

Plate 50: B-11 – View to south



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



Plate 52: B-12 – View to west extension



Plate 53: B-12 – Limestone flagstones



Plate 54: B-12 – View to east



Plate 55: B-13 – View to north



Plate 56: B-14 – View to north

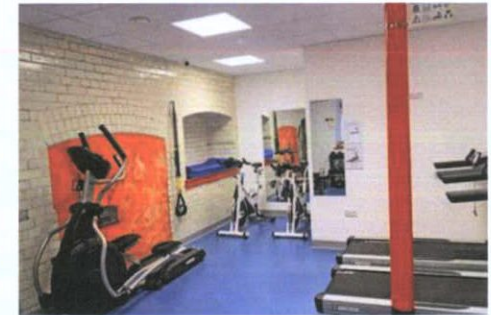


Plate 57: B-14 – View to north-east

Interior – basement

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

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

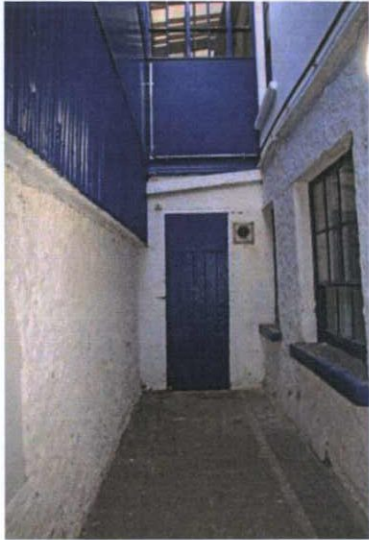


Plate 58: B-15 – View to north



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



Plate 60: B-15 – Vertical view



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



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



Plate 63: B-16 – View to west



Plate 64: B-16 – View to north-west



Plate 65: B-16 – View to east

Interior – ground floor

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



Plate 66: G-1 – View to south



Plate 67: G-1 – View to south-west



Plate 68: G-1 – View to north-east

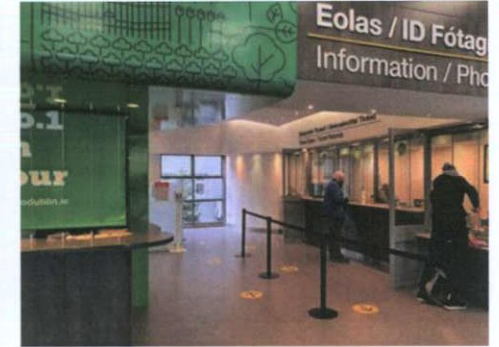


Plate 69: G-1 – View to north-west



Plate 70: G-1 – View to west



Plate 71: G-1 – View to east



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



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

Interior – ground floor

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

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

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

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

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

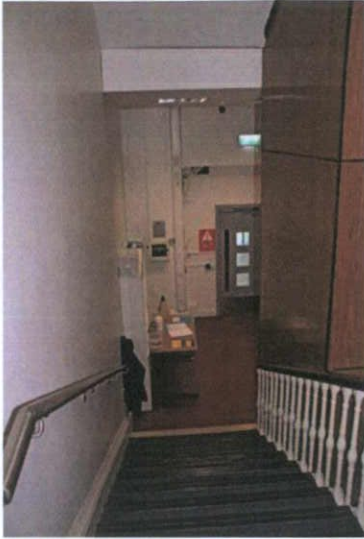


Plate 74: G-2 – View to east



Plate 75: G-2 – View to west



Plate 76: G-2 – View to east

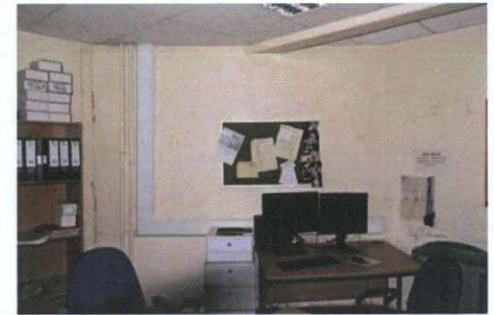


Plate 77: G-3 – View to north-west



Plate 78: G-4 – View to north-west



Plate 79: G-5 – View to south



Plate 80: G-6 – View to west



Plate 81: G-6 – View to south-east

Interior – ground floor

Room G-7: Accessed from Room G-5, G-8, G-9 and G-10. Suspended ceiling finished with ceiling tiles. Modern plaster finish to walls. Modern rectangular-section skirting boards. Flush, part-glazed timber doors and carved timber architraves. Carpet finish to floor. Surface-mounted services.

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

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

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

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



Plate 82: G-7 – View to south

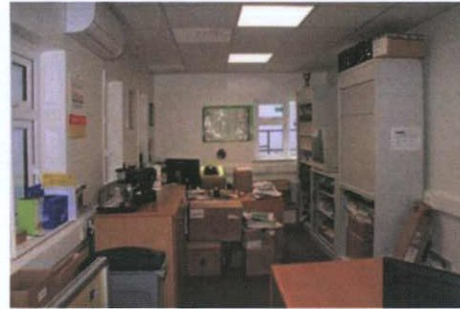


Plate 83: G-8 – View to south



Plate 84: G-8 – View to north

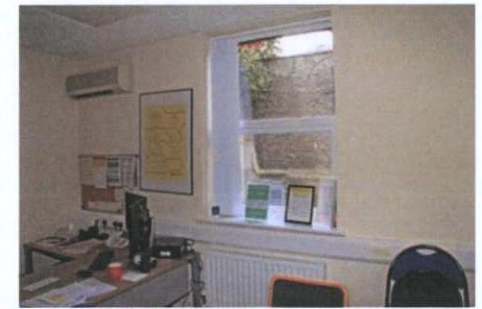


Plate 85: G-9 – View to south-west

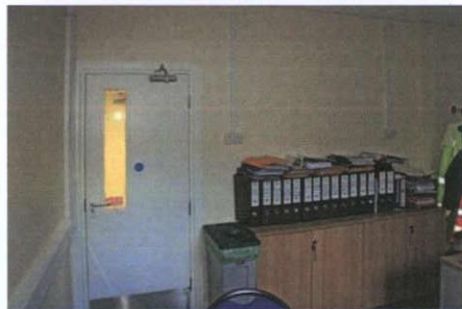


Plate 86: G-9 – View to south

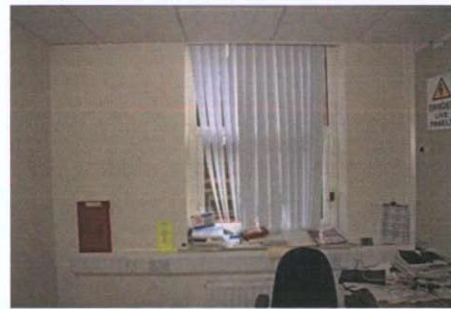


Plate 87: G-10 – View to west



Plate 88: G-10 – View to east



Plate 89: G-11 – View to north

Interior – ground floor

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

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



Plate 90: G-11 – View to east



Plate 91: G-11 – View of ceiling



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

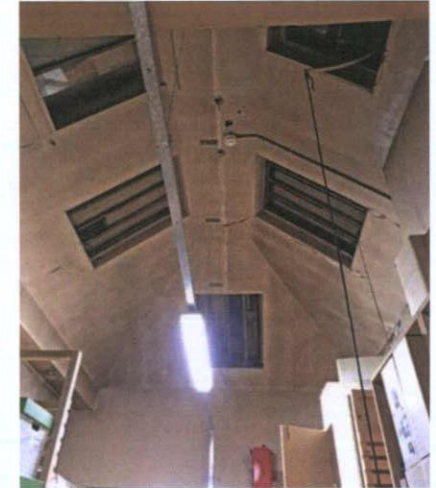


Plate 93: G-12 – View to west; ceiling in original Reading Room



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



Plate 95: G-13 – Rooflight over Reading Room



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

Interior – first floor

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

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

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



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



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



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



Plate 100: F-1 – View to north-east



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

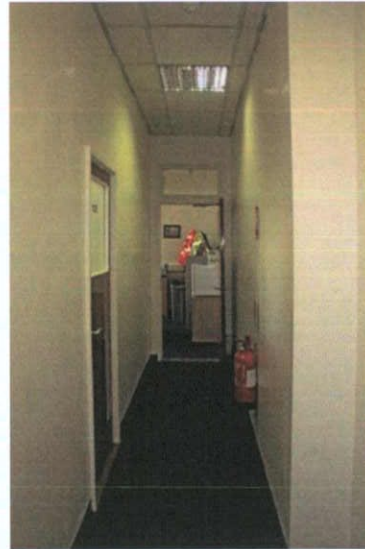


Plate 102: F-2 – View to south



Plate 103: F-3 – View to east



Plate 104: F-3 – View to west

Interior – first floor

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

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

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



Plate 105: F-4 – View to west



Plate 106: F-4 – View to north-east



Plate 107: F-4 – View to east



Plate 108: F-4 – View to south-west



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



Plate 110: F-4 – Detail to door reveal



Plate 111: F-5 – View to west



Plate 112: F-6 – View to west

Interior – first floor

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

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

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



Plate 113: F-7 – View to west



Plate 114: F-7 – View to south-west



Plate 115: F-7 – View to east



Plate 116: F-8 – View to south

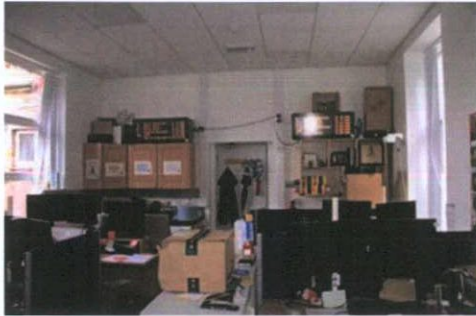


Plate 117: F-8 – View to north



Plate 118: F-9 – View to north-west



Plate 119: F-9 – View to north

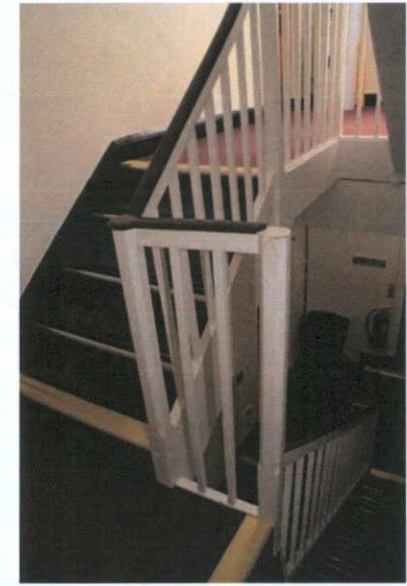


Plate 120: F-9 – View to south at second floor half-landing

Interior – second floor

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

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



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



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



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



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



Plate 125: S-1 – View to west



Plate 126: S-1 – View to north



Plate 127: S-2 – View to east



Plate 128: S-2 – View to south-west

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Interior – second floor

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

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

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

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



Plate 129: S-3 – View to north-west



Plate 130: S-3 – View to east



Plate 131: S-4 – View to east



Plate 132: S-4 – View to west



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



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



Plate 135: S-6 – View to south-east



Plate 136: S-6 – View to north-west

Interior – second floor

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

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

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



Plate 137: S-5 – View to south

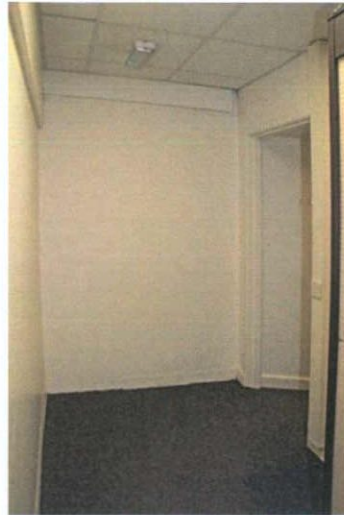


Plate 138: S-5 – View to east



Plate 139: S-7 – View to north-west



Plate 140: S-7 – View to east

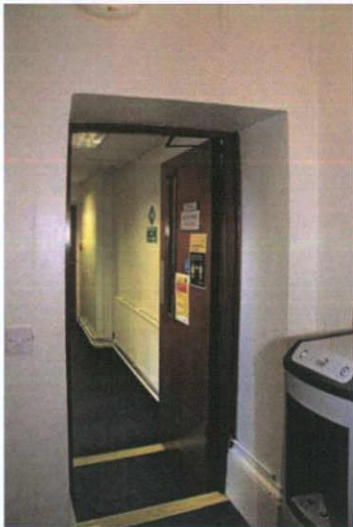


Plate 141: S-1 – View to east into extension



Plate 142: S-8 – View to south



Plate 143: S-8 – View to north



Plate 144: S-9 – View to west

Interior – second floor

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

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

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

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



Plate 145: S-10 – View to south-west

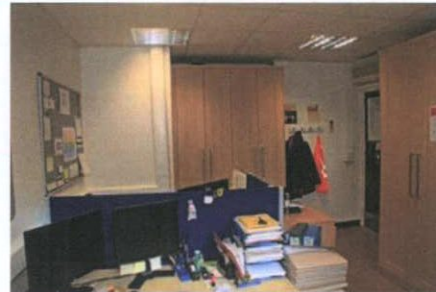


Plate 146: S-10 – View to north-east



Plate 147: S-11 – View to west



Plate 148: S-11 – View to south



Plate 149: S-12 – View to west



Plate 150: S-12 – View to south-east



Plate 151: S-13 – View to north



Plate 152: S-13 – View to north-east

Interior – third floor

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

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

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

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



Plate 153: T-1 – View to north



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



Plate 155: T-2 – View to west



Plate 156: T-2 – View to east



Plate 157: T-3 – View to east



Plate 158: T-4 – View to west



Plate 159: T-4 – View to south-west



Plate 160: T-4 – View to west

Interior – third floor

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

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

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

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



Plate 161: T-5 – View to south



Plate 162: T-5 – View to north



Plate 163: T-6 – View to east



Plate 164: T-6 – View to west



Plate 165: T-7 – View to east



Plate 166: T-7 – View to west



Plate 167: T-8 – View to east

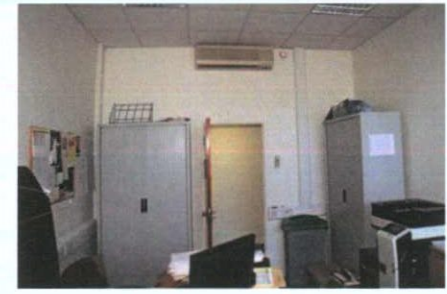


Plate 168: T-8 – View to west

Interior – third floor

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

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

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



Plate 169: T-9 – Detail to balustrade



Plate 170: T-9 – View to south-west



Plate 171: T-9 – Detail to balustrade

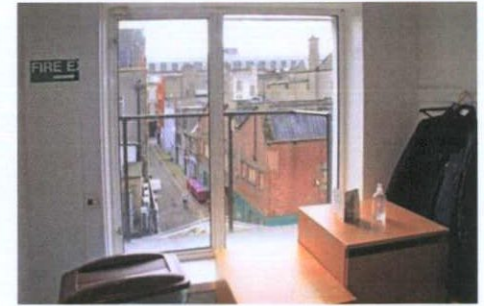


Plate 172: T-9 – View to south

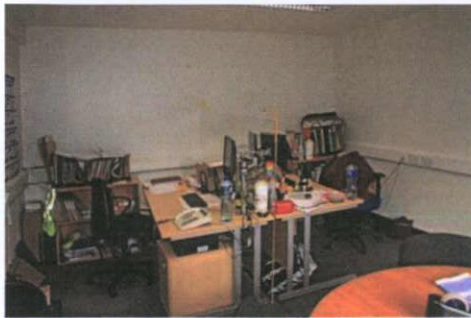


Plate 173: T-10 – View to west

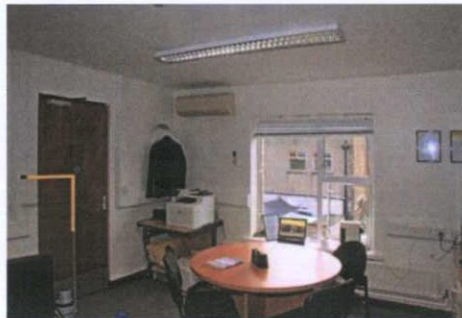


Plate 174: T-10 – View to south-east

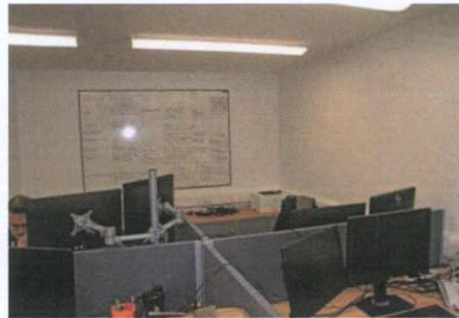


Plate 175: T-11 – View to north-east



Plate 176: T-11 – View to south-west

Interior – fourth floor

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



Plate 177: FO-1 – View to north-west



Plate 178: FO-1 – View to east



Plate 179: FO-1 - Ceiling

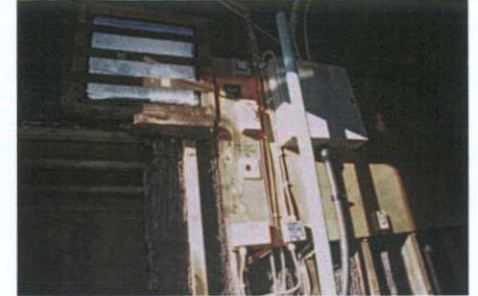


Plate 180: FO-1 – View to west

EIAR Chapter 15 Cultural Heritage (Architectural)

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

Appendix 15.13 Building inventory, record and description for

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

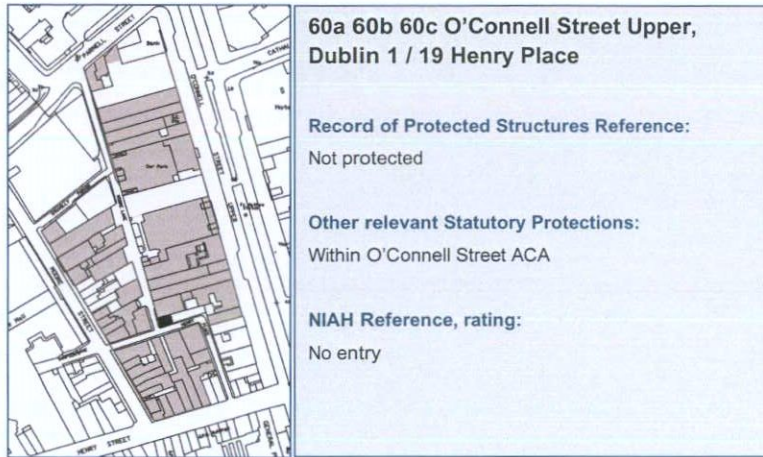


Plate 1: Exterior of 60A O'Connell Street Upper

Proposed Building Site

Site 2ab

Planning history

Scheduled for demolition.

Outline building description

No.60a (No. 19 Moore Lane) is a calp stone structure, as evident from breaches in its cement render, indicating an 18th century structure formerly attached with No.60.

Internally, the building appears to have been much modified, with contemporary linings concealing original surfaces. It has a flat roof, 20th century in origin.

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

Occupancy

60a occupied, in use as a retail unit.

60b and 60c in use for car parking.

BUILDING HISTORY

The first edition of the Ordnance Survey's large-scale map of Dublin city shows three buildings along the northern side of Henry Place between the corner with Moore Lane and the corner where Henry Place turns southward towards Henry Street.¹ This same layout is shown on John Rocque's map of the city that was published nearly a century earlier in 1756, shortly after number 60 O'Connell Street had been built.² While the early use of these buildings in the 18th century cannot be determined for certain, in the 19th century were used in connection with numbers 60, 61 and 62 O'Connell Street Upper.³ In the middle of that century the building at 60a was used as a wine store in connection with the business in number 56 O'Connell Street Upper, while the other two buildings were occupied with their respective businesses at 61 and 62.

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

It was only in the 20th century that numbers 61a and 62a were rated separately from the main premises and apart from a short period when number 61a was in use as a stable, the three buildings were used as stores.⁶ Number 61a was demolished in the mid-1970s and number 62a a little later.⁷ Number 60a remained in use as a store until the late 20th century and is now a shop with hairdressing and with therapy uses on the upper floor.

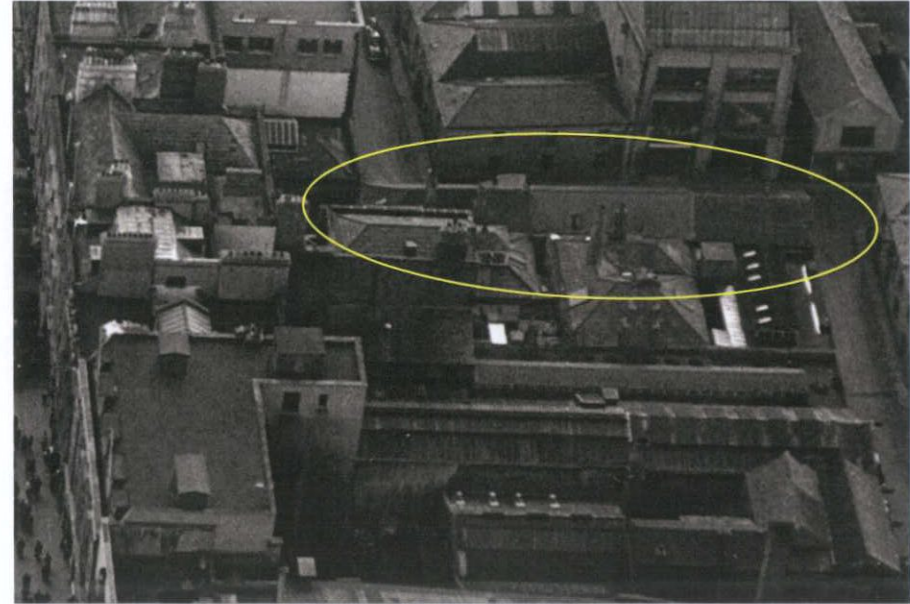


Figure 1: Aerial view showing roofs of 60a, 61a and 62a O'Connell Street Upper, 1959
(National Library of Ireland, Morgan collection)

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

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

³ Valuation Office, cancelled books, 1865 to 1897.

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

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

⁶ Valuation Office, cancelled books, 1897 to 1977.

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

FLOOR PLANS

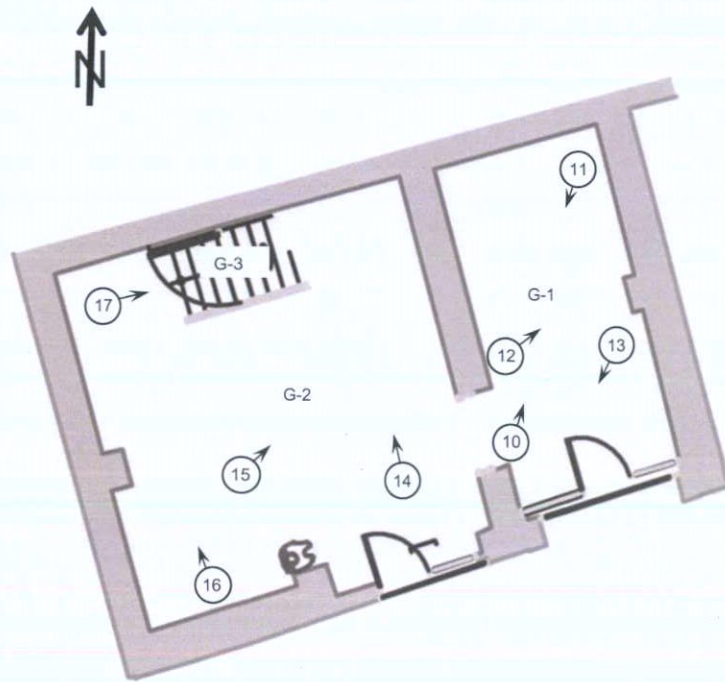


Figure 2: Plan at ground-floor level

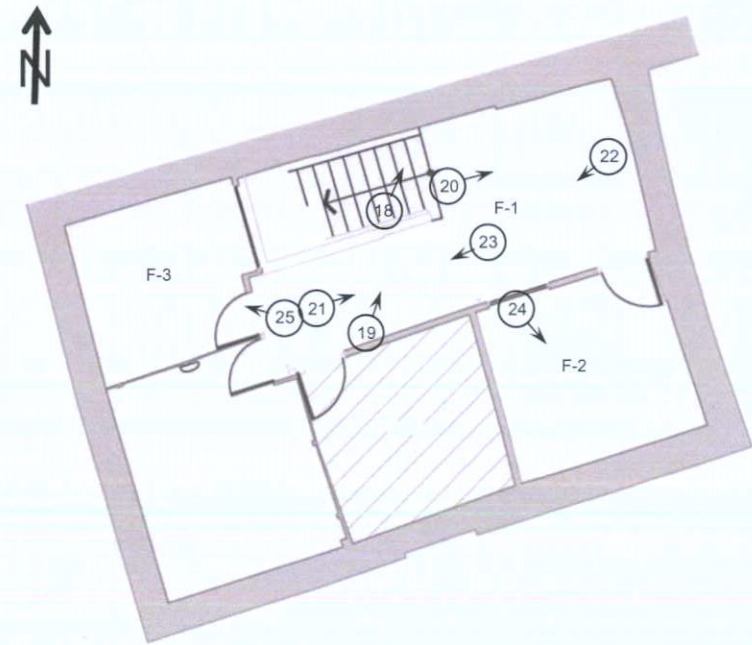


Figure 3: Plan at first-floor level

BUILDING SURVEY

Exterior – 60a O'Connell Street Upper

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



Plate 2: South elevation



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



Plate 4: East elevation



Plate 5: Flat roof as viewed from south



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



Plate 7: Ghost mark of former window opening



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



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

Interior – ground floor

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

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

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



Plate 10: G-1 – View to north

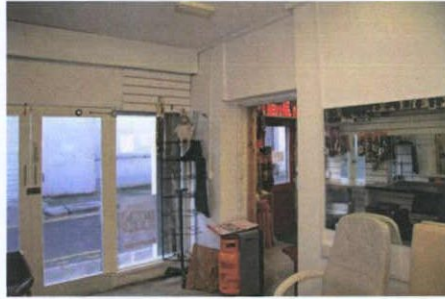


Plate 11: G-1 – View to south-west



Plate 12: G-1 – View to east



Plate 13: G-2 – View to west



Plate 14: G-2 – View to north



Plate 15: G-2 – View to east



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

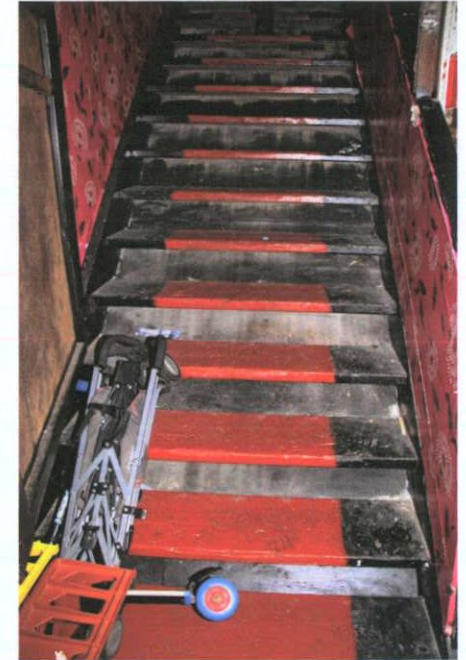


Plate 17: G-3. – Staircase to first floor

Interior – first floor

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

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

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

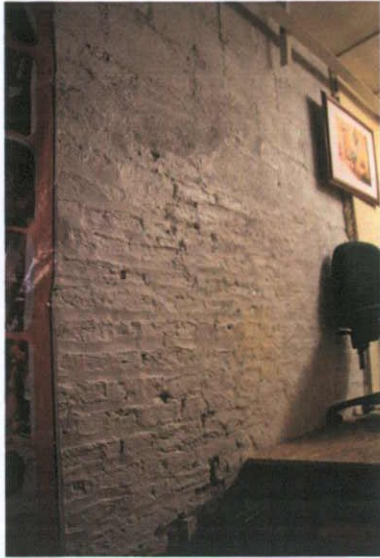


Plate 18: F-1 – View to north-east



Plate 19: F-1 – View to north-east

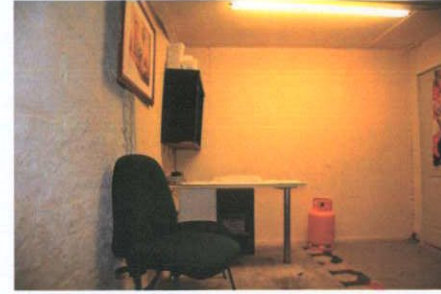


Plate 20: F-1 – View to east



Plate 21: F-1 – View to east



Plate 22: F-1 – View to west

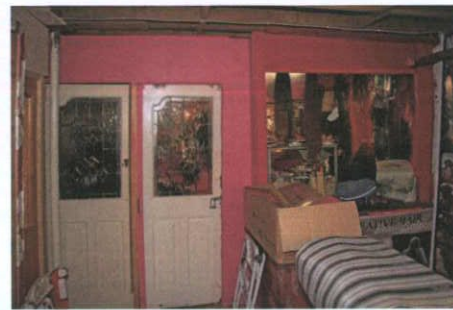


Plate 23: F-1 – View to west; access to Room F-3 to north (right)

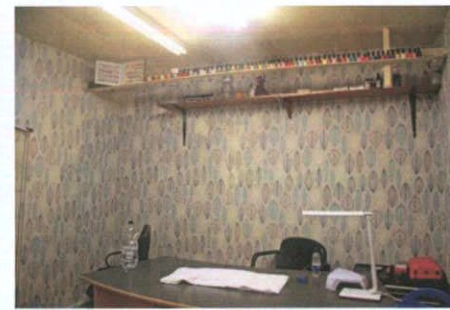


Plate 24: F-2 – View to south (right)



Plate 25: F-3 – View to west

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

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



Plate 26: View of site from the east



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



Plate 28: Centre of site



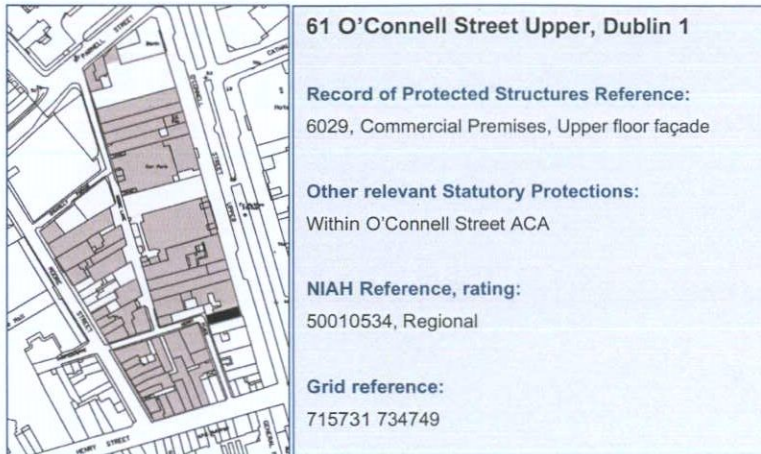
Plate 29: Site of 62a O'Connell Street Upper

EIAR Chapter 15 Cultural Heritage (Architectural)

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

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

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



Proposed Site

Site 2ab

Planning history

Façade retained only; remainder of structure scheduled for demolition.

Outline building description

Four-storey, two-bay building with red-brick upper façade. The shopfront is modern. The brickwork has a newer section above sill level on the third floor, indicating reconstruction and the dentil brickwork beneath the copings are part of this later work. The brickwork on first and second floors appears to be handmade and given the proportions of the building it is likely that the façade is a survival from an earlier period. The windows have moulded architraves and have pediments at first-floor level and cornices on the second floor. The sills are skimmed with sand and cement and appear to be of granite and lime washed beneath.

Internally the building has been comprehensively refurbished leaving little earlier fabric, though some windows are small-paned and hornless and could be of early date.

Occupancy

Occupied.



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

BUILDING HISTORY

Built in the 1760s, number 61 O'Connell Street Upper remained in residential use until around 1840, when it became the office of a solicitor and insurance agent.¹ For a number of years from the mid-1840s the building was vacant, except for a brief occupancy by a silk mercer and draper.² In the mid-1850s it returned to use as offices for solicitors and agents for insurance companies.³ The Goad insurance map of 1893 shows the four-storey building at the front with a single-storey top-lit building taking up the entire rear of the site back to Henry Place.⁴

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

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

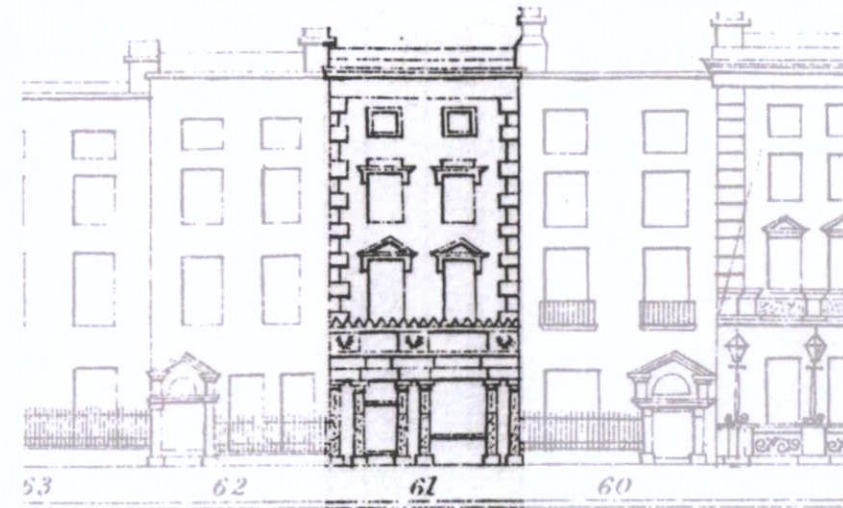


Figure 1: Elevation of 61 Sackville Street Upper from Shaw's Directory of 1850

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

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

³ *Thom's Directory*, 1857 to 1913.

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

⁵ *Thom's Directory*, 1909 to 1913.

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

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

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

⁹ *Thom's Directory*, 1941 to 1975.

¹⁰ *Thom's Directory*, 1984 to 2012.

FLOOR PLANS

Not to scale

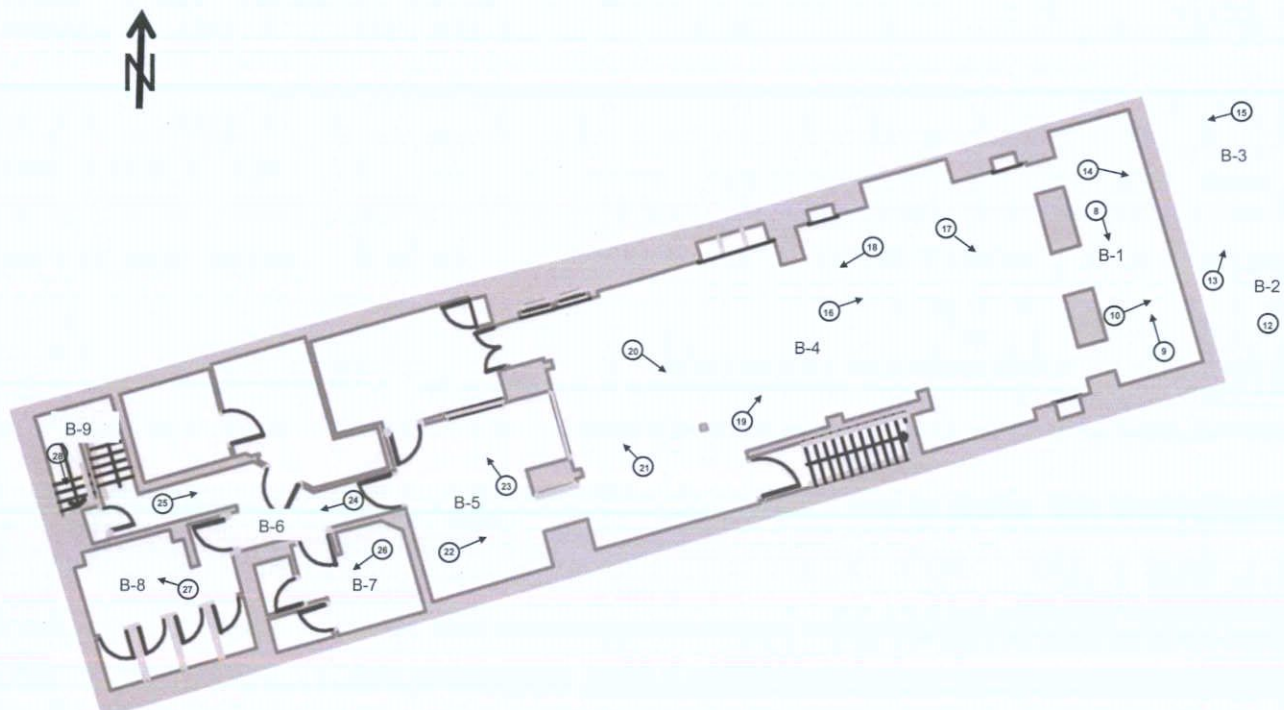


Figure 2: Plan at basement level

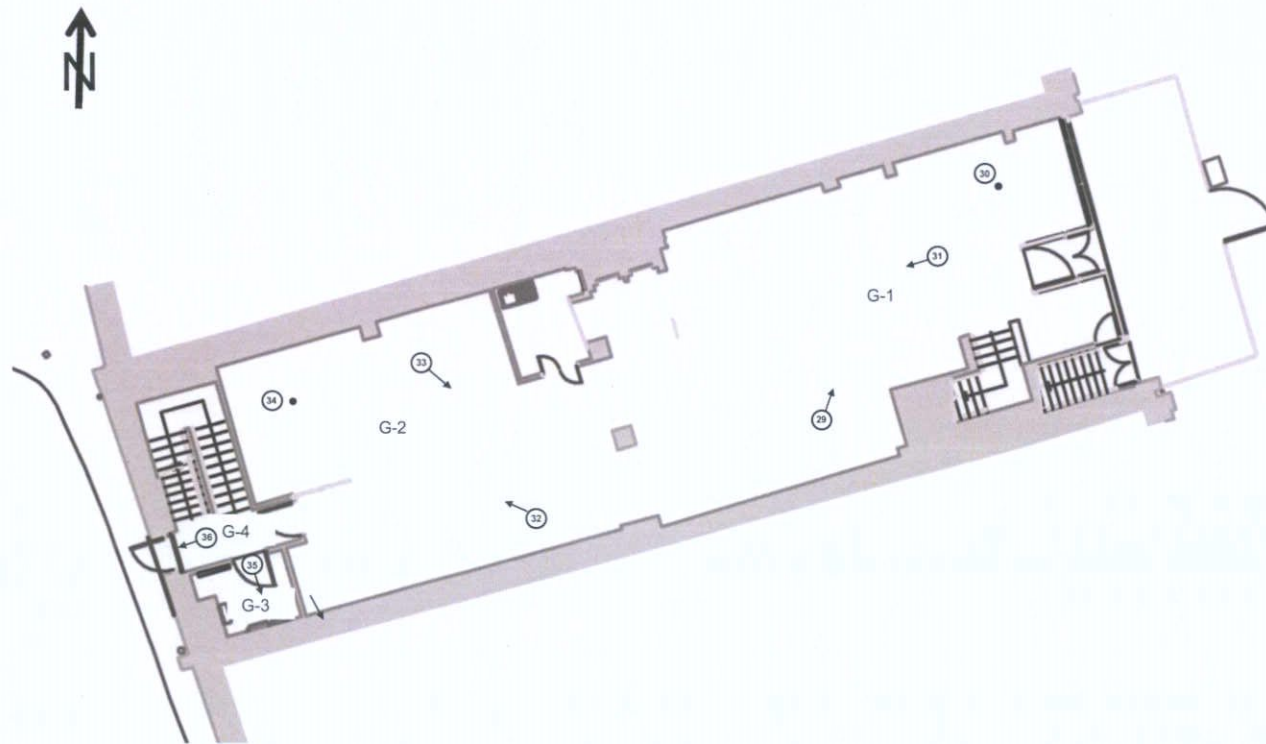


Figure 3: Plan at ground floor level

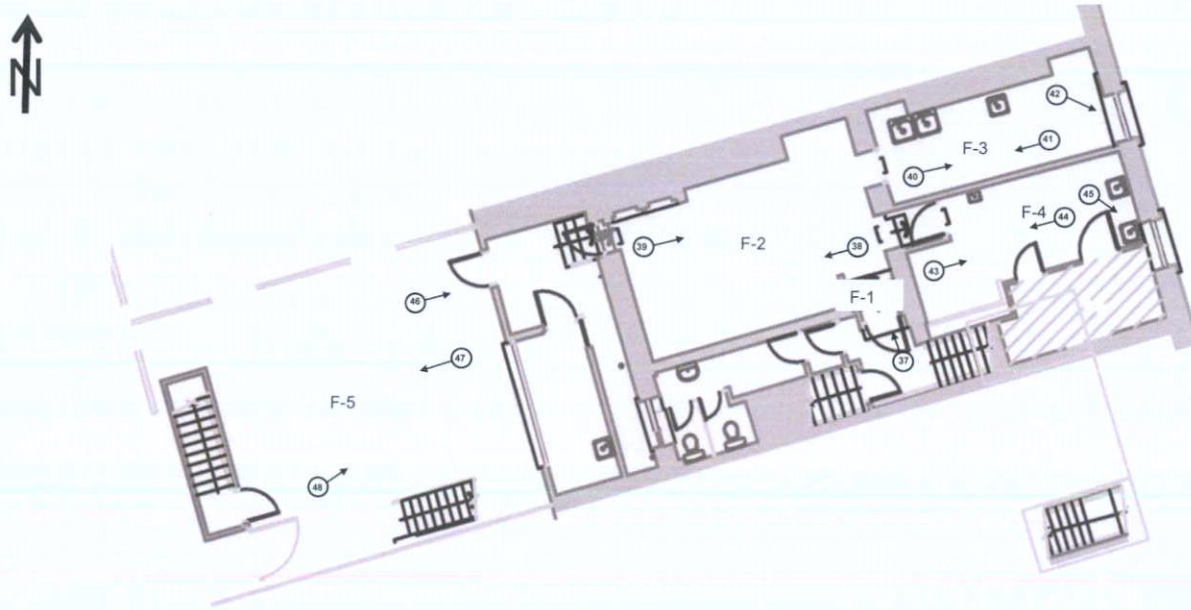


Figure 4: Plan at first floor level

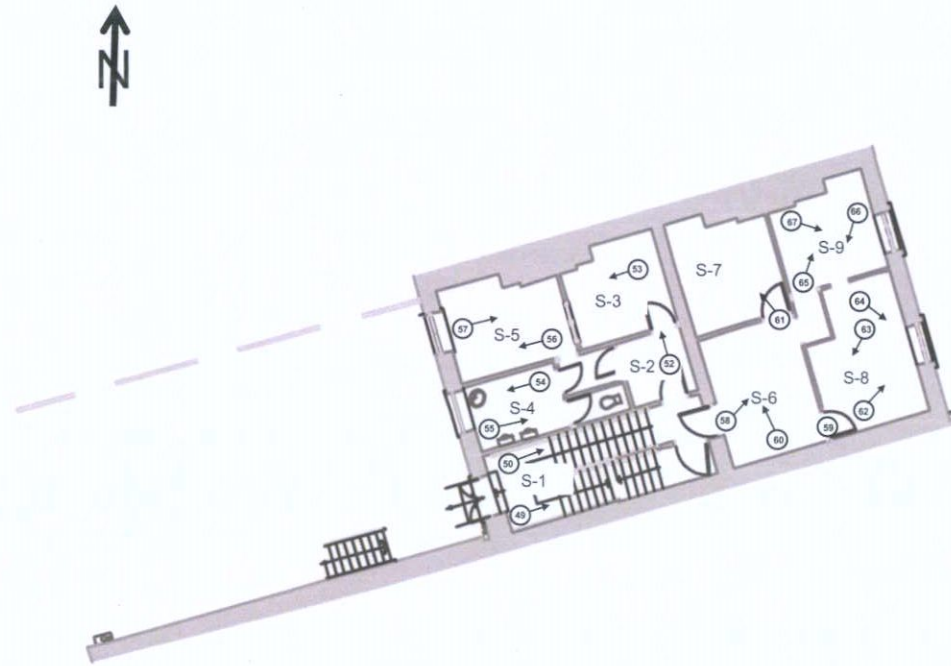


Figure 5: Plan at second floor level

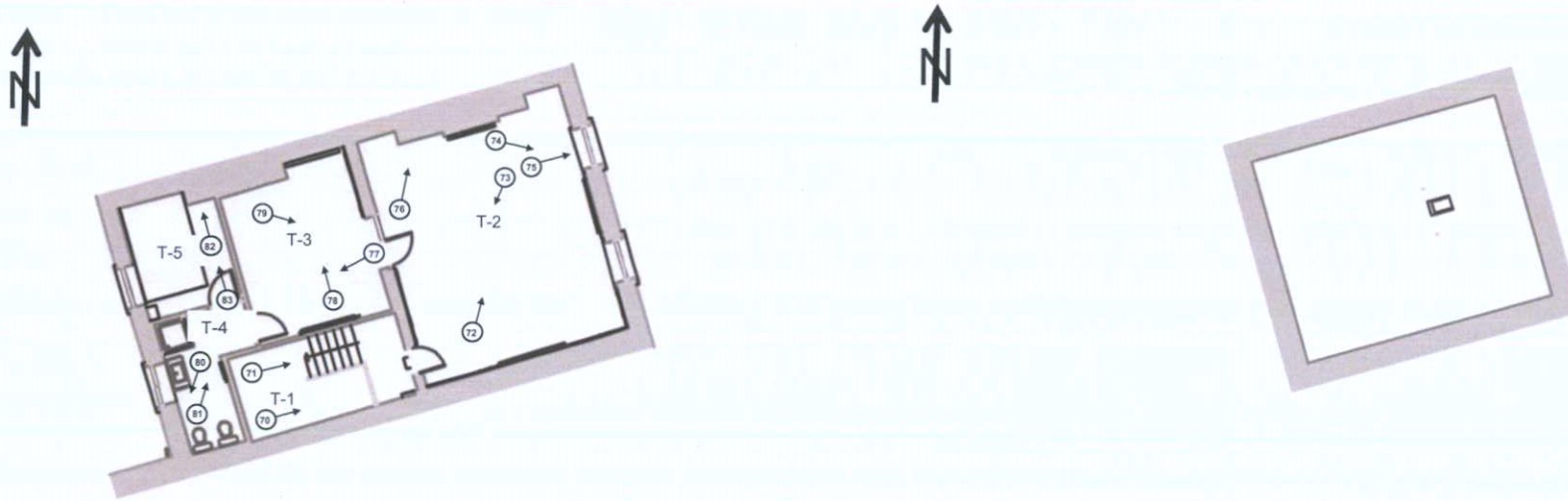


Figure 7: Plan at fourth-floor level

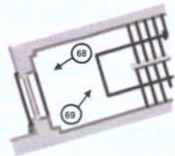


Figure 6: Plan at third floor level

BUILDING SURVEY

Exterior

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

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

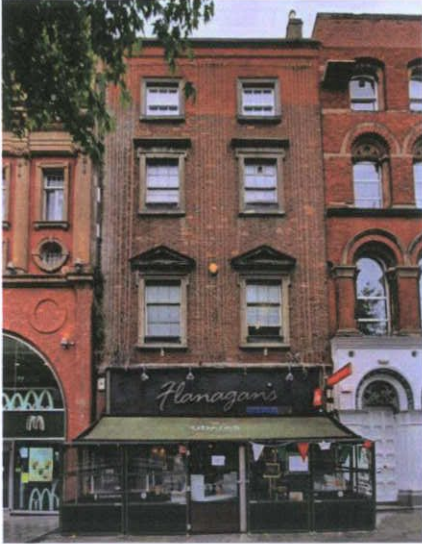


Plate 2: Front (east) elevation

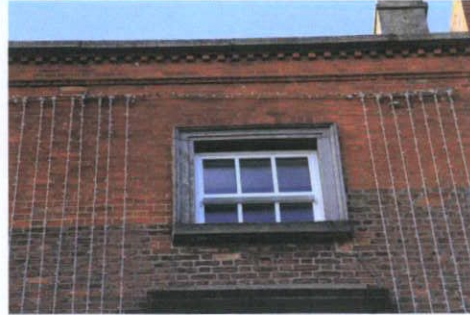


Plate 3: Third floor window

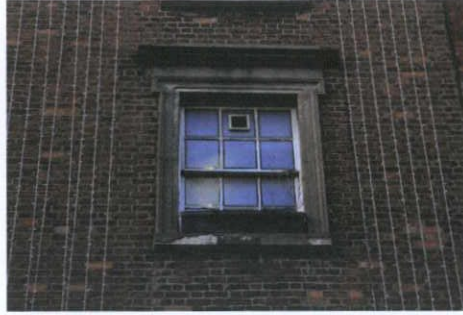


Plate 4: Second floor window

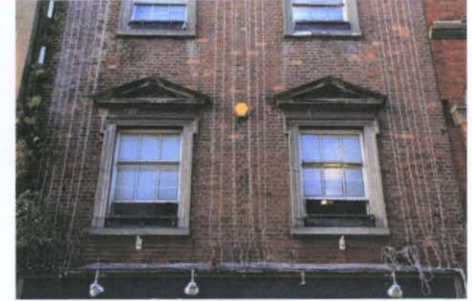


Plate 5: First floor windows

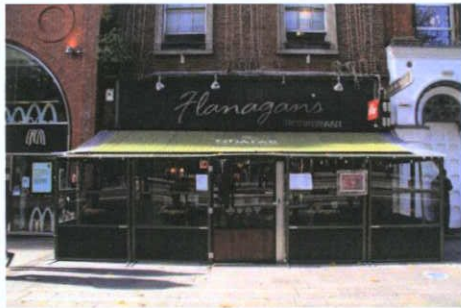


Plate 6: Ground floor shop front



Plate 7: Rear (west) elevation

Interior – basement

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

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

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



Plate 8: B-1 - View to south



Plate 9: B-1 - View to north



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

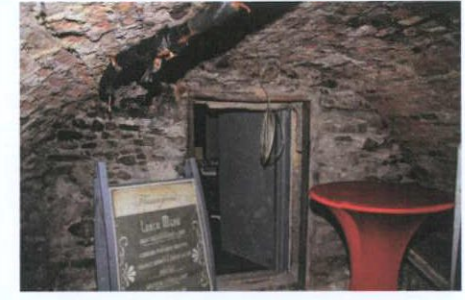


Plate 11: B-2 - View to west "no 11 photo key".



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



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

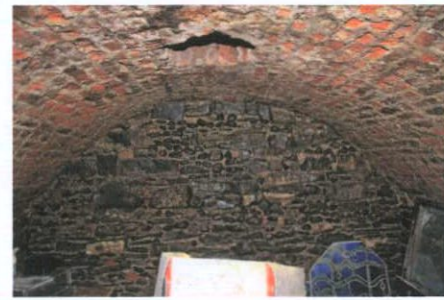


Plate 14: B-3 - View to east



Plate 15: B-3 - View to west

Interior – basement

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

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



Plate 16: B-4 – View to east

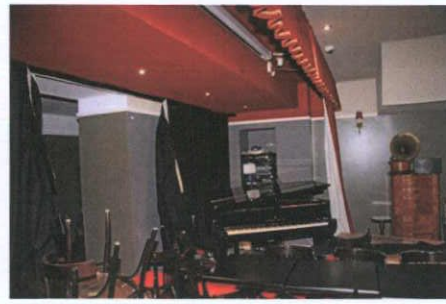


Plate 17: B-4 – View to south-east



Plate 18: B-4 – View to south-west

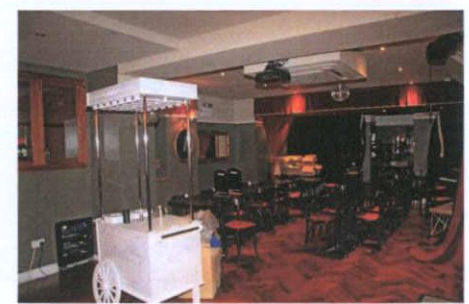


Plate 19: B-4 – View to north-east



Plate 20: B-4 – View to south-east



Plate 21: B-4 – View to north-west



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

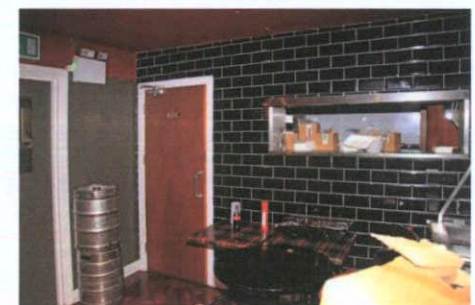


Plate 23: B-5 – View to north-west

Interior – basement

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

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

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

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



Plate 24: B-6 – View to west



Plate 25: B-6 – View to east



Plate 26: B-7 – View to west



Plate 27: B-8 – View to west



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

Interior – ground floor

Room G-1: Accessed from external entrance from O'Connell Street Upper and from Room G-2. Projecting nibs of former chimney breast retained to north wall, supporting downstand bulkhead which consists of rivetted I-beam bearing the name "Dorman Long & Co Ltd – Middlesbrough – England". Downstand nib of spine wall to west, clad in timber. Anaglypta finish to ceiling, with modern modillion cornice with egg-and-dart motif to perimeter of ceiling. Plaster finish to walls. Modern timber skirting boards. Carved timber wind lobby to entrance to east, flanked by late glass shop windows with timber mullions. Modern parquet timber floor.

Room G-2: Accessed from Rooms G-1 and G-3. Projecting chimney breast to north wall, with fireplace now blocked up / altered. Downstand nib of spine wall to east, clad in timber. Square-headed opening in original rear (west) elevation, supported on square-section columns. Anaglypta finish to ceiling, with modern modillion cornice with egg-and-dart motif to perimeter of ceiling. Plaster finish to walls, with ceramic tile to some walls. Modern timber skirting boards. Modern parquet timber floor. Modern, curved bar to north.

Room G-3: Accessed from Rooms G-2 and G-4. Toilet room. Plasterboard finish to ceiling. Ceramic tile finish to walls. Flush timber doors and flat timber architraves. Ceramic tile finish to floor. Sanitaryware throughout.

Room G-4: Accessed from Rooms G-2 and G-3. Plasterboard finish to ceiling. Plaster finish to walls. Flush timber doors and flat timber architraves; modern steel door to west all. Modern timber skirting. Vinyl finish to floor. Surface-mounted services.

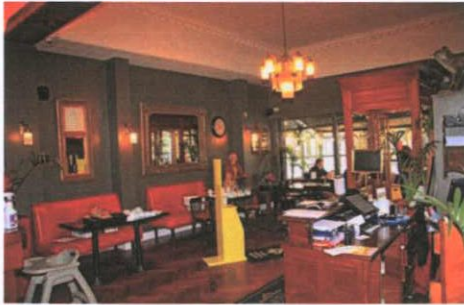


Plate 29: G-1 – View to north-east



Plate 30: G-1 – View to west; ceiling to north-east



Plate 31: G-1 – View to west



Plate 32: G-2 – View to north-west

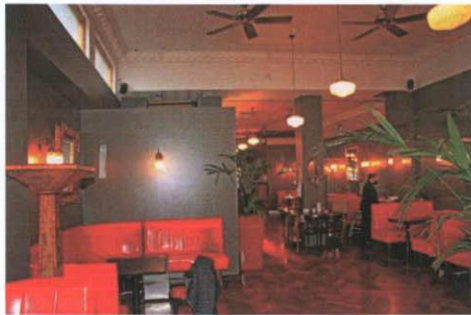


Plate 33: G-2 – View to south-east

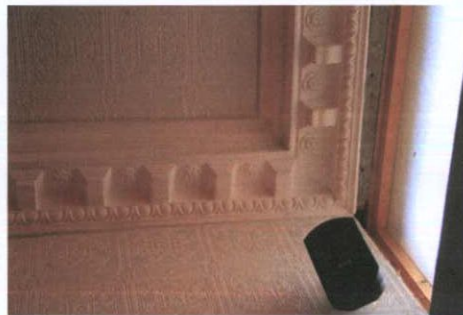


Plate 34: G-2 - Ceiling to north-west corner



Plate 35: G-3 – View to south

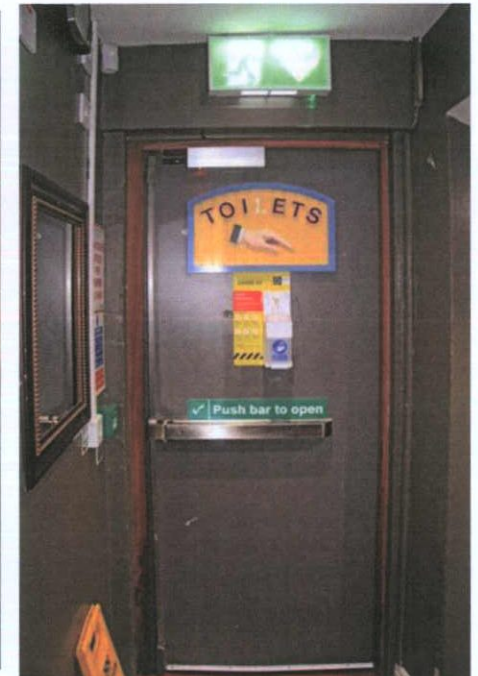


Plate 36: G-4 – View to west

Interior – first floor

Room F-1: Accessed from Rooms F-2 and S-1. Non-original, short flight of steps leading from circulation corridor to rear, north-west room; squared treads, with vinyl covering to treads and risers; rubber contrast strips to nosings. Plasterboard finish to ceiling. Plaster finish to walls. Flush timber door; modern timber joinery. Vinyl finish to floor.

Room F-2: Accessed from Rooms F-1, F-3 and F-4. Chimney breast to north wall remains legible on plan; fireplace now blocked up. Plasterboard finish to ceiling. Plaster finish to walls, with some areas to west and south finished in stainless steel cladding / splashbacks. Flush timber door; modern timber joinery. Vinyl finish to floor. Surface-mounted services.

Room F-3: Accessed from Room F-2. Chimney breast to north wall remains legible on plan; fireplace now blocked up. Plasterboard finish to ceiling. Plaster finish to walls; non-original timber stud partition to south wall finished in plasterboard. Flush timber door; modern timber joinery. Three-over-tix timber sash window to east wall; no internal joinery. Vinyl finish to floor. Surface-mounted services.

Room F-4: Accessed from Room F-2. Plasterboard finish to ceiling. Plaster finish to walls; non-original timber stud partition to north wall finished in plasterboard. Flush timber door; modern timber joinery. Three-over-tix timber sash window to east wall; no internal joinery. Vinyl finish to floor. Surface-mounted services.

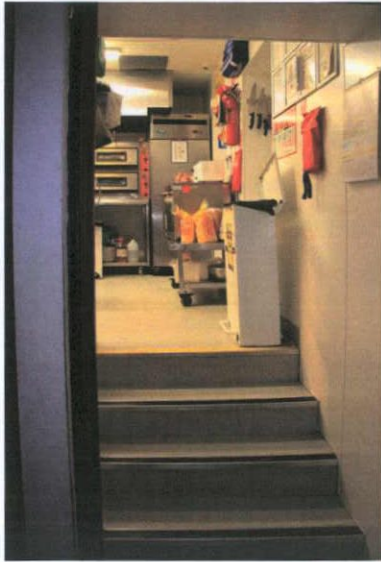


Plate 37: F-1 – View to north

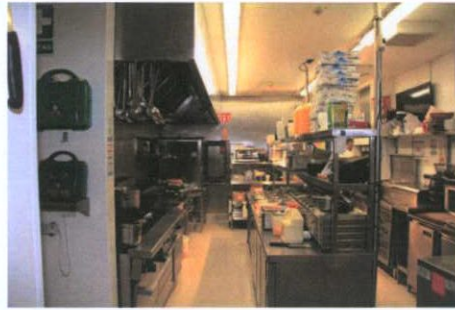


Plate 38: F-2 – View to west



Plate 39: F-2 – View to east



Plate 40: F-3 – View to east



Plate 41: F-3 – View to west



Plate 42: F-3 – View to east

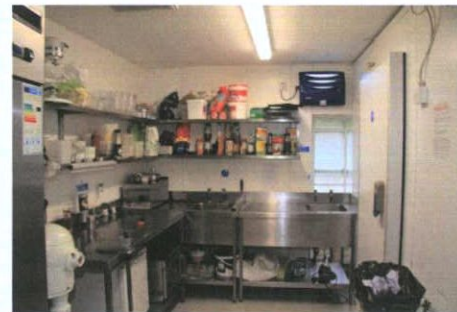


Plate 43: F-4 – View to east



Plate 44: F-4 – View to west

Interior – first floor

Room F-5: Accessed from Room F-2. Outdoor seating area to flat roof, now enclosed. Fabric awning/roof covering supported on retractable canopies. External screens / walls clad in timber boarding. Modern timber doors and joinery. Brickwork / tile flooring covered in synthetic coverings.



Plate 45: F-4 – View to east



Plate 46: F-5 – View to east



Plate 47: F-5 – View to west



Plate 48: F-5 – View to north-east

Interior – second floor

Room S-1: Accessed from Room F-1. Stairwell accessing second and third floors. Replacement dog-leg, closed-string flight of stairs, with treads and risers finished in vinyl, rubber contrast strips to treads. Balustrade comprised of carved timber handrail with infill of square-section cast-iron balusters; handrails are divided at landings. Additional rectangular-section handrail affixed to south wall of rising flight. Plasterboard finish to ceilings and to soffit of rising staircase. Modern plaster finishes to walls and to partitions enclosing flights above and below. Replacement rectangular-section skirting boards / stringers. Flush timber doors and flat timber architraves; modern double-leaf doors to west wall at half-landing accessing fire escape. Vinyl finish to landings. Surface-mounted services.

Room S-2: Accessed from Rooms S-1, S-3, S-4 and S-5. Suspended ceiling finished in ceiling tiles. Modern plaster finish to walls; timber stud partitions to west and north finished in plasterboard. Flush timber doors and flat timber architraves. Modern skirting boards. Vinyl finish to floors. Surface-mounted services.

Room S-3: Accessed from Room S-2. Projecting chimney breast to north wall; now blocked up, interrupted by non-original partition to west. Suspended ceiling finished in ceiling tiles. Modern plaster finish to walls; timber stud partitions to west and south finished in plasterboard. Flush timber doors and flat timber architraves. Internalised window to modern partition to west with view into Room S-5. Modern skirting boards. Hardboard finish to floor. Surface-mounted services.

Room S-4: Accessed from Room S-2. Toilet room. Suspended ceiling finished in ceiling tiles. Modern plaster finish to walls; ceramic tile to some areas; timber stud partitions east and north finished in ceramic tile. Flush timber doors and flat timber architraves to entry and to toilet partitions. Square-headed window opening to west wall with uPVC casement window. Modern skirting boards. Vinyl finish to floor. Surface-mounted services. Sanitaryware throughout.

Room S-5: Accessed from Room S-2. Projecting chimney breast to north wall; now blocked up, interrupted by non-original partition to east. Plasterboard finish to ceiling. Modern plaster finish to walls; timber stud partitions to east and south finished in plasterboard. Flush timber doors and flat timber architraves. Square-headed window opening to west wall with uPVC casement window. Internalised window to modern partition to east with view into Room S-3. Modern skirting boards. Ceramic tile finish to floor. Surface-mounted services.



Plate 49: S-1 – View to east towards first floor



Plate 50: S-1 – View to east towards second floor

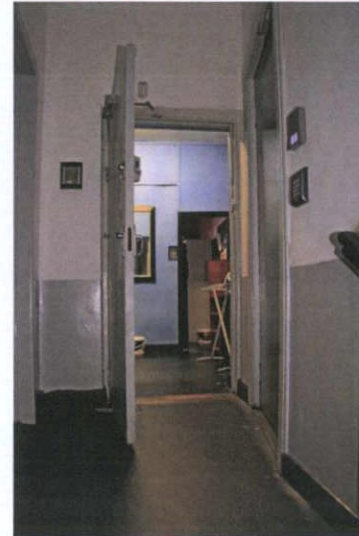


Plate 51: S-1 – View to east from second floor landing "no 51 photo key"

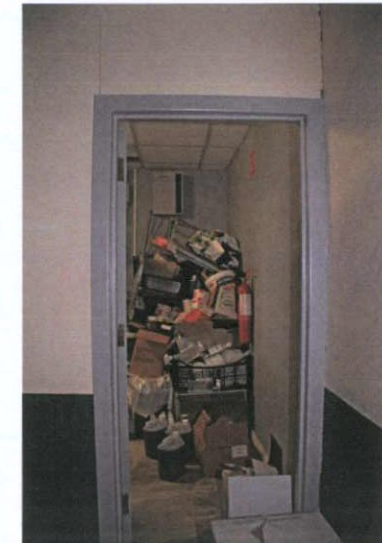


Plate 52: S-2 – View to north into Room S-3



Plate 53: S-3 – View to west

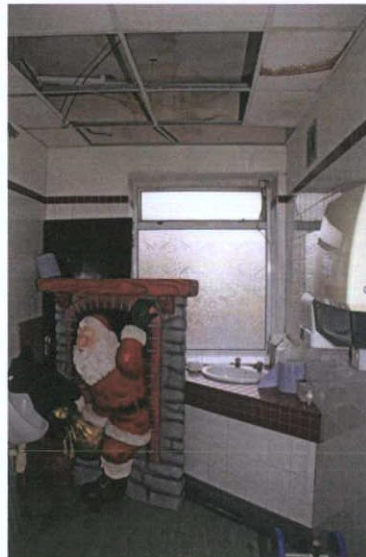


Plate 54: S-4 – View to west



Plate 55: S-4 – View to east



Plate 56: S-5 – View to west

Interior – second floor

Room S-6: Accessed from Rooms S-1 S-7, S-8 and S-9. Plasterboard finish to ceiling. Modern plaster finish to walls; timber stud partitions to north and east finished in plasterboard and timber boarding with exposed frames. Flush timber doors and flat timber architraves. Modern skirting boards. Modern floor finishes; timber threshold to doorway with Room S-1. Surface-mounted services.

Room S-7: Accessed from Room S-6. Projecting chimney breast to north wall; now blocked up, interrupted by non-original partition to east. Plasterboard finish to ceiling. Modern plaster finish to walls; timber stud partitions to east and south finished in plasterboard and timber boarding with exposed frames. Flush timber doors and flat timber architraves. Modern skirting boards. Modern floor finishes.

Room S-8: Accessed from Room S-6. Plasterboard finish to ceiling. Modern plaster finish to walls; timber stud partitions to west and north finished in plasterboard and timber boarding with exposed frames. Flush timber doors and flat timber architraves. Six-over-six timber sash window to east wall with nosed internal timber sill. Modern skirting boards. Modern floor finishes. Surface-mounted services.



Plate 57: S-5 – View to east



Plate 58: S-6 – View to east



Plate 59: S-6 – View to west



Plate 60: S-6 – View to north



Plate 61: S-7 – View to north



Plate 62: S-8 – View to north-east



Plate 63: S-8 – View to south-west



Plate 64: S-8 – View to south-east

Interior – second floor

Room S-9: Accessed from Room S-6. Projecting chimney breast to north wall; now blocked up. Plasterboard finish to ceiling. Modern plaster finish to walls; timber stud partitions to west and south finished in plasterboard and timber boarding with exposed frames. Flush timber doors and flat timber architraves. Six-over-six timber sash window to east wall with nosed internal timber sill. Modern skirting boards. Modern floor finishes. Surface-mounted services.

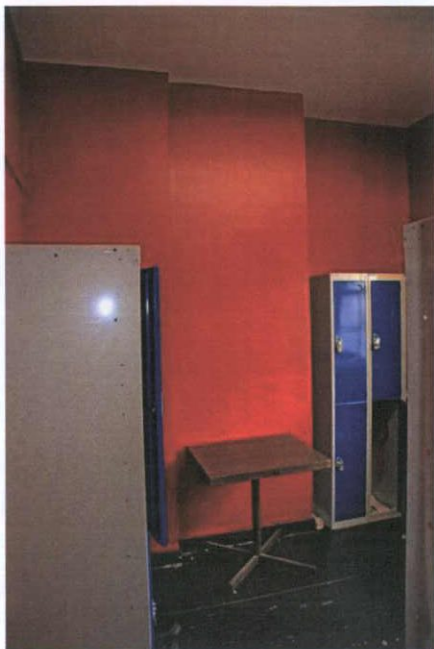


Plate 65: S-9 – View to north



Plate 66: S-9 – View to south-west



Plate 67: S-9 – View to east

Interior – third floor

Room T-1: Accessed from Room S-1. Stairwell accessing lower floors. Replacement dog-leg, closed-string flight of stairs, with treads and risers finished in carpet, rubber contrast strips to treads. Balustrade comprised of carved timber handrail with infill of square-section cast-iron balusters; handrails are divided at landings. Plasterboard finish to ceilings and to soffit of rising staircase. Modern plaster finishes to walls and to partitions enclosing flights above and below. Replacement rectangular-section skirting boards / stringers. Flush timber doors and flat timber architraves; remnant of original round-headed window to west wall at half-landing, enclosed with wired glass; flat plastered reveals and vestige of simple moulding to surround. Carpet finish to landings.

Room T-2: Accessed from Rooms T-1 and T-3. Projecting chimney breast to north wall; now blocked up. Plasterboard finish to ceiling; non-original coving to ceiling perimeter. Modern plaster finish to walls. Modern timber doors and flat timber architraves. Opening in west spine wall enclosed with modern part-glazed timber panelled door flanked by mullioned screen with opaque glazing. Three-over-three timber sash windows to east wall with nosed internal timber sills. Modern skirting boards. Carpet finish to floor. Surface-mounted services



Plate 68: T-1 – View to west



Plate 69: T-1 – View to north-east

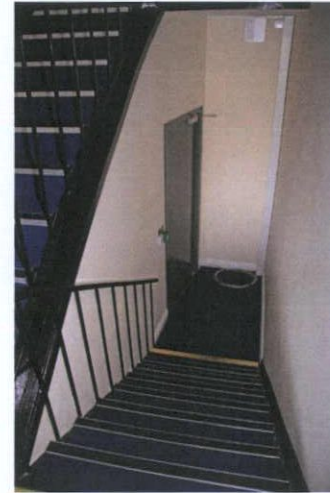


Plate 70: T-1 – View to east towards second floor



Plate 71: T-1 – View to east towards third floor



Plate 72: T-2 – View to north



Plate 73: T-2 – View to west



Plate 74: T-2 – View to north-east

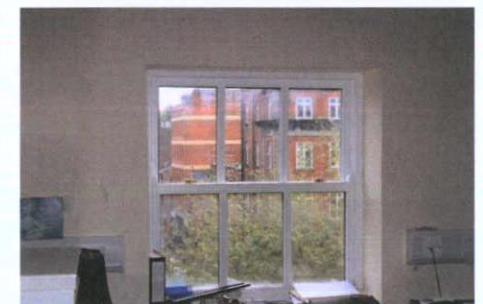


Plate 75: T-2 – View to east

Interior – third floor

Room T-3: Accessed from Rooms T-1 and T-2. Projecting chimney breast to north wall; now blocked up, interrupted by non-original partition to west. Plasterboard finish to ceiling; non-original coving to ceiling perimeter. Modern plaster finish to walls; timber stud partition to west finished in plasterboard. Modern timber doors and flat timber architraves. Opening in east spine wall enclosed with modern part-glazed timber panelled door flanked by mullioned screen with opaque glazing. Modern skirting boards. Carpet finish to floor. Surface-mounted services.

Room T-4: Accessed from Rooms T-3 and T-5/ Toilet room. Plasterboard finish to ceiling. Ceramic tile finish to walls; timber stud partitions east and north finished in ceramic tile. Modern timber doors and flat timber architraves. Square-headed window opening to west wall with uPVC casement window. Ceramic tile finish to floor. Sanitaryware throughout.

Room T-5: Accessed from Room T-4. Projecting chimney breast to north wall; now blocked up, interrupted by non-original partition to east. Plasterboard finish to ceiling. Modern plaster finish to walls; timber stud partition to east finished in plasterboard. Modern timber doors and flat timber architraves. Window open to west wall blind to interior. Hardboard finish to floor. Surface-mounted services. Plant and building services throughout.



Plate 76: T-2 – Detail to coving to chimney breast



Plate 77: T-3 – View to west



Plate 78: T-3 – View to north



Plate 79: T-3 – View to south-east



Plate 80: T-4 – View to south



Plate 81: T-4 – View to north

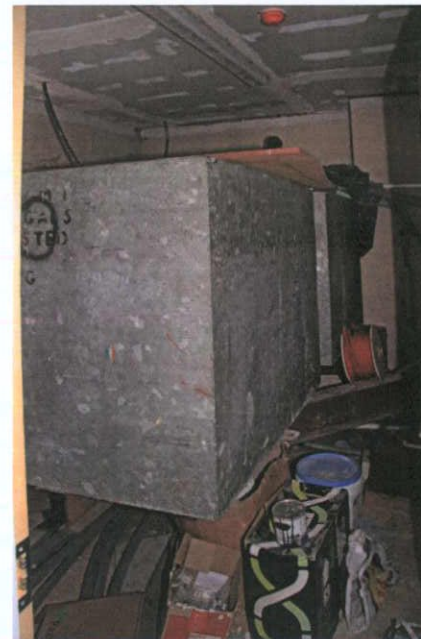


Plate 82: T-5 – View to north-west

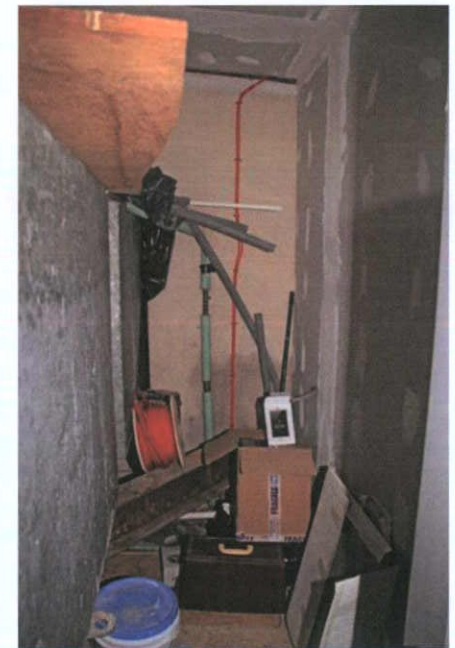


Plate 83: T-5 – View to north

EIAR Chapter 15 Cultural Heritage (Architectural)

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

Appendix A2.15 Outline Schedule of Proposed Works to Retained Fabric

CONTENTS

- 1.0 INTRODUCTION

- 2.0 DESCRIPTION OF PROPOSED WORKS TO PARTY WALLS / SHARED BOUNDARIES
 - 2.1 Boundary conditions at northern end of Site 2
 - 2.2 Boundary conditions at southern end of Site 2

- 3.0 DESCRIPTION OF PROPOSED WORKS TO RETAINED FAÇADES
 - 3.1 Overview description of façades scheduled for retention
 - 3.1.1 No.43 O'Connell Street Upper
 - 3.1.2 No.44 O'Connell Street Upper
 - 3.1.3 No.45 O'Connell Street Upper
 - 3.1.4 No.52-54 O'Connell Street Upper
 - 3.1.5 No.57 O'Connell Street Upper
 - 3.1.6 No.58 O'Connell Street Upper
 - 3.1.7 Rear building range No.59 O'Connell Street Upper

 - 3.2 Description of proposed works to retained façades

- 4.0 DESCRIPTION OF PROPOSED WORKS TO RETAINED BUILDINGS
 - 4.1 Schedule of proposed works to building range at rear No.59 O'Connell Street Upper
 - 4.2 Schedule of proposed works to No.61 O'Connell Street Upper

Note to reader: reference to the AHIA Section 6.5 herein refers to the Architectural Heritage Impact Assessment attached to planning applications for Site 2 and No.61 O'Connell Street.

1.0 INTRODUCTION

This appendix is intended to provide a concise account of the proposed works to the retained fabric within Site 2 including works to shared boundary walls, retained façades and buildings which are to be retained and adapted for alternative use.

Please refer to the *Architectural Heritage Impact Assessment*, for an assessment of the heritage impact of the works described herein.

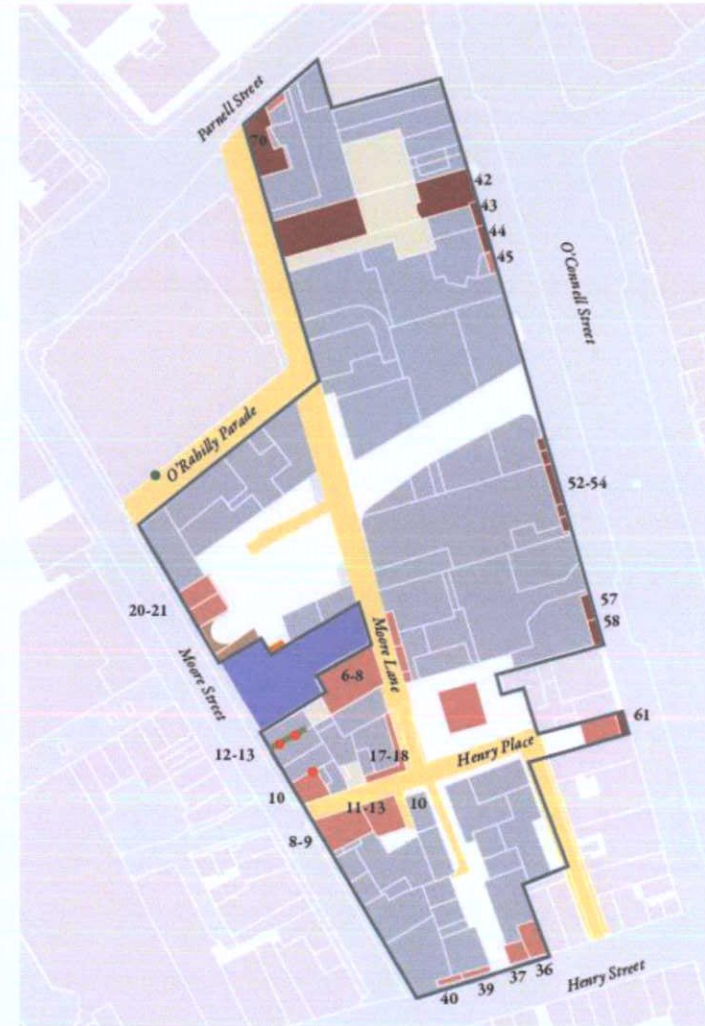
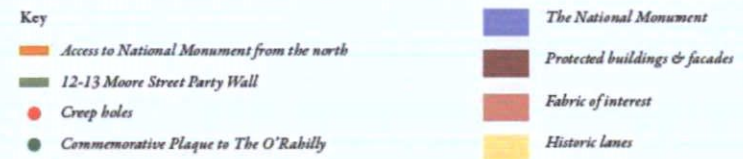


Fig. 1 Opposite, Identification of fabric of heritage interest within the Dublin Central Masterplan Site proposed for retention..
Source: ACME Architects



2.0 DESCRIPTION OF PROPOSED WORKS TO PARTY WALLS / SHARED BOUNDARIES

2.1 Party wall shared with No.42 Upper O'Connell Street

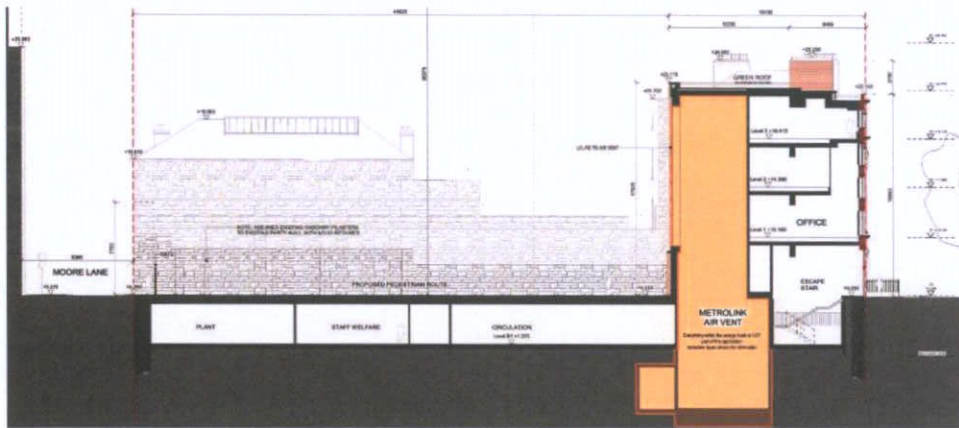


Fig. 2 Section, facing towards north boundary wall between Nos.42 and 43 O'Connell Street Upper Underpinning – lining

18th century brickwork was identified in the basement of No. 43, but the present structure was largely reconstructed in the 1920's. The rear wall of No.42 O'Connell Street Upper, and the areas of the party wall exposed above the roof of No.43 have been rendered in a Portland Cement-based mortar. The party wall between No.42 and No.43 O'Connell Street Upper is largely concealed behind later wall linings and Investigative opening up works are required to determine the precise composition of the existing party wall and to establish how the structural relationship between the two entities.

It is proposed to remove the building behind the façade of No.43 and to subsequently reconstruct a four storey-over-basement office building on the site. A ventilation shaft for the Metrolink will be incorporated at the rear of the new building as illustrated in Fig.1 above. Subsequent to further site investigations, detailed proposal for the interfaces between the proposed building and No.42 will be prepared, addressing the sensitivities of this structure to changes to environmental conditions.

An outline demolition strategy has been prepared by Waterman Moylan consulting engineers to ensure the structural integrity of the party wall during both the temporary works and permanent work phases. If the structures are found to require temporary support, raking shores will be positioned within the existing buildings within Site 2 in advance of demolitions. The raking shores will be supported on temporary pad foundations located below the level of the proposed basements. Localised temporary works will be required to protect the existing foundations of No.42

O'Connell Street Upper while these bases are installed. Once the temporary props are installed, the wall will be weather protected until the new building is constructed.

The proposed basement is at a similar level to the existing basement within No.42 O'Connell Street Upper. Trial pits will be required to establish the depth and construction of the existing foundations of No.42 O'Connell Street Upper, and if they are found to be at a significantly higher level than the proposed evacuation level, underpinning may be required along this boundary.

2.2 Boundary wall and party wall shared with O'Connell Hall

The central section of the boundary wall between the plots of No.42 and No.43, which forms the enclosing wall to a series of latter additions positioned between No.42 O'Connell Street Upper and O'Connell Hall is comprised of likely 19th century yellow stock brick laid in an English garden wall bond. The boundary wall has been extended in height by the addition of contemporary concrete blockwork laid on the flat. A plant room, comprised of concrete block, is positioned above the boundary wall, attached to the eastern gable of O'Connell Hall. Barbed wire, supported on metal uprights is fixed to the entire length of the wall. The western end of the boundary wall, shared with O'Connell Hall, is comprised of roughly coursed granite with a later extension attached to the east in 19th century brick.

A new pedestrian passage, accessed off More Lane will be created at this location and it is proposed to expose this wall within a new passageway post removal of the existing building. The proposed development at the rear of the site is positioned at a distance of 3 metres from the boundary above ground level to avoid encroaching on O'Connell Hall. The proposed basement, retains the same footprint of the existing basement and extends to the perimeter of the site.

All existing pilasters, or fabric integral to the support of wall will be retained. Redundant fixtures, fittings and metal uprights will be removed and pockets infilled. The wall will be externalised in the proposed scheme and therefore it will require repointing and repair to ensure that it provides adequate protection for properties on the O'Connell Hall side of the boundary. It is intended that the rich patina of the boundary wall, constructed in multiple phases, will be retained and exposed along the proposed passageway. Precise methodologies for the repair and repointing of the wall will be prepared post removal of the contemporary wall linings and examination of the fabric. Outline methodologies are provided below and in Section 6.5 of the Architectural Heritage Impact Assessment.

There is no basement under O'Connell Hall therefore to construct the basement at rear of the site at No.43 this structure will require underpinning along the boundary. Please refer to the Structural Report DC-WAT-2X-XX-RP-S000010 for details.