arbitration Law from University College Dublin in 2005 and in her receipt of a qualification as an access auditor from the School of the Built Environment, University of Ulster, Jordanstown in 2007. Having completed her training with three nationally renowned conservation architects, she proceeded to successfully manage the conservation divisions of two leading Dublin-based architectural practices.

Since early 2006 she has been a director of Molloy&Associates, an architectural consultancy offering a dual professional service both as a lead project architect and as a specialised conservation consultant on a wide variety of complex heritage projects from feasibility through to completion stages; with clients ranging from public/private sector developers, public/private sector institutions/organisations, National and Local Authorities and Agencies.

Maol Íosa held the position of President of the University College Dublin Architects' Graduates Association and is a former member of Council of the Royal Institute of Architects of Ireland and the RIAI Accessibility Task Force, contributing to the work of other RIAI committees. She sat on the RIAI Conservation Triennial Gold Medal Assessment Jury and is regularly invited to lecture and speak at conferences.

### MICHAEL O'BOYLE

Grade 1 Conservation Architect

B.Arch. MUBC MRIAI

Michael O'Boyle is an accredited Conservation Architect (Grade 1) and holds a Masters degree in Urban and Building Conservation (University College Dublin), for which he received the inaugural Rachel McRory Award.

He is experienced in working on large scale historic sites, which has involved the strategic planning and the development of proposals for significant architectural fabric and structures within substantial complexes of buildings. Michael is skilled in the co-ordination of design teams on high-profile conservation projects, leading to the development of innovative conservation-led solutions to the integration of fire safety, building services and universal access in historic locations.

Michael's work on the refurbishment and extension of Cork Criminal Courthouse (in collaboration with the OPW and Wilson Architects) received the Innovation Award at the RIAI Awards 2019. Michael has worked for a range of local authorities and public bodies, and has acted as consultant conservation architect to Tipperary County Council since 2005. In this role he leads the council's conservation assessment on high profile and complex planning cases (including the Former Bishop's Palace in Cashel) from pre-planning, through the planning application process to on-site monitoring and assessment of compliance with conditions.

Michael served on the Standing Committee on Architecture of the Heritage Council of Ireland (2006-2015), and continues to assist the Heritage Council in various capacities. He is a trustee of the Irish Landmark Trust and sits on the board of the Buildings of Ireland Charitable Trust (Pevsner Guides). Michael is a member of the examination board and assessment panel of the RIAI Conservation Accreditation System and co-authored the RIAI Standard of Conservation Skills and Competency and Conservation Skills Matrix (2018). He has lectured extensively on conservation and related issues.



## TEAM PROFILES

### MICHELLE O'DONOVAN

Director, Molloy&Associates

BArch., PG Dip., ABRC MRIAI, ARB, Grade 2 Conservation Architect

Michelle graduated with an Honours Degree from the Dublin Institute of Technology in 2003 and has extensive experience working on commercial and residential projects, having previously worked with award winning Dublin based practices, Henry J. Lyons & Partners and Design Strategies.

She has over 15 years' experience as a senior architect working on a variety of institutional, commercial and residential projects for both public and private clients. Michelle has a keen interest in conservation focused architecture and has worked with Molloy & Associates, a conservation focused architectural firm, since early 2016.

Michelle successfully undertook a post graduate diploma in Applied Building Conservation and Repair in Trinity College, Dublin, graduating with distinction in 2017. She was successfully accepted as a Conservation Architect (equivalent to Grade 2 RIAI) by the Royal Institute of British Architects in 2019.

### DR. JASON BOLTON

Forensic Archaeologist

MA, MIAI, PhD

Jason Bolton began his professional career as an archaeologist (MA, MIAI), with expertise in historic buildings and monuments and in maritime archaeology. In 1998, he moved into the field of architectural conservation, gaining a PhD in the vulnerability and failure of historic buildings, monuments, sites and their materials, and how to preserve them. He was educated in TCD, TU Dublin and UCD in Ireland, with additional specialist postgraduate training in architectural conservation in Venice, Athens, Lisbon, Thessaloniki and Vienna.

### ROB GOODBODY

Archive and field research/recording and documentation

BA(mod), DipEP, DipABRC, MA, MUBC, MIPI

Rob holds a Master's in Urban and Building Conservation (UCD), MC in Local History (NUI) and a Postgraduate Diploma in Applied Building Repair and Conservation. He spent nearly thirty years as a professional planner with various planning authorities in London and Dublin. His work included area plans for urban areas such as Stepney Green and Ilford, Dundrum, Dublin's Liffey Quays, North King Street and Islandbridge. He has served on the Conservation Advisory Committee for the London Borough of Lewisham, was chair of Dun Laoghaire-Rathdown's Historic Monuments Advisory Committee, 1996-1999, sat on Dublin City Council's archaeology working group in the preparation of the Heritage Plan and chaired the architecture working group during the production of Dun Laoghaire-Rathdown's Heritage Plan. He has also worked on a number of archaeological excavations in Britain and Ireland. He is a founder member of the Industrial Heritage Association of Ireland.

For more than thirty years Rob has been researching the histories of buildings and towns and his publications include six books and numerous articles and papers, including the third Dublin volume of the Irish Historic Towns Atlas for the Royal Irish Academy. He wrote the *Bridges* entry in the Academy's *Art and Architecture* series, has recently prepared a new edition of *Irish Stone Bridges* and co-authored a book on *Dublin Bay – Nature and History*. In 2015 he won the Industrial Heritage Association of Ireland's medal for publications. He teaches Georgian building construction on the post-graduate conservation course in TCD and for some years taught a module on the development of the Irish town at Masters level in NUI Maynooth.

Rob established Historic Building Consultants in 2003 and has prepared detailed reports for clients throughout Ireland. Work has included the refurbishment of the medieval Slane Bridge, work to bridges during the Clonmel flood relief scheme and architectural heritage inputs to EIS for various national primary roads and other infrastructural work. He has carried out detailed recording of buildings did the industrial heritage survey of Dun Laoghaire-Rathdown and the graveyards survey for Dublin City Council. He has carried out several architectural conservation area assessments on behalf of local authorities.

His work has included the architectural heritage element of a large number of brown-field developments in Dublin city. These have included the redevelopment of Hawkins, Apollo and College Houses and lands on Sir John Rogerson's Quay, Lime Street, Kevin Street, Newmarket, Cork Street and many more. He has also worked on mills, tanneries, breweries, maltings and other industrial heritage sites and the present Metrolink project. He is a Member of the Irish Planning Institute and a Member and Former Director of ICOMOS Ireland.



## TEAM PROFILES

### SUNNI GOODSON

Archive and field research/recording and documentation

BA, Msc Conservation of Historic Buildings, HNC Interior Design

Sunni's experience includes:

**Shanganagh Castle Residential Development, Shanganagh, Co. Dublin (c.1750): Conservation & Heritage Consultant.** Completion of chapter for Environmental Impact Assessment report (EIA) regarding the Architectural & Cultural Heritage of the site, including receiving environment analysis, assessment of impacts, suggestion of mitigation measures and recording and site management requirements.

**St. Andrew's Church, Suffolk Street, Dublin 2 (c.1862): Conservation Consultant.** Analysis of building conditions, provision of Conservation Method Statements, independent completion of Conservation Report & Architectural Heritage Impact Assessment for planning stage; tender specifications for repair, guidance of adaptive re-use of major deconsecrated city church, serving as specialist conservation consultant to Grade 3 Project Architect.

**No. 79 Waterloo Road, Dublin 4 (Terraced Townhouse, c.1845): Lead / Interior Designer, Conservation Consultant & PSDP for Two-Phase Major Refurbishment & Conservation Project.** Successful acquisition of planning permission. Works involved upgrading of services, external render replacement to rear facade, repointing of front facade, total internal refurbishment. Tender & Construction drawings, written specifications, method statements, full interior design service and project management.

**National Monuments Service: Survey of Dublin's Early Buildings.** Identification of probable 17th and early-18th century houses in three major medieval arterial routes within the city centre via analysis of historic cartographic evidence, plan drawings, legible building fabric and historic valuations records; completion of developmental chronology and historical research, appraisal of significant fabric, collation of planning documents, interior fabric surveys.

**Dublin City Council Record of Protected Structures:** Additions of early-mid 18th century former houses in Restoration-era street to RPS (listed building register). Architectural surveys, photographic records, assessment of available planning files and available research materials to determine date and significance of structures. Provided recommendations for inclusion or omission from the Record of Protected Structures.

**National Inventory of Architectural Heritage, 2010-2019:** Recorded over 700 buildings across seven county / city surveys and completed appraisals in accordance with Planning and Development Acts 2000.

**5 Vesey Place Mews, Dun Laoghaire, Co. Dublin (c.1850): Conservation Consultant.** Building fabric condition analysis, historic developmental research, completion of Conservation Report and Architectural Heritage Impact Assessment for planning application; completion of tender-stage repair and intervention specifications, on-site conservation oversight and sign-off submitted to local authority.

### DR. JOHN OLLEY

Historic Architecture, Landscape and Urban Consultant

B.Eng (Sheffield), PhD (Cambridge)

Dr. John Olley brings his broad inter-disciplinary knowledge base, his long career in research and critical appraisal of architecture, urbanism and landscape and his involvement in design teaching to bear on identifying, researching and assessing the opportunities and challenges of development on sites and in contexts of high heritage value.

Dr. Olley has carried out an assessment of the historic development and of Wilton Square, its evolution and context within the evolving urban fabric and infrastructure of eighteenth and nineteenth century Dublin.

He has delivered Historic Landscape Assessments of many demesnes and their architecture that are of national and international importance (including Castletown, Kildare, Woodstock, Kilkenny, and Larchill, Meath) as well as of large-scale complex landscapes – the Blackwater Valley County Waterford; and North County Meath.

From 2008-2013, he acted as historic landscape consultant to OPW on all aspects of the landscape restoration and management at Castletown, Celbridge. At Castletown the work involved close and creative collaboration with the OPW architects, with horticulturists, archaeologists, ecologists and hydrologists.

Current work with Molloy&Associates include the heritage assessment of Carton House and demesne and Howth Castle and Demesne and identifying and critically appraising the challenges and opportunities for development and conservation.

### PAULA DURHAM

Practice Manager, Molloy&Associates

BSc (Business), Dip Marketing, Prof Cert Finance

Paula joined Molloy & Associates as Practice Manager and is responsible for the day to day running of the practice office and support of the team. Her background is in the area of advertising and marketing and she has over 15 years' experience managing local and international advertising campaigns. Her previous roles involved management and coordination of high value, multi media campaigns, delivering all projects against strict deadlines and within client budgets. She has an Honours Degree in Business, a Diploma in Marketing and a Professional Certificate in Finance.