



Fig.5.7.2: Mid-nineteenth century Victorian brick and stonework on the façade of 60 O’Connell Street.

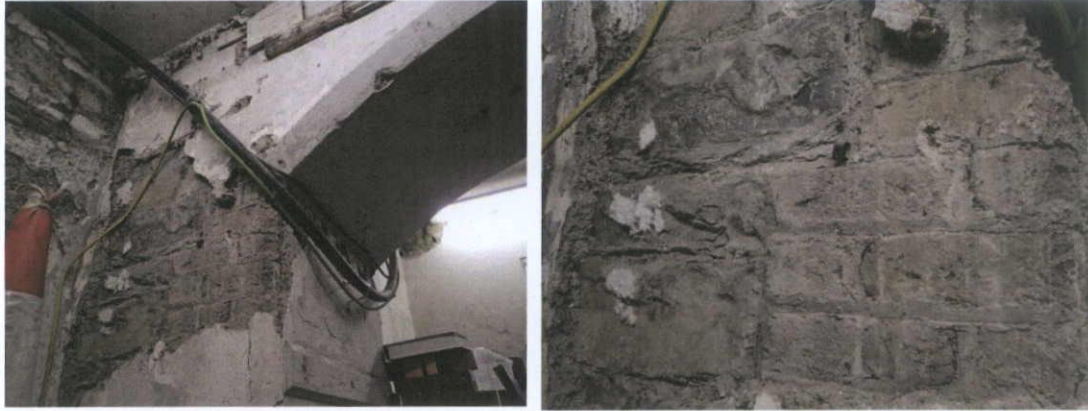


Fig.5.7.3: View of a brick pier at the front of the property at basement level, with a rendered Calp limestone masonry wall.



Fig.5.7.4: Detail of a mid-nineteenth century brick arch at basement level of No.60, with sharp limestone sand and coarse lime lumps in the bedding mortar (beneath the Portland Cement pointing).





*Fig.5.7.5: The nineteenth century brick arch has been repointed in Portland Cement and painted.*



*Fig.5.7.6: The south wall of the basement well is formed from Calp limestone masonry, many of which consist of rounded and sub-rounded cobbles which are indicative of Georgian building. The lime render laid on top of the wall is in poor condition; but contains poorly-sorted predominantly limestone aggregate with large coarse lime lumps and crushed brick and brick dust pozzolan.*



*Fig.5.7.7: Limestone aggregate with large coarse lime lumps and crushed brick and brick dust pozzolan on the lime render over the southern basement Calp limestone wall at the front of the building.*





*Fig.5.7.8: Detail of the entrance to the granite-lined strongroom at the rear of the building, and the Calp limestone masonry forming the north wall at basement level (right).*



*Fig.5.7.9: The render on the north wall of the building is reasonably similar in texture and composition to that found on the south wall. These may be Georgian period building.*





Fig.5.7.10: The strong room is lined with granite laid in a lime putty mortar, and pointed with a Portland Cement-based mortar with an incised line.



Fig.5.7.11: Detail of the joints of the granite ashlar in the strong room showing the lime bedding mortar beneath the later Portland Cement pointing.

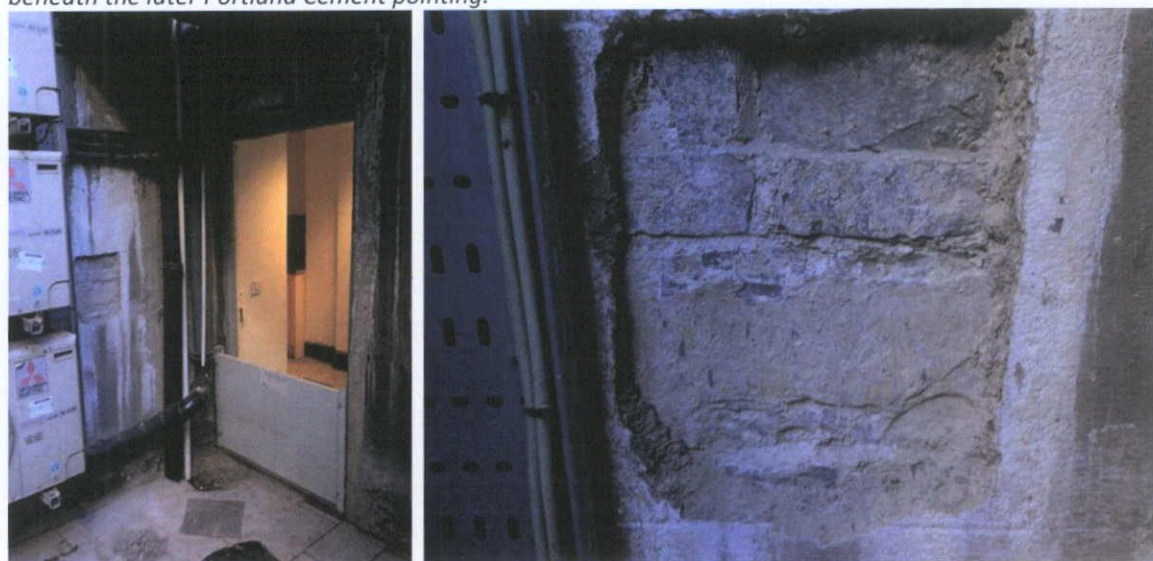


Fig.5.7.12: The rear wall of the building is composed of squared hewn Calp limestone masonry overlain with a Portland Cement render and repointed throughout.



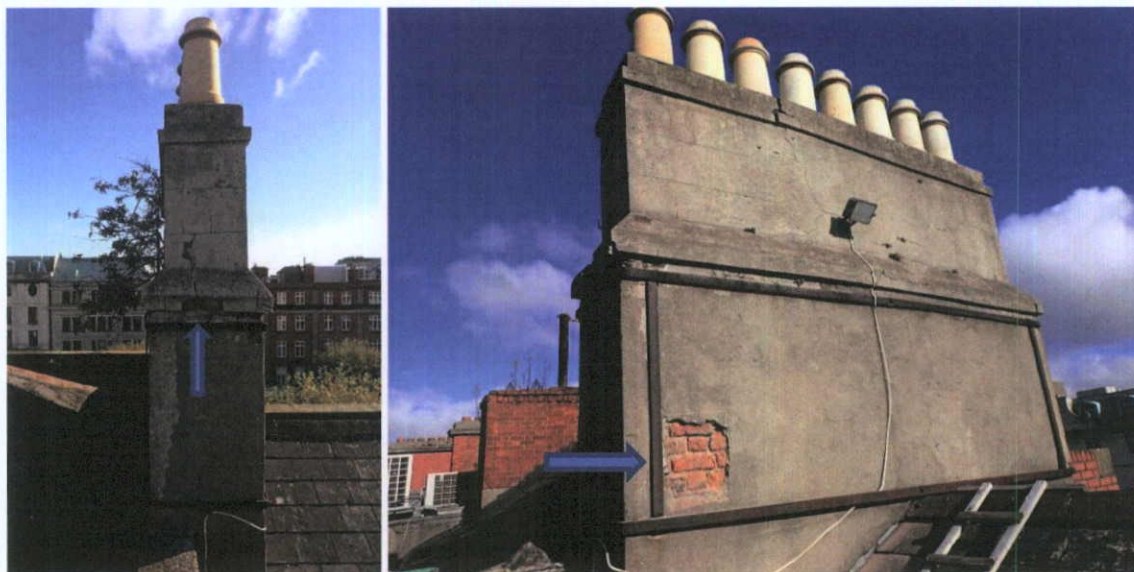


Fig.5.7.13: The eastern chimney (Chimney A) with the render removed at two locations to reveal the underlying brick masonry fabric.



Fig.5.7.14: Shell contained in the brick of the eastern chimney stack.

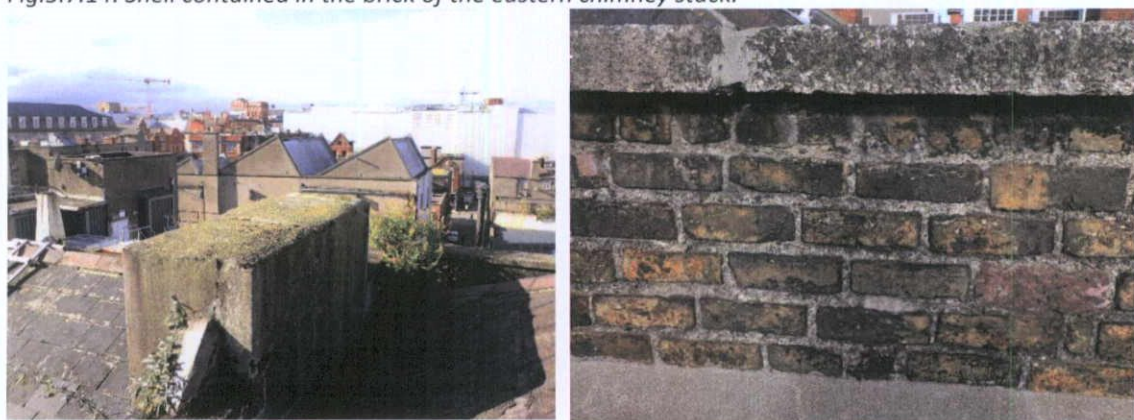


Fig.5.7.15: The cut-down Chimney B on the west side of the roof (left) and the granite-capped stock brick wall linking the two chimneys (right).





Fig.5.7.16: The soiled party wall is composed of hand-made clamp-fired yellow stock brick bedded in deep coarse-grained lime mortars with scarce crushed brick. This brick is very similar to that transported to Dublin City along the canal networks, and probably mid-nineteenth century.

**5.8 60a O’Connell Street / 19 Henry Place:** Calp limestone masonry fabric is visible beneath the two-coat Portland Cement render. The Calp limestone masonry extends beyond the rendered flat-roofed structure and merges into the Calp limestone boundary wall of the adjacent No.59 O’Connell Street – indicating that the rear walls to both properties were built at the same time. The masonry is of hewn Calp limestone bedded in coarse-grained lime bedding mortar with brick pozzolan similar in composition to that seen at the rear of Nos.58 and 59 O’Connell Street. It is likely that these three walls are of eighteenth century date.



Fig.5.8.1: The rear boundary Calp limestone wall (60a O’Connell Street) is set in a pozzolanic lime mortar similar to others seen along the lane, and is probably eighteenth century Georgian fabric.

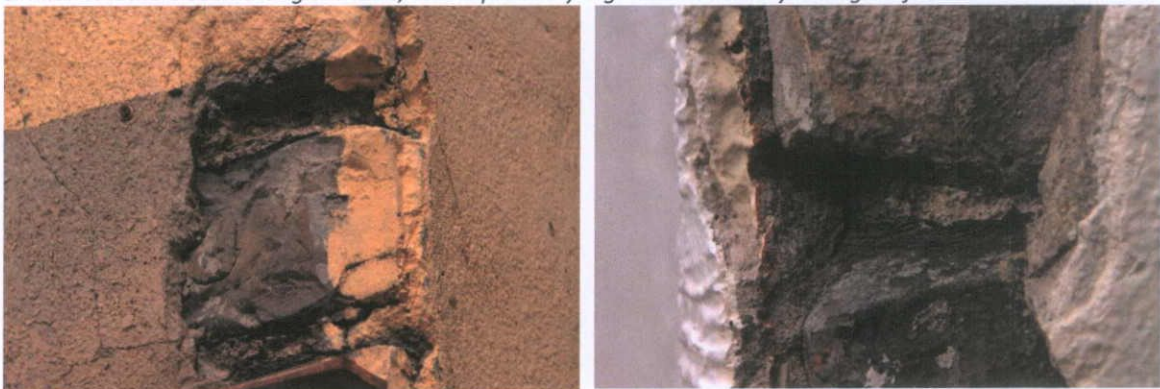


Fig.5.8.2: Detail of the Calp and lime bedding mortar beneath the twentieth century render.



**5.9 61 O'Connell Street:** The chimney contains hand-made clamp-fired brick with coarse partially fired limestone inclusions matching that seen in the walls of No.42 O'Connell Street and is likely to be Georgian fabric.

**Façade:** The façade consists of a modern shopfront with a brick superstructure punctuated by granite windows, with later brick above cill level on the third floor terminating in dentil brickwork below the coping. The façade has been repointed throughout in Portland Cement with gritty Portland Cement pointing applied to the earliest red stock facing brick. The façade also shows 'plastic' repair mortars and poor quality modern brickwork repairs below concrete windows cills at first floor level.

**Georgian Chimney:** The Portland Cement render was removed from the front (east) chimney stack at roof level; and the stack was found to be made of hand-made clamp-fired brick fired from unprocessed raw clay containing coarse limestone aggregate and with abundant partially calcined limestone and areas of vitrified matrix. The mortar has been affected by water penetration, saturation and invasive vegetation and is in poor condition but contains rounded gravel aggregate and brick pozzolan suggesting an early date. Internally, the brick chimney stack has been concealed behind modern partitioning and kitchen fixtures at all floor levels.

The rear wall of the building is coated in a Portland Cement render laid in two to three coats over a fine-grained solid red facing brick. Some of the brick is early clamp-fired brick with pebbly inclusions and voids, shrinkage cracks and fired from unprocessed clay. However, only a limited amount was visible and it would be necessary to remove further sections of render from the rear of the building to determine whether these were isolated salvaged and reused bricks, or whether these are representative of the rear elevation.



Fig.5.9.1: General view showing the altered upper floor level.



Fig.5.9.2: Modern brickwork below the window cill, and original brick repointed in Portland Cement.



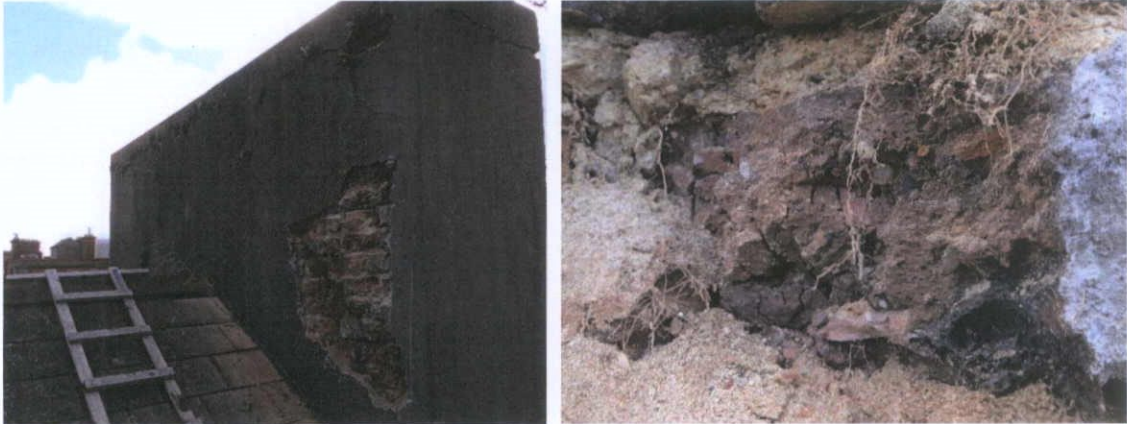


Fig.5.9.3: The chimney contains hand-made clamp fired brick very similar to that seen in No.42 O'Connell Street and likely to be Georgian fabric.

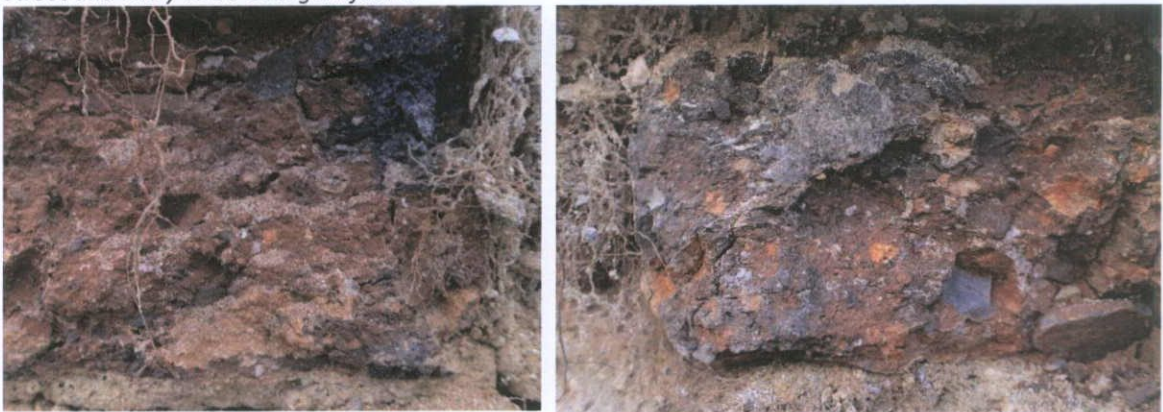


Fig.5.9.4: Hand-made clamp fired brick forming the chimney - similar to that seen in No.42 O'Connell Street and likely to be Georgian fabric.



Fig.5.9.5: The rear elevation is coated with multiple layers of Portland Cement render above red stock brick.



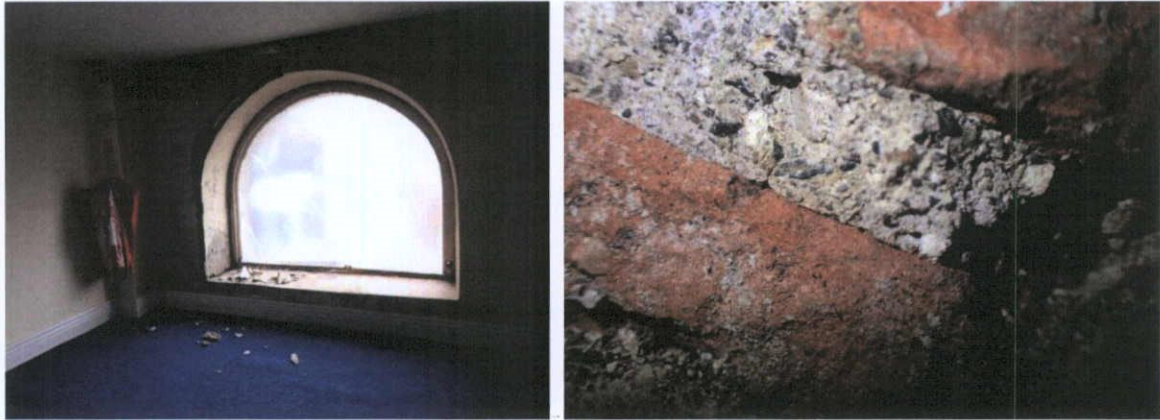


Fig.5.9.6: Arched window opening in the stairs. The arch is formed by brick with a ‘pennystruck’ lime bedding mortar using aggregate similar to that seen on the rear elevation, but differing from the aggregate used to bed the chimney stacks.

## 6. Summary of Key Findings

**6.1 Early Hand-made Brick:** There are a number of types of hand-made clamp-fired bricks found among the buildings of the Dublin Central Project. No.42 O’Connell Street (see Section 4.3) provides a useful ‘point in time’ reference. The façade of this building is composed of red facing brick (Fig.4.3.4), but the internal wall linings are composed of a coarser rich red-coloured stock brick containing sharp angular limestone inclusions which are seen in brick in other building on O’Connell Street and Parnell Street (Fig.9.1.1). Some of this early brick is also found in ‘Building C’ at 50-51 O’Connell Street (Figs.5.3.19-20). This is a good contender for brick burnt on the ‘Old Brick Field’ marked on John Rocque’s mid-eighteenth century map of Dublin. These are found bedded in pozzolanic lime mortars (where fine brick dust was added to the mix) and lime mortars using only local coarse rounded aggregate with no intentional inclusions.

A second early brick in the area is a relatively soft hand-made clamp-fired mostly pale red-coloured ‘place’ brick found on internal wall linings along Moore Street and in the chimney of No.60 O’Connell Street. This brick would have little resistance to external weathering stresses and was intended to be concealed by a plaster or render. A proportion of these bricks contain shell (Fig.9.1.2) which is likely to be a by-product of shellfish consumption rather than indicative of brickmaking along the coast. These bricks are found on internal and external walls along Moore Street, on buildings which were built on the grounds of the ‘Old Brick Field’ marked on John Rocque’s mid-eighteenth century map of Dublin. These are likely to be of late eighteenth or early nineteenth century date.



Fig.9.1.1: Brick with coarse angular limestone inclusions from the basement of No.43 O’Connell Street (left), and seen in the internal walls of No.71 Parnell Street (right).





Fig.9.1.2: 'Shell brick' is found at a number of buildings on Moore Street including No.10 Moore

A third early brick is a red, yellow and variegated colour 'stock' brick is found throughout the site. This type is often referred to as 'Dublin stock brick' (e.g. Figs.4.4.4-4.4.7), but was more frequently made in brickfields to the west of the city. With the opening of the Grand and Royal Canals, a large amount of small-scale brickfields opened up along the canals for the purposes of feeding the Dublin construction market. These bricks are variable in quality, with multiple colours seen within a single brick, and with some parts of the brick appearing black and glassy where it was over-fired. Classifying these bricks according to colour tends to be misleading, as the surface colour is often not the colour of the core of the brick (e.g. Fig.5.4.5). These bricks were made at multiple locations in west Dublin, Kildare, Laois and other places, with larger brickyards becoming established in Athy and other places, and with the quality varying. These bricks were made by many manufacturers between the late eighteenth century and the mid-twentieth century, but with the bulk of use seen in the Victorian period and before the widespread availability of well-fired extruded brick. Only a very small proportion of these bricks were frogged or had manufacturers stamped<sup>3</sup>. However, these bricks tend to be better fired with smaller pebbles than the 'stock' bricks found lining the internal walls of No.42 O'Connell Street, and of better quality than the 'shell brick' found along Moore Street.

A fourth early brick are the yellow-salmon coloured 'sammel' bricks found forming some vaults along O'Connell Street (Fig.5.2.8). These are soft and not of great quality in either manufacture or durability (though they have survived in waterlogged and poor conditions) but are visually distinctive and probably relate to mid-eighteenth century structures.

**6.2 19<sup>th</sup> Century Extruded Brick:** A number of the buildings retain nineteenth century extruded brick which became popular for building in Dublin City. These are not intact buildings, but often simply the retained ground floor of industrial buildings such as 5-8 Henry Place and 17-18 Henry Place. Campbell's of Moore Lane retains brick polychrome (Fig.5.5.5) including a stamped brick indicating that the polychrome brick was sourced from Staffordshire (Fig.5.5.7). Polychrome brick is also used at 11-13 Henry Place (Fig.6.14.10). These bricks were often used in conjunction with terracotta, but only one example of terracotta has survived (Fig.7.6.3). White encaustic brick (Fig.5.3.24) is known from a number of late nineteenth and early twentieth century buildings in Dublin City, and was popular for areas such as kitchens, W.C.s and other areas which needed high levels of hygiene.

**6.3 20<sup>th</sup> Century Brick:** A number of buildings are known from historical records to have been built c.1917 and in the 1920s and later. These provide useful reference points to clearly identify the type of bricks which were used, and those which were not used after the War of Independence. In general, these bricks tends to be well-formed, well-fired and homogenous red and yellow brick, both solid and perforated. The key different between these bricks and earlier Georgian and Victorian bricks is the choice of raw material. The facing brick tends to be formed from clay without pebbly inclusions, and fired using controlled temperatures in a brick kiln to provide a consistent finish. The red bricks occasionally retain surface striae from wire-cutting, but are



usually homogenous and fine-grained showing almost no textural changes on the exposed faces. These red bricks may sometimes show colour changes, such as ‘kiss marks’ formed in the kiln during firing – but show none of the variation in texture seen in earlier bricks. Twentieth century yellow ‘stock’ brick is often solid and contains pebbly inclusions (e.g. Fig.5.2.4), but while medium-grained in texture, are consistent in appearance and texture and the result of a defined manufacturing process which is very different to the variability seen in earlier hand-made building materials.

## **Endnotes**

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<sup>1</sup> The accompanying Volume 1 relates to Sites 3, 4 and 5.

<sup>2</sup> Products made at Charles Davison’s works included fire bricks, paving bricks, acid resistant bricks and they specialised in making rotary kiln lining blocks for use in cement production kilns.

<sup>3</sup> Brick stamps became more popular in the second half of the nineteenth century, with stamps from Kildare, Wicklow and Dublin known. However, stamped bricks represent only a fraction of the amount of bricks burnt; and the relatively few brick manufacturers who did stamp, do not appear to have stamped all their wares, and the style of brick stamps changed from time to time. The Athy brickworks stamp is well known; but small farms in the Athy area continued to make unstamped clamp-fired bricks for both the local and Dublin construction markets up until the 1950s. As yet, there has been no comprehensive cataloguing of Irish bricks.



## EIA Chapter 15 Cultural Heritage (Architectural)

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

### **Appendix 15.2** Chronology Drawings





NOTE  
 ALL DIMENSIONS TO BE CHECKED ON SITE  
 NO DIMENSIONS TO BE SCALED FROM THIS DR.  
 THIS DRAWING IS TO BE READ IN CONJUNCTION WITH  
 RELEVANT CONSULTANTS DRAWINGS



LEGEND

- █ Pre-1850
- █ 1850-1916
- █ 1917-1959
- █ 1960+

REV	DATE	DESCRIPTION	CHKD	DRN
A	12.09.2022	Planning Application for Site 2	MM	MOD

**CHRONOLOGY DRAWING**

CLIENT  
**DUBLIN CENTRAL GP LIMITED**

PROJECT  
**DUBLIN CENTRAL**

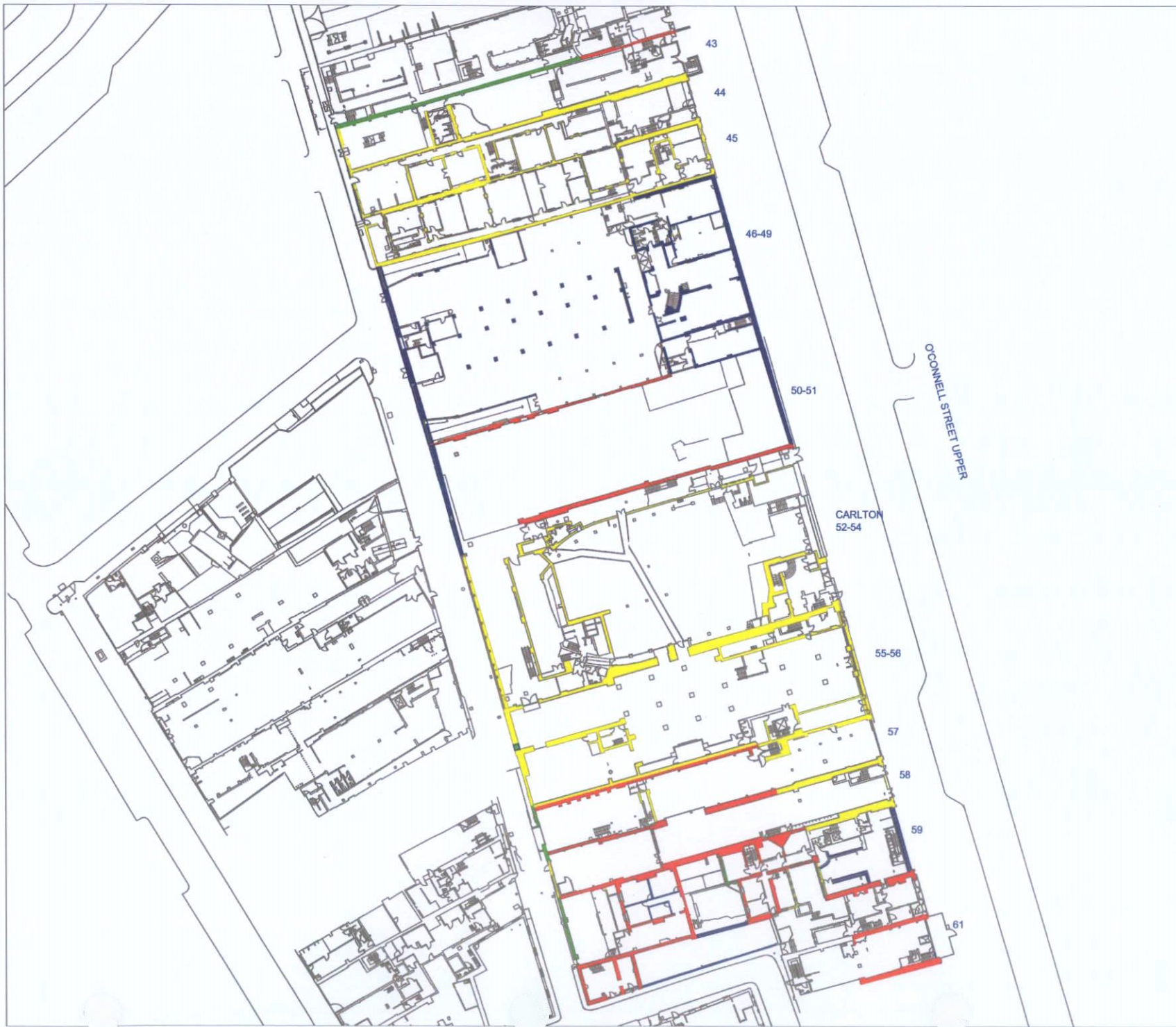
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SCALE	NTS
DRAWN	MOD
CHECKED	MM
FILE NAME	x1009 Site Plan Chronology Basement floor plan A

DRAWING  
**Site 2**  
 Chronology Information  
 Basement Floor Plan

BLOCK	DRAWING NUMBER	ZONE	REVISION
2	C1009	P2	A

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LEGEND

- █ Pre-1850
- █ 1850-1916
- █ 1917-1959
- █ 1960+

A	12.09.2022	Planning Application for Site 2	MM	MOD
REV	DATE	DESCRIPTION	CHKD	DRN

**CHRONOLOGY DRAWING**

CLIENT  
**DUBLIN CENTRAL GP LIMITED**

PROJECT  
**DUBLIN CENTRAL**

DATE	MAY 2022
SCALE	NTS
DRAWN	MOD
CHECKED	MM
FILE NAME	x1010 Site Plan Chronology Ground Floor Plan

DRAWING  
**Site 2**  
**Chronology Information**  
**Ground Floor Plan**

BLOCK	DRAWING NUMBER	ZONE	REVISION
<b>2</b>	<b>C1010</b>	<b>P2</b>	<b>A</b>

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LEGEND

- Pre-1850
- 1850-1916
- 1917-1959
- 1960+

REV	DATE	DESCRIPTION	CHKD	DRN
A	12.09.2022	Planning Application for Site 2	MM	MOD

CHRONOLOGY DRAWINGS

CLIENT  
**DUBLIN CENTRAL GP LIMITED**

PROJECT  
**DUBLIN CENTRAL**

DATE	MAY 2022
SCALE	1:100
DRAWN	MOD
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FILE NAME	x1011 Site Plan Chronology Level 1

DRAWING  
**Site 2**  
 Chronology Information  
 First Floor Plan

BLOCK	DRAWING NUMBER	ZONE	REVISION
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LEGEND

- PRE 1850
- 1850-1916
- 1917-1959
- 1960-Present

A	12.09.2022	Planning Application for Site 2	MM	MOD
REV	DATE	DESCRIPTION	CHKD	DRN

**CHRONOLOGY DRAWINGS**

CLIENT  
**DUBLIN CENTRAL GP LIMITED**

PROJECT  
**DUBLIN CENTRAL**

DATE	MAY 2022
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FILE NAME	x1012 Site Plan Chronology Level 2

DRAWING  
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 Chronology Information  
 Second Floor Plan

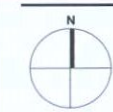
BLOCK	DRAWING NUMBER	ZONE	REVISION
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LEGEND

- PRE 1850
- 1850-1916
- 1917-1959
- 1960-Present

A	12.09.2022	Planning Application for Site 2	MM	MOD
REV	DATE	DESCRIPTION	CHKD	DRN

CHRONOLOGY DRAWINGS

CLIENT  
**HAMMERSON**

PROJECT  
**DUBLIN CENTRAL**

DATE	MAY 2022
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DRAWN	MOD
CHECKED	MM
FILE NAME	x1013 Site Plan Chronology Level 3

DRAWING  
**Site 2**  
 Cronology Information  
 Third Floor Plan

BLOCK	DRAWING NUMBER	ZONE	REVISION
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LEGEND

- Pre-1850
- 1850-1916
- 1917-1959
- 1960+

A	12.09.2022	Planning Application for Site 2	MM	MOD
REV	DATE	DESCRIPTION	CHKD	DRN

CHRONOLOGY DRAWINGS

CLIENT  
**DUBLIN CENTRAL GP LIMITED**

PROJECT  
**DUBLIN CENTRAL**

DATE	MAY 2022
SCALE	1:100
DRAWN	MOD
CHECKED	MM
FILE NAME	x1014 Site Plan Chronology Level 4

DRAWING  
**Site 2**  
**Chronology Information**  
**Fourth Floor Plan**

BLOCK	DRAWING NUMBER	ZONE	REVISION
<b>2</b>	<b>C1014</b>	<b>P2</b>	<b>A</b>

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EIAR Chapter 15 Cultural Heritage (Architectural)

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

**Appendix 15.3** Building inventory, record and description for No.43 O’Connell Street Upper

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









### 43 O'Connell Street Upper, Dublin 1

**Record of Protected Structures Reference:**  
6023, Commercial premises, upper floor façade

**Other relevant Statutory Protections:**  
Within O'Connell Street ACA

**NIAH Reference, rating:**  
50010553, Regional

**Grid reference:**  
715739 734909

#### Proposed site

Site 2c

#### Planning history

Façade retained only; remainder of structure scheduled for demolition.

#### Outline building description

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 second and third 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 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.

#### Occupancy

Occupied by casino at entrance and basement level.

Vacant above.

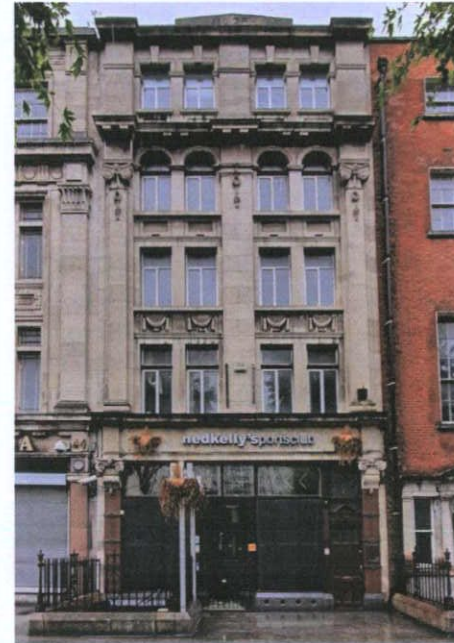


Plate 1: Front façade, number 43 O'Connell Street Upper

Figure 1: Façade c1960s showing original windows





## BUILDING HISTORY

Number 43 O'Connell Street Upper (formerly 43 Sackville Street Upper) was the site of an 18<sup>th</sup>-century house, built in the 1750s, which was in commercial use since at least as early as the 1820s, though apparently also with residential use.<sup>1</sup> In the 1850s and 1860s the building housed a business dealing in ladies' wear and baby linen and from the end of that decade a decorator, gilder and importer of French paper hangings was in occupation.<sup>2</sup> In 1882 the Irish National League was founded as the constituency organisation of the Irish National Party.<sup>3</sup> This organisation established its offices in number 43 Sackville Street Upper, as a tenant of Timothy Harrington, secretary of the League, who had his town residence on the upper floors, though he also had his house in Artane.<sup>4</sup> Charles Stuart Parnell MP also had his offices in the building.

The Goad insurance map of 1893 depicts number 43 as a four-storey house with a double-pile roof and a three-storey return, to the rear and side of which was a two-storey extension.<sup>5</sup> Behind the extension was a timber building with a curved roof, top-lit by a skylight running the length of the building. There was a small yard to the rear of this and beyond it was a two-storey stable building fronting onto Moore Lane.

In 1897 the building was converted for use by the Young Men's Christian Association (YMCA) to the designs of George P. Beater, architect.<sup>6</sup>

In the months following the signing of the Anglo-Irish treaty in December 1921 and the outbreak of the Civil War in June 1922 a substantial number of refugees fled from Belfast. In April 1922 the anti-treaty IRA took over a number of buildings in Dublin, including the YMCA at 43 O'Connell Street Upper, to provide accommodation for the refugees.<sup>7</sup> During the second battle of O'Connell Street in July of that year the greater part of the battle occurred on the eastern side of O'Connell Street Upper, though anti-treaty forces also occupied numbers 43 and 59 on the western side. A fire broke out in number 43, apparently caused by some National Army machine-gunners using the building for target practice.<sup>8</sup> The fire brigade was unable to access the building due to barricading and gunfire, as a result of which the blaze could not be tackled until the next day.<sup>9</sup> The building was gutted by the fire and was subsequently demolished.

Plans for the reconstruction of the building were approved in 1924 and the building bears the date 1925 on the parapet.<sup>10</sup> The new building was occupied briefly by a firm of importers, followed by Siemens Schuckert (Ireland) Ltd, which had offices and showrooms in the building during the construction of the Shannon hydro-electric scheme.<sup>11</sup> The Goad insurance map of 1926 shows that the building on the street frontage was four-storey, to the rear of which a single-storey building stretched back towards the rear, where a two-storey building fronted Moore Lane.<sup>12</sup>

The building was subsequently occupied by Boylan Brothers, shoemakers and from the 1940s to the 1960s Aer Lingus had offices in the building, with the first to fourth floors occupied by the company's chairman.<sup>13</sup> From the late 1970s the ground floor and basement were occupied by Ned Kelly Amusements – now Ned Kelly Sports Club.<sup>14</sup>



Figure 2: Elevation of 43 Sackville Street Upper from Shaw's Directory of 1850



Figure 3: Damage to 43 Sackville Street Upper from fighting in July 1922 (National Library of Ireland)

Figure 4: Damage to façade in July 1922 (Irish Architectural Archive)

<sup>1</sup> *Treble Almanack*, 1828 to 1832; Pettigrew & Oulton's *Dublin Almanack*, 1834 to 1847.

<sup>2</sup> *Thom's Directory*, 1857 to 1884.

<sup>3</sup> J E Doherty and D J Hickey, *A Chronology of Irish History since 1500*, Dublin 1989, p. 158.

<sup>4</sup> *Thom's Directory*, 1890 to 1895; Valuation Office cancelled books, 1890 to 1895.

<sup>5</sup> Goad, Charles, *Insurance Plan of the City of Dublin*, 1893, sheet 4.

<sup>6</sup> *Irish Builder*, 1897, pp. 5, 11.

<sup>7</sup> John Dorney, *The Civil War in Dublin*, Merrion Press, 2017, p.52; *Evening Herald*, 22<sup>nd</sup> April 1922.

<sup>8</sup> Liz Gillis, *The Fall of Dublin*, Mercier Press, 2011, pp. 106-107.

<sup>9</sup> Tom Geraghty and Trevor Whitehead, *The Dublin Fire Brigade*, Dublin City Council, 2004, p. 173.

<sup>10</sup> Dictionary of Irish Architects - (dia.ie)

<sup>11</sup> Valuation Office cancelled books 1915 to 1935.

<sup>12</sup> Goad, Charles, *Insurance Plan of the City of Dublin*, 1926, sheet 4.

<sup>13</sup> *Thom's Directory*, 1930 to 1980. *Thom's Directory* lists Autocars (Ireland) as occupying the premises in the late 1930s, though this appears to be an error, as the company was at number 44; Osborne, King & Megan brochure, July 1987 (Irish Architectural Archive, RW.D.212).

<sup>14</sup> *Thom's Directory*, 1980 to 2012.



### FLOOR PLANS

Not to scale

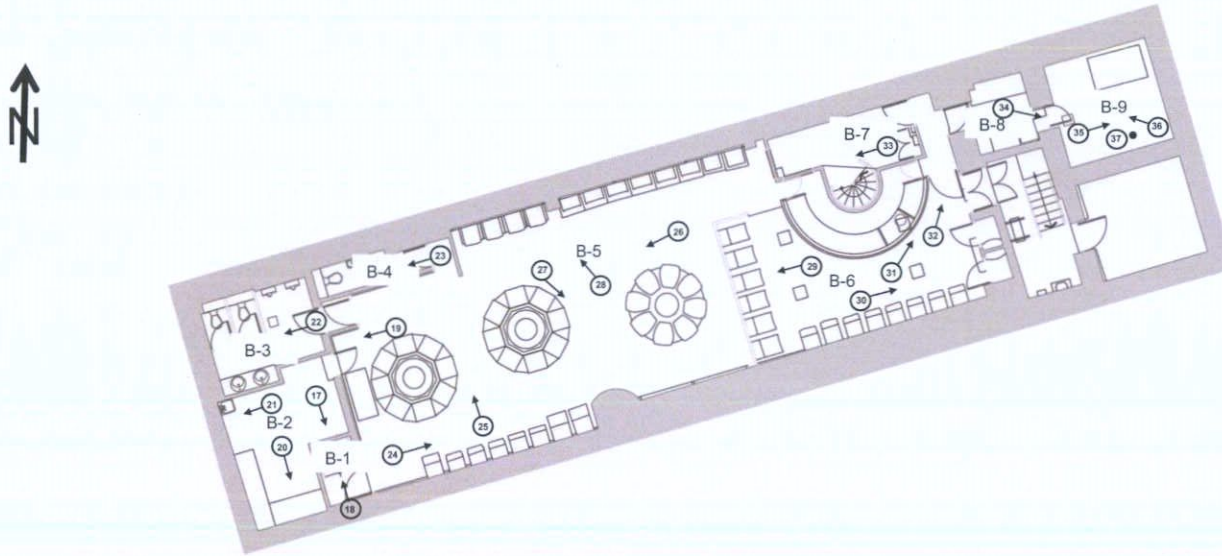


Figure 5: Plan at basement level



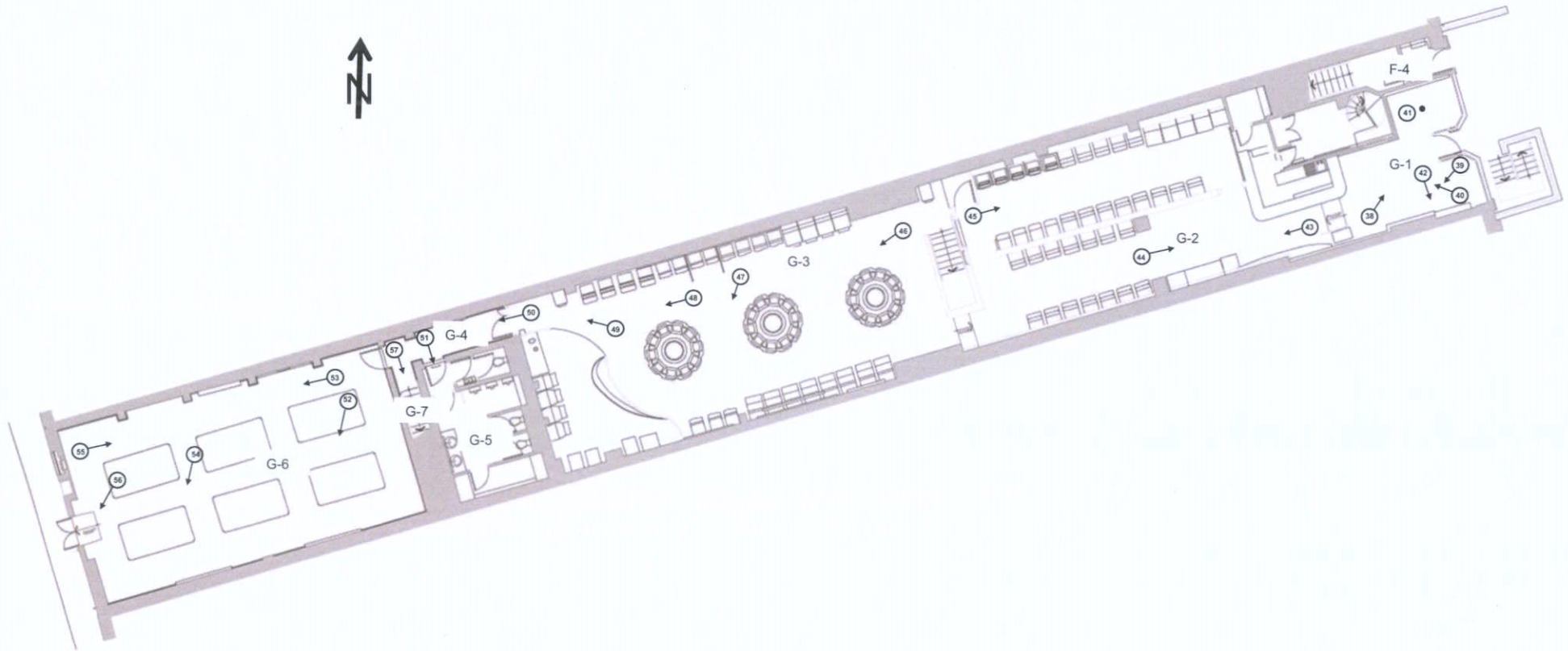


Figure 6: Plan at ground floor level



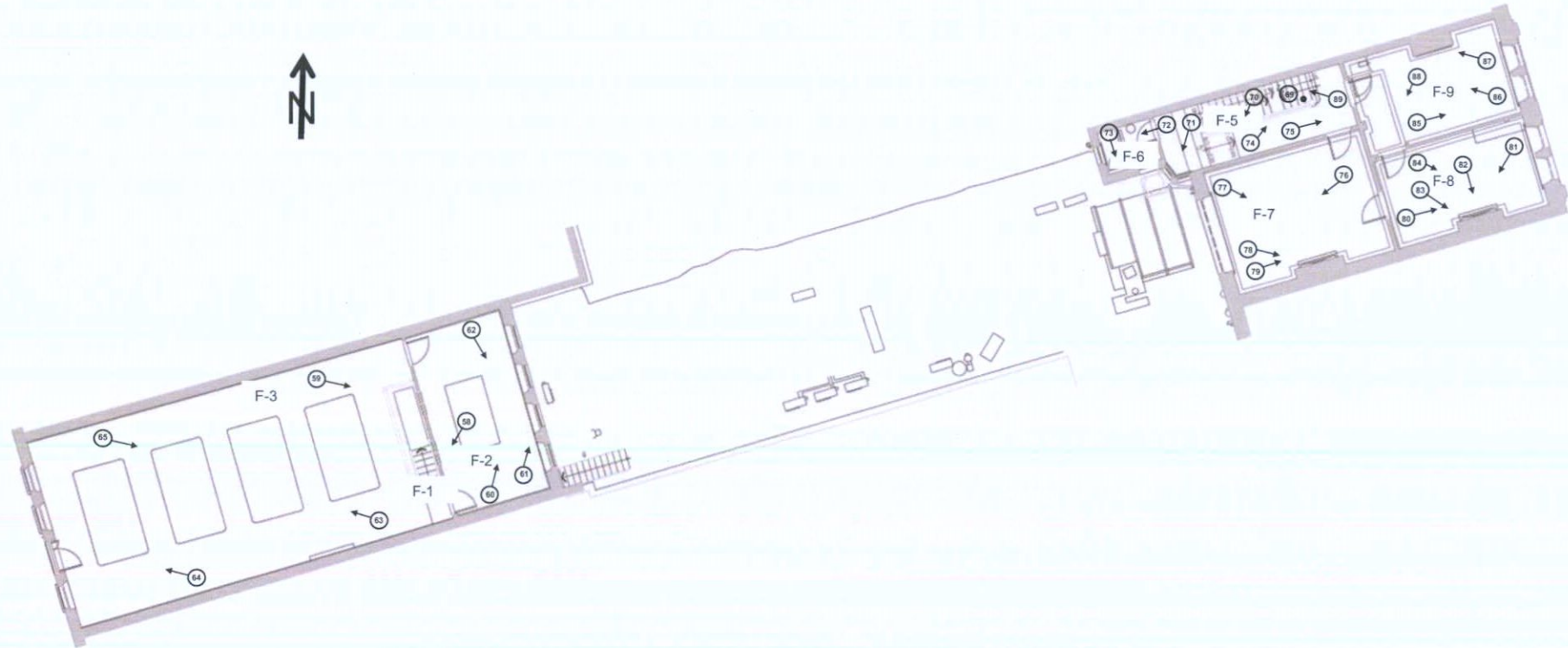


Figure 7: Plan at first floor level (note: F-4 is the ground-floor entrance to the first floor – see figure 6 above)



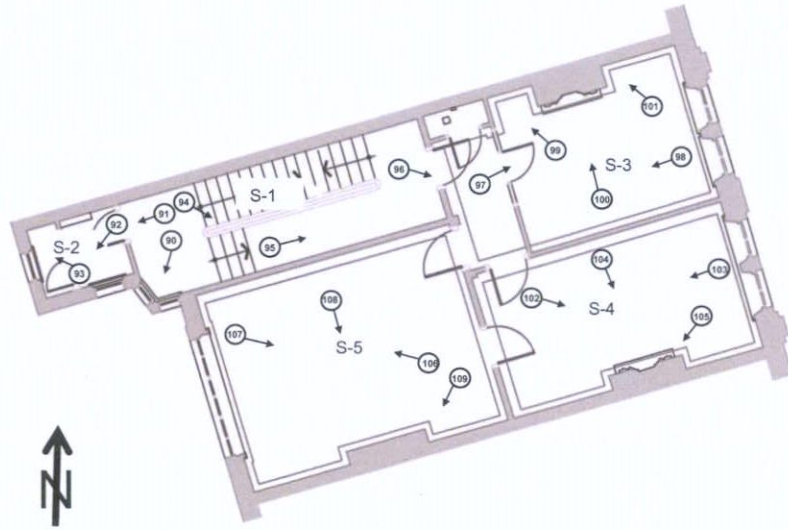


Figure 8: Plan at second floor level

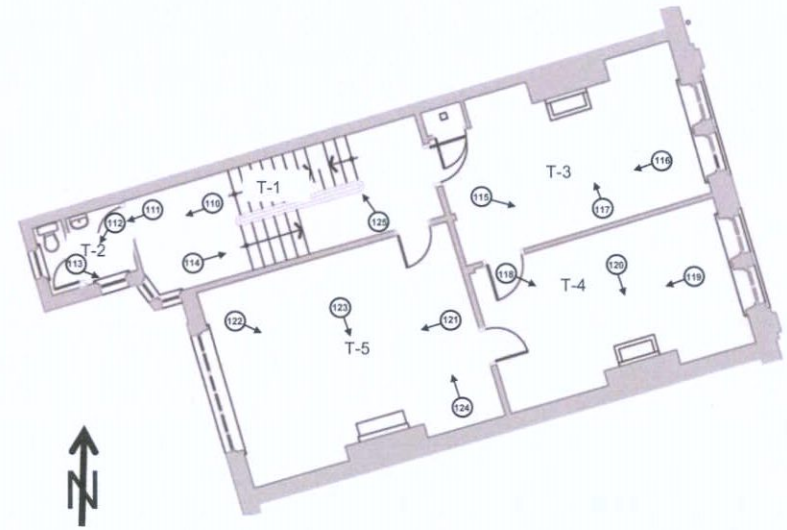


Figure 9: Plan at third floor level



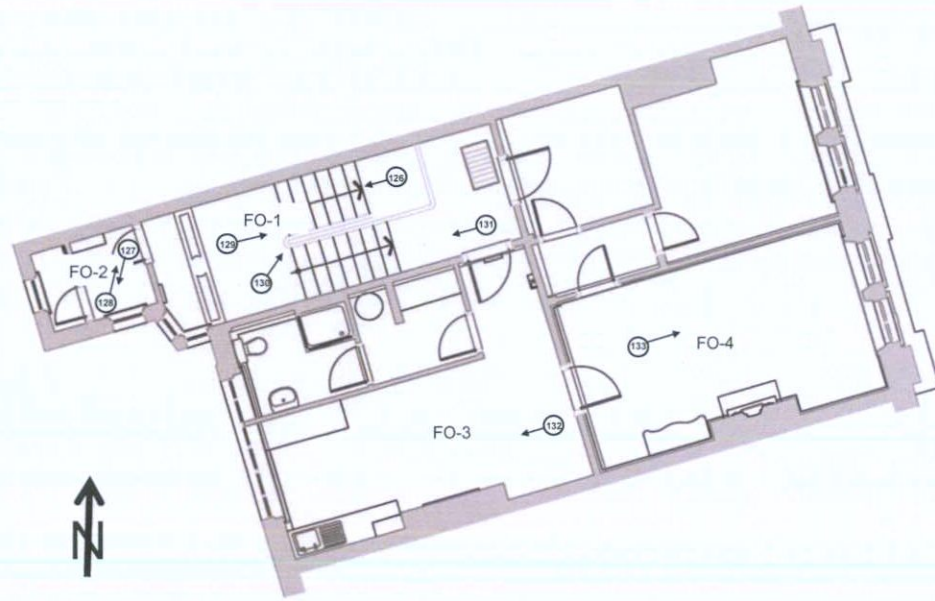


Figure 10: Plan at fourth floor level

## BUILDING SURVEY

### Exterior

Four-bay, five-storey-over-basement attached building. Flat roof with red brick chimney stacks having granite copings to south and to north-east. Carved granite eaves cornice with central, raised pediment or blocking course bearing inscription date, "1925." Front (east) elevation comprised of coursed Portland stone, with recessed bays of paired windows flanked to corners and to centre by projecting piers. Giant order Ionic, engaged pilasters flanking first, second and third floors. Oversailing, modillion cornice to third floor. Square-headed window opens to first, second and fourth floors. Carved string courses to recessed bays to first and second floors. Round-headed window openings springing from Portland stone cornice, having carved surrounds to third floor. Panelled window aprons to second and third floors, with decorative swags to former. Carved hood mouldings and keystones to fourth floor. uPVC casement windows throughout upper floors, replacing original inward-opening timber casements. Limestone sills throughout. Original shop front to ground floor, comprising pink granite pilasters with Ionic capitals supporting Portland stone frieze and carved cornice; canted bay to shop entrance, flanked by large, glazed windows on granite stall risers, having overlights with timber glazing bars. Terrazzo threshold to entrance. Open basement well to south, encircled by wrought-iron railings on cut granite plinth, having cast-iron corner posts with cast-iron urn finials. Basement area was open in 1893 and was shown on Goad insurance plan; the area was covered over during the 1920s reconstruction and is not shown as open in the 1926 Goad plan. Part of the basement area has been reopened to provide access to the basement level from the street.





Plate 2: Detail to third and fourth floors



Plate 3: Detail to second floor



Plate 4: Detail to first floor



Plate 5: Shop front



Plate 6: Entrance to upper floors



Plate 7: Stylised Ionic capital



Plate 8: Entrance to commercial premises to ground floor



Plate 9: Original finish to commercial entrance threshold

## Exterior

Rear (west) elevation faced in red brick laid in English garden wall bond with cementitious plat bands forming lintels to each floor. Full-height return to north-west corner finished in cementitious render. Mix of cast-iron and cast-aluminium rainwater goods.

Single-storey-over-basement extensions to rear, with flat roofs and pop-up rooflights. Extension connected to two-storey-over-basement structure to rear, facing onto Moore Lane, and having flat roof. External walls comprised of red brick laid in English garden wall bond. Square-headed window openings at first-floor level with fixed multi-pane timber windows and granite sills. Door opening to first floor to west elevation, with decorative brick surrounds and enclosed with timber boarded door. Square-headed opening to ground floor is modern alteration as is window to west of door, which has no apparent arch or lintel and no sill. This is consistent with 1926 Goad insurance map, which shows no windows flanking the ground-floor doorway, in contrast to the 1893 Goad plan, which shows windows on either side of a central door, suggesting that this rear section is part of the 1920s reconstruction.





Plate 10: B-1 – View south into basement well



Plate 11: Railings to basement well



Plate 12: Railings adjacent at Number 42 O'Connell Street Upper



Plate 13: Date plaque to blocking course

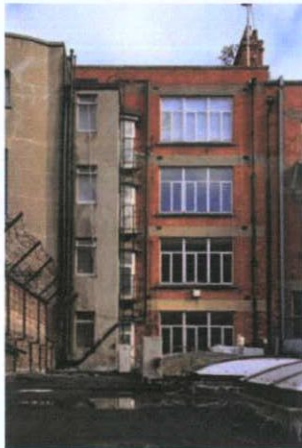


Plate 14: Rear (west) elevation

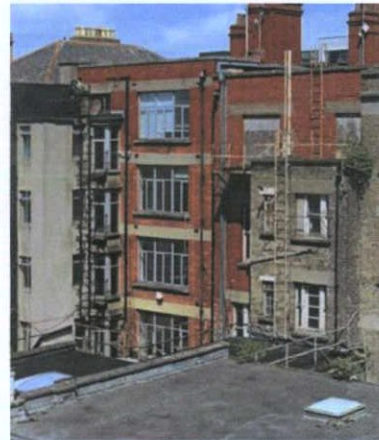


Plate 15: View from south-west

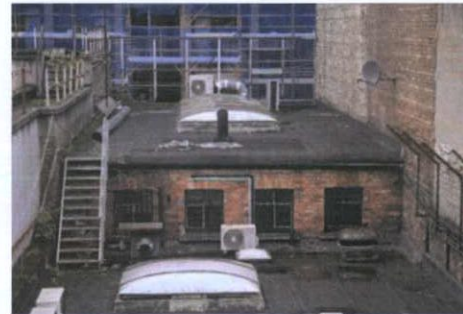


Plate 16: View from rear of main building to extensions to west



Plate 17: West elevation of extension onto Moore Lane

## Interior – basement

Room B-1: Accessed from ground floor. Stairwell to basement level. Straight flight of closed-string stairs. Squared treads and risers with rubber contrast strips. Modern circular-section handrails to flanking walls. Plasterboard finish to ceiling. Modern plaster and wallpaper finishes to walls. Modern timber skirtings. Modern part-glazed timber doors. Carpet finish to floors.

Room B-2: Accessed from Room B-5. Plasterboard finish to ceiling, covered in lining paper; soffit of rising staircase to Room B-1 exposed to below. Modern plaster finish to north, east and south walls; painted brickwork finish to west wall, laid in English garden wall bond, lush timber door. Single step down into room; concrete finish to floor. Surface-mounted services.

Room B-3: Accessed from Room B-5. Toilet room. Plasterboard finish to ceiling. Ceramic tile finish to walls. Modern decorative part-glazed timber doors. Modern joinery and toilet partitions. Surface-mounted services.

Room B-4: Accessed from Room B-5. Toilet room. Plasterboard finish to ceiling. Ceramic tile finish to walls. Modern decorative part-glazed timber door. Modern joinery. Surface-mounted services. Sanitaryware throughout.

Room B-5: Accessed from Room B-1. Downstand service bulkheads finished in plasterboard, with recesses finished with decorative modern panelling. Walls finished with modern, beaded timber panelling, mirrors, wallpaper, plaster and decorative joinery. Modern decorative part-glazed timber doors. Modern joinery. Plywood finish to floor. Sanitaryware throughout.





Plate 18: B-1 – View to south from ground floor

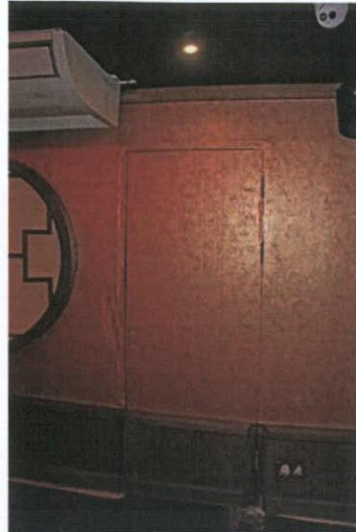


Plate 19: B-4 – Entrance to Room B-2



Plate 20: B-2- View to south

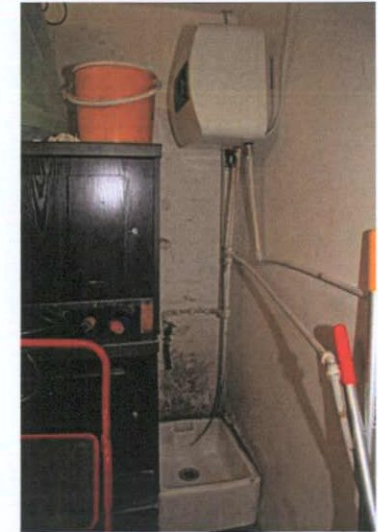


Plate 21: B-2 – View to west

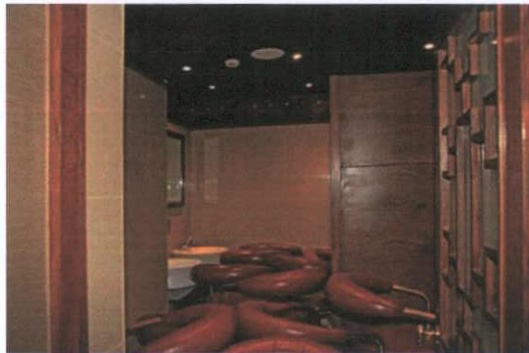


Plate 22: B-3 – View to west

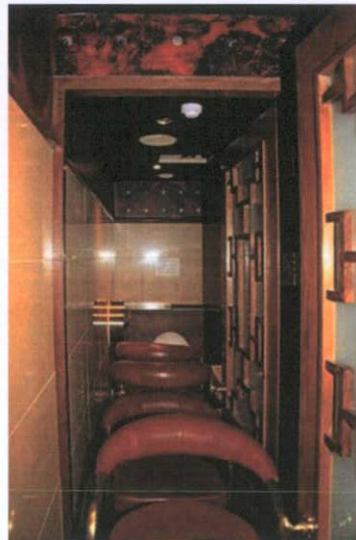


Plate 23: B-4 – View to west



Plate 24: B-5 – View to east

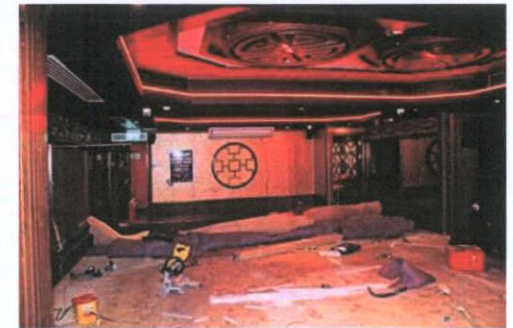


Plate 25: View to north-west

### Interior – basement

Room B-6: Accessed from Room B-5. Downstand service bulkheads finished in plasterboard, with recesses finished with decorative modern panelling. Walls finished with modern, beaded timber panelling, mirrors, wallpaper, plaster and decorative joinery. Modern decorative part-glazed timber doors. Modern joinery, including curved timber-panelled bar to north with brass grille. Modern timber floorboards.





Plate 26: B-5 – B-5 – View to west



Plate 27: B-5 – View to south

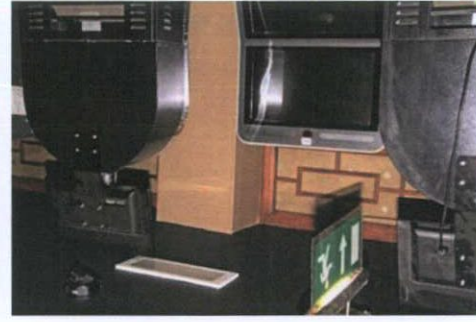


Plate 28: B-5 – View to north



Plate 29: B-6 – View to north-east



Plate 30: B-6 – View to east



Plate 31: B-6 – View to north-east



Plate 32: View to north; entrance to Room B-7 to left; Room B-8 to right



Plate 33: B-6 – B-7 – View to north

### Interior – basement

Room B-7: Accessed from Room B-6. Plasterboard ceiling finish. Walls finishes with mix of modern timber cladding and modern plaster. Modern spiral staircase to north-west corner accessing ground floor. Modern joinery. Modern timber floorboards.

Room B-8: Accessed from Room B-6. Plasterboard ceiling finish. Cementitious plaster finish to walls. Modern joinery. Ceramic tile to threshold at access to Room B-9. Mix of ceramic tile and modern timber floorboards to remainder of floor. Surface-mounted services.

Room B-9: Accessed from Room B-8. Barrel-vaulted room to east. Vaulted ceiling and walls comprised of red brick; central coal hole chute opening to public path, now enclosed above. Rubble Calp limestone walls to east and west; rendered finish to low level of east wall; western wall finished in limewash. Cast-iron gate with timber braces enclosing doorway to Room B-8; plastered reveals to doorway. Ceramic tile finish to floor.



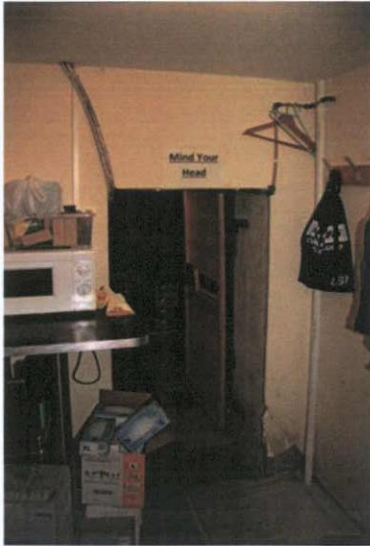


Plate 34: B-8 – View to east

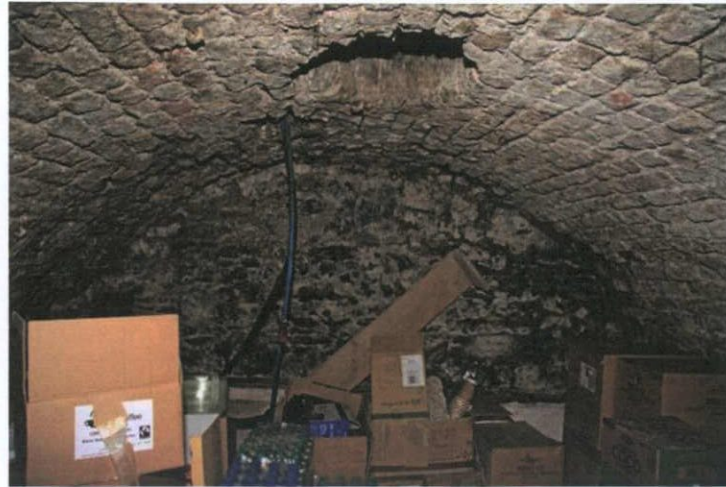


Plate 35: B-9 – View to east



Plate 36: B-9 – View to east



Plate 37: B-9 – Coal hole access to ceiling

### Interior – ground floor

Room G-1: Accessed from external entrance from O'Connell Street Upper. Chimney breast to south wall, now blocked up. Lath-and-plaster ceiling with heavily moulded modillion coving and decorative plaster panels, partially hidden from view by bulkheads of modern ceiling fixtures. Most walls finished in modern plaster and wallpaper. Full-height glazed commercial entrance to east wall, with bowed entrance lobby and timber mullions forming flanking shop windows and overlights. Modern joinery throughout, including curved bar to north wall and built-in presses to chimney niche. Modern timber dado rail and dado panelling. Original timber skirting to south wall. Parquet timber flooring.

Room G-2: Accessed from Room G-1. Suspended ceiling finished in ceiling tiles. Walls finished with modern, beaded timber panelling, modern plaster, stainless steel cladding and decorative joinery. Modern joinery timber floorboards.





Plate 38: G-1 – View to east towards commercial entrance from O'Connell Street Upper



Plate 39: G-1 – View to south-west



Plate 40: G-1 – View to west



Plate 41: G-1 – Decorative coving and panelling to ceiling

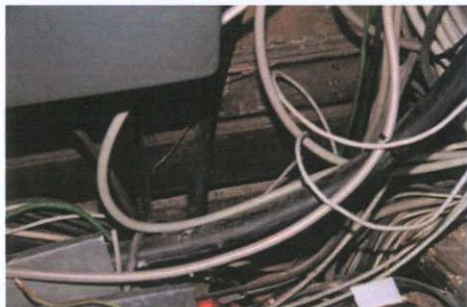


Plate 42: G-1 – Original skirting to south wall

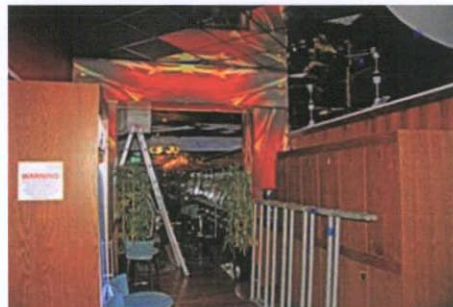


Plate 43: G-2 – View to west



Plate 44: G-2 – View to east



Plate 45: G-2 – View to east

## Interior – ground floor

Room G-3: Accessed from Room G-2. Suspended ceiling finished in ceiling tiles, with modern decorative coving to perimeter. Engaged piers at regular intervals to south wall. Walls finished with modern, beaded timber panelling, modern plaster, decorative panelling and decorative joinery. Modern joinery. Carpet floor finish. Modern suspended light fittings.

Room G-4: Accessed from Room G-3. Corridor to northern extremity. Plasterboard finish to ceiling. Plastered finish to walls. Stylised, tripartite dado panelling to walls. Original beaded skirting boards. Modern, flush timber doors and architraves. Modern timber floorboards.

Room G-5: Accessed from Room G-4. Toilet room. Plasterboard finish to ceiling. Ceramic tile finish to walls. Modern decorative timber doors part-glazed timber door. Modern joinery and toilet partitions. Surface-mounted services.

Sanitaryware throughout.

Room G-6: Accessed from Room G-5. Toilet room. Suspended ceiling finished with ceiling tiles. Plastered finish to walls, with projecting, engaged piers at regular intervals. Panels between piers infilled with part-glazed timber doors. Stylised, tripartite dado panelling to walls. Original beaded skirting boards. Surface-mounted services. Modern suspended light fittings.

Room G-7: Accessed from Room G-4. Stairwell to first floor. Straight flight of closed-string stairs. Treads and risers covered in carpet. Carved timber handrail to west with robust newel posts having collars and spherical finials. Decorative balusters formed of scrolled cast-iron panels. Original timber skirting boards with ovolo profile. Plasterboard finish to ceiling. Plaster finishes to walls. Modern joinery. Carpet finish to floors.



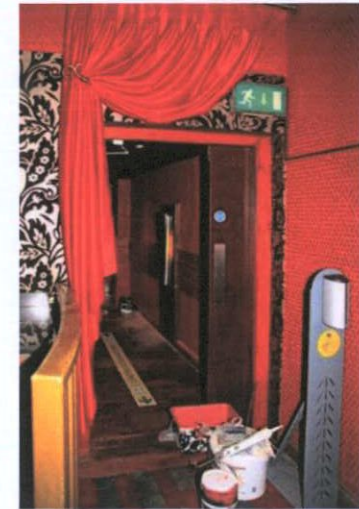


Plate 46: G-3 – View to west

Plate 47: G-3 – View to south-west

Plate 48: G-3 – View to west

Plate 49: G-3 – View to west

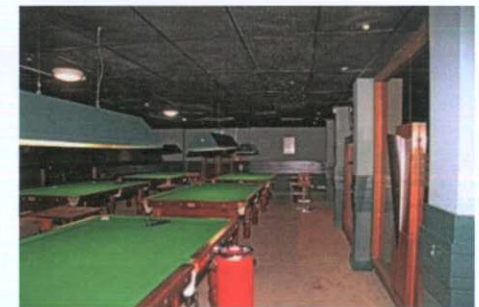
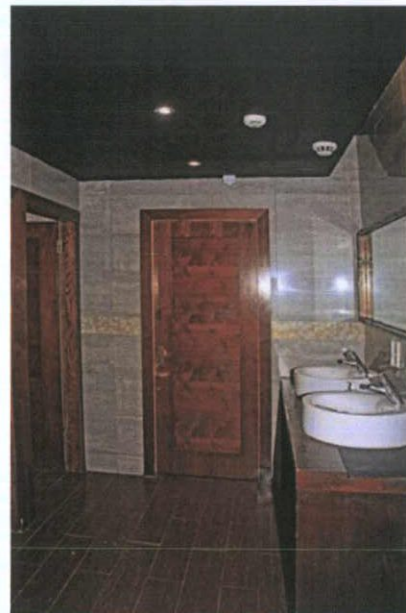
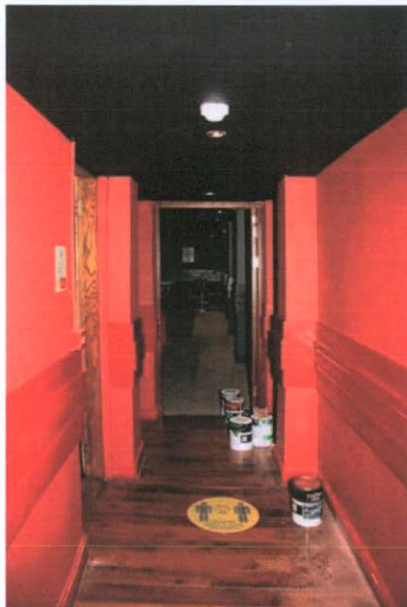


Plate 50: G-4 – View to west

Plate 51: G-5 – View to south

Plate 52: G-6 – View to south

Plate 53: G-6 – View to west

Interior – ground floor (no text description)





Plate 54: G-6 – View to west

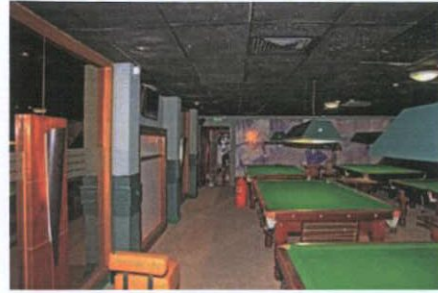


Plate 55: G-6 – View to east

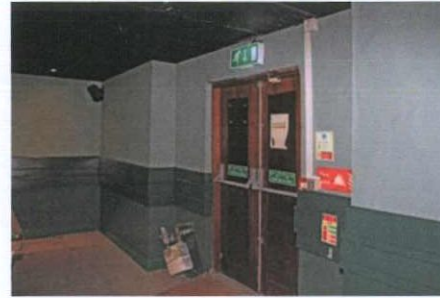


Plate 56: G-6 – View to west



Plate 57: G-7 – View to south; original staircase to first floor

**Interior – first floor**

Room F-1: Accessed from Rooms G-7 and F-2. Stairwell to first floor. Straight flight of closed-string stairs. Treads and risers covered in carpet. Carved timber handrail to west, ramped to first floor landing, with robust newel posts having collars and spherical finials. Decorative balusters formed of scrolled cast-iron panels; balustrade returns to north to form guarding to first floor, having carved timber plinth. Original timber skirting boards with ovolo profile. Carpet finish to floors.

Room F-2: Accessed from Room F-3. Suspended ceiling with ceiling tile finish. Wallpaper to walls over carved timber dado rail and dado panelling; partition to east formed of modern timber panelling with opaque glazing panels. Modern doors. Balustrade forming guarding to F-1 located to east. Carpet finish to floors.

Room F-3: Accessed from Rooms F-1 and F-2. Suspended ceiling with ceiling tile finish. Wallpaper to walls over carved timber dado rail and dado panelling; timber-stud partition to west having inset, opaque glazing panels. Modern doors. Square-headed window openings to east wall with fixed, multi-pane timber windows and cast-iron security bars to exterior; squared internal timber sills and timber linings to reveals. Carpet finish to floors.



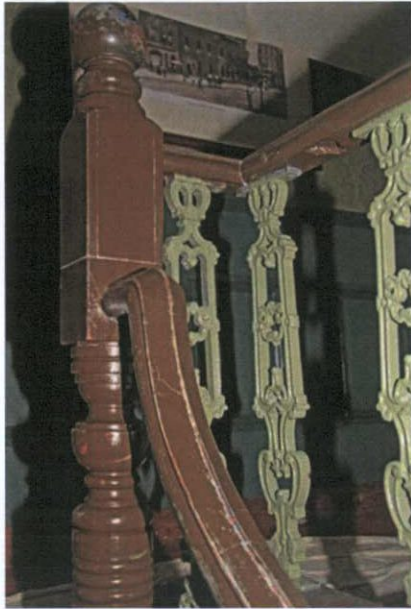


Plate 58: F-1 – Newel post and cast-iron balusters



Plate 59: F-3 – View to south-east

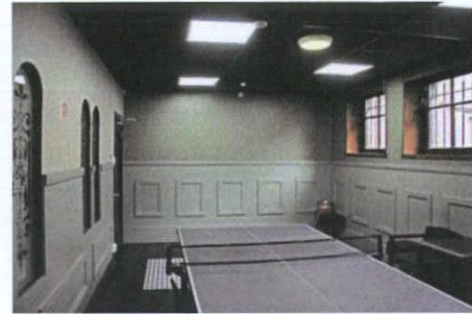


Plate 60: F-2 – View to north



Plate 61: F-2 – View to north-east



Plate 62: F-2 – View to south



Plate 63: F-3 – View to north-west



Plate 64: F-3 – View to west



Plate 65: F-3 – View to east

### Interior – first floor

Room F-4: Accessed from external entrance from O'Connell Street; level access with staircase accessing upper floors. Modern plaster ceiling with downstand service bulkhead to north. Archway to west over stairwell, with carved timber surrounds and moulded keystone, supported on engaged pier to north. Boxed-out service risers projecting from walls. Entry door to east having original timber door surround with carved timber, pedimented overdoor, surmounted by leaded stained glass overlights with timber mullions. Plaster finish to walls. Closed-string, straight flight of stairs with half-landing, having nosed treads with rubber contrast strips; treads and risers finished in vinyl. Carved timber handrail to flanking walls. Original skirting boards / stair stringers with ovolo profile. Original mosaic tile to entryway floor with lettering, "43" encircled in dark mosaic pattern. Some surface-mounted services.

Room F-5: Accessed from Room F-4. Closed-string, straight flight of stairs with half-landing, having nosed treads with rubber contrast strips; treads and risers finished in vinyl. Balustrade formed of carved timber handrail, ramped to landings with square-section newel posts having recessed panels and pyramidal cappings, with infill of square-section, carved timber balusters on heavily carved timber stringer, returning to east to form guarding to corridor. Original skirting boards / stair stringers with ovolo profile. Plastered finish to walls and ceilings; moulded coving to arris of stairwell opening. Downstand of rear elevation, opening into return (Room F-6) finished with moulded plaster panels. Original timber-panelled doors, having carved timber architraves. uPVC casement, corner window to south-west with obscured glazing, having carved timber architraves with nosed internal timber sills. Vinyl covering to floors. Surface-mounted service trunking.

Room F-6: Accessed from Room F-5. Located within return. Plaster finish to ceilings and walls. Original part-glazed timber panelled doors, altered with timber panels over glazing. Square-headed window opening to west and south walls, with UPVC casement window having obscured glazing, with carved timber architraves with nosed internal timber sill. Original skirting boards with ovolo profile. Vinyl covering to floors. Sanitaryware throughout. Surface-mounted services.





Plate 66: F-4 – Ground floor entryway to upper floors



Plate 67: F-4 – Stained glass overlight



Plate 68: F-4 – View to west



Plate 69: F-4 – Archway over entry hall



Plate 70: F-5 – First floor landing



Plate 71: F-5 – View to south-west



Plate 72: F-6 – View to west



Plate 73: F-6 – View to south

**Interior – first floor**

Room F-7: Accessed from Rooms F-5 and F-8. Chimney breast projecting to south wall, now blocked up with plasterboard, having historic carved timber chimney piece with ceramic tile to fire surround. Lath-and-plaster ceiling with simple moulded coving. Plaster finish to walls. Former opening in east wall now blocked up and finished in modern plaster. Original skirting boards with ovolo profile and carved timber picture rail. Original timber panelled doors with carved timber architraves. Square-headed window opening to west wall, having uPVC casement windows with nosed internal timber sills and carved timber architraves. Timber floorboards partially covered with vinyl. Surface-mounted service trunking.

Room F-8: Accessed from Rooms F-5 and F-7. Chimney breast projecting to south wall, now blocked up with plasterboard, having historic carved timber chimney piece with ceramic tile to fire surround. Limestone hearth. Lath-and-plaster ceiling with simple moulded coving. Plaster finish to walls. Original skirting boards with ovolo profile and carved timber picture rail. Original timber panelled doors with carved timber architraves. Square-headed window openings to east wall, having uPVC casement windows with nosed internal timber sills and carved timber architraves. Hardboard floor covering. Surface-mounted service trunking.





Plate 74: F-5 – View to east



Plate 75: F-5 – View to east



Plate 76: F-7 – View to west

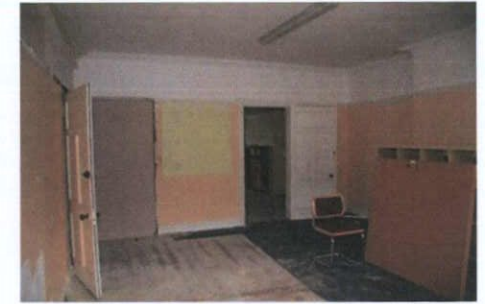


Plate 77: F-7 – View to east



Plate 78: F-7 – View to south-east

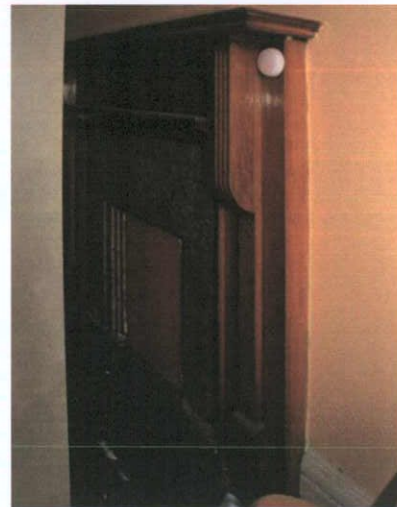


Plate 79: F-7 – Historic timber chimney piece

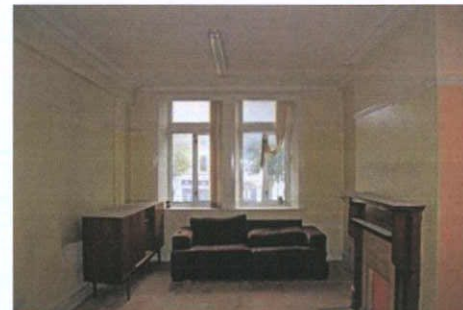


Plate 80: F-8 – View to east



Plate 81: F-8 – View to west

**Interior – first floor**

Room F-9: Accessed from Rooms F-5 and F-8. Chimney breast projecting to north wall, now blocked up with plasterboard. Lath-and-plaster ceiling with simple moulded coving. Plaster finish to walls. Former opening in west wall now blocked up and finished in modern plaster. Engaged pilaster to west wall and timber-stud partition forming press to north-west corner; internal decoration follows profiles of same. Original skirting boards with ovolo profile and carved timber picture rail. Original timber panelled doors with carved timber architraves; flush timber door to press. Square-headed window openings to east wall, having uPVC casement windows with nosed internal timber sills and carved timber architraves. Hardboard floor covering. Surface-mounted service trunking.





Plate 82: F-8 – Historic timber chimney piece with later ceramic fire surrounds



Plate 83: F-8 – Detail to coving



Plate 84: F-8 – Detail to skirting



Plate 85: F-9 – View to east



Plate 86: F-9 – View to west

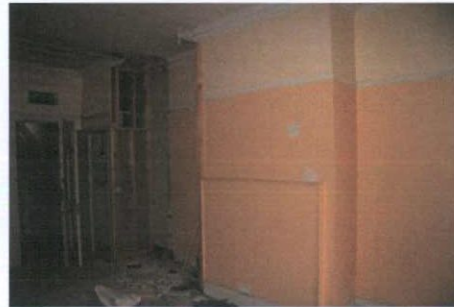


Plate 87: F-9 – View to north-west



Plate 88: F-9 – View to north-west



Plate 89: F-5 – First floor landing

## Interior – second floor

Room S-1: Accessed from Room F-5. Closed-string, dog-leg flight of stairs with half-landing, having nosed treads with rubber contrast strips; treads and risers finished in vinyl. Balustrade formed of carved timber handrail, continuous around landings, with infill of square-section, carved timber balusters on heavily carved timber stringer, returning to east to form guarding to corridor. Original skirting boards / stair stringers with ovolo profile. Plastered finish to walls and ceilings; moulded coving to arris of stairwell opening. Downstand of rear elevation, opening into return (Room S-2) finished with moulded plaster panels. Original timber-panelled doors, having carved timber architraves. uPVC casement, corner window to south-west with obscured glazing, having carved timber architraves with nosed internal timber sills. Hardboard covering to floors. Surface-mounted service trunking.

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

Room S-3: Accessed from Rooms S-1 and S-4. Chimney breast projecting to north wall, now blocked up with plasterboard, having original cast-iron chimney piece and cast-iron fire surround. Lath-and-plaster ceiling with simple moulded coving. Plaster finish to walls; non-original part-glazed and timber screen to west forming entry corridor; screen adjoined by timber stud partition finished with plasterboard; screen and partition stop short of ceiling. Engaged pilaster to west wall and timber-stud partition forming press to north-west corner within modern corridor; internal decoration follows profiles of same. Original skirting boards with ovolo profile and carved timber picture rail; replacement skirting boards along timber screen. Original timber panelled doors with carved timber architraves; modern part-glazed timber door to screen and modern timber door to press. Square-headed window openings to east wall, having uPVC casement windows with nosed internal timber sills and carved timber architraves. Hardboard floor covering. Surface-mounted service trunking.





Plate 90: S-1 – Second floor landing



Plate 91: S-1 – View to west towards Room S-2



Plate 92: S-2 – View to south-west

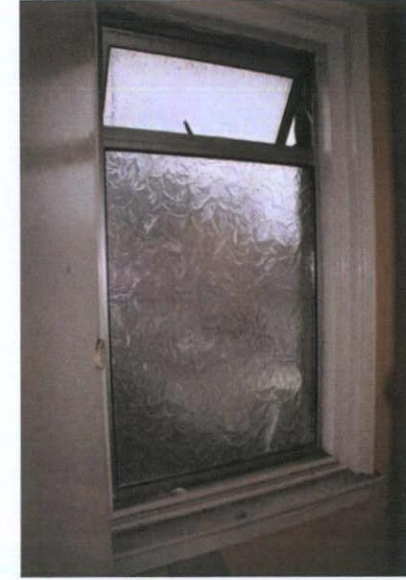


Plate 93: S-2 – View to west



Plate 94: S-1 – View to north-east



Plate 95: S-1 – View to east



Plate 96: S-3 – View into Room S-4



Plate 97: S-3 – View to east

### Interior – second floor

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

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





Plate 98: S-3 – View to west



Plate 99: S-3 – Detail to coving



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

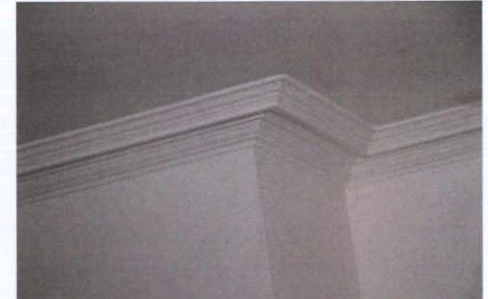


Plate 101: S-3 – Detail to coving



Plate 102: S-4 – View to east



Plate 103: S-4 – View to west



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

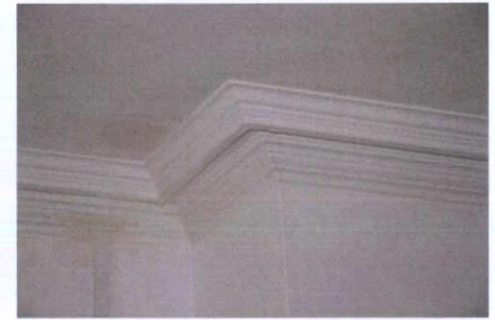


Plate 105: S-4 – Detail to coving



Plate 106: S-5 – View to west



Plate 107: S-5 – View to west



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



Plate 109: S-5 – Detail to coving

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RECEIVED: 26/10/2022

### Interior – third floor

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

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

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





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



Plate 111: T-2 – View to west



Plate 112: T-2 – View to south-west

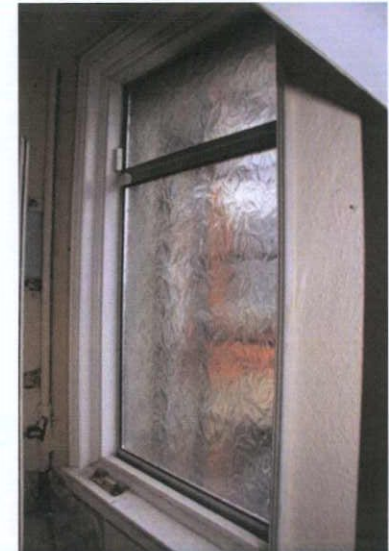


Plate 113: T-2 – View to south-west



Plate 114: T-1 – View to east



Plate 115: T-3 – View to east



Plate 116: T-3 – View to west



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

**Interior – third floor**

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

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





Plate 118: T-4 – View to east



Plate 119: T-4 – View to west

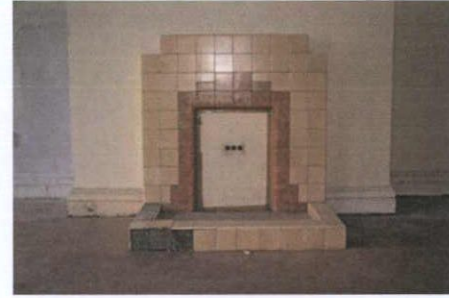


Plate 120: T-4 – Non-original chimney piece



Plate 121: T-5 – View to west



Plate 122: T-5 – View to south-east

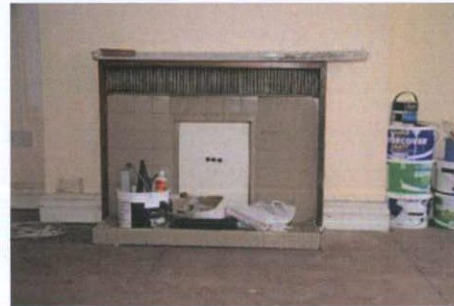


Plate 123: T-5 - Non-original chimney piece

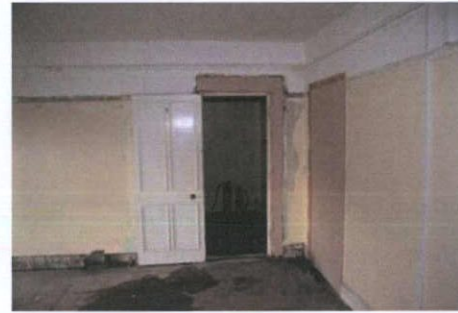


Plate 124: T-5 – View to north

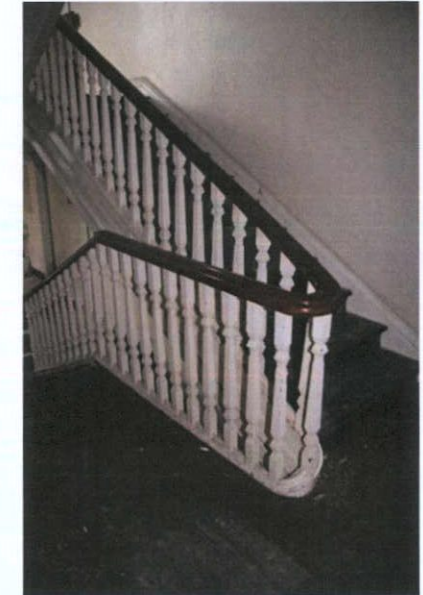


Plate 125: T-1 – Balustrade to third floor landing

## Interior – fourth floor

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

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

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

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





Plate 126: FO-1 – View to west

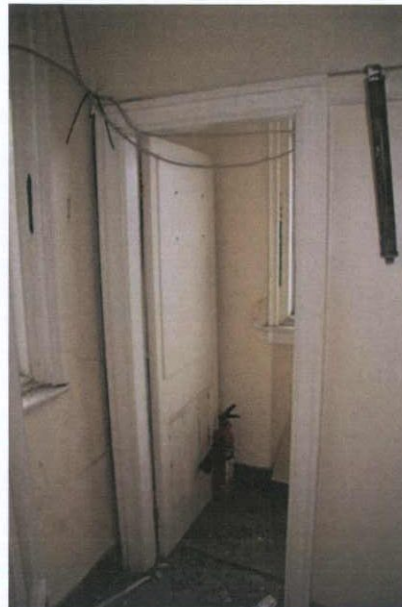


Plate 127: FO-2 – View to north-west



Plate 128: FO-2 – View to north-east



Plate 129: FO-1 – View to east



Plate 130: FO-1 – Detail to newel post

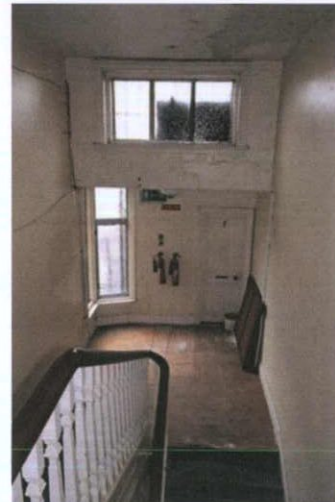


Plate 131: FO-1 – View to west



Plate 132: FO-3 – View to west



Plate 133: FO-4 – View to east

EIAR Chapter 15 Cultural Heritage (Architectural)

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

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







**44 O’Connell Street Upper, Dublin 1**

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

**Other relevant Statutory Protections:**  
Within O’Connell Street ACA

**NIAH Reference, rating:**  
50010552, Regional

**Proposed site**

Site 2c

**Planning history**

Façade retained only; remainder of structure scheduled for demolition

**Outline building description**

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

**Occupancy**

Occupied at entrance and basement level.  
Vacant above.



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



Figure 1: Façade c1960s showing earlier shopfront



## BUILDING HISTORY

The original house on the site was built in the 1760s and in from 1815 was occupied by a physician, Patrick Harkan, who had moved from Lower Sackville Street.<sup>1</sup> Dr Harkan’s sons were solicitors and a surgeon and also occupied the building and between them they occupied the building until 1869.<sup>2</sup> Patrick Harkan became the senior physician to Cork Street Fever Hospital. From August 1872 the house was occupied by Adam Scott & Co, wine, spirits and tea merchants, who stated that the premises had been “completely rebuilt, in order to meet the requirements of their rapidly increasing trade”.<sup>3</sup>

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

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

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



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



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

<sup>1</sup> Wilson's Dublin Directory, 1814 to 1832.

<sup>2</sup> Pettigrew & Cullton's Dublin Almanack, 1834 to 1847; Thom's Directory, 1847 to 1868; Valuation Office, cancelled books, 1863 to 1882.

<sup>3</sup> Freemans Journal, 17<sup>th</sup> August 1872.

<sup>4</sup> Goad, Charles, Insurance Plan of the City of Dublin, 1893, sheet 4.

<sup>5</sup> Irish Independent, 6<sup>th</sup> July 1922.

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

<sup>7</sup> Valuation Office, cancelled books, 1925 to 1935; Longford Leader.

<sup>8</sup> Irish Press, 19<sup>th</sup> April 1937 and subsequent advertisements in various newspapers.

<sup>9</sup> Thom's Directory, 1940 to 1980.

<sup>10</sup> Thom's Directory, 1980 to 2012.

FLOOR PLANS

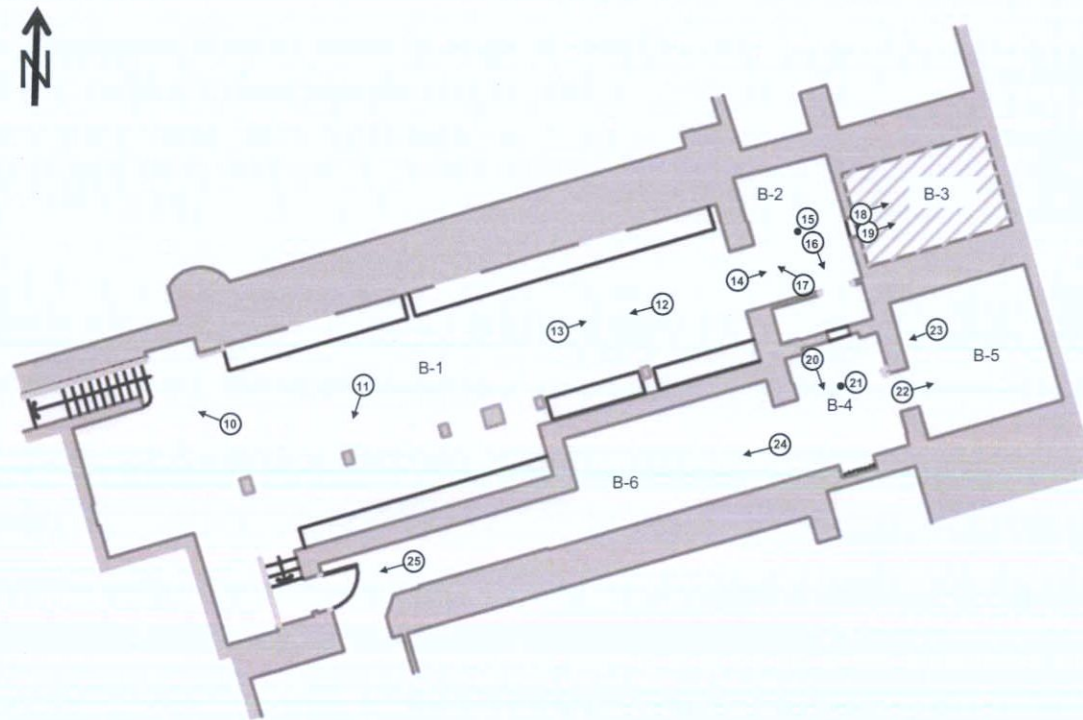


Figure 4: Plan at basement level



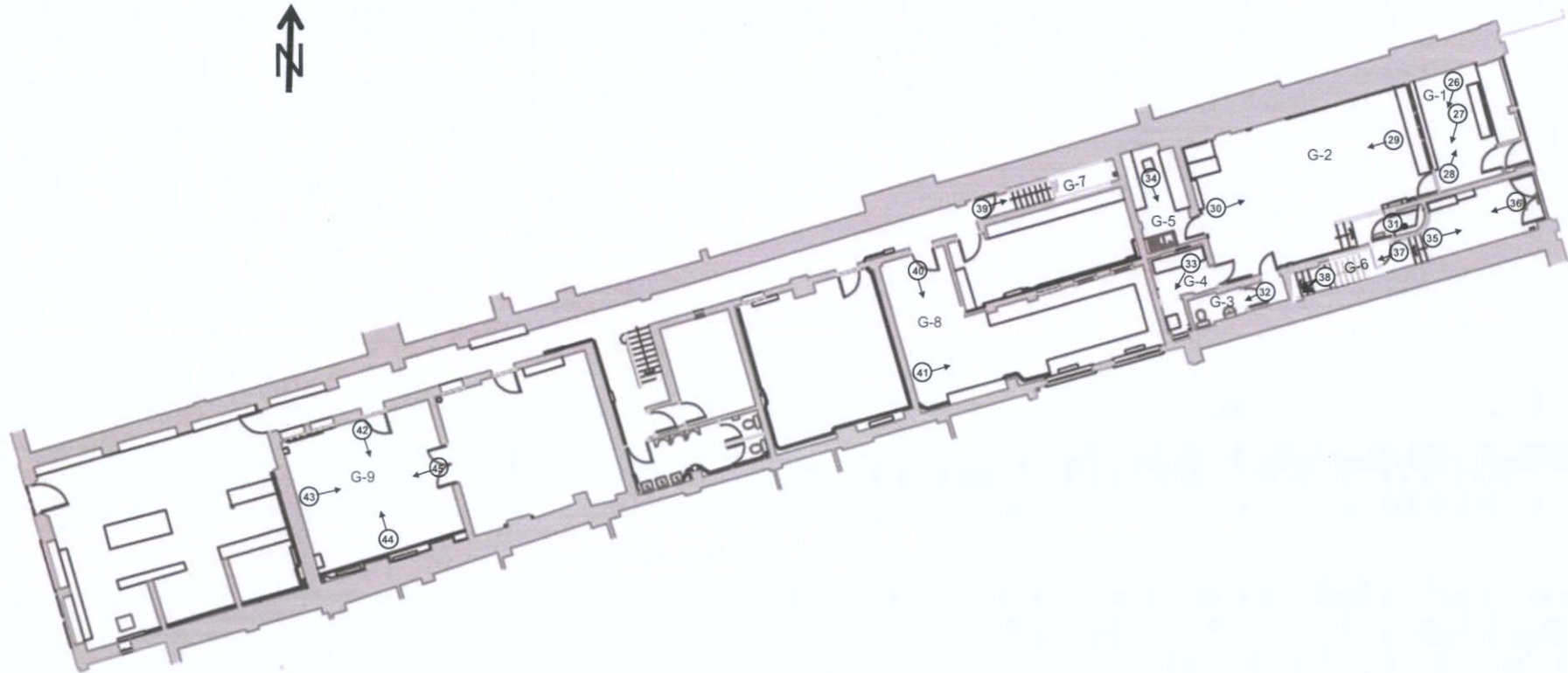


Figure 5: Plan at ground floor level

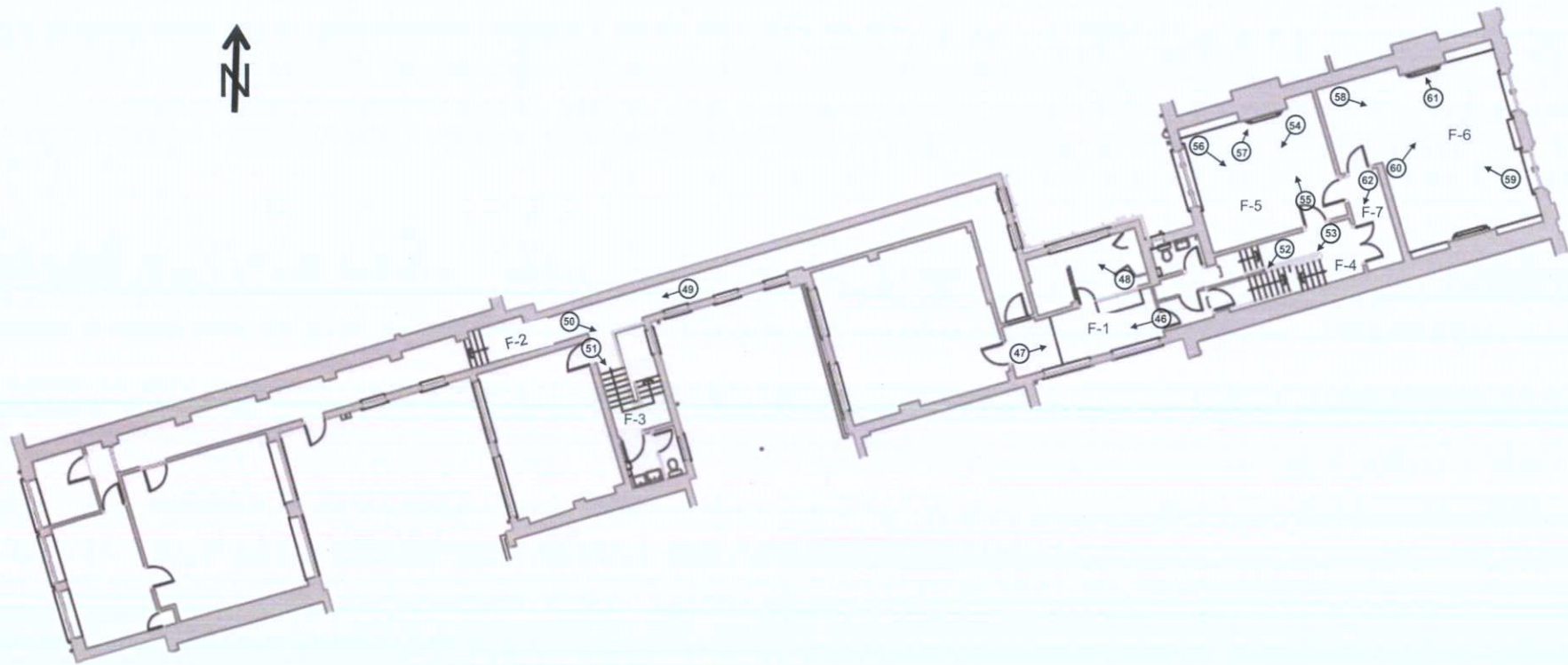


Figure 6: Plan at first floor level





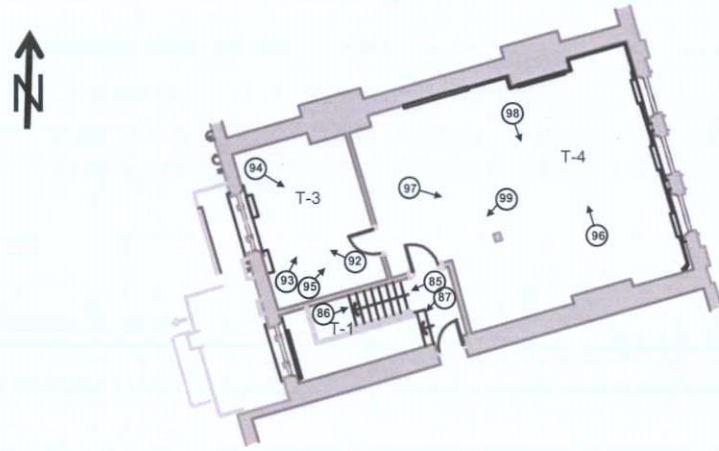


Figure 8: Plan at third floor level



## BUILDING SURVEY

### Exterior

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

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

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

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



Plate 2: Front (east) elevation



Plate 3: Detail to third floor



Plate 4: Detail to first floor



Plate 5: Ground floor



Plate 6: Detail to frieze and cornice



Plate 7: Rear (west) elevation

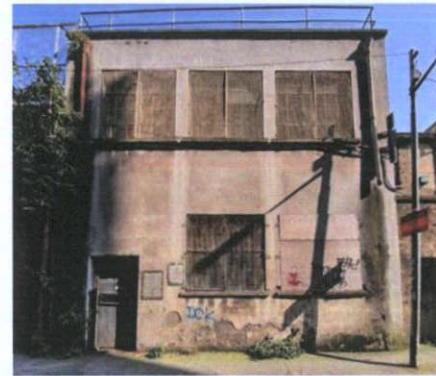


Plate 8: Rear elevation of extension facing onto Moore Lane



Plate 9: External elevation of extensions within depth of site



### Interior – basement

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

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