



Plate 499: Plant room — South wall 1

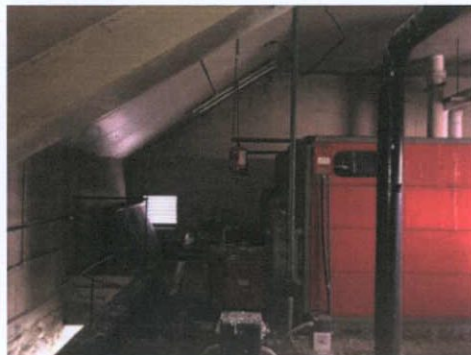


Plate 500: Plant room — South wall 2



Plate 501: Plant room — North wall 1



Plate 502: Plant room — North wall 2



Plate 503: Plant room — Services



Plate 504: Plant room — East wall

East Stairwell

Outline

This stairwell serves the vacant floors 3-4. Ground floor to second floor is served by the same stairwell, but it is finished differently to and not accessible as the stair is blocked at level 2. This stair is being used as storage space on the level 3 landing. The dog-leg staircase consists of squared concrete steps with metal tread strips and a rectangular-section timber handrail with chamfered corners supported on round-section painted steel balusters. There is a timber trim on the open string with a reeded profile.

Condition

Mandy handrails are damaged and doors to floors are blocked by miscellaneous items. This stairwell is not fit for use as a fire escape in its current condition.

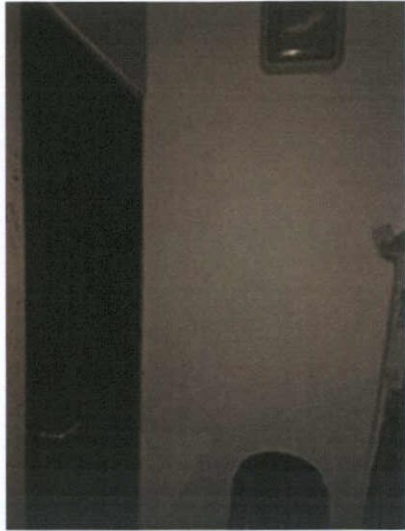


Plate 505: Door to level two



Plate 506: Storage on level 2 landing



Plate 507: Storage on stair blocking path

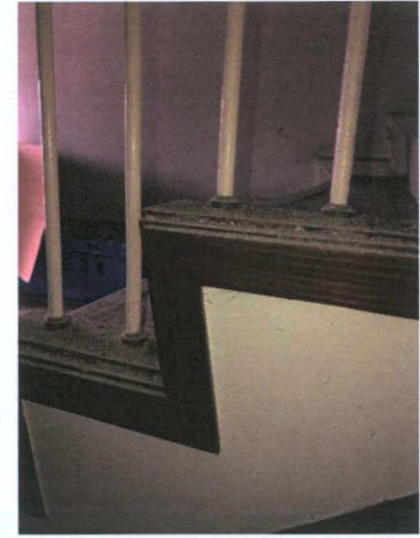


Plate 508: Stair tread and riser detail



Plate 509: Storage on landing blocking stairs



Plate 510: Storage on stair flight



Plate 511: Stair baluster detail



Plate 512: Stair handrail turn detail

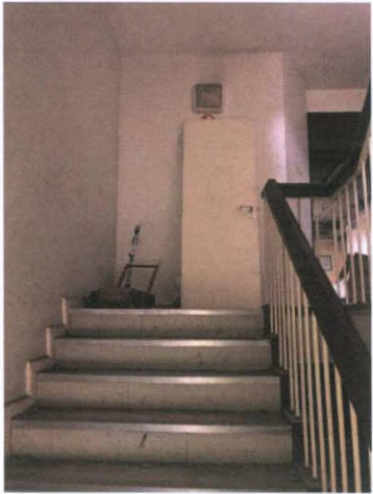


Plate 513: Fourth floor landing



Plate 514: Third floor landing

West Stairwell**Outline**

The west stairwell is currently in use from ground level to level 1 as pedestrian access for the level 1 car park. The stair is blocked at level 1 to restrict access to the vacant upper floors. There is service riser that runs up the south side of the stairwell and is accessible through small doors located at every half landing. There is a dry riser outlet at every floor for use by the fire service in an emergency. The dog-leg staircase consists of squared concrete steps with metal tread strips and a rectangular-section timber handrail with chamfered corners supported on round-section painted steel balusters. There is a timber trim on the open string with a reeded profile.

Condition

The stair is still usable but shows signs of wear. It is not suitable for use as a fire escape as it is blocked by a locked door at level 1.



Plate 515: Access to stair at ground level



Plate 516: Stair wall to block upper levels



Plate 517: Typical stair tread, riser and handrail detail



Plate 518: Access door to service riser



Plate 519: Interior of service riser



Plate 520: Typical stair flights and landings



Plate 521: Single flight of 9 steps

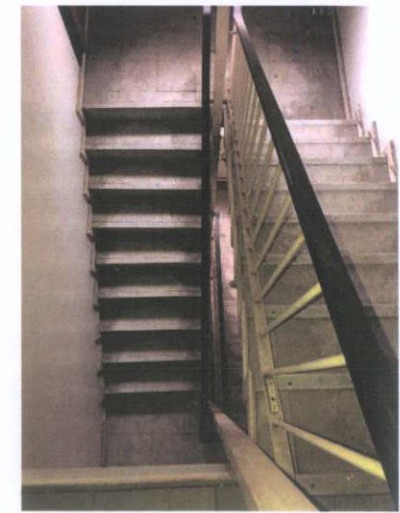


Plate 522: View down from 5th floor landing

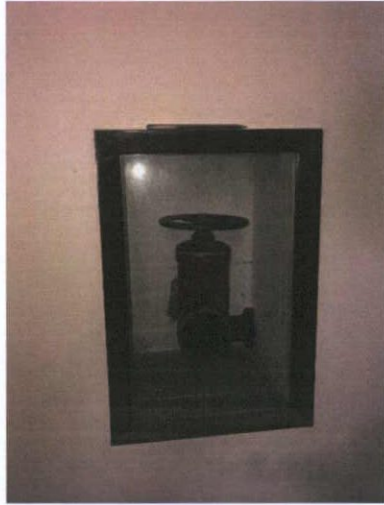


Plate 523: Dry riser outlet at each floor

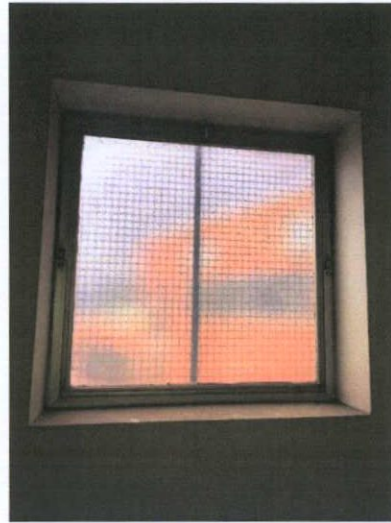


Plate 524: Window at each half landing

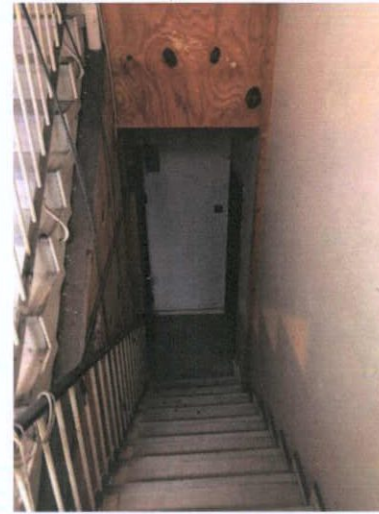



Plate 525: Stair down to level 1 landing

EIAR Chapter 15 Cultural Heritage (Architectural)

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

Appendix 15.7 Building inventory, record and description for No.50-51 O'Connell Street Upper



50-51 O'Connell Street Upper (Vacant Site)

Protected Structure Reference:
Not protected

Other relevant Statutory Protections:
Within O'Connell Street ACA

NIAH Reference, rating:
No entry

Grid reference:
715754 734848



Plate 1: Front of 50-51 O'Connell Street Upper

Proposed Site

Site 2ab

Planning history

Vacant site scheduled for redevelopment.

Outline building description

Vacant site. The party walls running to the rear are of brick and stone and are of an earlier date. In the southern wall holes mark the probable former locations of beams, while in the northern wall there are two niches recessed into the boundary wall towards the rear of the site.

Occupancy

Vacant site.

BUILDING HISTORY

Numbers 50 and 51 O'Connell Street Upper were built as private houses in the 18th century, number 50 in the 1750s and number 51 in the 1780s and from the 1820s to the early 1840s number 50 was in use as a music shop and music school.¹ For more than an century from the mid-1830s number 51 was occupied by wine merchants.² From the 1850s number 50 was occupied by McGlashen & Gill, publishers and this company became M H Gill & Sons in the 1870s.³

The Goad insurance map of 1893 shows the original four-storey houses on the street frontage to O'Connell Street Upper.⁴ At the rear of number 50, on the Moore Lane frontage, there was a three-storey over basement building that may have been the original mews house. A high-level bridge was depicted crossing from this building to the firm's printing works at 14 Moore Lane. In the area between this mews building and the main house the site was entirely covered with two-storey buildings, top-lit by roof lights. The presence of a "wood gallery" in the central part of the site is noted and this is shown with curved ends, just as is depicted in the accompanying engraving that shows this section of the premises, which were book stores. Number 51 had a two-storey building on the Moore Lane frontage and this was separated by a small yard from a four-storey building in the centre of the site. Between this and the rear of the main house was a single-storey structure. This property is labelled "Waters Bros & Co Wine & Gro Stores" on the map. The 1926 edition of the Goad map shows that little change had occurred in the meantime.⁵

M H Gill & Sons Ltd remained in occupation at number 50 until the 1970s.⁶ Number 51 housed wine merchants and offices until the 1960s, following which it was occupied by Penney's Ltd.⁷ On 30th September 1979 a fire broke out in the book stores at the rear of Gill's premises and two days later a second fire broke out.⁸ The fire brigade was still tackling the blaze on 5th October when the two buildings at 50 and 51 O'Connell Street Upper collapsed.⁹ The site has been vacant since that time.

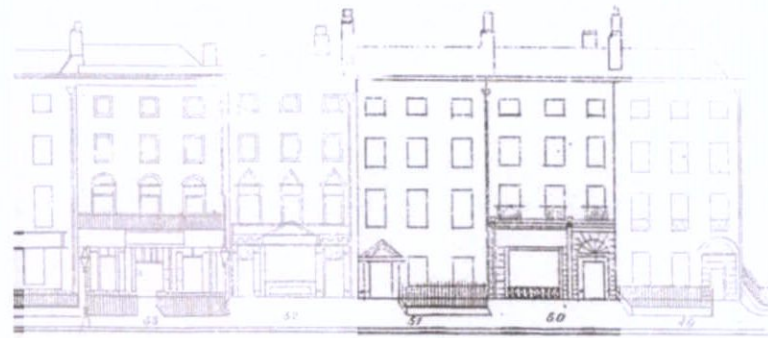


Figure 2: Elevation of 50-51 Sackville Street Upper from Shaw's Directory of 1850



Figure 3: 50 and 51 Sackville Street Upper, c1890 (Irish Architectural Archive)

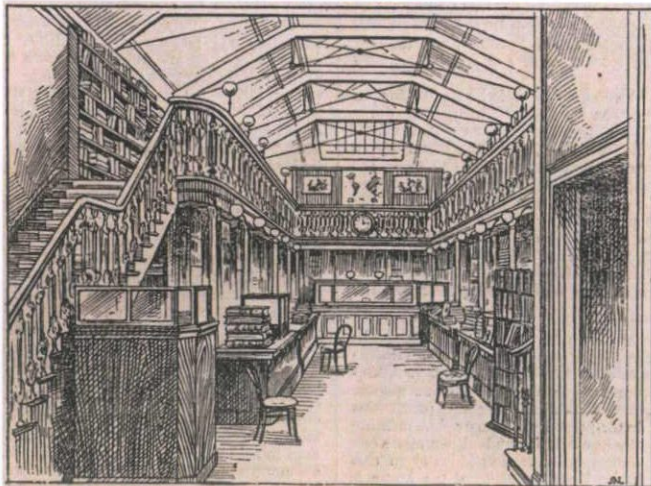


Figure 1: M H Gill's reading room at rear of 50 O'Connell Street Upper, 1888

¹ *New Valuation of the City of Dublin*, 1828, p. 223; *Wilson's Dublin Directory*, 1828, 1829; *Pettigrew & Oulton, Dublin Almanack*, 1834 to 1847.

² *Pettigrew & Oulton, Dublin Almanack*, 1836 to 1847; *Thom's Directory*, 1847 to 1969.

³ *Thom's Directory*, 1851 to 1976.

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

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

⁶ *Thom's Directory*, 1975 to 1980.

⁷ *Thom's Directory*, 1969 to 1984.

⁸ *Irish Independent*, 3rd October 1979.

⁹ *Evening Press*, 6th October 1979.

FLOOR PLANS

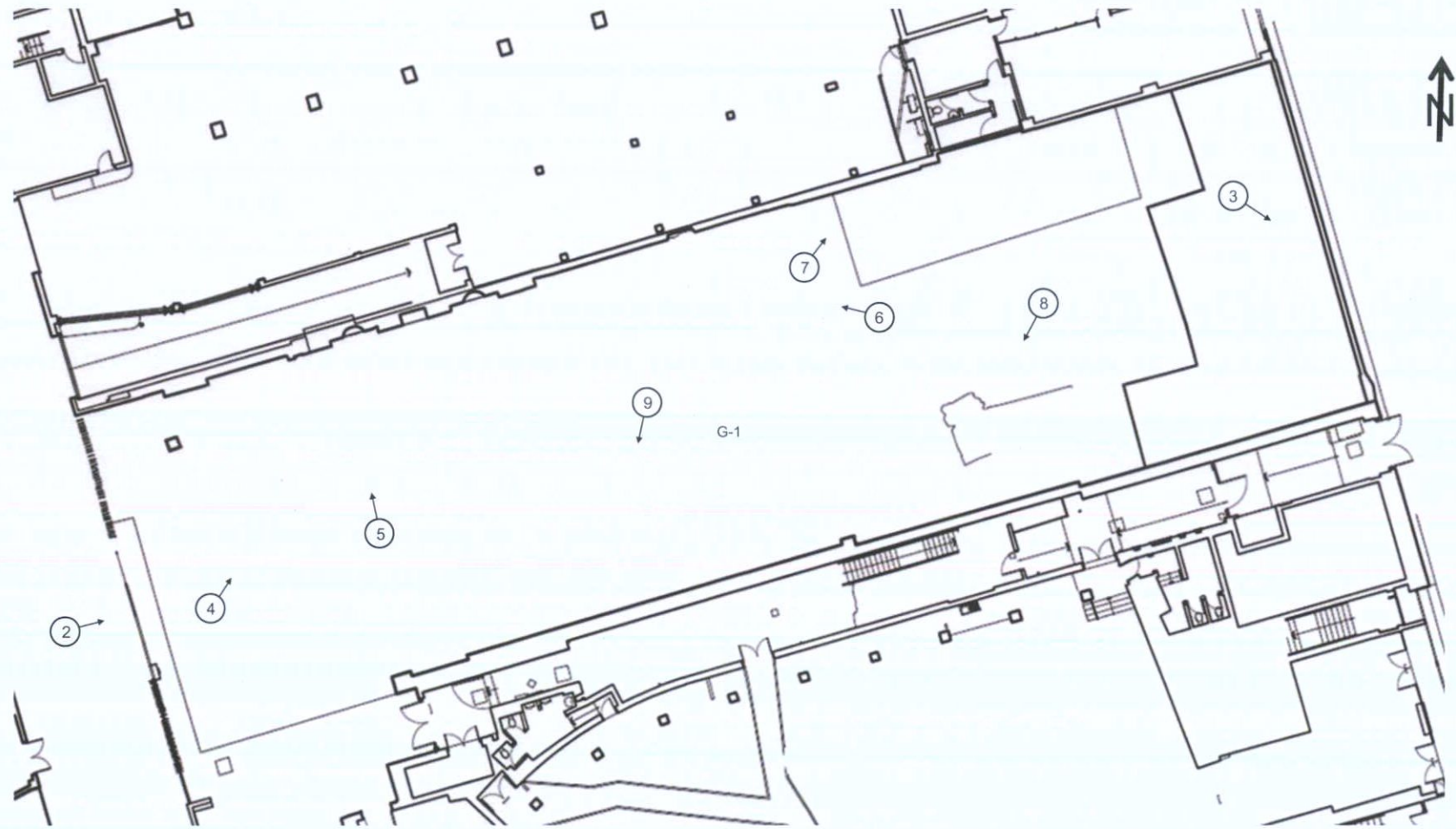


Figure 4: Plan of site

BUILDING SURVEY

Exterior

External site. Modern hoarding enclosing site to front (west) and rear (west) on to O'Connell Street Upper and Moore Lane, respectively. Ground finishes are mix of concrete, gravel over earth and tarmacadam.

Two-storey, rubble calp limestone boundary wall / former party wall to north, formerly belonging to Number 50 O'Connell Street Upper, with elements of red brick infill. Some remaining patches of modern plaster and lime plaster finishes. Red brick chimney breast near north-west corner, blocked up and rendered. Series of rectangular-section joist pockets at height along extensive length of wall. Segmental-headed fireplace opening to central projecting calp limestone chimney breast, having buff brick voussoirs and relieving arch, flanked by double-height round-headed recessed arches with red brick voussoirs, containing recessed niches. First floor level near north-east corner possessing embedded timber studs and horizontal braces over rectangular-section joist pockets; portion of lath-and-plaster partition embedded to wall to east. Series of square-headed former openings in north wall, now blocked up with red brick. Concrete blockwork infill to former opening in boundary all at junction with Number 49 O'Connell Street Upper. Latter building forms boundary to north-east, with painted cementitious render facing into subject site.

Three-storey, rubble calp limestone boundary wall / former party wall to south, formerly belonging to Number 51 O'Connell Street Upper, with section of red brick laid in English garden wall bond between said wall and junction with Number 52 O'Connell Street Upper, at second and third levels. Some remaining patches of limewash, modern plaster and lime plaster finishes. Concrete brickwork pier to south-west corner, adjacent to full-height panel of cementitious render. Series of circular and square-headed opes at top of ground floor level along length of wall. Number 52 forms boundary to south-east, with painted cementitious render facing into subject site. Rectangular-section joist pockets adjacent to this wall.

The frontage to Moore Lane is marked by a high fence and gates faced with sheet steel and painted black.



Plate 2: View to east from Moore Lane



Plate 3: View to east of hoarding forming frontage onto O'Connell Street Upper



Plate 4: View to north-east



Plate 5: View to north; former chimney breast and flanking niches set into arches; formerly within Number 50



Plate 6: View to south-west; joist pockets in former party wall



Plate 7: Red brick to north-east



Plate 8: View to south-west

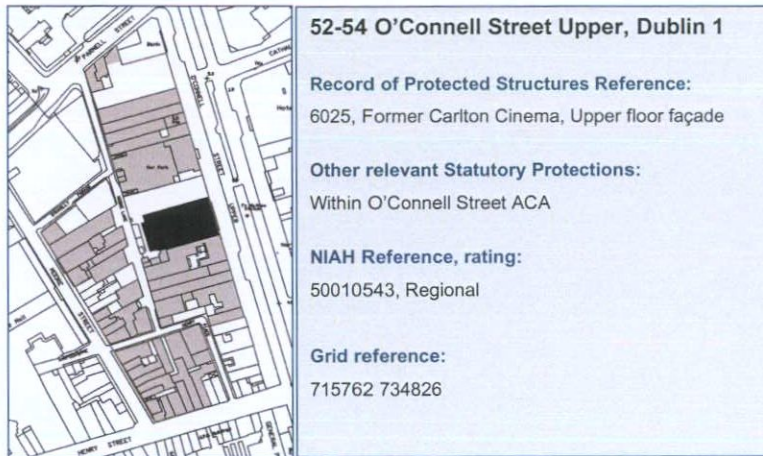


Plate 9: View to west; Calp limestone boundary wall

EIAR Chapter 15 Cultural Heritage (Architectural)

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

Appendix 15.8 Building inventory, record and description for No.52-54 O'Connell Street Upper



Proposed Building Site

Site 2ab

Planning history

Façade relocated; remainder of structure scheduled for demolition.

Outline building description

The site is occupied by the former Carlton cinema and two ground-floor shops. The ground floor façade has a projecting canopy over the central cinema entrance flanked by shop fronts, all closed behind roller shutters. The upper façade is loosely based on Art Deco, with a central section with vertical glazing panels separated by giant order pilasters with stylised ionic capitals and with rounded arises, the assemblage terminating at each end with paired columns of similar order supporting frieze and cornice above which are tripod bowls of light. Internally the original cinema auditorium has been divided to provide three screens, while a former restaurant is converted to provide a fourth screen. To the rear the building is plain and faced with sand and cement, except the rear, which is faced with buff-coloured brick laid in English garden wall bond.

Occupancy

Occupied at entrance and basement level to front of building.

Vacant above.

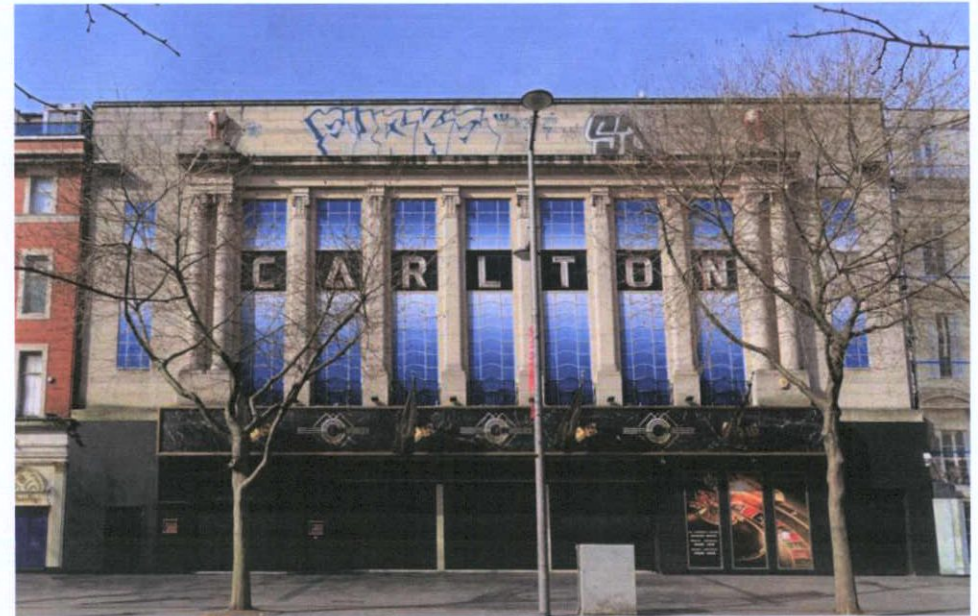


Plate 1: Front façade, Carlton Cinema, 52-54 O'Connell Street Upper

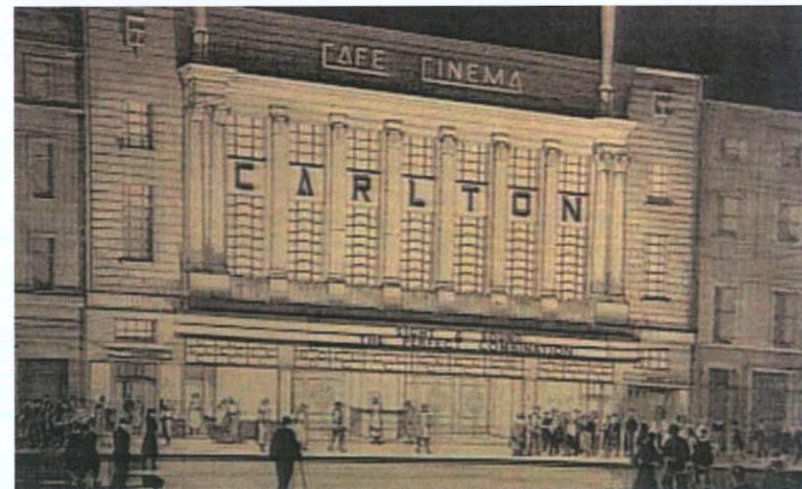


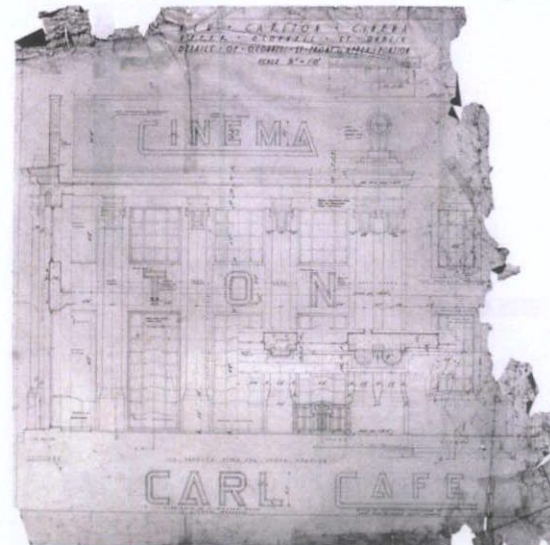
Figure 1: Façade of Carlton in 1930s (RTÉ Archive)

BUILDING HISTORY

Numbers 52, 53 and 54 O'Connell Street Upper were built as private houses in the 18th century.¹ By the 1820s all three buildings were no longer in residential use. Number 52 was a merchant tailor's, number 53 the Commercial Mart and a hotel and tavern, while number 54 was the Dorset Institution for Industrious Females.² Number 52 was occupied by a pharmacist and offices from the mid-1840s until 1915, number 53 was occupied by Falconer's, the printers, from the 1850s until the 1930s, while the Dorset Institution continued in occupation until the 1930s.³

The Goad insurance map of 1893 shows the four-storey original house at the front of number 52 with a two-storey building on the Moore Lane frontage.⁴ In between there was a four-storey building that was linked to the main house by a single-storey top-lit structure. The building on the street frontage of number 53 appears to have been a pair with number 52. To the rear the entire site was covered with two- and three-storey buildings. This property was occupied by Falconer's printing and bookbinding works and the Goad plan shows areas used for setting up, binding and machine rooms. The Dorset Institution at number 54 was the original eighteenth-century house with a bow to the rear and a single-storey rear return. Behind this was an open area, possibly a garden and a tree is depicted on this site on the 1891 Ordnance Survey map. At the Moore Lane end of the site of 55 the Goad plan shows extensive one and two storey stables in use by A & R Thwaites & Co in connection with their business at 57 Sackville Street Upper.

In 1915 the Irish National Picture Palace opened at number 52 Sackville Street Upper, soon changing its name to the Carlton Picture House and then the Carlton Cinema.⁵ The Goad insurance plan of 1926 shows that the cinema ran the full length of the site from O'Connell Street to Moore Lane, with the entrance at the front.⁶ At that time the upper floors of the main building were vacant. The Goad plan also shows that there had been little change in the configuration of Falconer's printing and bookbinding works at number 55. At 56 O'Connell Street Upper the Dorset institution was still in occupation at the front and a small addition had been made to the rear return. The former stables of A & R Thwaites on the Moore Lane frontage were now in use as a bottle and case store for that company.



The Carlton Cinema closed in July 1936 and was demolished along with numbers 53 and 54.⁷ A new cinema was built on the three combined sites, to the designs of Robinson & Keefe and it opened in April 1938, incorporating the cinema, a restaurant and two shops.⁸ In 1976 the cinema was divided into three smaller cinemas and subsequently the restaurant was converted to a fourth screen.⁹ The cinema closed in October 1994. It was used for a time as a sports shop and is now in use as a casino.¹⁰

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Figure 2: Original drawing for façade (Irish Architectural Archive)



Figure 3: Elevation of 52-54 Sackville Street Upper from Shaw's Directory of 1850



Figure 4: Numbers 52, 53 and 54 O'Connell Street Upper in the 1920s



Figure 5: Façade of Carlton, 1971

¹ C P Curran, 1967, *Dublin Decorative Plasterwork of the seventeenth and eighteenth centuries*, London, p. 64.

² *New Valuation of the City of Dublin*, 1828, p. 223; Wilson's *Dublin Directory*, 1829.

³ Pettigrew & Oulton, *Dublin Almanack, 1845 to 1847; Thom's Directory*, 1847 to 1938.

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

⁵ Mark Zimmerman, *The History of Dublin Cinemas*, Nonsuch, Dublin, 2007, p. 106; George Kearns and Patrick Maguire, *A to Z of All Old Dublin Cinemas*, 2006.

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

⁷ Valuation Office, cancelled books, 1935 to 1947.

⁸ Christine Casey, *The Buildings of Ireland: Dublin*, Yale University Press, 2005, p. 2016.

⁹ Marc Zimmerman, *The History of Dublin Cinemas*, Nonsuch, Dublin, pp. 61-62.

¹⁰ *Thom's Directory*, 1990 to 2012.

FLOOR PLANS

Not to scale



Figure 6: Plan at ground floor level

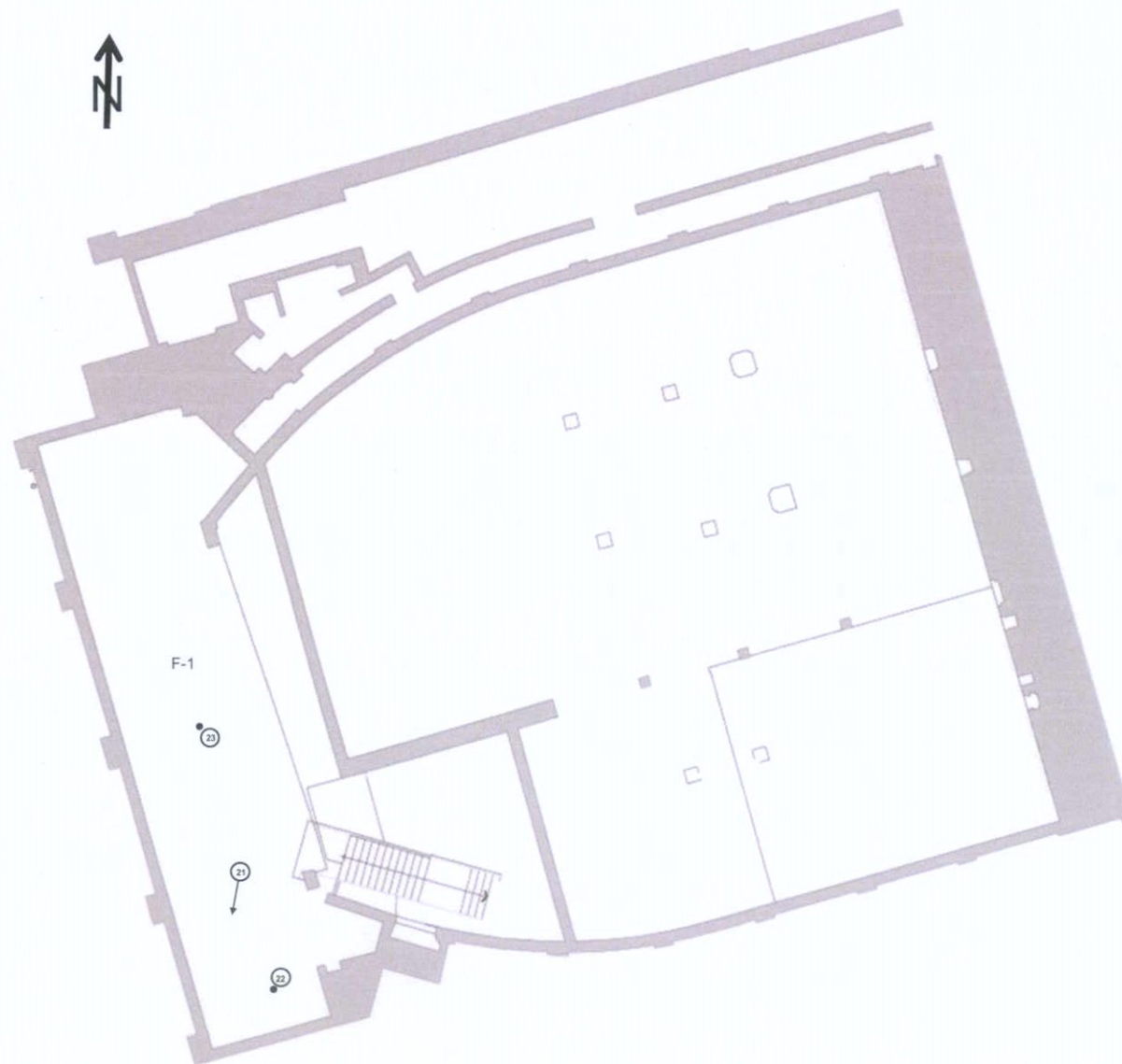


Figure 7: Plan at first floor level

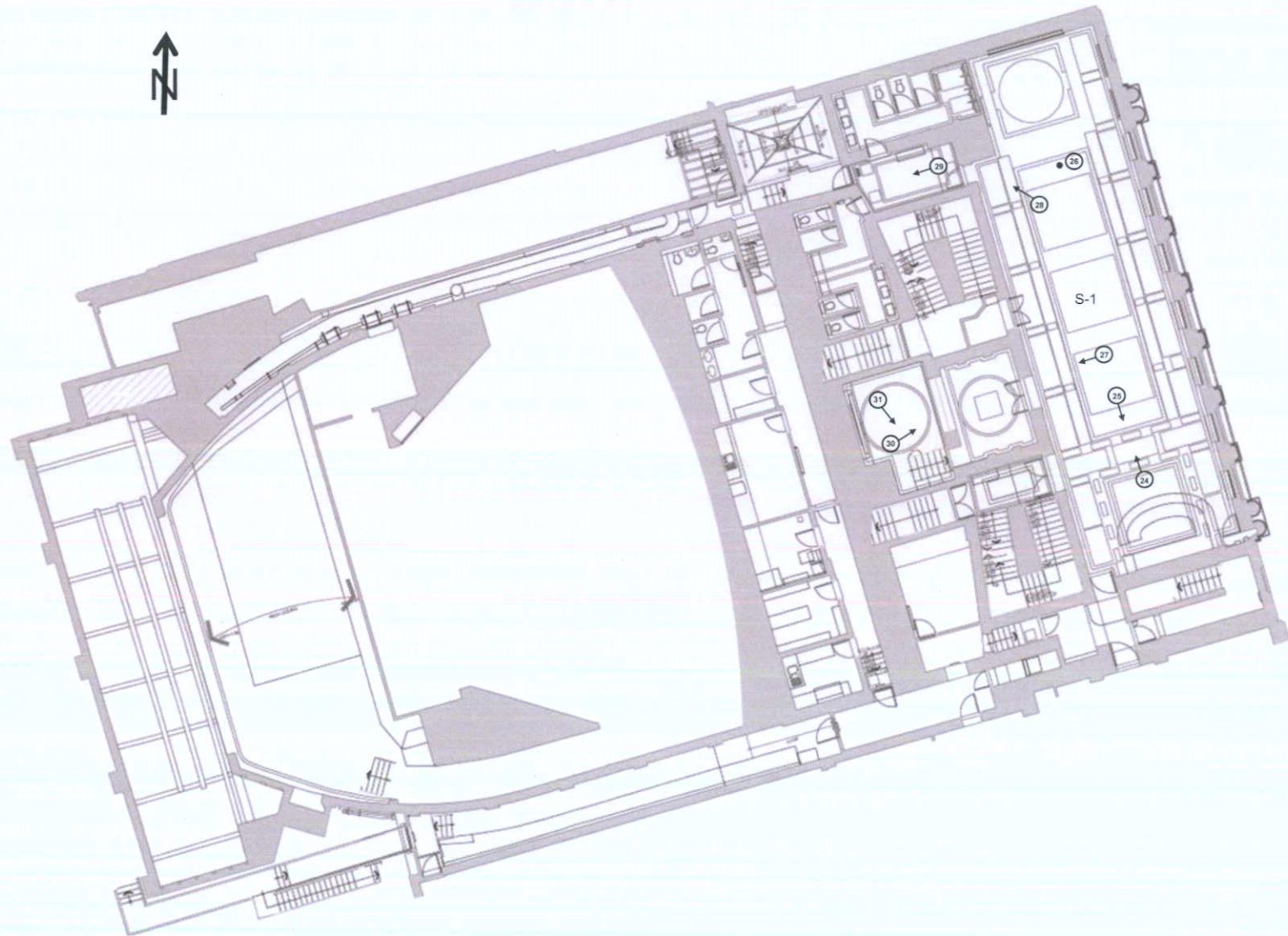


Figure 8: Plan at second floor level

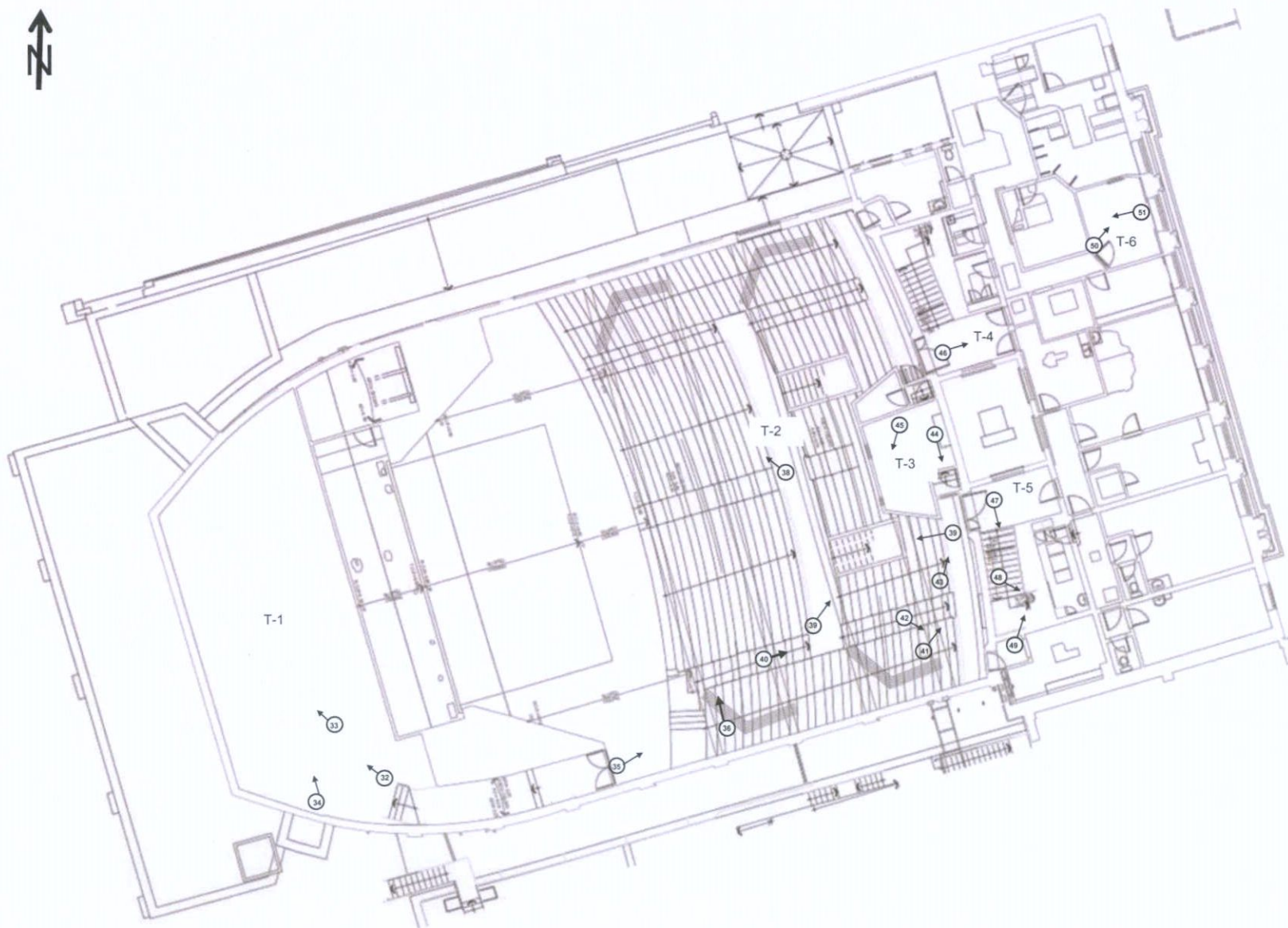


Figure 9: Plan at third floor level

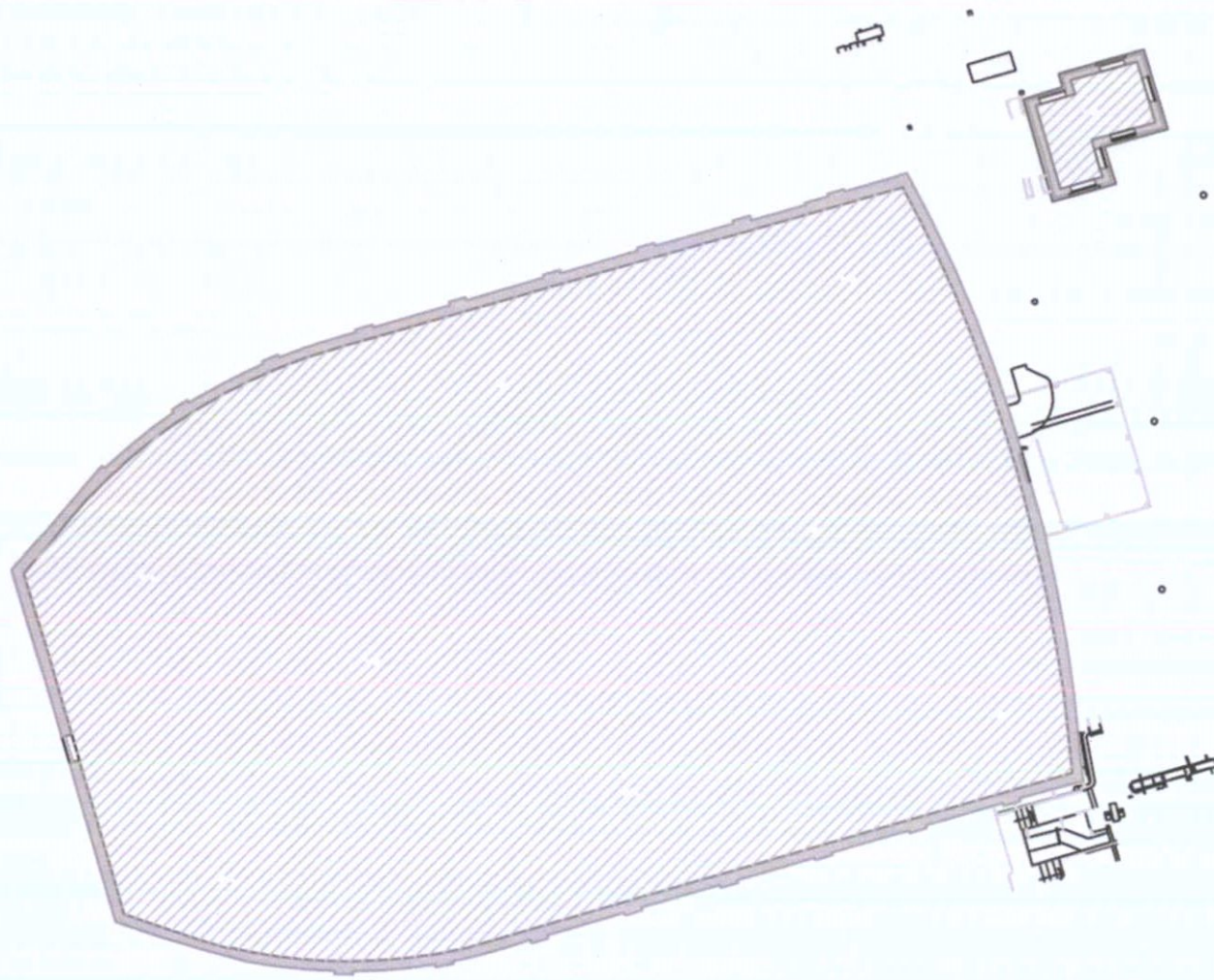


Figure 10: Plan at roof level

BUILDING SURVEY

Exterior

Nine-bay, four-storey, attached former cinema. Building extends to west through depth of site. Flat roof to front (east) with pop-up vertical extension to north-east; pitched roof, finished in corrugated sheeting, to west, with chamfered corners at upper levels to south-west and north-west. Granite copings over blocking course; blocking course and front façade comprised of alternating courses of Portland stone and ashlar granite. Portland stone, carved eaves cornice to central, seven-bay breakfront; bays of two-storey, multi-pane glazing panels delineated by giant-order, engaged pilasters of a stylised Ionic order with rounded arises, flanked to both ends by paired, engaged columns of a similar order, surmounted by bowls of light supported on tripods. End bays having fixed, multi-pane cast-iron windows. Modern, projecting canopy to centre with modern fascia, flanked by modern shop fronts concealed behind steel roller shutters.

Two-storey wing to north, facing in calp limestone. Side elevations finished in cementitious render. Rear (west) elevation finished in buff brick laid in English garden wall bonds, with matching buttresses at regular intervals.

Mix of cast-iron, cast-aluminium and uPVC rainwater goods.

The boundary to Moore Lane is marked by a high wall of mass concrete topped by three courses of concrete blockwork.



Plate 2: Front (east) elevation



Plate 3: Detail to Portland stone and ashlar granite blocking course, and cornice to central breakfront



Plate 4: Detail to breakfront



Plate 5: Detail to stylised Ionic capitals and tripod with bowl of light



Plate 6: Rear (west) elevation from north-west



Plate 7: North elevation



Plate 8: Rear elevation



Plate 9: North-west corner viewed from west

Interior – ground floor

Room G-1: Accessed from Room G-2 and from adjoining building to south. Open plan space formed by square-section columns at regular intervals supporting suspended ceiling finish in ceiling tiles. Modern plaster finish to walls, and walls clad in modern signage. Modern joinery. Carpet finish to floor. Casino equipment noted throughout. No historic fabric noted.

Room G-2: Accessed from G-1 and G-3. Vestibule between G-1 and G-3. Suspended ceiling with ceiling tiles. Modern plaster finish to walls Modern joinery. Carpet finish to floor. No historic fabric noted.

Room G-3: Accessed from Room G-2. Former entry lobby to front. Plasterboard finish to ceiling. Modern plaster finish to walls. Modern joinery. Two sets of modern, double-leaf doors to east wall opening onto O'Connell Street Upper. Carpet and vinyl finishes to floor. No historic fabric noted.

Room G-4: Accessed from Room G-4. Two-storey wing to north. Pitched roof exposed to interior, with cast-iron roof lights pitched to form valley to south, supported at intervals on large concrete brackets at height. Bulkhead to west having exposed cast concrete finish to ceiling. Cementitious plaster to walls. Steel staircase to north-east accessing first floor forming fire escape. Single steel door to west wall. Concrete floor finish. Surface-mounted services.

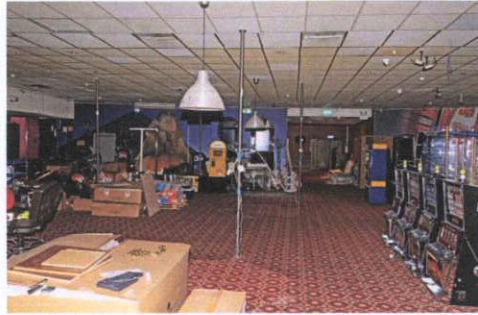


Plate 10: G-1 – View to east



Plate 11: G-1 – View to south

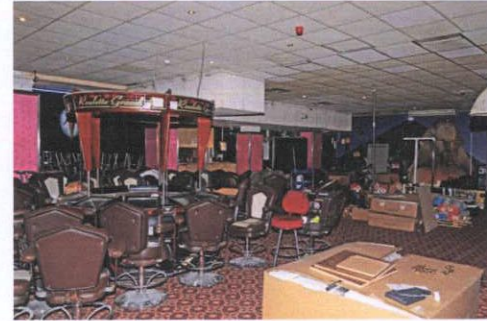


Plate 12: G-1 View to north-west



Plate 13: G-1 – Suspended ceiling



Plate 14: G-2 – View to east



Plate 15: G-3 – View to east

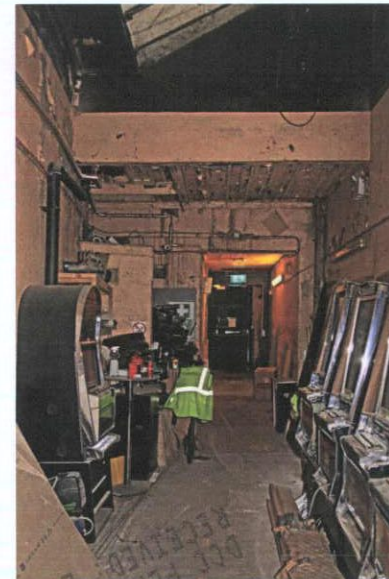


Plate 16: G-4 – View to west

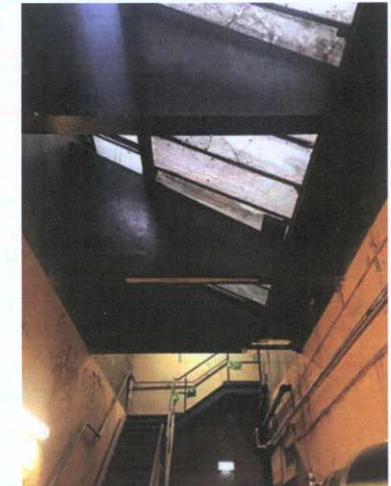


Plate 17: G-4 – View to east; rooflight

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Interior – ground floor

Room G-5: Accessed from Room G-6. Short flight of stairs accessing stage to western end of building. Closed string of steps; squared concrete supported to north by low concrete plinth wall; original timber skirting board with ovolo profile. Cementitious render to south wall at low level; at high level wall is plastered to form staggered horizontal panels to aid in acoustic properties. Carved timber, stylised dado rail. Concrete finish to floor. Surface-mounted services.

Room G-6: Accessed from adjacent building to south. Corridor accessing backstage area. Cementitious render to south wall at low level; at high level wall is plastered to form staggered horizontal panels to aid in acoustic properties, continuing onto ceiling and forming decorative arched profile. Painted, modern plaster to north wall. Carved timber, stylised dado rail. Concrete finish to floor. Surface-mounted services.



Plate 18: G-5 – View to east



Plate 19: G-5 – Plaster to south wall arrow is NE

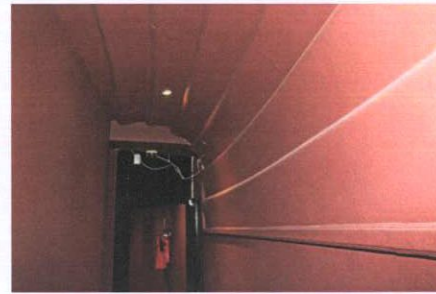


Plate 20: G-6 –Decorative and functional plaster to south wall and to ceiling

Interior – first floor

Room F-1: Accessed from Rooms G-5 and G-6. Stage to western end of former cinema. Ceiling finished in cast concrete, supported on square-section timber bressummers on east-west axis, with cross braces formed of cast-iron I-beams on north-south axis. Rear wall finished in buff brick laid in English garden wall bond. Yellow brick laid in common bond forming piers to north and south. North and south walls finished in cast concrete panels. Large square-headed opening in east, cast concrete wall forms Proscenium arch.

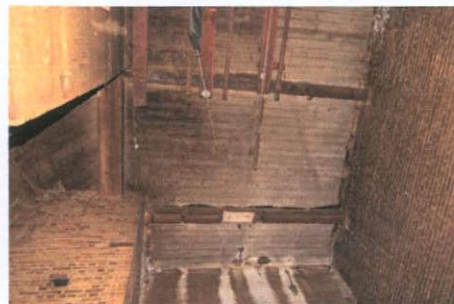


Plate 21: F-1 – Backstage; view to south

Plate 22: F-1 – Southern end of ceiling over former stage

Plate 23: F-1 – View to north, ceiling over former stage

Interior – second floor

Room S-1: Accessed from first floor. Open-plan space formed of concrete ceiling structure, finished in modern plaster and plasterboard with decorative applied mouldings; downstand bresssummers and bulkheads. Interior fitted out in modern, Art Deco-style fittings. Modern plaster and plasterboard finishes to walls, with decorative panelling throughout. Engaged marble pilasters surmounted by urns noted at regular intervals to west wall. Modern joinery, including doors, architraves, and skirting boards. Modern chandeliers and curved bar to southern end, with mirrored backplash. Marble and carpet finishes to floor.

Room S-2: Lobby to toilets, accessed from room S-1. Modern Art Deco-style finishes Modern plaster and plasterboard finishes to walls. Modern joinery, including doors, architraves, and skirting boards. Modern cornice to ceiling.

Room S-3: Accessed from room S-1. Split-level room with marble-clad stairway with gold-painted steel handrail. Modern decorative panelling to walls with timber pilasters. Modern ceiling with plain-run cornice and circular central feature.



Plate 24: S-1 – View to north



Plate 25: S-1 – View to south



Plate 26: S-1 – Downstand brassumers



Plate 27: S-1 – Doors to west

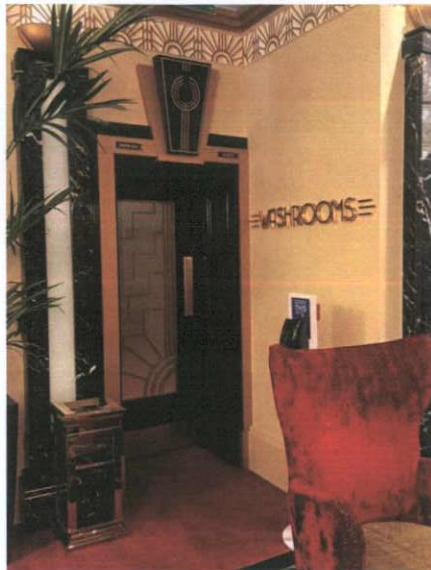


Plate 28: S-1 – Doorway to toilets at S-2



Plate 29: S-2 – View to west



Plate 30: S-3 – View to north-east



Plate 31: S-3 – Marble-clad steps

Interior – third floor

Room T-1: Accessed from Room F-1 via modern steel staircase to south. Triple-height former cinema auditorium. Opening in west wall forms entrance to stage / former screen area and Proscenium arch. Chamfered / curved walls to north-west and south-west to junction with west wall. Elliptical-arched ceiling finished in plaster, with concave moulded coving to perimeter. Painted plaster finish to walls, with infill panel of concrete brickwork to south. Concrete blockwork enclosure to centre of room, forming internal rooms to lower floors. Central concrete block partition, finished in cementitious plaster, at high level on north-south axis subdivides space into two. Modern plant and ductwork at low level to west. Timber floorboards.

Room T-2: Accessed from Room T-1. Balcony or gallery of former cinema auditorium. Elliptical-arched ceiling finished in plaster, with bulkheads forming bands on north-south axis, gradually reducing ceiling height to east; steps in bands set off by moulded coving. Bands supported on wide, plastered corbelling to north and south walls. Painted plaster finish to walls. Tiered floor level, with multiple shallow steps rising to east. Circulation area to east denoted by low-level timber-clad balustrade, with remnants of carved timber skirting boards. Former stairways covered over and boxed in. Modern stage platform to west, backing onto concrete blockwork partition separating subject room from Room T-1. Room T-3 clad in plasterboard to centre of east wall, flanked by pairs of double doors with single doors to northern and southern extremities. Bays between doorways infilled with low-level plastered panels framed by reeded-profile plasterwork, with giant order reeded profile forming vertical decoration over; surmounted by timber lintel running length of wall on north-south axis. Flush timber doors with plant-on mouldings set to architrave of half-round section bronze ornament forming vertical and horizontal surrounds, with raised rendered panel over. Central double doors having reeded profile bronze work over, with projecting canopy. Timber floorboards.

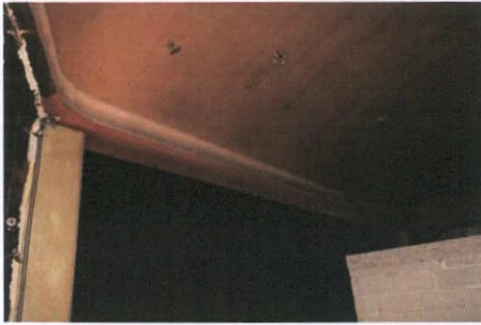


Plate 32: T-1 – View to north-west; Proscenium arch



Plate 33: T-1 – View to north-west; former stage



Plate 34: T-1 – View to north



Plate 35: T-2 – View to east; former gallery / balcony; projection room to centre

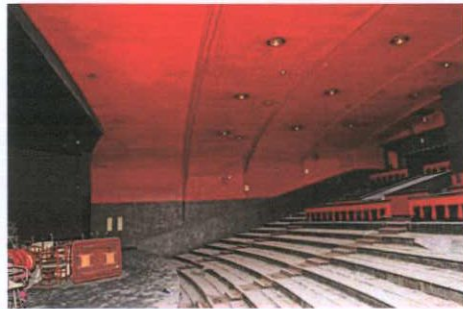


Plate 36: T-2 – Former balcony; view to north NO PHOTO KEY

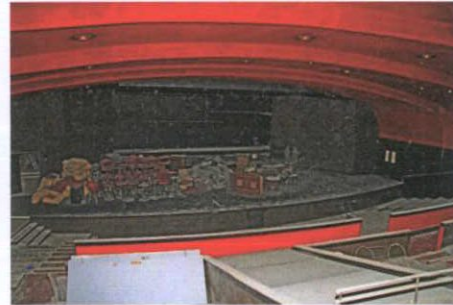


Plate 37: T-2 – Former balcony; view to stage/screen

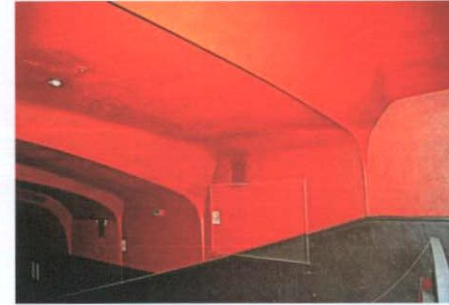


Plate 38: T-2 – Former balcony; view to north

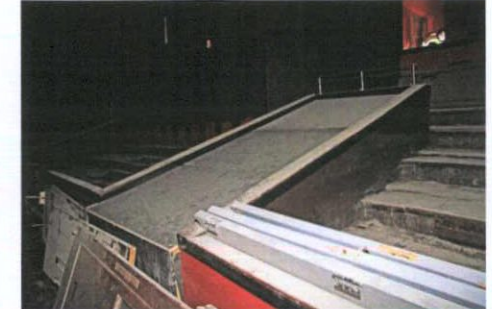


Plate 39: T-2 – Former balcony; boxed-in former stairs



Plate 40: T-2 – View to east

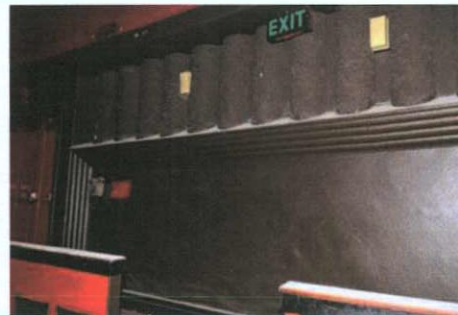


Plate 41: T-2 – Detail to south wall; reeded plasterwork



Plate 42: T-2 – Detail to doorway to south-east



Plate 43: T-1 – Original Art Deco overdoor

Interior – third floor

Room T-3: Accessed from Room T-2. Former projection booth. Modern ceiling finishes. Plasterboard finishes to timber-stud partitions forming enclosure. Flush timber doors and flat timber architraves. Concrete floor finish. Surface-mounted services with plant throughout; some historic projection equipment noted within room.

Room T-4: Accessed from Room T-2. Plasterboard finish to ceiling. Plastered finish to walls. Flush timber doors and flat timber architraves; doors to east accessing corridors proceeding to north and south of building. Original skirting boards with planar profile. Concrete floor finish.

Room T-5: Accessed from Room T-2. Stairwell to second floor. Closed-string, dog-leg stair. Squared concrete treads and risers; original timber skirting boards with planar profile. Plaster ceiling and walls. Slim, rectangular-section steel handrails affixed to both sides of wall with brackets; continuous to second floor.

Room T-6: Accessed from second floor corridor. Plasterboard finish to ceiling; removed sections revealing cast concrete structure above. Plastered finish to walls. Original skirting boards with planar profile. Multi-pane cast-iron windows to east wall, with timber valances and narrow timber architraves. Concrete finish to floor.

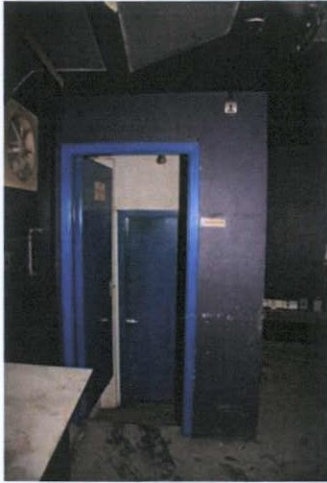


Plate 44: T-3 – View to south; former projection booth

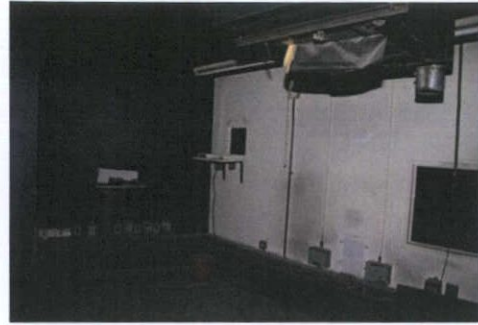


Plate 45: T-3 – View to south-west



Plate 46: T-4 – View to east



Plate 47: T-5 – View to south



Plate 48: T-5 – Detail to skirting board



Plate 49: T-5 – Handrail on staircase



Plate 50: T-6 – View to north-east

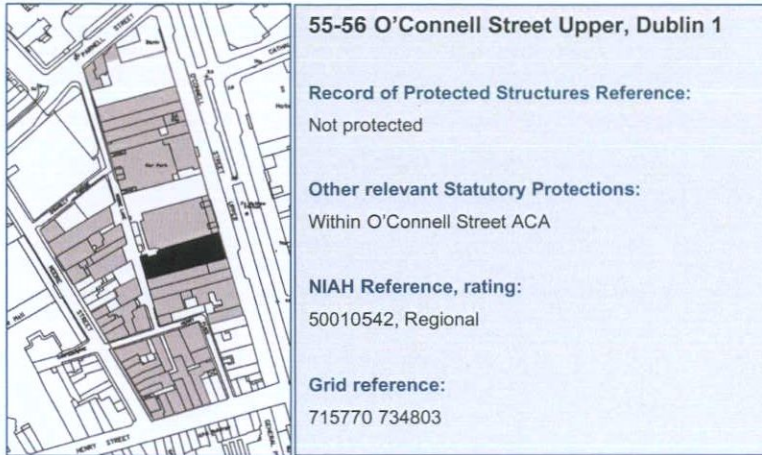


Plate 51: T-6 - View to ceiling; concrete structural substrate

EIAR Chapter 15 Cultural Heritage (Architectural)

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

Appendix 15.9 Building inventory, record and description for No.55-56 O'Connell Street Upper

**Proposed site**

Site 2ab

Planning history

Existing façade to be removed and rebuilt salvaging as much original material as possible, remainder of structure scheduled for demolition.

Outline building description

The building on this site occupies two original house plots, with a five-bay, four-storey building with dormer attic. The shopfront runs the full width of the site with doorways at either end and has a broad fascia of Portland stone. The upper floor façade is of red brick, laid in English garden wall bond and has a Portland stone string course at third-floor sill level and a projecting cornice of Portland stone below the red-brick parapet.

The windows are framed with Portland stone, with small casements in the outer bays and three broad windows in the central bays, each floor separated by a panel adorned with a roundel and swag. The outer bays break forward slightly from the main façade.

Occupancy

Occupied.



Plate 1: Front façade, 55-56 O'Connell Street Upper



Figure 1: Front façade, 1988 (Irish Architectural Archive)

BUILDING HISTORY

Numbers 55 and 56 O'Connell Street Upper were built as private houses in 1752 and number 55 remained in residential use until the 1860s, following which it was occupied by the Edinburgh Assurance Company and other offices.¹ Number 56 was in use as a hotel by the 1820s and this use continued until the early 1920s.²

The Goad insurance map of 1893 depicts the property at number 55 O'Connell Street Upper as more or less unchanged since the premises were built.³ The four-storey house had its basement area railings to the front and to the rear was a small single-storey return. At the Moore Street frontage there was a two-storey stable building to which had been added a single-storey timber structure with a curved roof. The central part of the site remained open, and the Ordnance Survey map of 1891 shows footpaths and a tree in this area. It also shows a flight of steps at the rear of the house descending to the basement area. The Goad plan shows number 56 as the Edinburgh Temperance Hotel. The main building to the front had railings around the basement area and had its attic converted for use, with three dormer windows in the front slope. To the rear of the site there was a collection of buildings set around three small yards and varying from single-storey to three-storey. At the Moore Street frontage, the ground-floor level was in use by A & R Thwaites as part of their operations in the adjoining premises at number 57 for bottling and washing, while the hotel had the use of the upper floor.

Both buildings were destroyed in the second battle of O'Connell Street in July 1922 and remained in ruins during the 1920s.⁴ The Goad insurance map of 1926 shows the front of both sites as vacant land.⁵ A small two-storey building in the centre of the site of number 55 was marked as ruinous, while a larger two-storey building behind it was vacant. The greater part of the site of number 56 was shown as vacant on the map, the exception being the buildings on the Moore Lane frontage, and these, along with the adjacent buildings at numbers 54 and 55 were occupied by A R Thwaites & Co. The map noted that the structures at the rear of 56 O'Connell Street Upper were to be rebuilt.

The sites of 55 and 56 O'Connell Street Upper were amalgamated in the building of new premises, which opened in November 1931 as a new bakery for the Monument Creameries, with a café and with offices on the upper floors.⁶ The Monument Creameries went into liquidation in 1966. Retail and office uses continued until the late 1970s, with government offices on the upper floors.⁷ It was then refurbished but remained vacant for some years.⁸ It opened in the late 1980s as a clothing store.⁹ Planning permission was granted to convert the building to a 58-bedroom hotel, though it was sold again in 1990.¹⁰ The building was subsequently repurposed as Dr Quirkey's Good Time Emporium. At some stage the area to the rear of the building on the O'Connell Street frontage has been infilled, with the removal of earlier structures.



Figure 2: Elevation of 55-56 Sackville Street Upper from Shaw's Directory of 1850



Figure 3: Number 56 and part of number 55 Sackville Street Upper, c1890 (Irish Architectural Archive)



Figure 4: Interior of ground floor, 1988 (Irish Architectural Archive)

¹ *Thom's Directory*, 1859 to 1868.

² *New Valuation of the City of Dublin*, 1828, p. 223; *Wilson's Dublin Directory*, 1822 and 1829; *Thom's Directory*, 1847 to 1921.

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

⁴ *Irish Independent*, 6th July 1922; *Thom's Directory*, 1921 to 1931.

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

⁶ Ryan, Brenda, 2019, "The Monument Creamery Ltd (1918-1966) – 100 Year's Anniversary Appreciation", in *Dublin Historical Record*, vol. 72, no. 2; *Evening Press*, 7th September 1931; *Irish Independent*, 23rd November 1931.

⁷ *Thom's Directory*, 1965 to 1976; Valuation Office cancelled books, 1965 to 1977.

⁸ *Thom's Directory*, 1980 to 1990.

⁹ *Thom's Directory*, 1990 to 2012.

¹⁰ *Irish Times*, 14th November 1990.

FLOOR PLANS



Figure 5: Plan at basement level

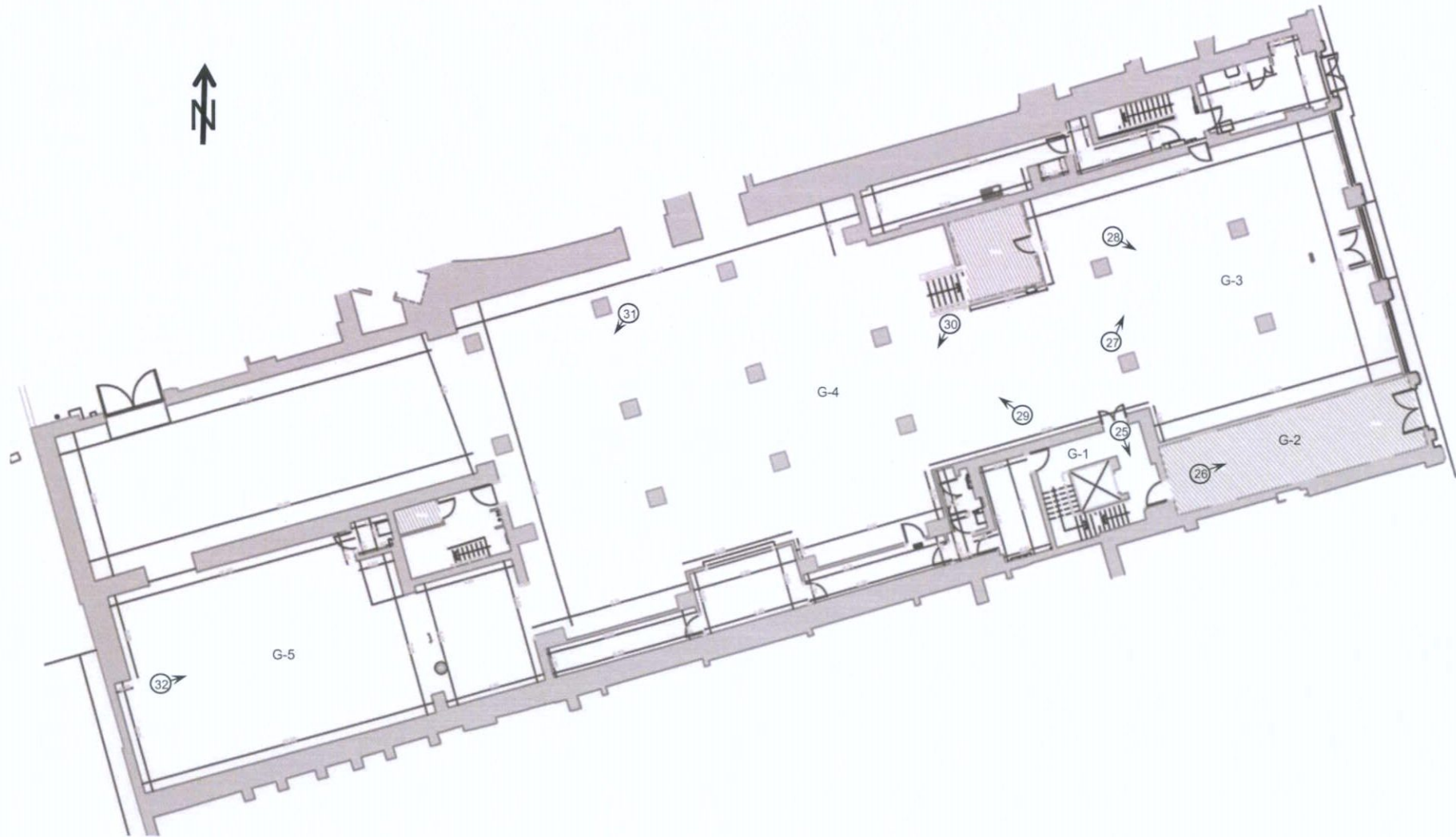


Figure 6: Plan at ground floor level

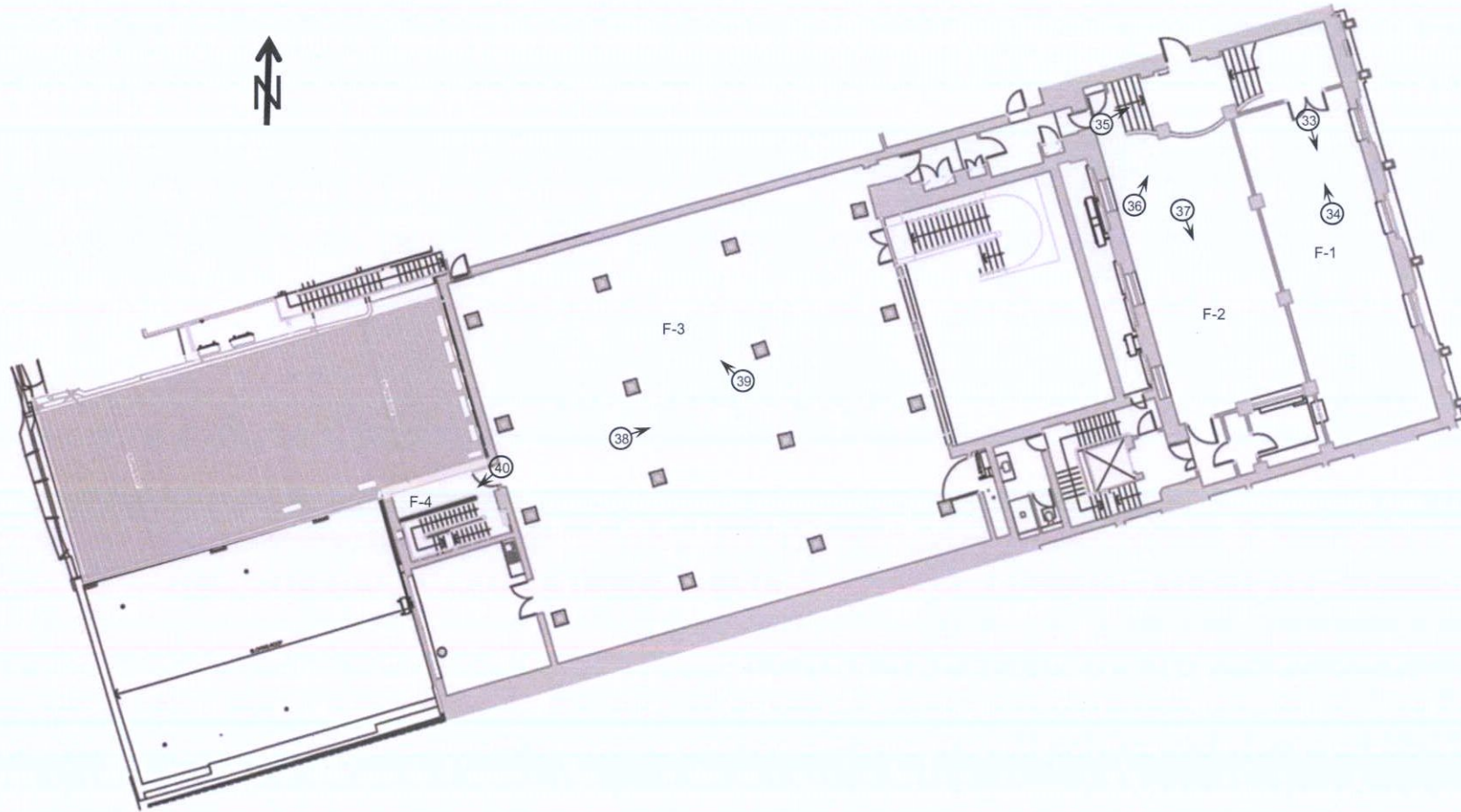


Figure 7: Plan at first floor level

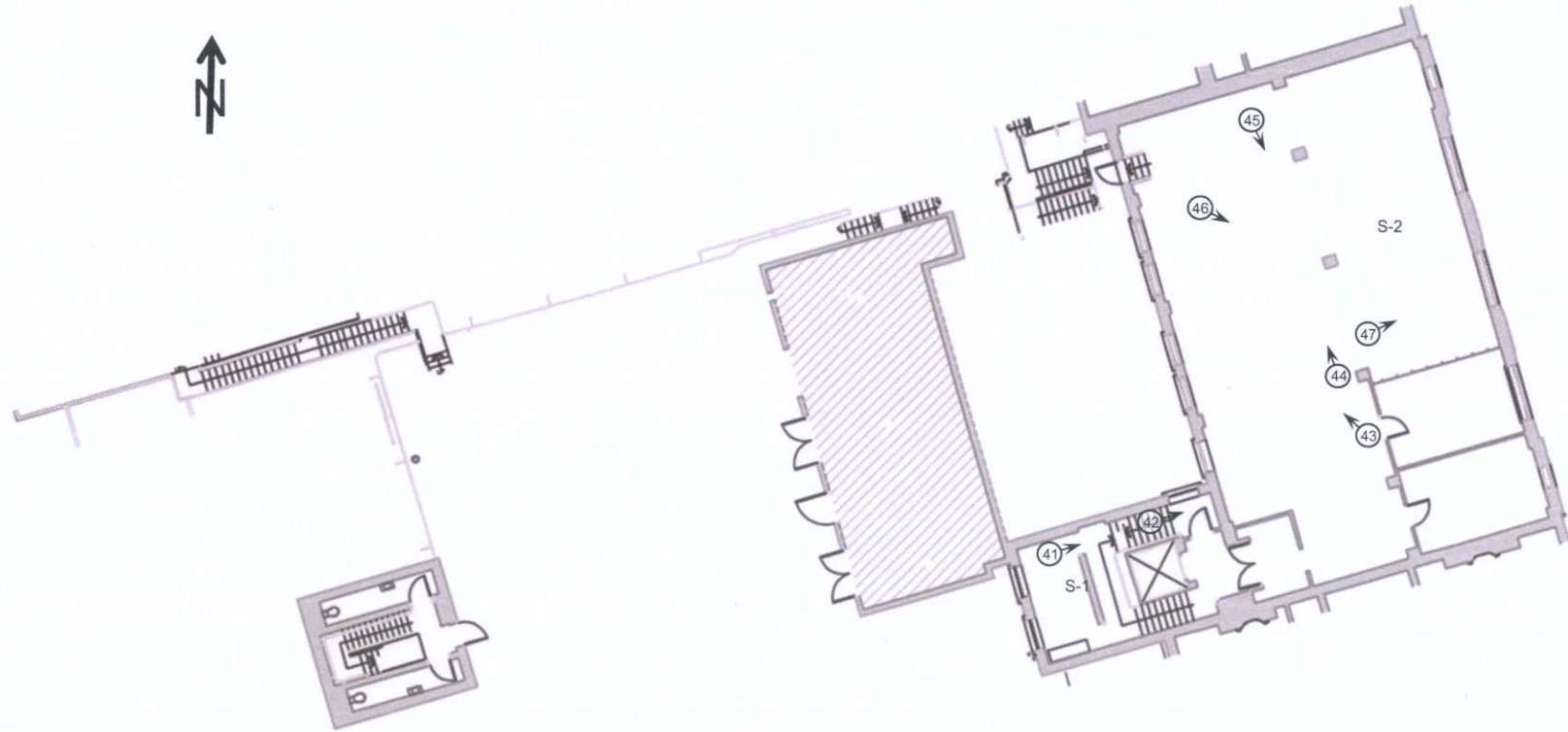


Figure 8: Plan at second floor level

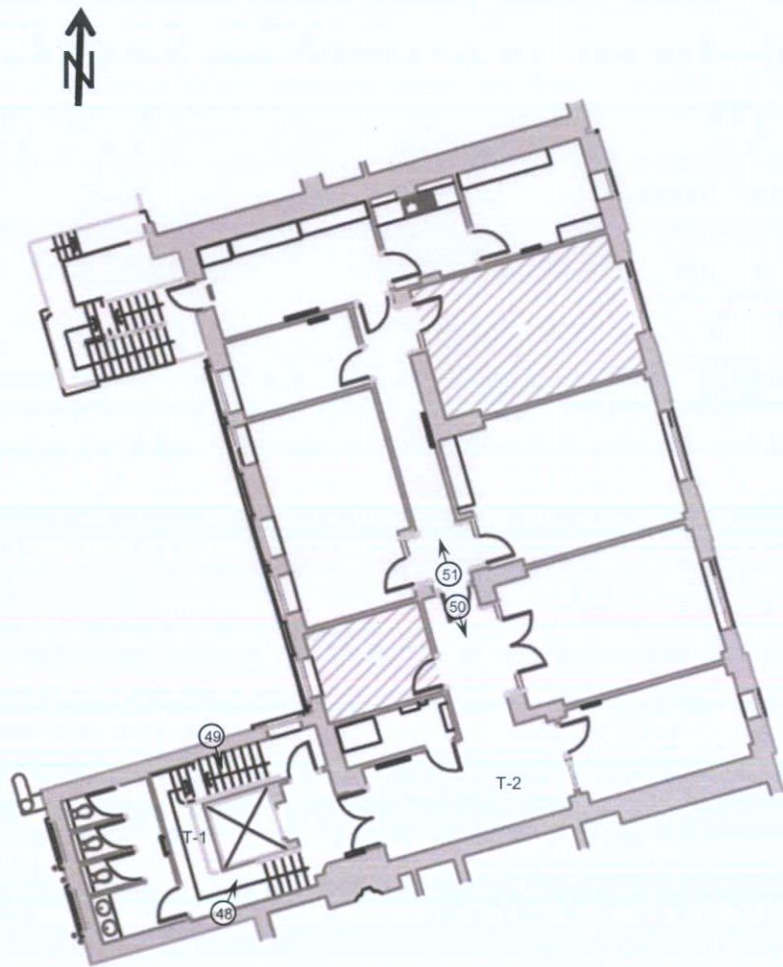


Figure 9: Plan at third floor level

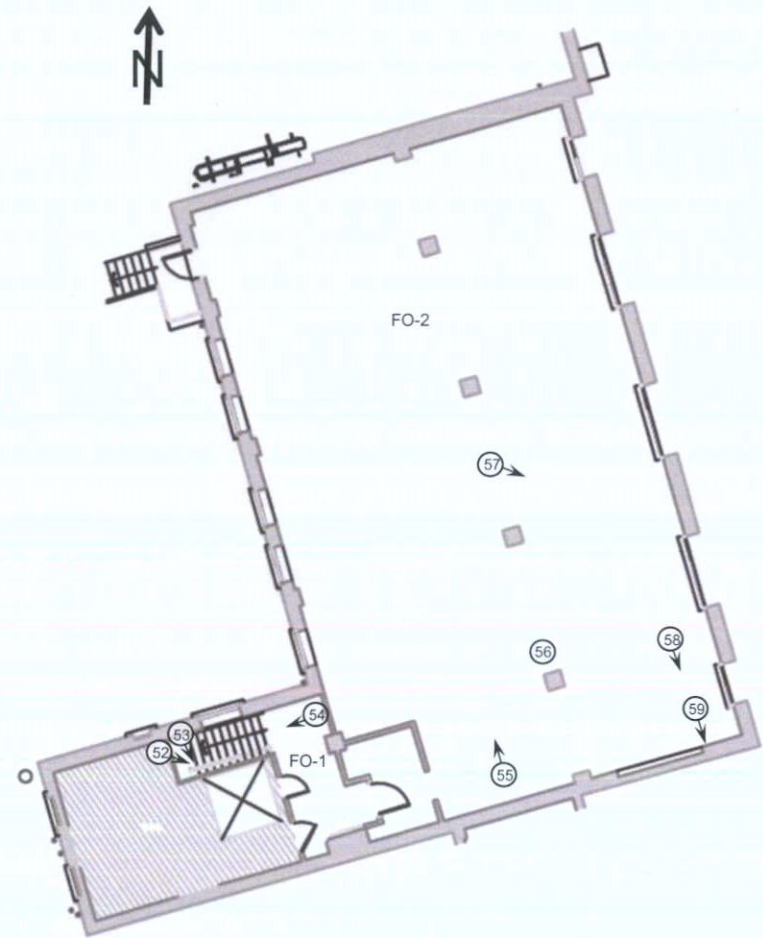


Figure 10: Plan at fourth floor level

BUILDING SURVEY

Exterior

Five-bay, four-storey-over-basement-with-dormer-attic attached building. Flat roof with corrugated mansard roof to east elevation of dormer attic. Full-height return to rear housing stairwell. Portland stone coping over red brick blocking course and Portland stone eaves cornice. End bays breaking forward over front (east) façade comprised of red brick laid in English garden wall bond. Three central bays framed of ashlar Portland stone, with carved Portland stone sill course to outer bays becoming string course to central bays at third floor. Steel casement windows set to Portland stone surrounds to outer bays; tripartite steel casement windows to central bays, with Portland stone sills and panelled aprons with moulded, decorative roundels and swags. Original, carved Portland stone cornice, fascia and architrave of shop front survive to full width of ground floor. Modern shop front below, comprised of Neoclassical ornament and multi-pane windows with overlights.

Rear elevation and return finished in cementitious render. Surviving façade of red brick laid in English bond to south elevation. Buff brick chimneystack to south elevation of return.

Flat roof to extensions, with vertical pop-up extension on west finished in cementitious render. Gambrel-roof vertical pop-up extension to east.

Double-height external wall to rear (west) elevation, flanked by buff brick nibs of earlier construction; evidence of former window ope with gauged brick voussoirs to southern nib, now blocked up and rendered.

Mix of cast-iron and uPVC rainwater goods.

The frontage to Moore Lane is in two sections. The section to the rear of 55 O'Connell Street Upper is enclosed by a mass concrete wall topped with four courses of concrete blockwork. The rear of number 56 is marked by a two-storey blank wall faced in sand and cement render; the wall appears to have had doors or a gateway, now blocked up, and which has an array of ventilation holes covered with steel mesh. The two sections are divided by a pier of brick and stone that appears to be of nineteenth-century date. This pier is not part of a wall that runs back into the site.

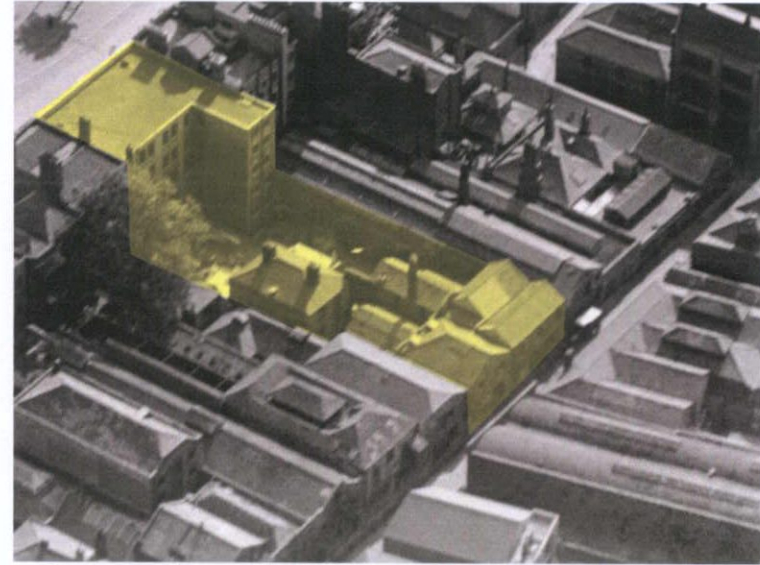


Figure 11: Aerial view showing buildings at rear of 55-56 O'Connell Street Upper in 1933



Figure 12: Present-day aerial view of 55-56 O'Connell Street Upper



Plate 2: Front (east) elevation



Plate 3: Front (east) elevation

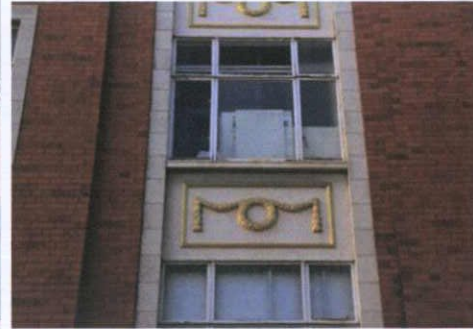


Plate 4: Detail to window apron

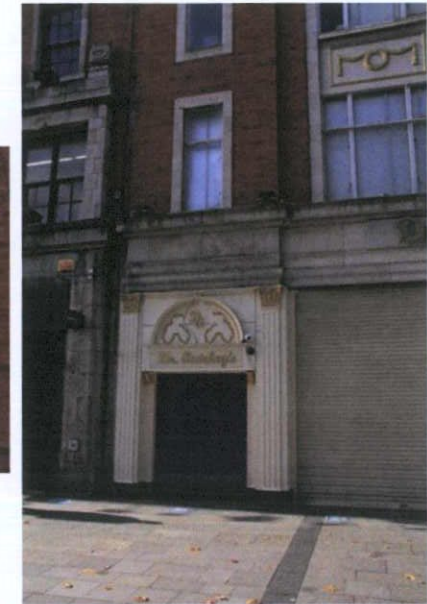


Plate 5: Entrance to ground floor



Plate 6: Rear (west) elevation of Number 55



Plate 7: Rear (west) elevation of Number 56



Plate 8: Rear elevation facing Moore Lane



Plate 9: Older pier on Moore Lane frontage

Interior – basement

Room B-1: Accessed from Rooms B-2 and B-3. Suspended false ceiling comprised of acoustic tiles above which are concrete downstand bressummers with matching cross braces supporting on flanking walls and concrete pier, with recessed infill panels of painted cast concrete to ceiling finish. Modern plaster finish to walls. Flush timber and steel fire doors. Modern timber skirtings and architraves. Ceramic tile floor finish. Surface-mounted services.

Room B-2: Accessed from Room B-1. Suspended false ceiling comprised of acoustic tiles above which are concrete downstand bressummers with matching cross braces supporting on flanking walls and concrete pier, with recessed infill panels of painted cast concrete to ceiling finish. Modern plaster finish to walls. Flush timber and steel fire doors. Modern timber skirtings and architraves. Ceramic tile floor finish. Surface-mounted services.



Plate 10: B-1 – View to south-east

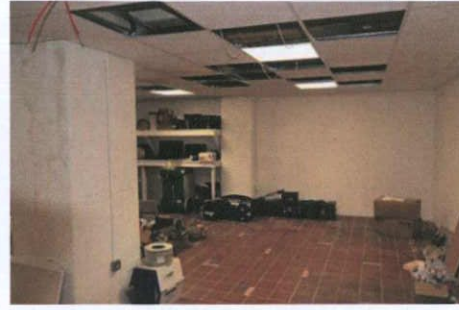


Plate 11: B-1 – View to south



Plate 12: B-1 – View to north-east



Plate 13: B-1 – View to north



Plate 14: B-2 – View to north-east



Plate 15: B-2 – Bressummers above false ceiling



Plate 16: B-2 – View to south



Plate 17: B-2 – View to south-east

Interior – basement

Room B-2: Accessed from Room B-4. Concrete downstand bressummers with matching cross braces supporting on flanking walls, with recessed infill panels of painted cast concrete to ceiling finish. Modern plaster finish to walls. Flush timber and steel fire doors. Modern timber skirtings and architraves. Ceramic tile floor finish. Surface-mounted services.

Room B-4: Accessed from Rooms B-3 and G-1. Stairwell accessing upper floors. Closed-string, U-plan staircase with squared concrete treads and risers, having original balustrade formed of flat bronze continuous handrail, turned down at ends, with square-section cast-iron balusters. Top flight possess balustrade comprised of square-section newel posts with stop-chamfer detail to corners and pyramidal capping, with carved timber handrail over infill of square-section timber balusters set to timber stringer. Modern plaster finish to walls. Modern rectangular-section skirting boards. Linoleum finish to floor up to half-landing. Concrete finish to upper landing.

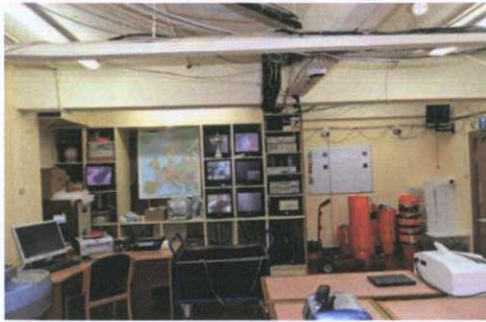


Plate 18: B-3 – View to south



Plate 19: B-3 – Concrete structural bressummers and cast concrete floor



Plate 20: B-3 – View to north-east



Plate 21: B-3 – Ceramic tile floor



Plate 22: B-4 – View to south-west



Plate 23: B-4 – View to south



Plate 24: B-4 – View to north-east; original balustrade

Interior – ground floor

Room G-1: Staircase and lift. Accessed from Room B-2, Room G-2 and Room G-3. Walls lined with hard plaster and painted. Floor tiled. Plaster skirting. Pair of six-panelled hardwood doors lead to Room G-2.

Room G-2: Entrance hall accessed from O'Connell Street Upper and from Room G-1. Wall covering of hard plaster with plaster skirting. Floor carpeted. Suspended ceiling with acoustic tiles. Hardwood doorcases to O'Connell Street and Room G-1. Hatch in northern wall with hardwood surround, connecting to room G-3.

Room G-3: Casino Accessed from external entrance from O'Connell Street and Room G-1. Open-plan space formed of square-section columns supporting downstand, plastered bulkheads and regular intervals. Suspended ceiling finished in ceiling tile. Modern plaster finish to walls, with modern plant-on mouldings and panelling throughout. Modern timber joinery throughout. Modern part-glazed double-leaf doors to entrance to east wall, with attending flanking windows. Closed-string, dog-leg staircase with enclosed, plasterboard balustrade providing accessing to first floor mezzanine with glazed partition to east overlooking ground floor. Carpet finish to floor.

Room G-4: Casino. Accessed from Room G-3 and Room G-5. Open-plan space with square-section columns in centre of plan form, rear section narrow and without columns. Suspended ceiling with acoustic tiles. Modern plaster finish to walls with modern plant-on mouldings and panelling. Modern timber joinery. Hardwood reception desk against southern wall.

Room G-5: Rear casino room. Accessed from Room G-4 via a lobby. Modern plaster finish to walls. Modern plaster ceiling with raised central section surrounded by moulded cornice. Carpeted floor.

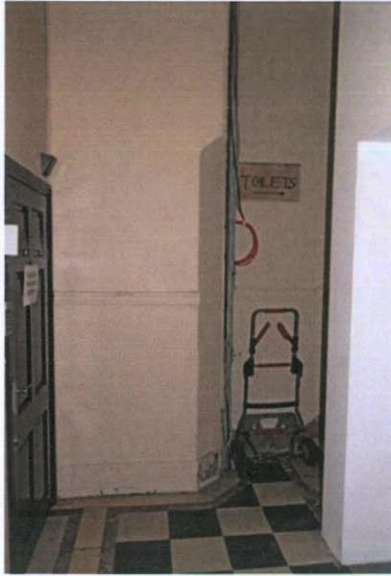


Plate 25: G-1 – View to south



Plate 26: G-2 – View to east



Plate 27: G-3 – View to north-east

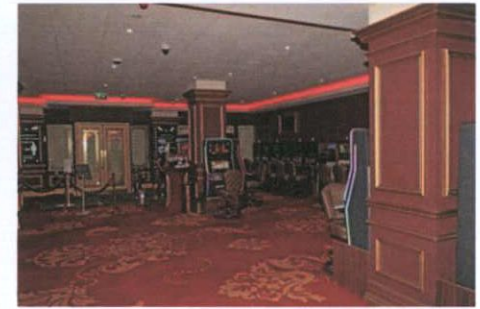


Plate 28: G-3 – View to south-east



Plate 29: G-3 - View to north-west; staircase accessing first floor mezzanine



Plate 30: G-4 – View to south-west



Plate 31: G-4 – View to north-west



Plate 32: G-5 – View to east

Interior – first floor

Room F-1: Accessed from Room F-2 and Carlton Cinema to north. Multi-pane steel windows to east wall, blinded to interior. Coffered ceiling with cornices along sides of bressummers. Modern plaster walls. Modern Art Deco doors to north. Carpeted floor.

Room F-2: Accessed from ground and second floors. Open-plan space formed of downstand bressummers and matching cross braces supported on engaged piers to west wall at regular intervals; recessed ceiling panels finished in modern plasterboard; modern coving to bressummer and cross brace perimeters. Modern plaster finish to walls. Modern timber joinery throughout. Carpet finish to floor.

Room F-3: Accessed from Room G-3 via dog-legged staircase and from Room F-4 to rear. Open-plan room with square-section concrete piers with metal plates on corners. Suspended ceiling with acoustic tiles and with hexagonal downstand in centre of room. Windows to eastern wall overlook Room G-3.

Room F-4: Concrete stairway with aluminium nosings and with tubular steel balustrades.



Plate 33: F-1 – View to south



Plate 34: F-1 – Doors to north



Plate 35: F-2 – Entrance to north



Plate 36: F-2 – View to north



Plate 37: F-2 – View to south



Plate 38: F-3 – View to east



Plate 39: F-3 – View to north-west



Plate 40: F-4 - Staircase

Interior – second floor

Room S-1: Accessed from first floor and Room T-1. Stairwell accessing all floors. Open-string, U-plan staircase with squared concrete treads and risers, finished in carpet, having original balustrade formed of oval-section timber continuous handrail, with square-section cast-iron balusters alternated with cast-iron scrollwork panels at regular intervals, set to concrete steps. Modern plaster finish to walls. Single square-headed steel casement window to north wall at second floor landing. Carpet finish to landings.

Room S-2: Accessed from stairway at Room S-1. Large room running from front to rear and across full width of building. Ceiling crossed by bressummers both north-south and east-west, with centrally placed columns running north-south. Concrete floor. Steel casement windows to east and west. Two small rooms partitioned off from main space at south-east.



Plate 41: S-1 – View to north-east; original balustrade



Plate 42: S-1 – View to east to second floor landing



Plate 43: S-2 – View to north-west

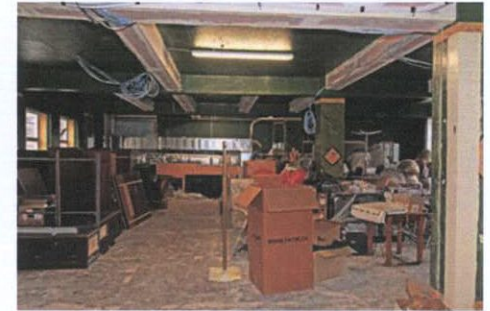


Plate 44: S-2 – View to west

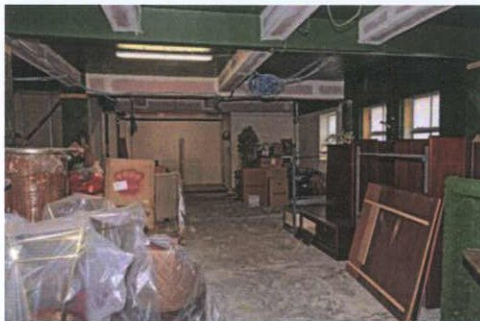


Plate 45: S-2 View to east

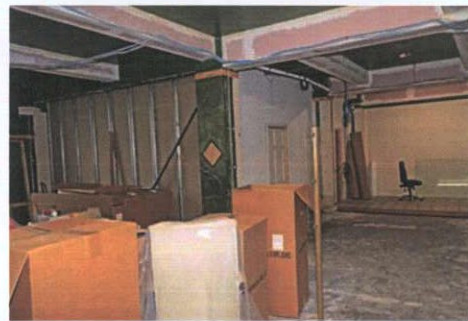


Plate 46: S-2 – View to south-east

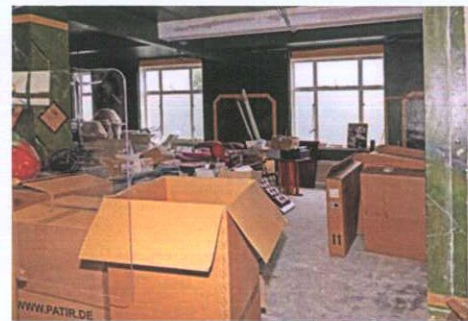


Plate 47: S-2 – View to east

Interior – third floor

Room T-1: Accessed from Rooms S-1 and FO-1. Stairwell accessing all floors. Open-string, U-plan staircase with squared concrete treads and risers, with replacement nosings, having original balustrade formed of oval-section timber continuous handrail, with square-section, painted cast-iron balusters alternated with cast-iron scrollwork panels at regular intervals, set to concrete steps. Modern plaster finish to walls. Single square-headed steel casement window to north wall at second floor landing. Concrete floor finish to landings.

Room T-2: Accessed from room T1. Corridor with offices leading off to east and west. Suspended ceiling with acoustic tiles. Laminated floor. Modern moulded timber architraves to doorways, modern panelled doors. Modern plain run cornice.



Plate 48: T-1 – View to north-east; original balustrade



Plate 49: T-1 – View to south; original balustrade



Plate 50: T-2 – View to south



Plate 51: T-2 – View to north

Interior – fourth floor

Room FO-1: Accessed from Rooms T-1 and FO-2. Stairwell accessing lower floors. Closed-string, U-plan staircase with timber treads and risers, with contrast strips to nosings and curved step to half-landing. Original balustrade up to half-landing comprised of oval-section timber handrail, with square-section cast-iron balusters alternated with cast-iron scrollwork panels at regular intervals, set to concrete steps. Modern plaster finish to walls. Single square-headed steel casement window to north wall at second floor landing. Carpet finish to landings.

Room FO-2: Accessed from Room FO-1. Open-plan space formed of concrete downstand bressummers bearing on diagonal concrete braces to walls, supported by square-section concrete columns at regular intervals. Modern plastered finish to ceiling. Canted internal walls to east following plane of mansard roof, all finished in modern plaster. Evidence of buff brick substrate to south party wall. Multi-pane steel casement windows to east and west walls; plywood lining to reveals. Concrete finish to floor.



Plate 52: FO-1 – View to north-east; original balustrade



Plate 53: FO-1 – Curved timber step to half-landing



Plate 54: FO-1 – View to west from third floor landing



Plate 55: FO-2 – View to north



Plate 56: FO-2 – View to north-east



Plate 57: FO-2 – View to south-east



Plate 58: FO-2 – View to south

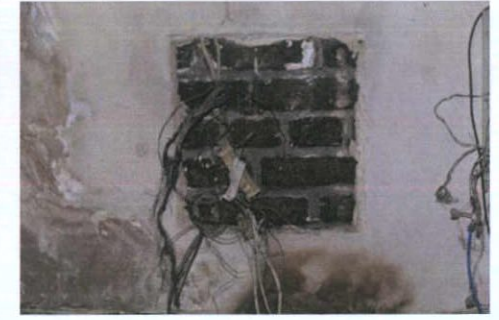
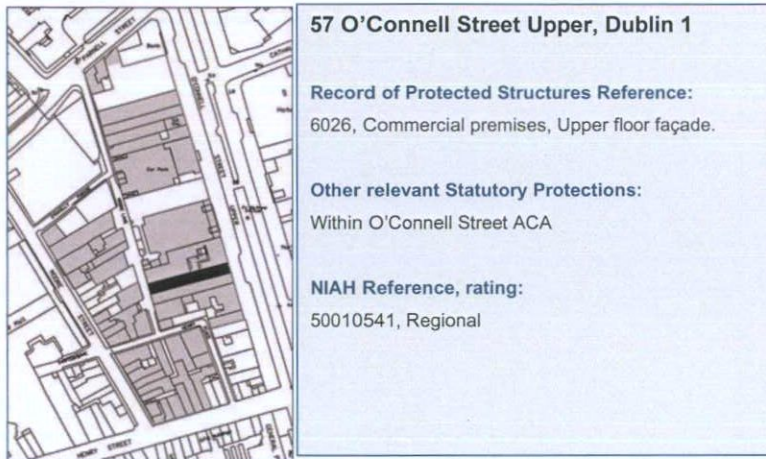


Plate 59: FO-2 – Brickwork to south party wall

EIAR Chapter 15 Cultural Heritage (Architectural)

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

Appendix 15.10 Building inventory, record and description for No.57 O'Connell Street Upper



57 O'Connell Street Upper, Dublin 1

Record of Protected Structures Reference:
6026, Commercial premises, Upper floor façade.

Other relevant Statutory Protections:
Within O'Connell Street ACA

NIAH Reference, rating:
50010541, Regional

Proposed Building Site

Site 2ab

Planning history

Façade retained only; remainder of structure scheduled for demolition.

Outline building description

Four-storey, three-bay building faced with red brick laid in English garden wall bond on the upper floors. The shopfront is of granite ashlar bearing the incised name "A & R Thwaites & Co" on the fascia. The original fluted granite columns supporting the fascia are now missing.

At first-floor level there are three paired and mullioned windows, each sash having one-over-four configuration and the whole being framed in granite ashlar. On the upper floors the windows are framed with granite ashlar and there are three-over-six sashes on the top floor and six-over-six on the second floor. The parapet is of granite and has a wrought-iron railing. There are decorative elements of carved granite on the façade.

Occupancy

Occupied.

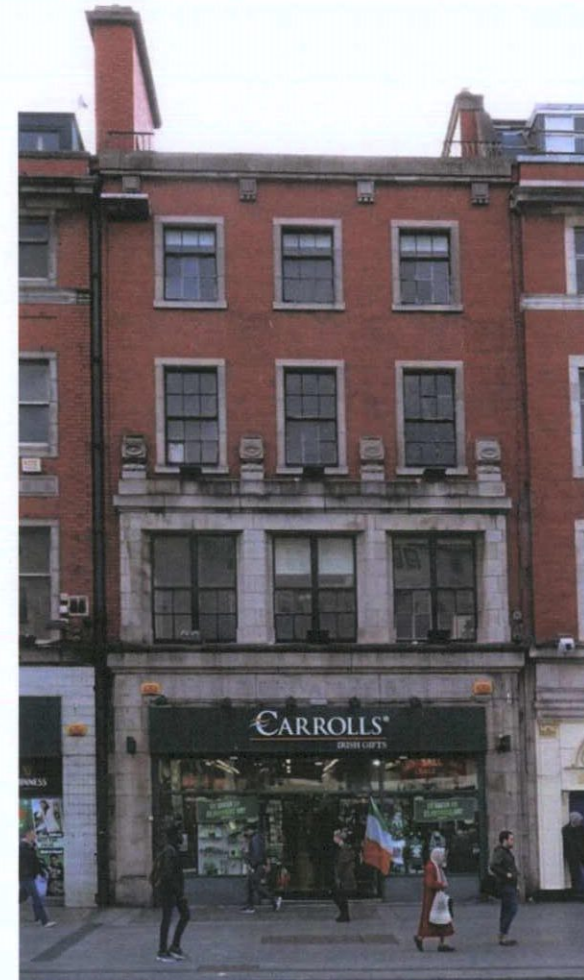


Plate 1: Front façade, 57 O'Connell Street Upper

BUILDING HISTORY

Number 57 O'Connell Street Upper was built as a private house in 1752. In 1813 the house was acquired by A & R Thwaites & Co., chemists and importers of mineral waters.¹ The firm had commenced its operations in Liffey Street in 1799 and had moved to Marlborough Street before acquiring the premises in what was then Sackville Street Upper to expand the business into larger premises.² The company claimed that the process for making the soda water had been invented by Augustine Thwaites junior in 1799; however, while the process itself was original, the company was not the first to manufacture soda water.

By 1893 the company had extended its buildings over the entire site at 57 Sackville Street Upper, as was shown on the Goad insurance map of that year.³ The four-storey building at the front was in use as offices, while to the rear was a two-storey building used for the manufacturing. At the Moore Lane frontage there were two-storey stores with a projecting wooden platform on the upper floor to facilitate a loading bay. The buildings in the centre and rear of the site were lit by roof lights along the ridge. The company had also expanded its operations into the rear of the adjoining building at 56 Sackville Street Upper, where they had a bottling and washing facility. Thwaites also had extensive stables at the rear of the Dorset Institution at 54 Sackville Street Upper.

The company was still in occupation in July 1922 when the premises were destroyed in the second battle of O'Connell Street.⁴ A replacement building was erected on the site from 1924 and was completed in 1926.⁵ The Goad insurance plan that was published in that year suggests that most of the buildings on the rear site survived the destruction, with only the front building and a small area behind it being rebuilt.⁶ The insurance plan shows that the new building had a concrete roof and the rooms at the front and those at the rear were separated by a stone staircase and a light well roofed with glazing, while between the stairs and the light well was a corridor. The plan also shows that the basement area to the front of the building, which had been present in 1893, had now been covered over and lit by pavement lens lighting. A contemporary photograph of the front of the building shows that the original shopfront was supported on two granite Doric columns, now missing.

In the mid-1920s a new company, Mineral Water Distributors Ltd, was established and Thwaites became part of that firm, along with Cantrell & Cochrane.⁷ Thwaites was in occupation of number 57 O'Connell Street Upper until about 1940 and from the mid-1930s the building was also occupied by a wine and spirit merchant, with offices above.⁸ Number 57 was subsequently occupied by a variety of retail outlets and offices and since the 1990s the ground-floor shop unit has been occupied by Carroll's.⁹



Figure 1: Elevation of 57 Sackville Street Upper from Shaw's Directory of 1850



Figure 2: Façade of A & R Thwaites, c1890 (Irish Architectural Archive)



Figure 3: Façade following reconstruction, 1926

¹ Wilson's *Dublin Directory*, 1812 and 1814; Registry of Deeds book 647, page 293, number 445475.

² Spencer Blackett, 1888, *The Industries of Dublin*, London, p. 47.

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

⁴ *Irish Independent*, 6th July 1922.

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

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

⁷ *Irish Times*, 27th November 1928.

⁸ *Thom's Directory*, 1921 to 1940.

⁹ *Thom's Directory*, 1940 to 2012.

FLOOR PLANS

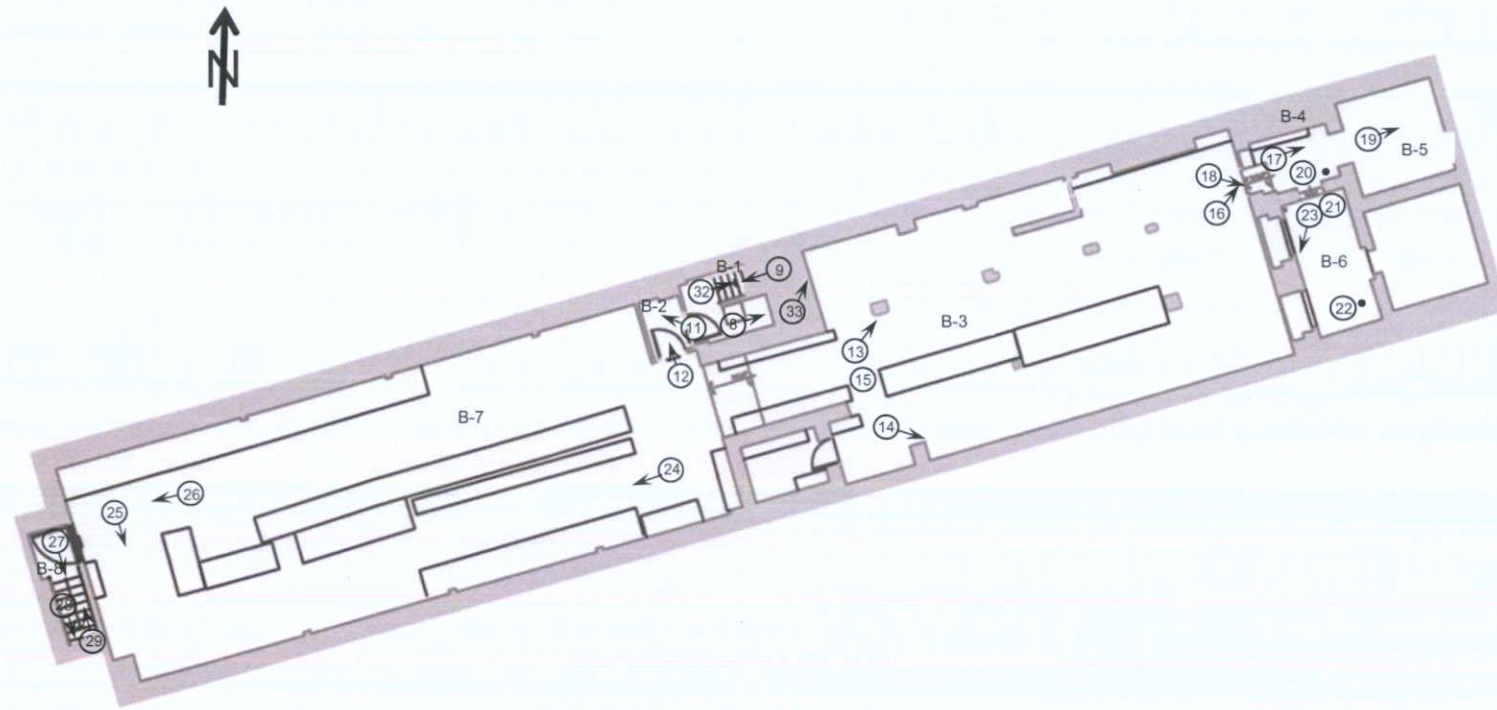


Figure 4: Plan at basement level

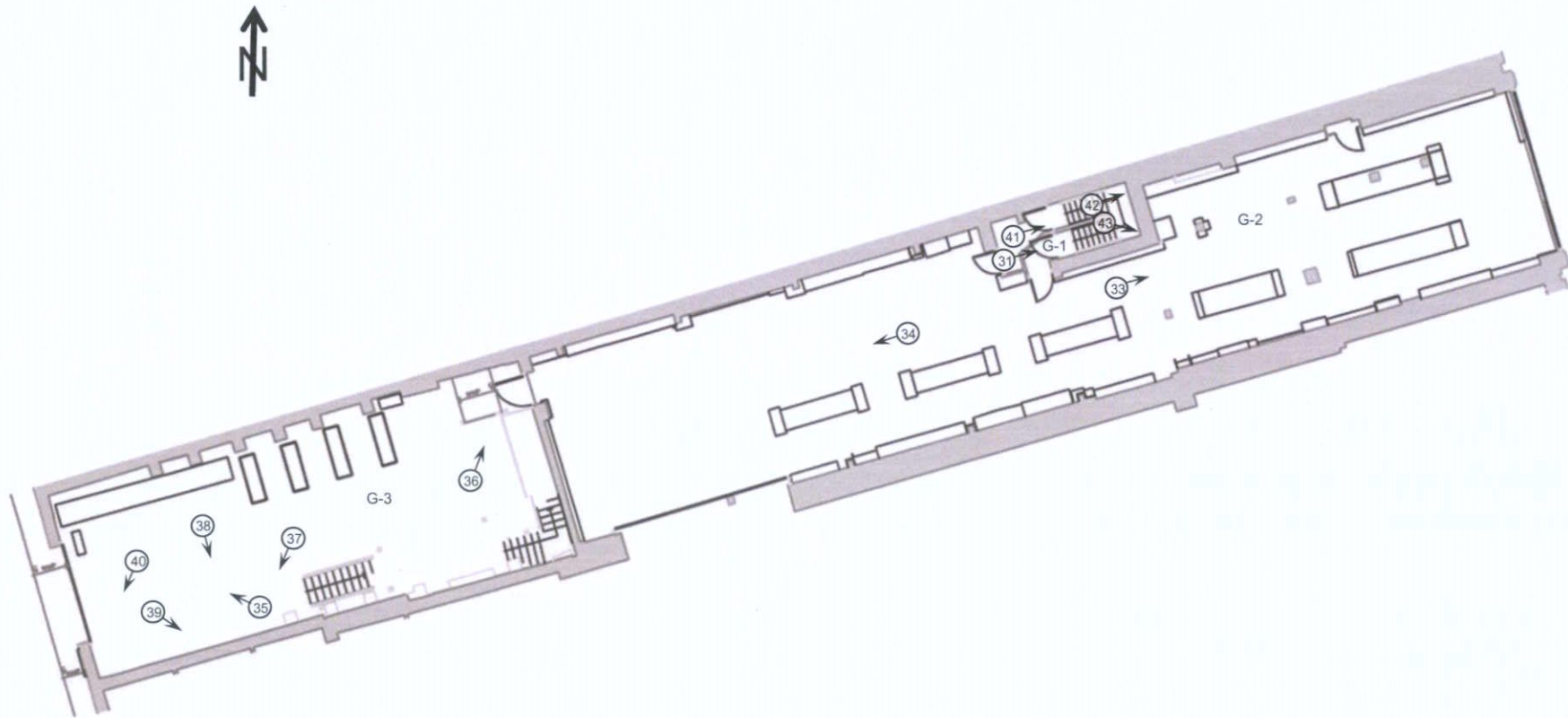


Figure 5: Plan at ground floor level

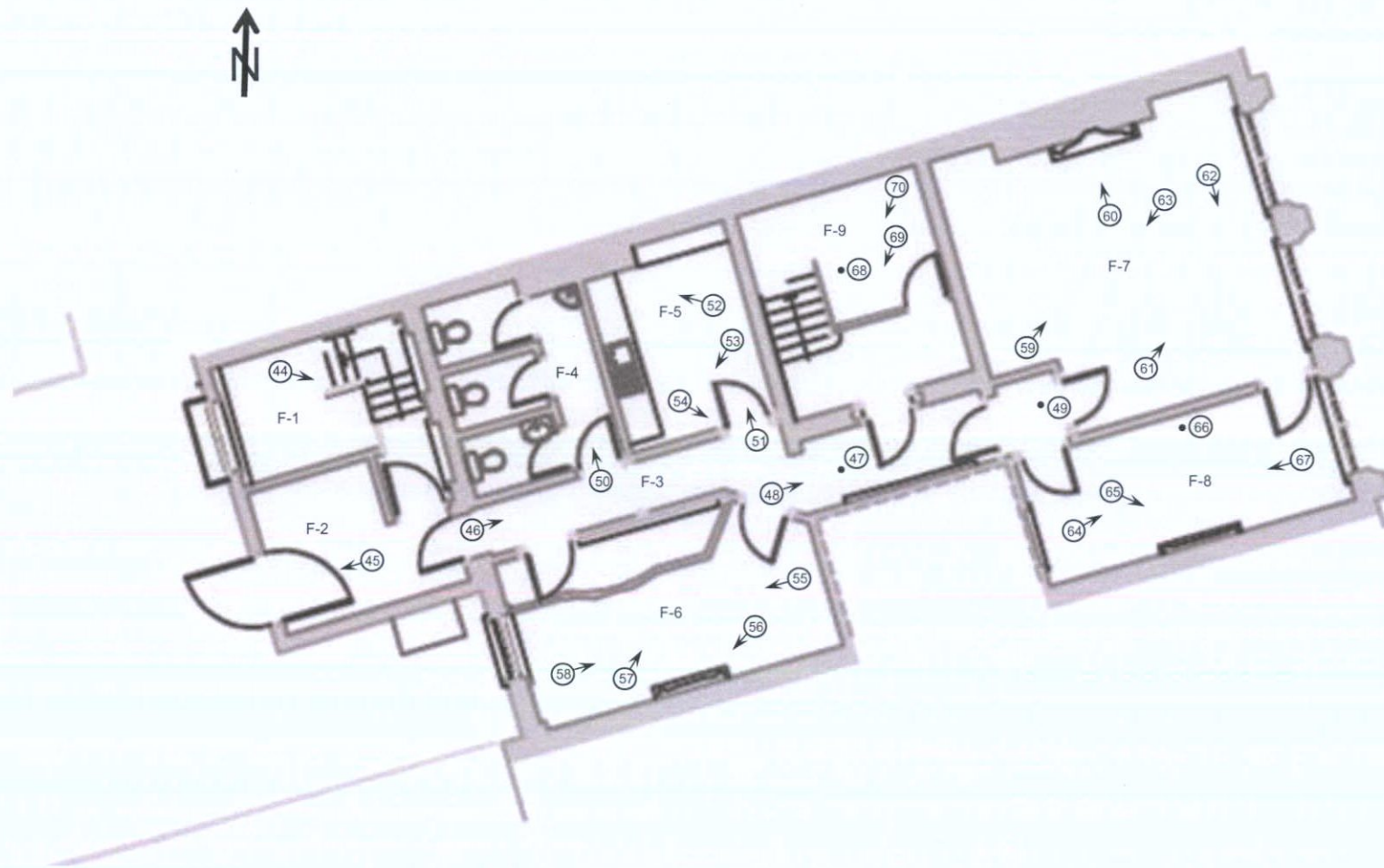


Figure 6: Plan at first floor level

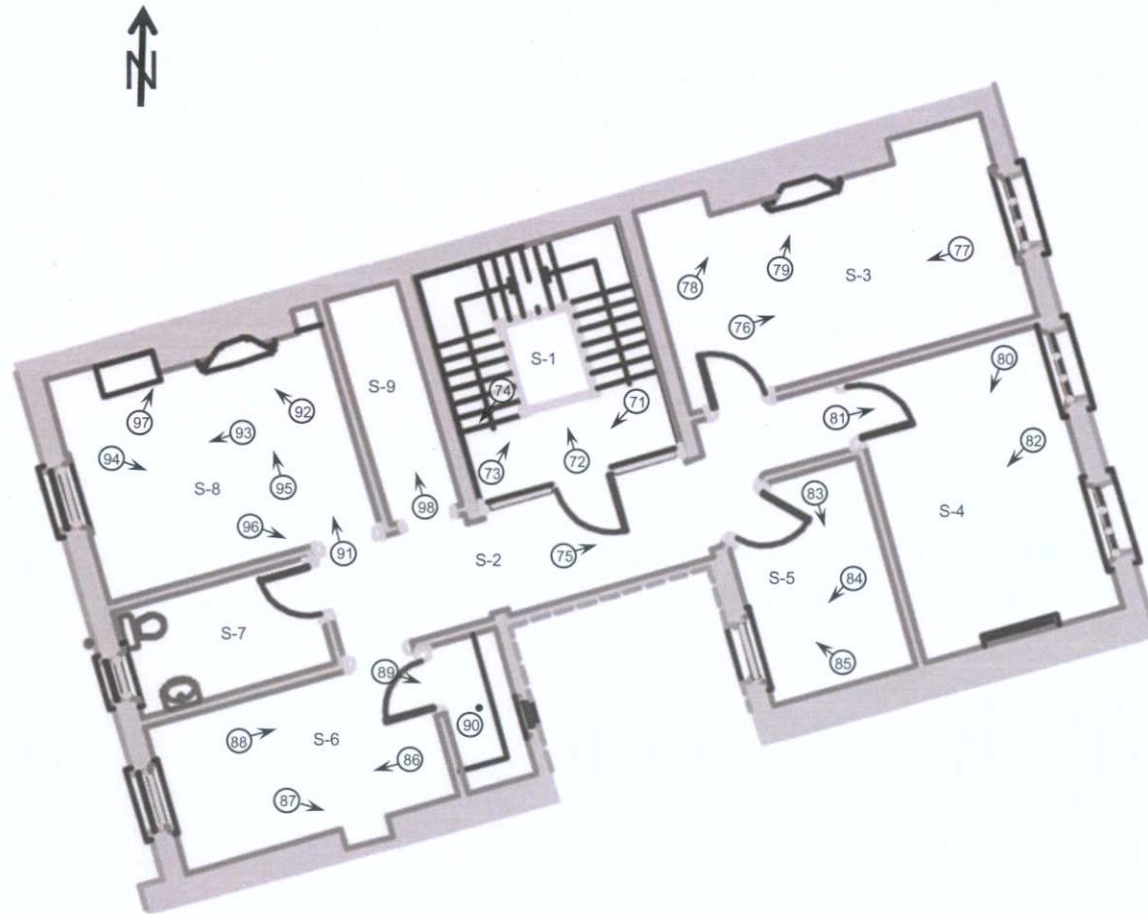


Figure 7: Plan at second floor level



Figure 8: Plan at third floor level

BUILDING SURVEY

Exterior

Three-bay, four-storey-over-basement attached building. Flat roof, having double-pitched rooflight to centre plan and open lightwell to south. Buff brick chimneystack to north-west; red brick chimneystack to north-east; rendered chimneystacks to south being paired with and located over chimneystacks to Number 58. Carved granite parapet with wrought-iron railing and projecting blocking course supporting on stylised carved granite brackets with gigantic order guttae. Front (east) façade comprised of red brick laid in English garden wall bond, over projecting granite ashlar, tripartite breakfront, having cornice and blocking course of carved granite ashlar surmounted by stylised granite medallions. Three, paired mullioned windows with one-over-four timber sash windows. Six-over-six timber sash windows to second floor and three-over-six timber sash windows to third floor, all having granite ashlar surrounds and sills. Granite ashlar shop front with solitary plinths flanking either side of modern shopfront infill; incised lettering to fascia reading, "A & R THWAITES & CO."

Rear (west) elevation comprised of buff brick laid in English garden wall bond. Wrought-iron railings to granite copings. One-over-one timber sash windows with external cast-iron security grilles and granite sills; granite lintels. Mix of cast-iron and cast-aluminium rainwater goods.

Extensions with flat roofs to west. Double-height extension to rear fronting onto Moore Lane, constructed of buff brick laid in English garden wall bond with roughly coursed Calp limestone at low level large vehicular opening enclosed with steel roller shutter with steel upstand over. Buff brick and concrete blockwork to reveals; evidence of former window opening to south; granite sill retained.

The rear elevation onto Moore Lane is marked by a vehicular entrance closed by a steel roller shutter, above which is an area of steel sheeting. On either side of the entrance the walling is of brick and Calp limestone augmented by areas of mass concrete and concrete blockwork. The edge of one of the bricks on the southern side of the entrance is broken and this may mark the impact of a bullet during the 1916 Rising.



Plate 2: Third floor sash window

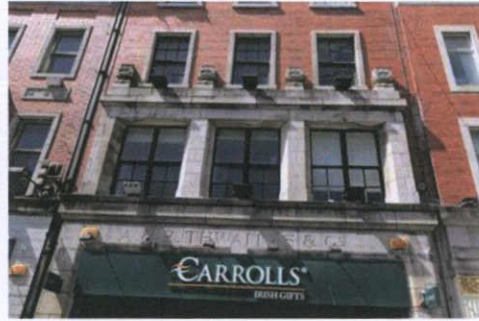


Plate 3: Detail to first floor



Plate 4: Limestone bracket

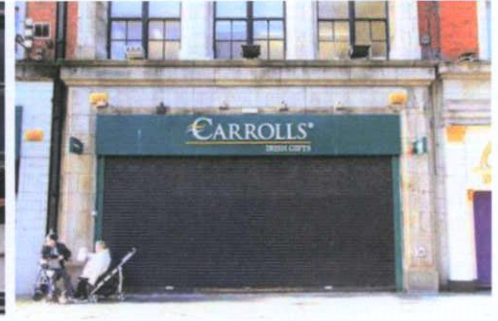


Plate 5: Commercial shop front



Plate 6: Rear (west) elevation



Plate 7: View to extensions from south



Plate 8: Rear elevation of extension onto Moore Lane

Interior – basement

Room B-1: Accessed from Rooms G-1 and B-2. Stairwell accessing ground and first floors. Closed-string, dog-leg staircase, with squared steel treads and risers. Flat steel handrail affixed to north wall. Plasterboard finish to ceiling and to soffit of rising staircase. Plasterboard finish to west wall; brickwork laid in English garden wall bond to north and south, painted to north, with modern plaster to east wall and to inner partition wall. Rectangular-section skirting boards / stringers. Flush timber doors with flat timber architraves. Concrete finish to floors.

Room B-2: Accessed from Rooms B-1 and B-3. Cementitious plaster to ceiling. Cement board finish to walls; substrate of concrete blockwork noted to north wall. Flush timber doors with flat timber architraves. Concrete finish to floor.

Room B-3: Accessed from Rooms B-2, B-4 and B-7. Open-plan space formed of square-section concrete columns at regular intervals supporting downstand concrete bressummers. Cement board finish to recessed ceiling. Modern plaster and limewash finishes to walls. Concrete floor finish; floor and ceiling ramp downward to west at centre plan. Modern shelving and commercial storage fittings throughout.

Room B-4: Accessed from Rooms B-3, B-5 and B-6. Cementitious plaster to ceiling and to walls. Low-level opening to east wall providing access into 18th century cellar in Room B-5 indicates red brick construction. Carved door frame to south providing access into Room B-6. Timber beaded doors to built-in service press to north. Concrete finish to floor. Surface-mounted services. Water tank storage.



Plate 9: B-1 – View to west to basement level



Plate 10: B-1 – View to east at basement level



Plate 11: B-2 – View to west



Plate 12: B-2 – View to north

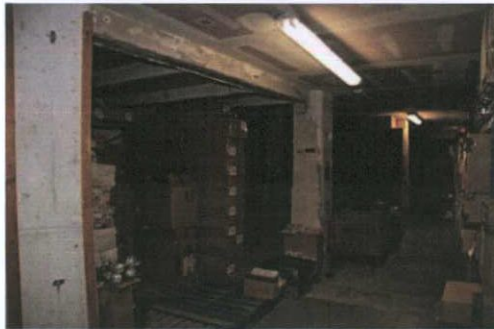


Plate 13: B-3 – View to north-east



Plate 14: B-3 – View to south-east



Plate 15: B-3 – View to south



Plate 16: B-4 – View to north-east

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RECEIVED: 26/10/2022

Interior – basement

Room B-5: Accessed from Room B-4. Barrel-vaulted 18th century cellar, with ceiling continuous to walls. Red brick ceiling and walls to north, south and west; Calp limestone wall to east. Earthen floor. Surface-mounted services.

Room B-6: Accessed from Room B-4. Ceiling supported by cross braces of steel supported on matching frame and brackets to perimeter, with plywood covering over. Walls finished in cementitious plaster. Non-accessible opening in east wall. Concrete floor finish. Surface-mounted services.

Room B-7: Accessed from Rooms B-2, B-3, and B-8. Open-plan space. Cast concrete finish to ceiling. Concrete blockwork to walls. Evidence of red brick, buff brick and Calp limestone wall substrate to north wall. Steel door to rear accessing Room B-8. Concrete floor finish. Modern shelving and commercial storage fittings throughout.

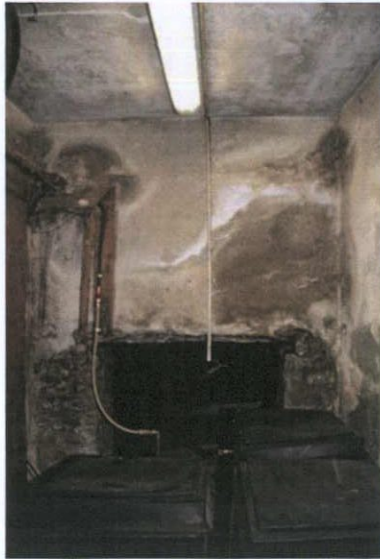


Plate 17: B-4 – View to east

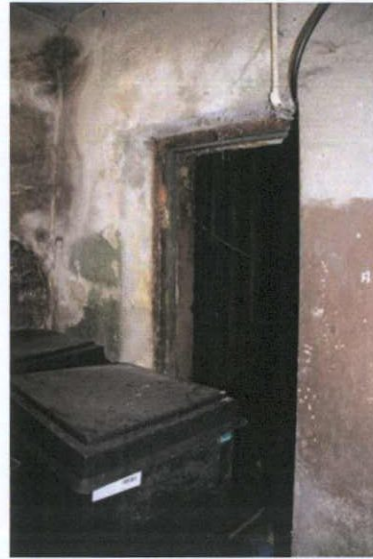


Plate 18: B-4 – View to south-east – access to B-6



Plate 19: B-5 – View to east – 18th-century vault



Plate 20: B-5 – Downstand of front elevation



Plate 21: B-6 – View to south

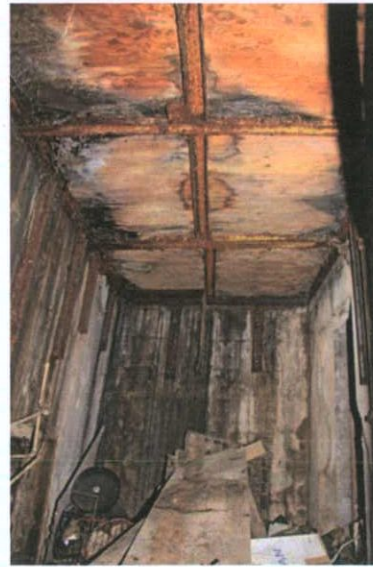


Plate 22: B-6 – Steel supports to ceiling



Plate 23: B-6 – View to south-west



Plate 24: B-7 – View to west

Interior – basement

Room B-8: Accessed from Rooms B-7 and G-3. Stairwell accessing ground floor to extension. Straight flight of closed-string stairs, with squared concrete treads and risers. Exposed ceiling joists over. Cementitious plaster to east, north and west walls; east wall stepping in at mid-height. Red brick construction to south wall, with matching, projecting pier and evidence of previous construction, now disassembled. Steel door with matching architrave. Concrete finish to floors.



Plate 25: B-7 – View to south



Plate 26: B-7 – View to west; entrance to Room B-8



Plate 27: B-8 – View to south



Plate 28: B-8 – View to south towards party wall

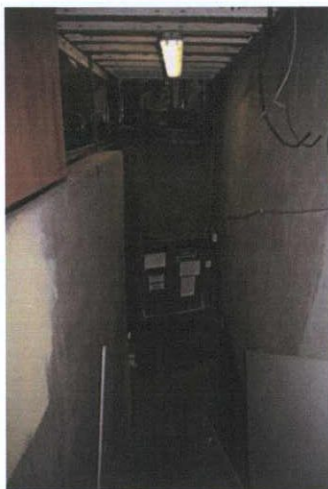


Plate 29: B-8 – View to north from upper landing

Interior – ground floor

Room G-1: Accessed from Rooms B-1 and G-2. Stairwell accessing basement and first floors. Closed-string, dog-leg staircase, with squared steel treads and risers. Flat steel handrail affixed to south wall. Plasterboard finish to ceiling and to soffit of rising staircase. Painted brickwork to south and east walls; former window opens at basement and ground floor levels to east and south walls, now blocked up, retaining painted masonry sills. Plasterboard finish to inner partition wall. Rectangular-section skirting boards / stringers. Flush timber doors with flat timber architraves. Concrete finish to floors.

Room G-2: Accessed from Rooms G-1, G-3 and external entrance from O'Connell Street Upper. Open-plan space formed of squared columns supporting ceiling at regular intervals; suspended ceiling finished with ceiling tiles. Plasterboard finishes to walls, with some commercial timber fit-out linings. Flush timber doors and flat timber architraves. Ceramic tile finish to floor.

Room G-3: Accessed from Room G-2 and from Number 58 O'Connell Street Upper. Former rear industrial site / rear garden, now internalised. Ceiling formed of I-beams on north-south axis, affixed to flanking walls with steel brackets, with recessed infill of corrugated sheeting above, exposed to below. Walls to north and south comprised of painted red and buff brick, and rubble Calp limestone, finished in areas with limewash and cementitious render. Projecting, engaged piers to north wall comprised of concrete blockwork. Squared granite corbel brackets projecting from north and south walls at regular intervals. Cementitious plaster to east wall. Large vehicular opening to west wall, enclosed with steel roller shutter. Opening in party wall to south-west corner, formed with concrete lintel, accessing Number 58 O'Connell Street Upper. Tarmacadam finish to floor, with undulations in floor level. Steel staircase to south leading to first floor mezzanine. Surface-mounted services.



Plate 30: G-1 - View down stairway



Plate 31: G-1 - Blocked window at side of stairway



Plate 32: G-1 - Blocked windows to east of stairway



Plate 33 - G-2: View east in ground-floor shop



Plate 34: G-2 - View west in ground-floor shop



Plate 35: G-3 - View west toward rear entrance



Plate 36 - G-3 - View north



Plate 37 - G-3 - View south



Plate 38: G-3 - View south



Plate 39: G-3: Granite corbel in southern wall



Plate 40: G-3 - Entry to rear of 44 O'Connell Street Upper