

Plate 10: B-1 – View to north-west



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



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



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



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



Plate 15: B-2 – View of ceiling



Plate 16: B-2 – View to south

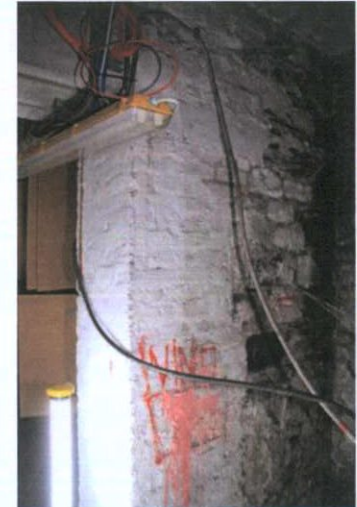


Plate 17: B-2 – View to north-west; mix of brick and Calp limestone

Interior – basement

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

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

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

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



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



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



Plate 20: B-4 – View to south



Plate 21: B-4 – Ceiling



Plate 22: B-4 – View to south



Plate 23: B-4 – View to south

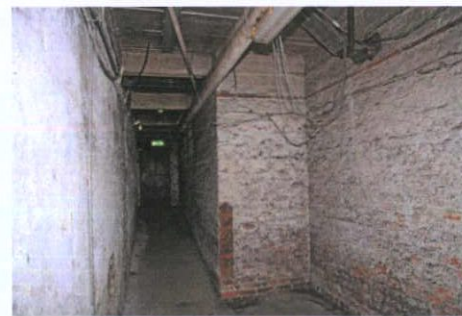


Plate 24: B-4 – View to south

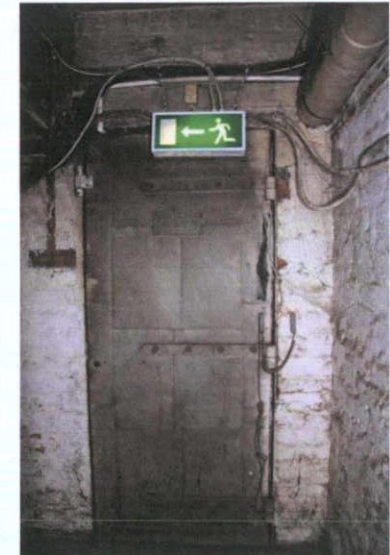


Plate 25: B-4 – View to south

Interior – ground floor

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

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

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

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



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



Plate 27: G-1 – View to south



Plate 28: G-1 – View to north



Plate 29: G-2 – View to west



Plate 30: G-2 – View to east



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



Plate 32: G-3 – View to west

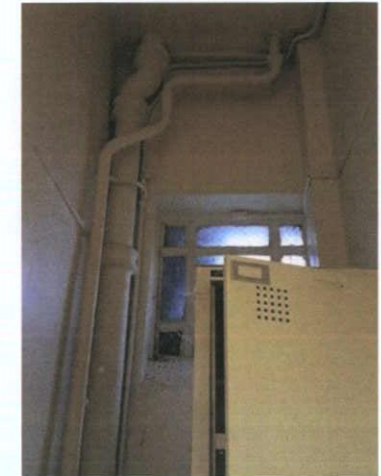


Plate 33: G-4 – View to south

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RECEIVED: 26/10/2022

Interior – ground floor

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

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

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

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



Plate 34: G-5 – View to south



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

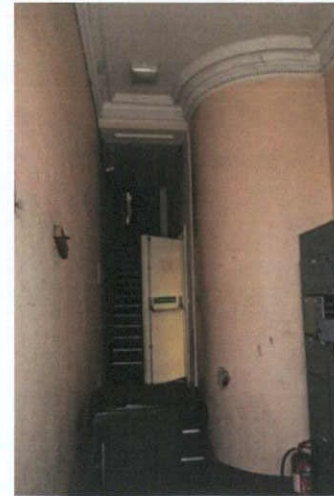


Plate 36: G-6 – View west

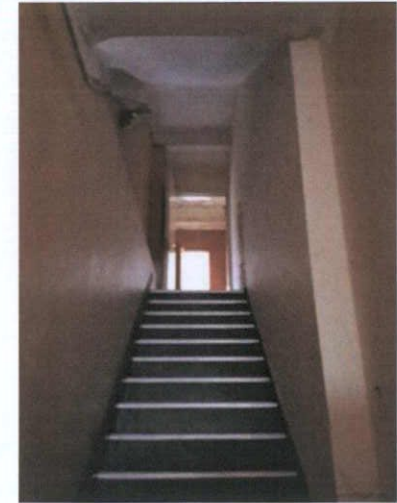


Plate 37: G-6 – View to west towards first floor



Plate 38: G-6 – Historic skirting board



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



Plate 40: G-8 – View to south



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

Interior – ground floor

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



Plate 42: G-9 – View to south



Plate 43: G-9 – View to east



Plate 44: G-9 – View to north



Plate 45: G-9 – View to west

Interior – first floor

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

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

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

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



Plate 46: F-1 – View to west



Plate 47: F-1 – View to east



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

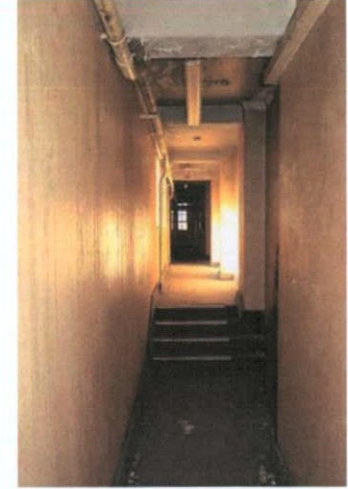


Plate 49: F-2 – View to west



Plate 50: F-3 – View to north-east

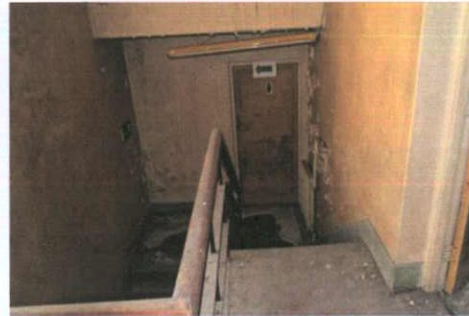


Plate 51: F-3 – View to south



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



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

Interior – first floor

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

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

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



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



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

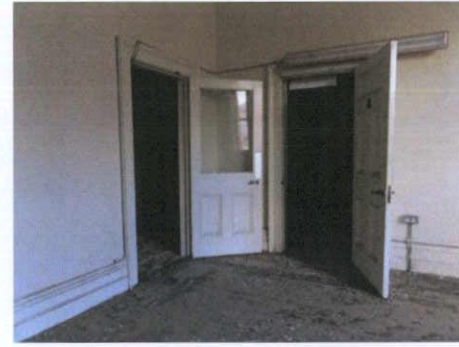


Plate 56: F-5 – View to south-east



Plate 57: F-5 – Detail to skirting



Plate 58: F-6 – View to east



Plate 59: F-6 – View to north-west



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



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



Plate 62: F-7 – View to south

Interior – second floor

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

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



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



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



Plate 65: S-1 – Entrance to Room S-2



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



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

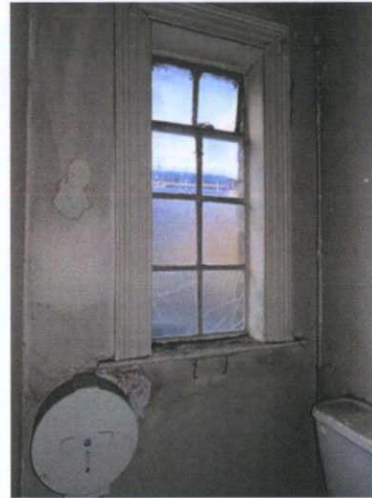


Plate 68: S-2 – View to west at half-landing level



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



Plate 70: S-2 - Ceiling

Interior – second floor

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

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



Plate 71: S-3 – View to north



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



Plate 73: S-3 – View to south



Plate 74: S-3 – Original skirting boards



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



Plate 76: S-4 – View to east



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



Plate 78: S-4 – View to south

Interior – second floor

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



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



Plate 80: S-4 – View to south-west



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



Plate 82: S-5 – View to south-west



Plate 83: S-5 – View to south



Plate 84: S-5 – View to east

Interior – third floor

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

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

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

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



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



Plate 86: T-1 – View to east



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



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



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



Plate 90: T-2 – View to north-west



Plate 91: T-2 – View to north



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



Plate 93: T-3 – View to north



Plate 94: T-3 – View to south

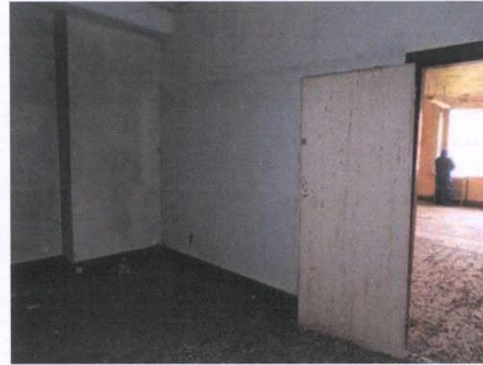


Plate 95: T-3 – View to north-east



Plate 96: T-4 – View to north



Plate 97: T-4 – View to east



Plate 98: T-4 – View to south

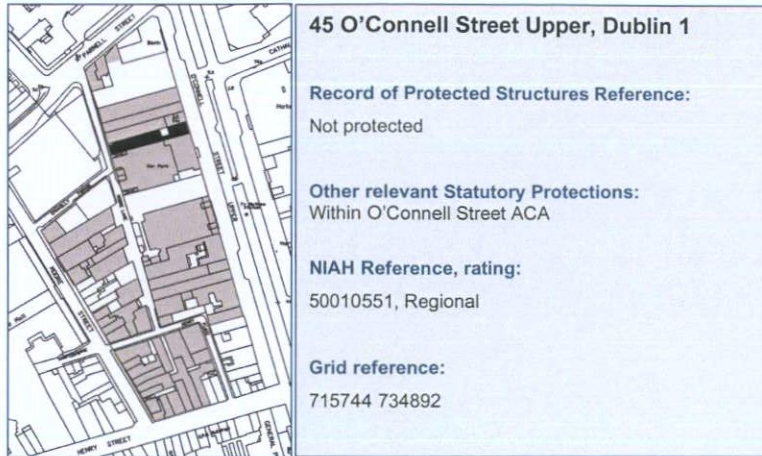


Plate 99: T-4 – View to south-west

EIAR Chapter 15 Cultural Heritage (Architectural)

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

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



Proposed Site
Site 2c

Planning history

Façade retained only; remainder of structure scheduled for demolition.

Outline building description

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

Occupancy

Vacant.



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



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

BUILDING HISTORY

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

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

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

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



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



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

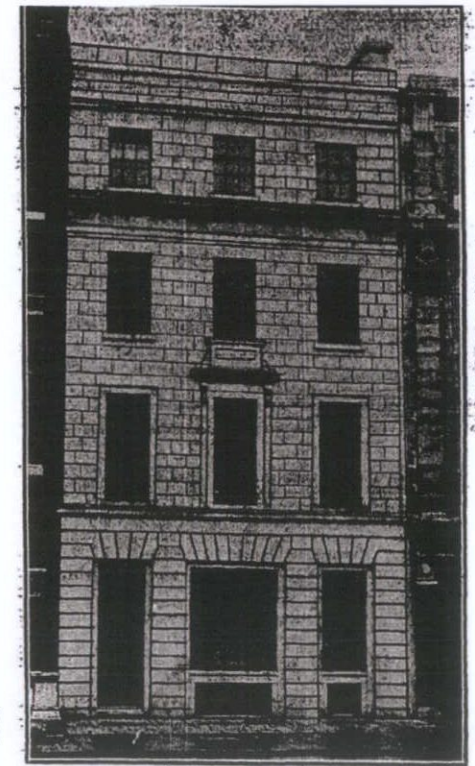


Figure 4: Leask's design for reconstruction (Irish Times, 30th May 1929)

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

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

³ *Thom's Directory*, 1858 to 1877.

⁴ *Thom's Directory*, 1879 to 1921.

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

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

⁷ www.dia.ie

⁸ *Thom's Directory*, 1931 to 2012.

FLOOR PLANS

Not to scale

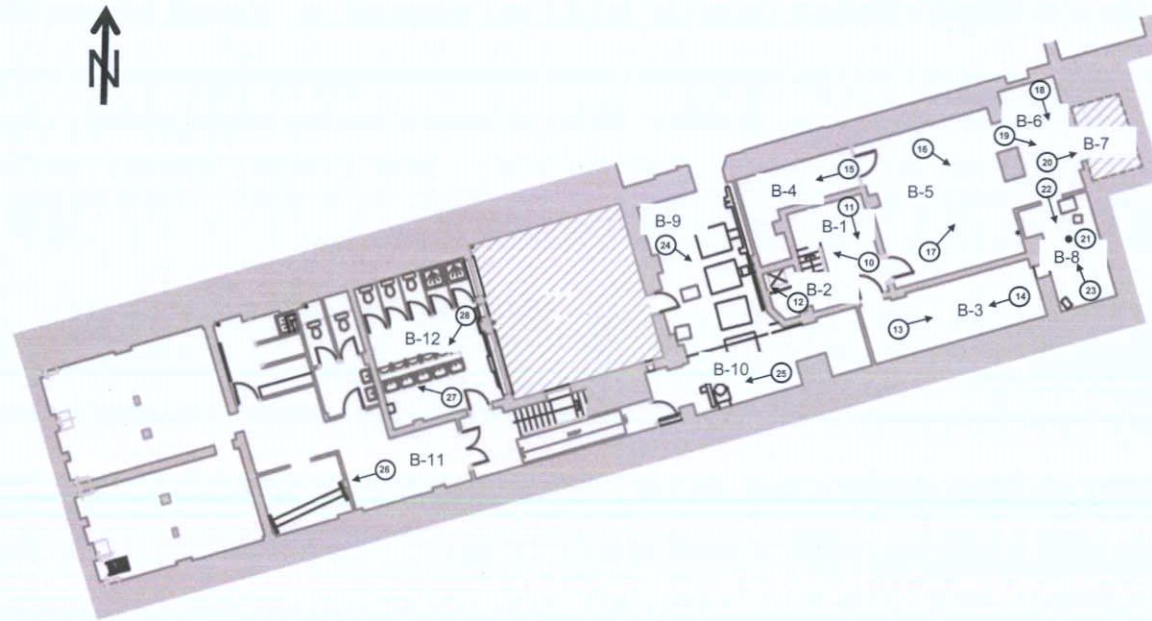


Figure 5: Plan at basement level

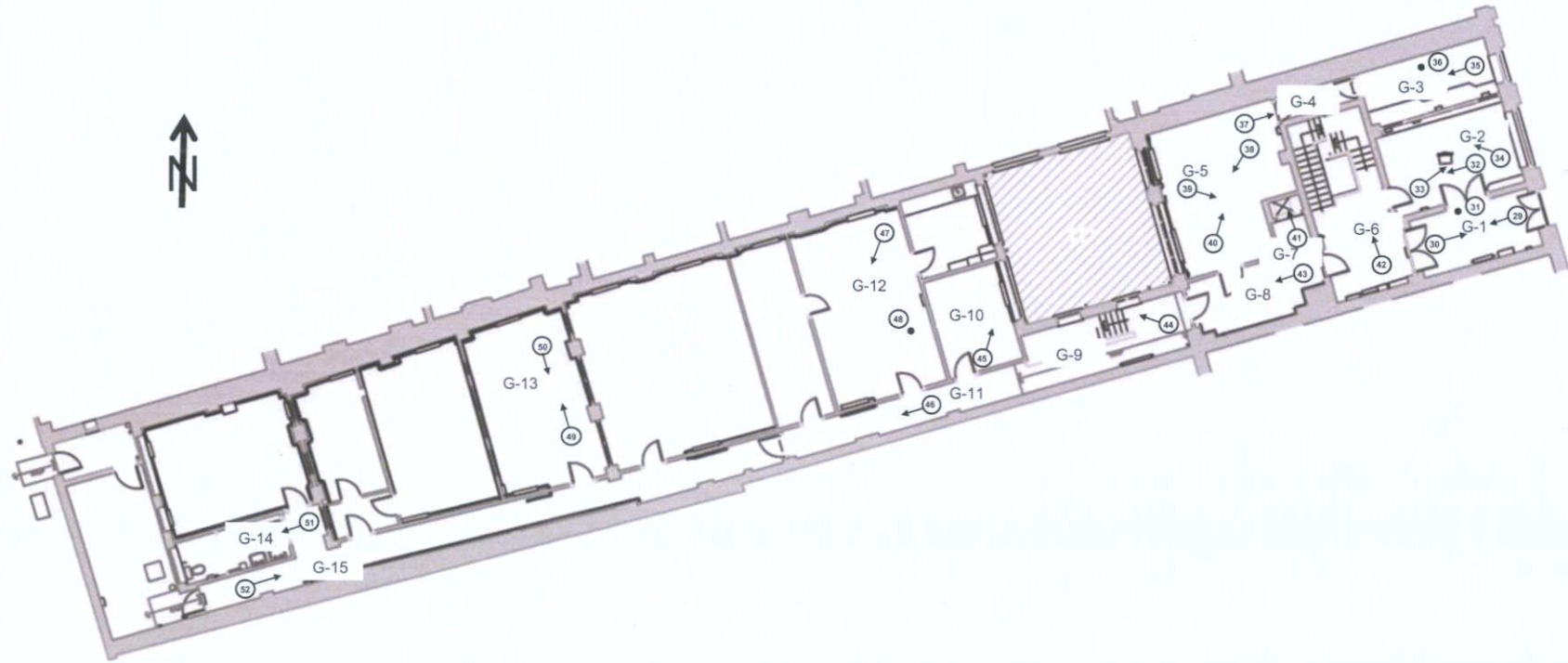


Figure 6: Plan at ground floor level

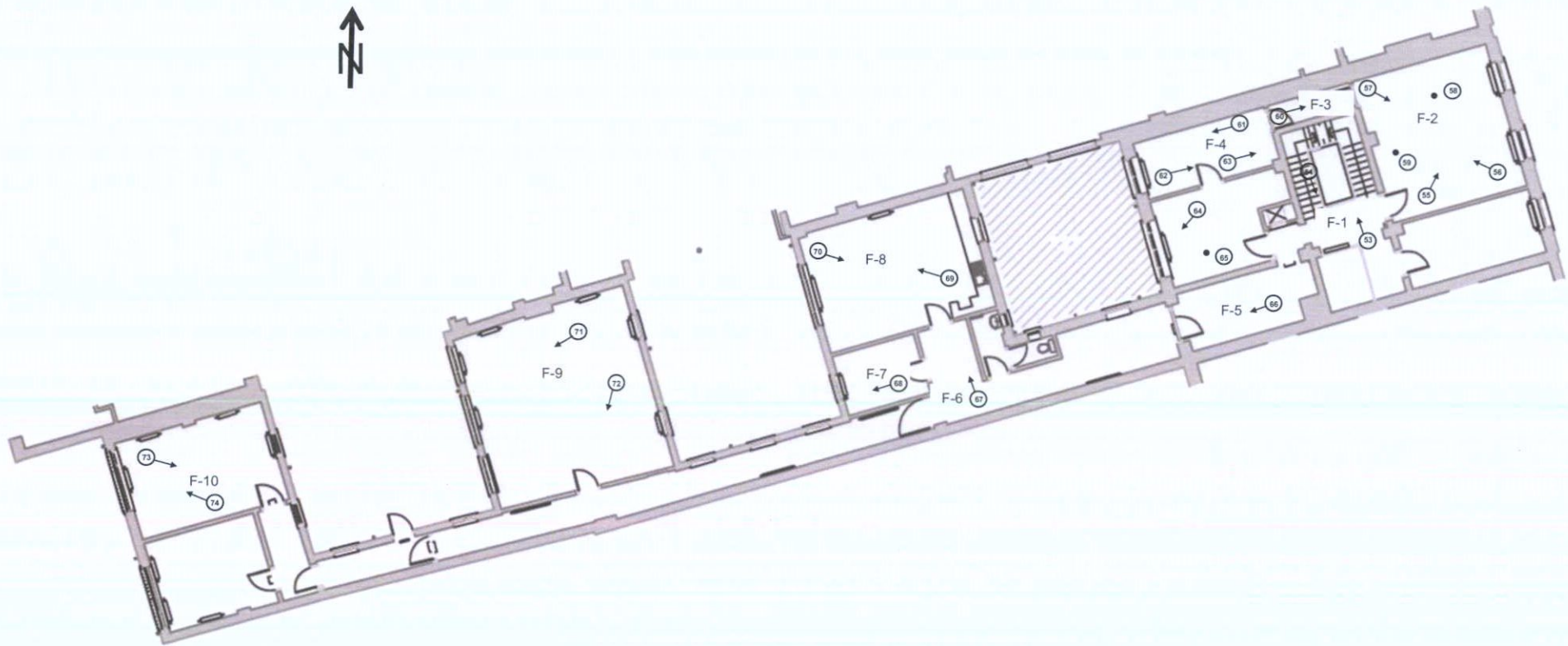


Figure 7: Plan at first floor level

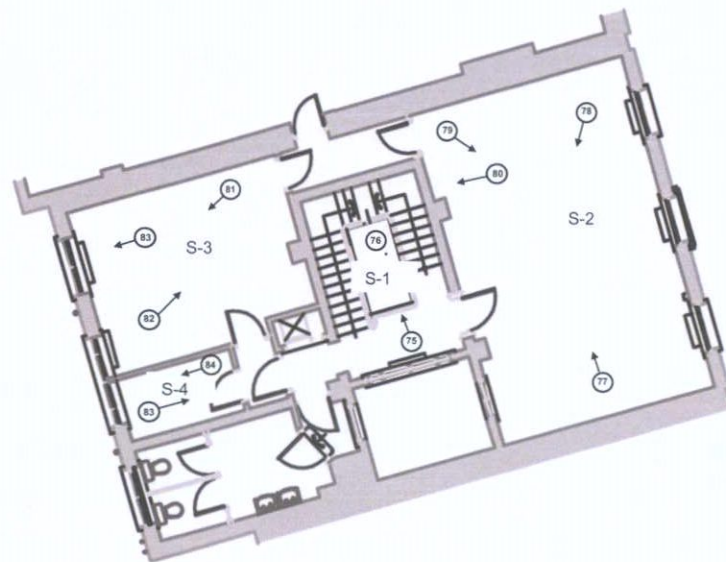


Figure 8: Plan at second floor level

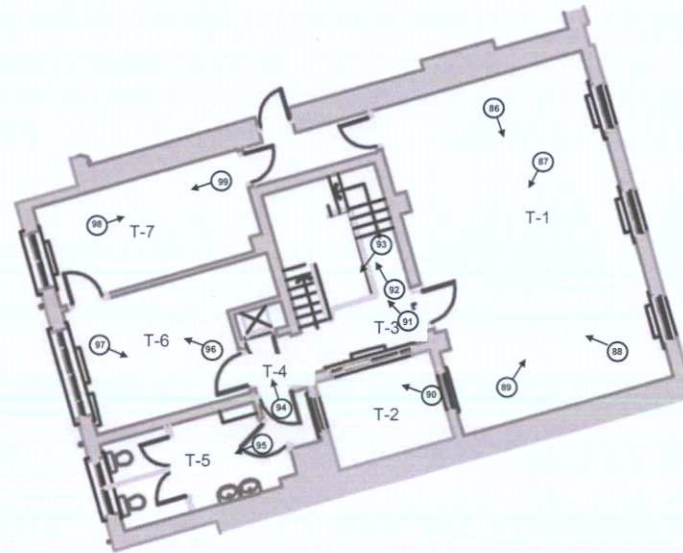


Figure 9: Plan at third floor level

BUILDING SURVEY

Exterior

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

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

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



Plate 2: Front (east) elevation



Plate 3: Detail to third floor



Plate 4: Detail to first floor



Plate 5: Original ground floor commercial frontage



Plate 6: Rear (west) elevation



Plate 7: Rear elevation fronting onto Moore Lane



Plate 8: Extensions as viewed from south-west



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

DCC PLAN NO 5126/22
RECEIVED: 26/10/2023

Interior – basement

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

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

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

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

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



Plate 10: B-1 – View to north-west



Plate 11: B-1 – View to south



Plate 12: B-2 Dumb waiter



Plate 13: B-3 – View to east



Plate 14: B-3 – View to west



Plate 15: B-4 – View to west



Plate 16: B-5 – View to south-east



Plate 17: B-5 – View to east

Interior – basement

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

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

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

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

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



Plate 18: B-6 – View to south



Plate 19: B-6 – View to south-east

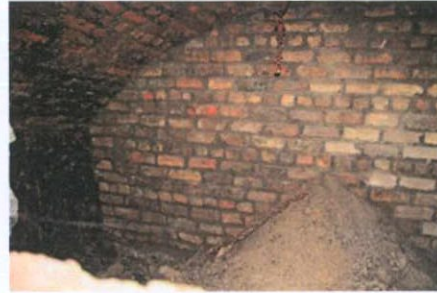


Plate 20: B-7 – View to east; brickwork rear of vault is later intervention



Plate 21: B-8 – View to ceiling



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



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

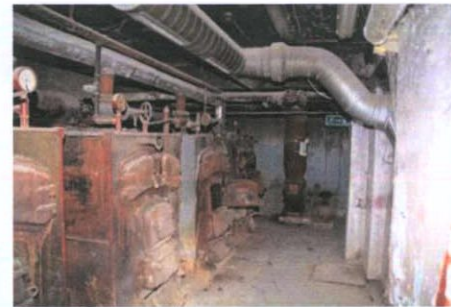


Plate 24: B-9 – View to south



Plate 25: B-10 – View to west

Interior – basement

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

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



Plate 26: B-11 – View to west



Plate 27: B-12 – View to west



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

Interior – ground floor

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

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

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



Plate 29: G-1 – View to west



Plate 30: G-1 – View to east



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



Plate 32: G-2 – View to west



Plate 33: G-2 – View to east



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



Plate 35: G-3 – View to west



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

Interior – ground floor

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

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

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

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

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

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



Plate 37: G-4 – View to east



Plate 38: G-5 – View to west



Plate 39: G-5 – View to north-east



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



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



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



Plate 43: G-8 – View to west



Plate 44: G-9 – View to west

Interior – ground floor

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

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

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

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

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

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



Plate 45: G-10 – View to north



Plate 46: G-11 – View to west



Plate 47: G-12 – View to west



Plate 48: G-12 - Ceiling



Plate 49: G-13 – View to north



Plate 50: G-13 – View to south



Plate 51: G-14 – View to west



Plate 52: G-15 – View to east

Interior – first floor

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

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

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



Plate 53: F-1 – View to north



Plate 54: F-1 – View to south



Plate 55: F-2 – View to east



Plate 56: F-2 – View to north-west



Plate 57: F-2 – View to east



Plate 58: F-2 - Ceiling



Plate 59: F-2 - Ceiling



Plate 60: F-3 – View to east

Interior – first floor

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

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

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

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



Plate 61: F-4 – View to west



Plate 62: F-4 – View to east



Plate 63: F-4 – Original skirting board



Plate 64: F-5 – View to west



Plate 65: F-5 - Ceiling

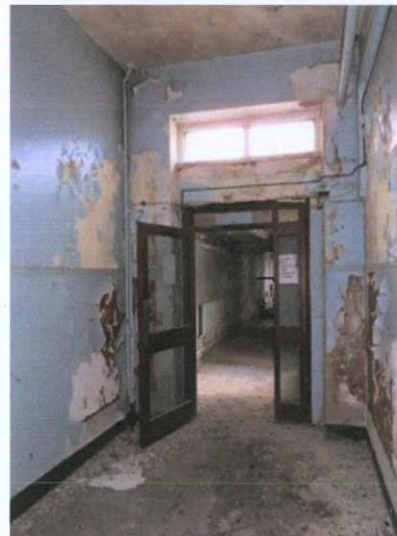


Plate 66: F-6 – View to west (photo key 66 is in F-5)

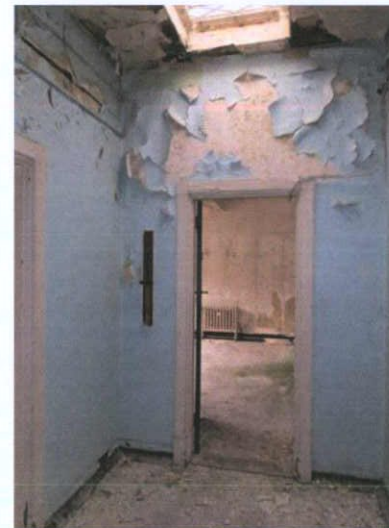


Plate 67: F-6 – View to north into Room F-7

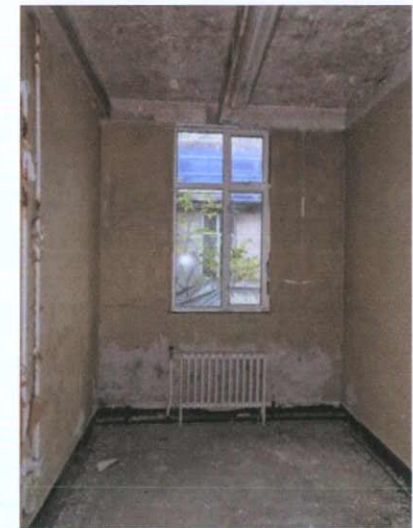


Plate 68: F-7 – View to west

Interior – first floor

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

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

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



Plate 69: F-8 – View to west



Plate 70: F-8 – View to south-east



Plate 71: F-9 – View to west



Plate 72: F-9 – View to south



Plate 73: F-10 – View to east



Plate 74: F-10 – View to west

Interior – second floor

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

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

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



Plate 75: S-1 – View to north



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



Plate 77: S-2 – View to north



Plate 78: S-2 – View to south



Plate 79: S-2 – View to south



Plate 80: S-2 – Original skirting board



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



Plate 82: S-3 – View to east

Interior – second floor

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



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



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



Plate 85: S-4 – View to east

Interior – third floor

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

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

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

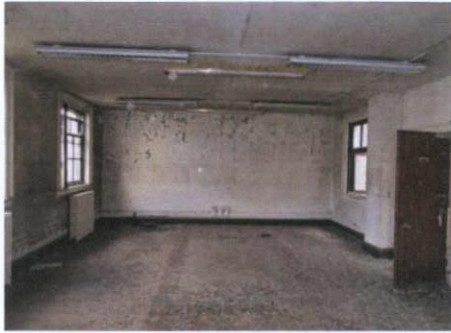


Plate 86: T-1 – View to south



Plate 87: T-1 – South-west



Plate 88: T-1 – View to north-west



Plate 89: T-1 – View to east



Plate 90: T-2 – View to north-west



Plate 91: T-3 – View to north-west



Plate 92: T-3 – View to north



Plate 93: T-3 – View to south

Interior – third floor

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

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

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

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



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



Plate 95: T-5 – View to west



Plate 96: T-6 – View to west



Plate 97: T-6 – View to east



Plate 98: T-7 – View to east

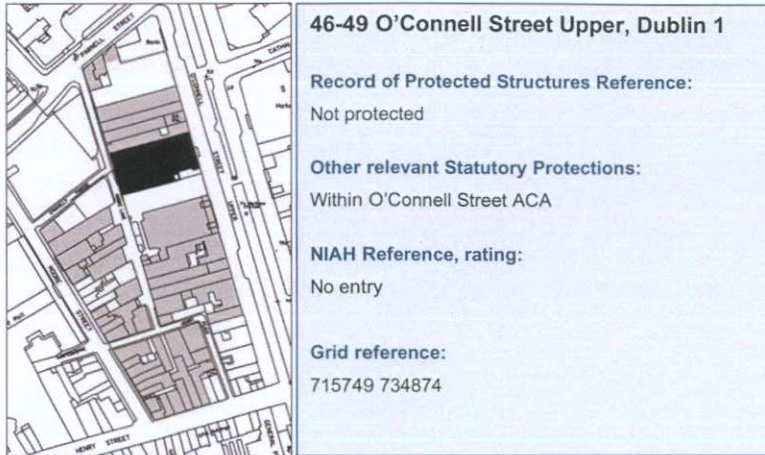


Plate 99: T-7 – View to west

EIAR Chapter 15 Cultural Heritage (Architectural)

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

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

**46-49 O'Connell Street Upper, Dublin 1****Record of Protected Structures Reference:**

Not protected

Other relevant Statutory Protections:

Within O'Connell Street ACA

NIAH Reference, rating:

No entry

Grid reference:

715749 734874

**Proposed site**

Site 2c

Planning history

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

Outline building description

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

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

Occupancy

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

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

BUILDING HISTORY

The original four houses at 46 to 49 O'Connell Street Upper were built as private houses in the 18th century.¹ Drogheda Street had been laid out in the opening years of that century on the estate of the Earl of Drogheda. The land was subsequently acquired by Luke Gardiner who widened northern section of the street significantly, between Parnell Street and Henry Street, leaving the eastern side intact and moving the western side significantly westward. The widened section of the street was named Sackville Street, while the southern section, which stretched southward to Abbey Street, retained its original name.

While leases of plots of land for building on the western side of the widened street began in the early 1750s, part of the ground was in use as a sand pit and this remained in use, probably as a source of the sand used in building the houses.² This sand pit was on the site that was later to become numbers 45, 46, 47 and 48 O'Connell Street Upper and leases for building on this site were not granted until the end of the 1760s.

Sneyd, Barton and French, wine importers, moved to the premises in 1814 and by the 1820s had extensive wine vaults, while number 48 was the offices of a mining company.³ Number 49 was occupied by an apothecary from the early 1830s and by 1840 number 47 was also in commercial use.⁴ In the mid-1860s W A Gilbey, wine importers, took over numbers 46 and 47 and remodelled the buildings, with a new front and extensive wine stores.⁵ The view of the street that was published in Shaw's *Pictorial Guide and Directory of Dublin* in 1850 provides a sketch of the original 18th-century houses.⁶



Figure 1: Elevation of 46-49 O'Connell Street Upper from Shaw's Directory of 1850

Goad's insurance plan of 1893 shows how the premises were used at that time.⁷ Gilbey's main building at 46-47 O'Connell Street Upper was double pile, four storeys over basement with rooms in the roof space at the front and there was a passageway through the building at the southern side. To the rear the entire site was covered with two-storey buildings with a large roof lantern in the centre. These were used as bottling stores, with an area for washing in the north-west corner. Below these stores were interconnecting brick-arched stores. The company also had a two-storey bottle washing plant at the rear of number 48 O'Connell Street Upper. The building at the front of number 48 was four-storeys high with a bow at the rear and was used as offices. Apart from Gilbey's building at the rear of the site the rear of number 48 was not built on. Number 49 O'Connell Street Upper was in use as a silk mercer's. The building was four-storey with a return at the rear and a bow at the back of the main building. There was a two-storey structure part-way back into the site, while at the rear at Moore Lane there was an open yard.

¹ Maurice Craig, 1952, *Dublin 1660-1860*, Ebury Press, p. 104.

² Registry of Deeds, book 265, page 218, number 174919.

³ Wilson's *Dublin Directory*, 1814, 1815; *New Valuation of the City of Dublin*, 1828, p. 223.

⁴ Pettigrew & Oulton, *Dublin Almanack*, 1934 to 1847.

⁵ Dictionary of Irish Architects, www.dia.ie.

The revised edition of Goad's insurance plan that was published in 1926 shows some changes.⁸ Gilbey's property at numbers 46 and 47 were virtually unchanged. Number 48 was still in use as offices with a yard to the rear, while the building previously used by Gilbey's on the Moore Lane frontage was now a church furniture factory, two storeys high and extended since the 1890s. Number 49 was occupied by Bass, Ratcliff & Gretton Ltd, the brewing company, which used the main building as offices, with a two-storey stable building at the Moore Lane end.

The four buildings were demolished in 1972 and the site was developed for offices, with ground-floor shops, completed in the late 1970s.⁹ The basement was not incorporated into the new building as the maximum plot ration had been reached on the upper floors and the additional cost of including the basement would not have been warranted.¹⁰ The building was occupied as the headquarters of Dublin County Council until the breaking up of the county in 1994, following which it was the headquarters of Fingal County Council until the completion of the new civic offices in Swords, with a shop on the ground floor frontage. Subsequently there was a cinema on the premises.



Figure 2: Numbers 46 to 48 O'Connell Street Upper



Figure 3: Stores at rear of Gilbey's

⁶ Henry Shaw, 1850, *Dublin Pictorial Guide and Directory*.

⁷ Goad, Charles, *Insurance Plan of the City of Dublin*, 1893, sheet 4.

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

⁹ Thom's *Directory*, 1965 to 2012; Christine Casey, 2005, *The Buildings of Ireland: Dublin*, Yale University Press, p. 216.

¹⁰ *Plan*, June 1994

FLOOR PLANS

Not to scale



Figure 4: Plan at basement level

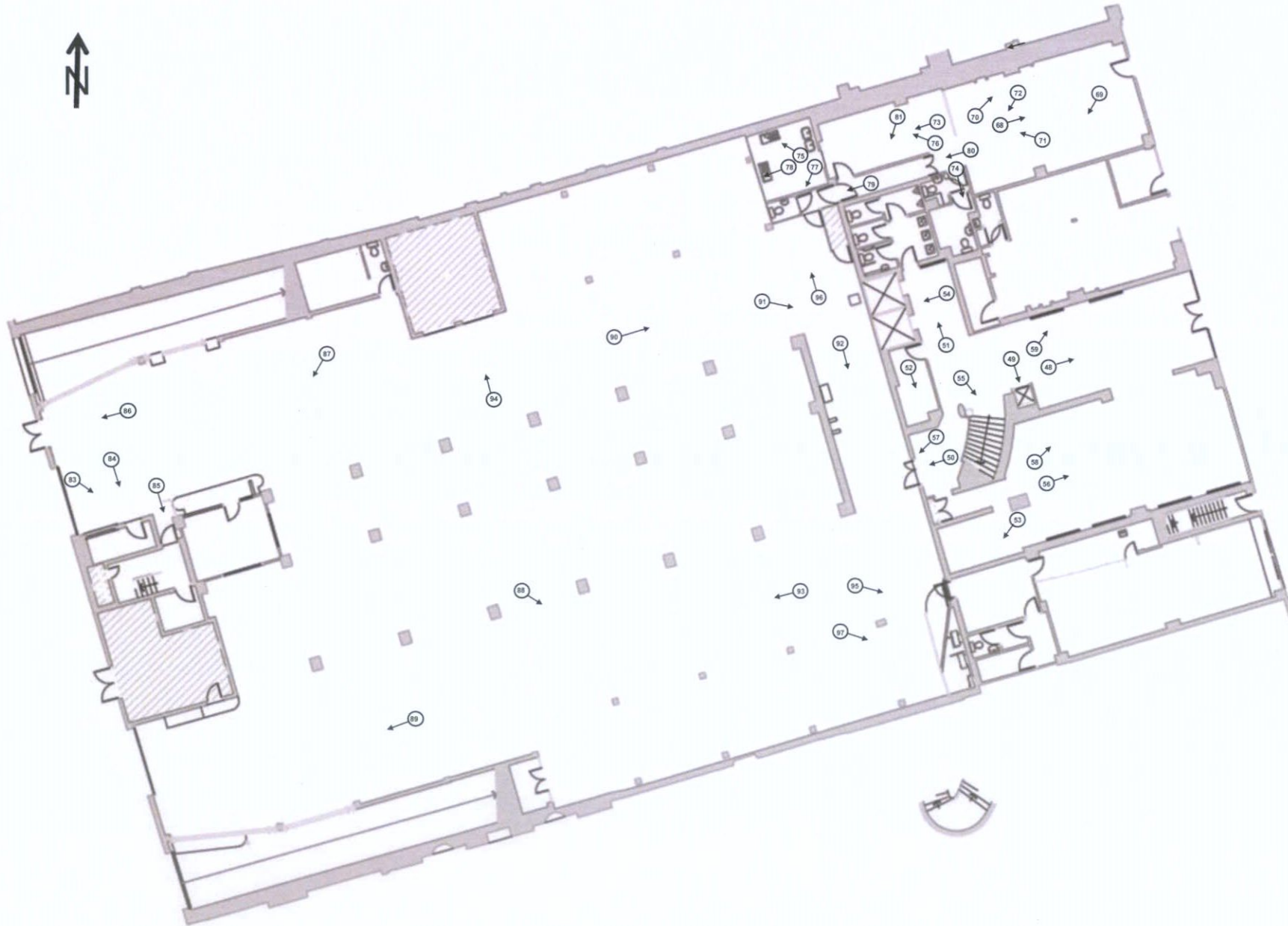


Figure 5: Plan at ground floor level



Figure 6: Plan at first floor level

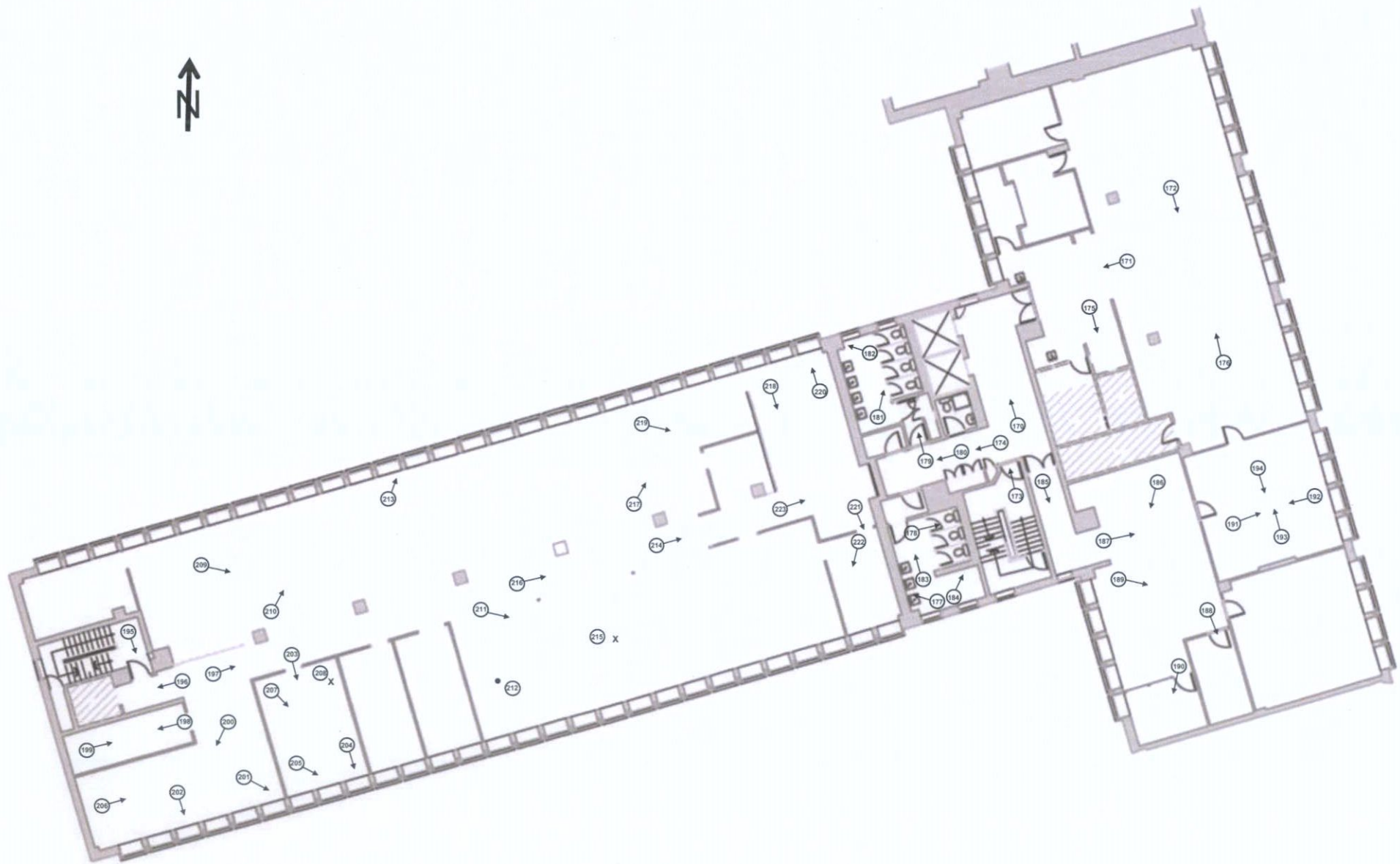


Figure 7: Plan at second floor level

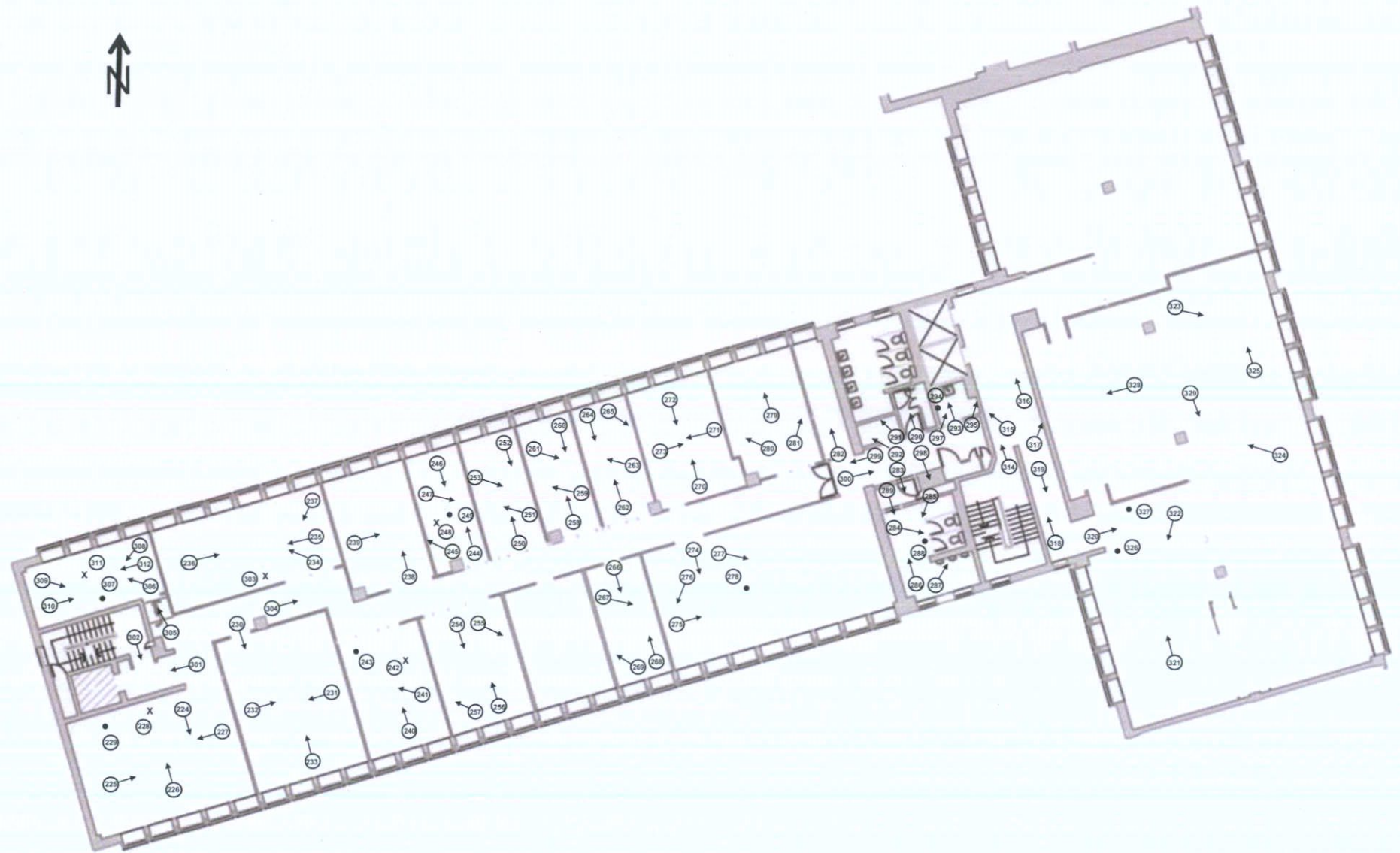


Figure 8: Plan at third floor level

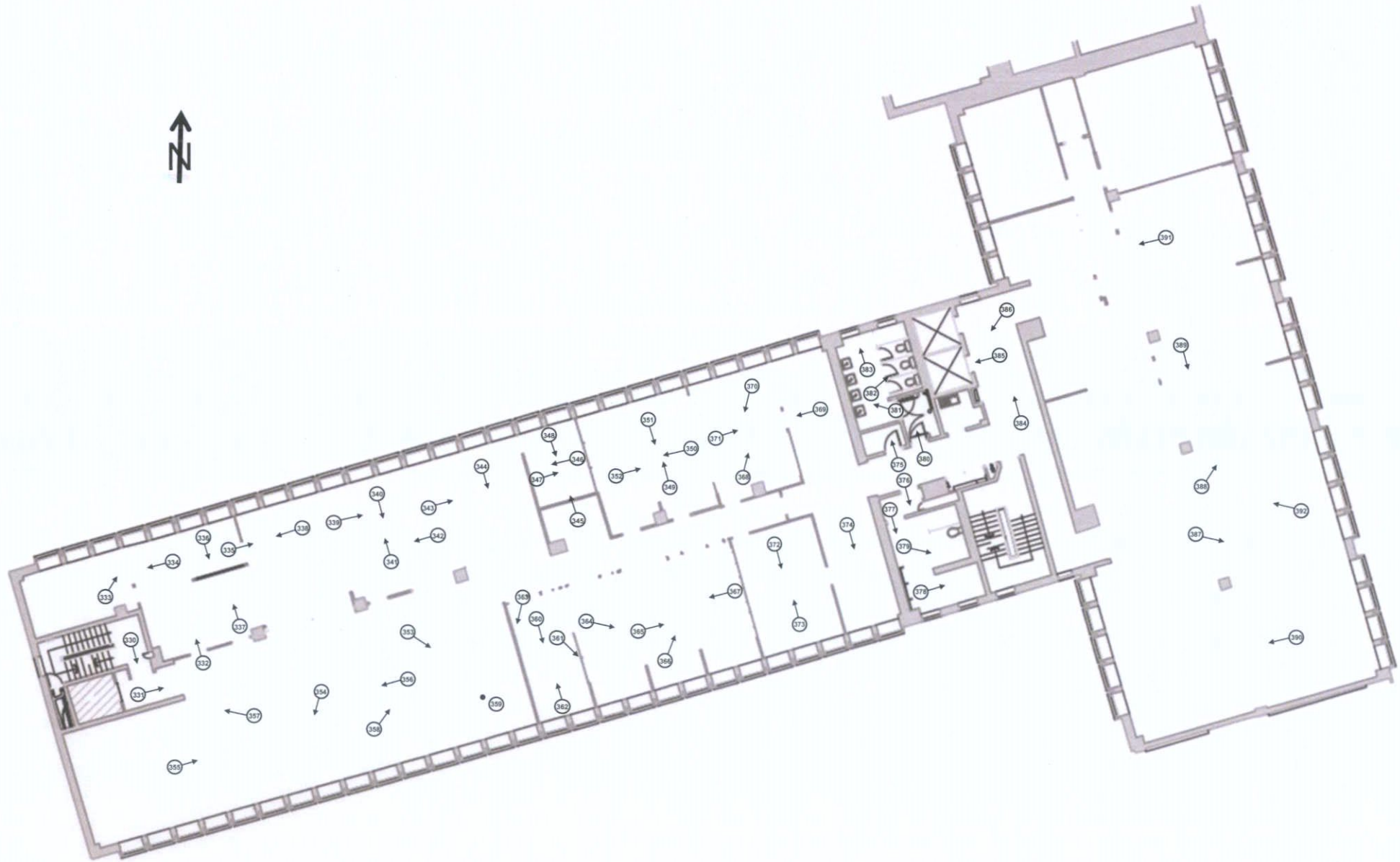


Figure 9: Plan at fourth floor level

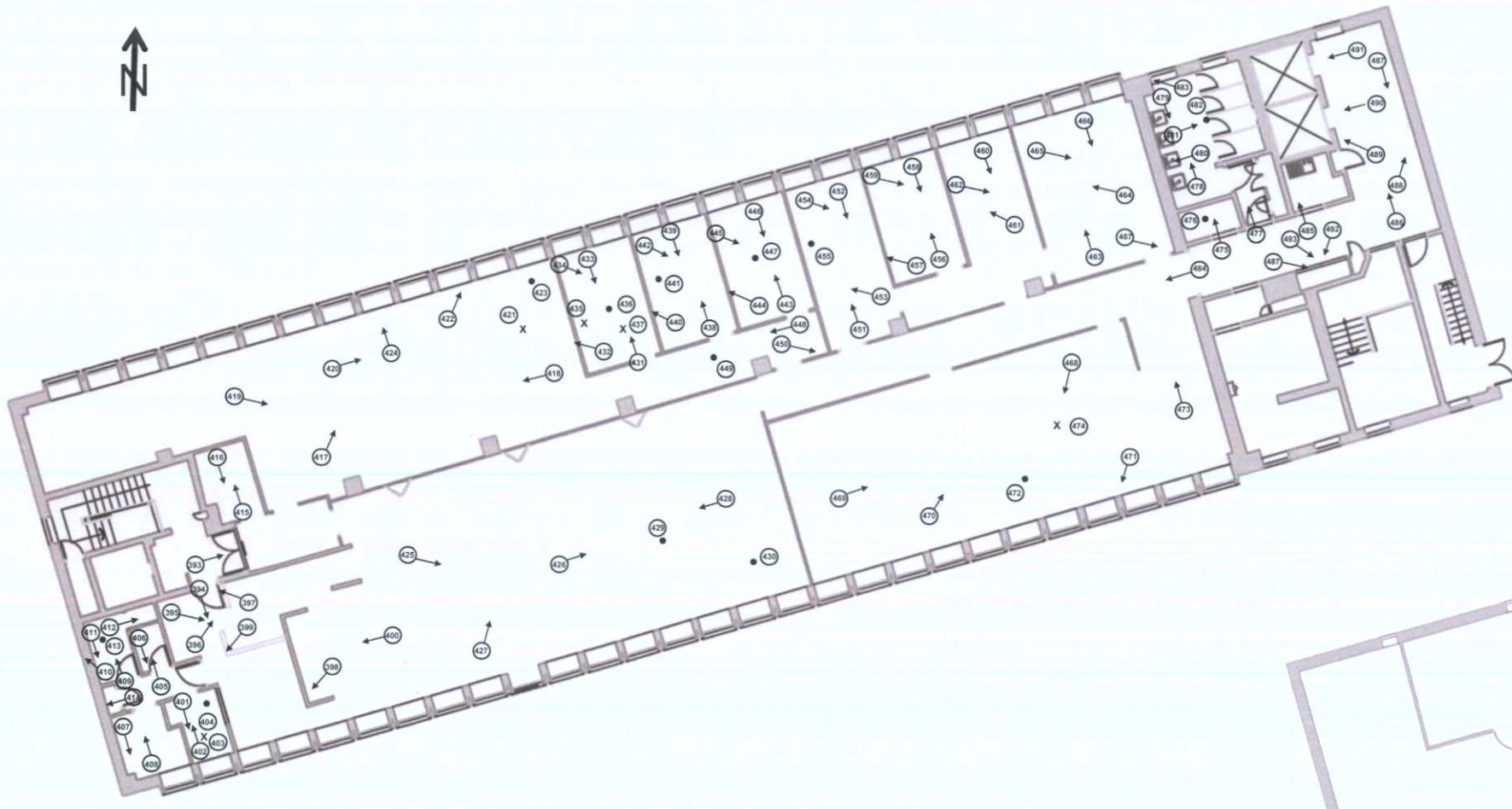


Figure 10: Plan at fifth floor level

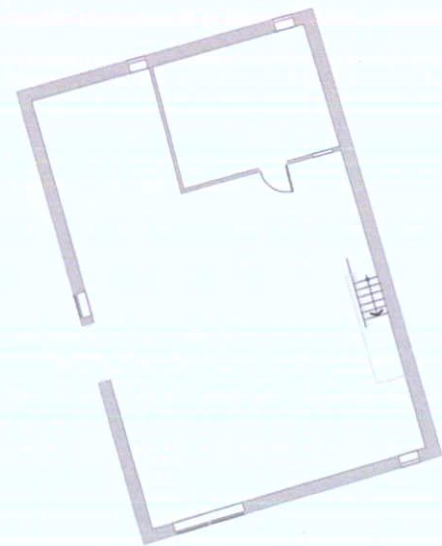


Figure 11: Plan at sixth floor level

BUILDING SURVEY

Exterior

The front of the twenty-bay-seven-storey-over-basement building faces east onto O'Connell Street Upper, while the rear is on the eastern side of Moore Lane. Laid out in a T-plan, the main building possesses a flat roof with central drains and ventilation duct. The link building to the rear rises above main building with a flat roof terminating in a single pitch to the east. There are centrally located drains to western roof, with plant room located above lift lobby. The east façade is framed by precast concrete piers and matching parapet dividing the elevation into five units, each with four bays, reflecting the rhythm and proportions of the typical Georgian Dublin buildings. Each plainly glazed steel-framed window breaks forward from the façade, is surrounded by decorative precast concrete hood mouldings and is supported on precast concrete brackets with ventilation grilles to the window aprons. There are five modern shop fronts at ground floor level. The north and south elevations of the western extension match the east façade and is comprised of four storeys rising over a precast-framed car park. The link structure is clad in modern brown brick.

The frontage to Moore Lane has four car park entrances and exits and two other doorways at ground-floor level, divided by walls of brick laid in stretcher bond. The first floor level on this frontage is the open side of the upper level of the car park, while above is the western end of the east-west section of the office building, faced in brick, laid in stretcher bond.



Plate 2: Rear façade above podium carpark



Plate 3: Detail of 1970s façade



Plate 4: Front of building — O'Connell Street

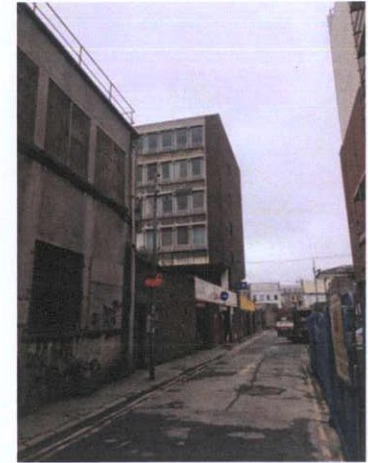


Plate 5: Rear of building — Moore Lane



Plate 6: Rear of building — Moore Lane



Plate 7: Rear of building — Moore Lane



Plate 8: Rear of building view from car park — View to east

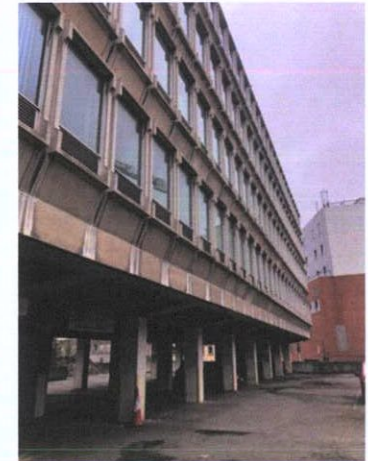


Plate 9: View from car park — View to west



Plate 10: View from car park — View to west



Plate 11: Rear of building view from car park — View to east



Plate 12: Hallway from level 5 leading to roofs and plant room

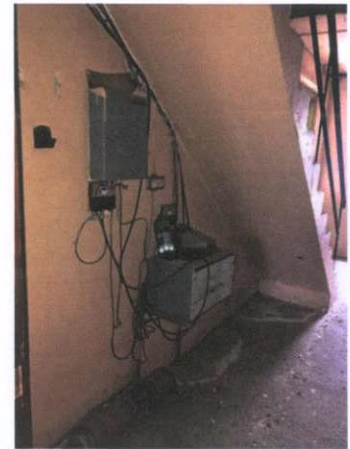


Plate 13: East wall of hallway

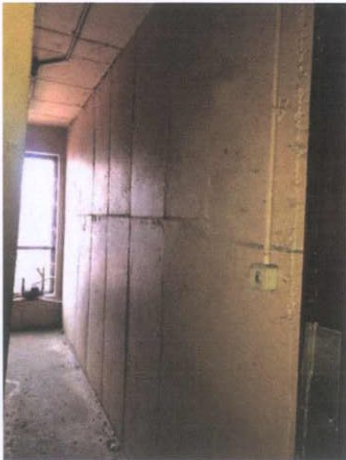


Plate 14: West wall of hallway



Plate 15: Ceiling of hallway

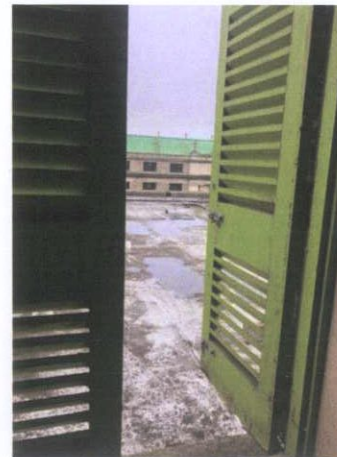


Plate 16: East roof — doorway



Plate 17: East roof — East 1



Plate 11: East roof — East 2



Plate 12: East roof — East 3



Plate 12: East roof — North



Plate 18: East roof — West 1



Plate 19: East roof — West 2

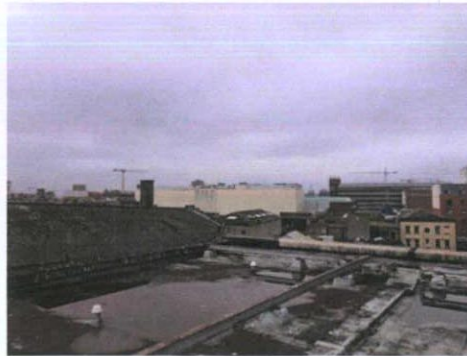


Plate 20: East roof — West 3



Plate 21: East roof — South 1



Plate 22: East roof — South 2



Plate 11: East roof — covering



Plate 12: East roof — Ventilation unit



Plate 12: East roof — Drain



Plate 23: East roof — track for window cleaning crane



Plate 24: East roof — post for a fall arrest system wire



Plate 25: West roof — West



Plate 26: West roof — East



Plate 27: West roof — South



Plate 11: West roof — North



Plate 12: West roof — Drainage



Plate 12: West roof — Ventilation fan



Plate 28: West roof — cracking



Plate 29: West roof — track for cleaning windows

Interior – Basement**Outline**

The basement maintains fabric from the previous historic buildings on this site, that were extant prior to the construction of the current structures. Some external walls are noted to be constructed of random rubble Calp limestone. There are a series of round-headed vaults with red brick voussoirs with limewash and other painted finishes to the soffits; it is known that there were a number of wine and whiskey vaults at this level in the 18th and 19th centuries. Many of these vaults are now intersected by precast concrete or concrete block walls. The floor is covered in rubble and debris comprised of historic brickwork and other materials. The ceiling is comprised of precast concrete panels.

Condition

Derelict.

Occupancy

Vacant



Plate 30: Concrete rising walls in basement

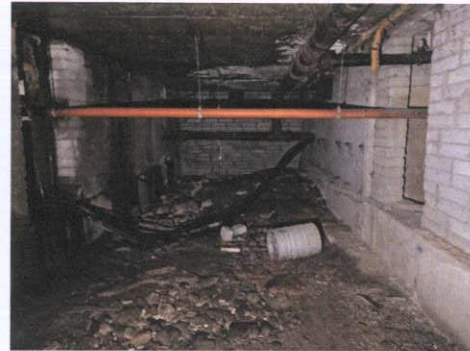


Plate 31: Rising walls and services in basement



Plate 32: Brick end wall in basement



Plate 33: Broken end of brick vault



Plate 34: Broken end of brick vault



Plate 35: Brick vault and concrete wall



Plate 36: Calp limestone wall in basement

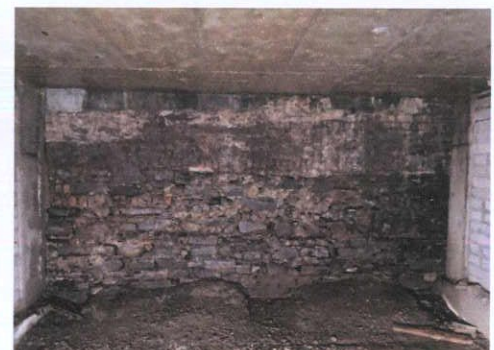


Plate 37: Calp limestone wall in basement



Plate 38: Brick and limestone wall in basement



Plate 39: Limestone wall in basement



Plate 40: Limewashed wall in basement



Plate 41: Vault and masonry in basement

Interior – Ground floor

Ground Level Retail

Unit 1- Pick & Pay

Outline of unit

A convenience store with its main retail space, stock room and staff WC.

Finishes include a tiled floor throughout the unit, plastered concrete walls and a suspended ceiling housing air conditioning and lighting fixtures. There is a temporary partition forming a corridor that separates the retail space from the storeroom.

Condition

Well-maintained retail space with minor cosmetic damage.

Occupancy

Retail Unit