

Eugene Street were named in honour of the two greatest military commanders of the day, who together had won a major victory at Blenheim shortly beforehand, in 1704.³

Charles Brooking's map, published in 1728, shows the Drogheda estate some twenty years after development had commenced. Brooking drew his map with south at the top and the extract above has been turned to the more conventional position with north at the top. The map suggests that Moore Street had been developed on both sides, as had Henry Street, while a great deal of the northern part of Drogheda Street remained as yet undeveloped and Prince Eugene Street was not depicted. Melvill's Lane is shown parallel to Henry Street to the north, and another street is shown to the south of Great Britain Street, near the top of the extract. This latter street may have been designed as a stable lane and survives in part as O'Rahilly Parade and Findlater Place.

From the initial impetus for developing the lands in 1707 the Moore family faded from the picture and took it no further. The estate was sold to Luke Gardiner, the most ambitious developer in Dublin at the time. Gardiner had begun his career in the Tara Street area in the early eighteenth century before developing Henrietta Street from the early 1820s. For the next eighty years the Gardiner family developed large swathes of the north city, acquiring additional lands to keep the momentum going. One source states that Luke Gardiner acquired the Drogheda estate on the death of the third Earl in 1714, but it is more likely that it was in 1727, on the death of the fourth Earl.⁴ It was from that time that he began to grant leases in the area and it seems unlikely that he had possession of such a large area of land prior to developing Henrietta Street and yet did nothing with it.⁵

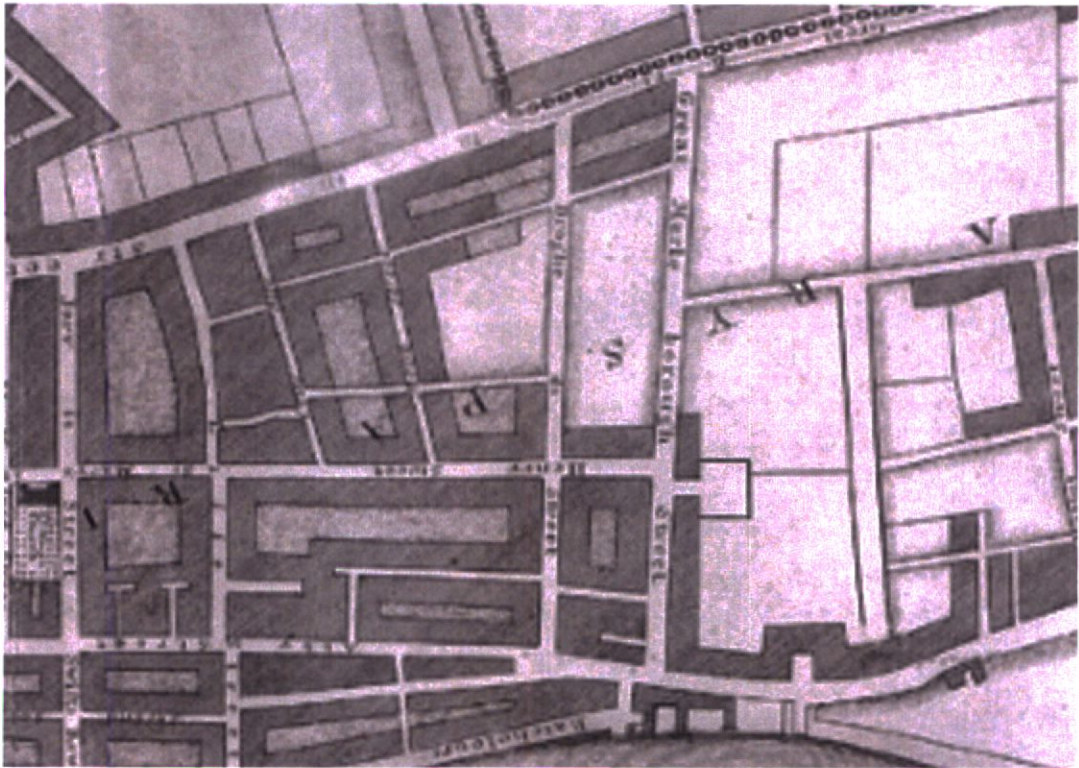


Figure 15.3.4: Detail of Brooking's map of 1728 (RIA)

³ https://en.wikipedia.org/wiki/Prince_Eugene_of_Savoy - checked in September 2022

⁴ Daly, 1957, p. 86

⁵ Registry of deeds book 63, page 10, number 44094 relating to Moore Street, 1730; book 66, page 164, number 45642, relating to Prince Eugene's Lane, 1731.

While the streets in the Drogheda estate had all been laid out and development had taken place, Gardiner was not content to leave it as it was. His most ambitious project in the estate was to demolish the buildings on the western side of the northern half of the comparatively modest Drogheda Street to increase the width of the street from 14 metres to 47 metres. The work began in the late 1740s and was completed in 1750, when he began to grant leases for building houses along that side. The improved street had carriageways on either side, separated by an enclosed mall for the use of the residents of the street and their servants and guests.⁶ At the same time as this development was under way, Gardiner renamed the street Sackville Street, in honour of the Lord Lieutenant, the Duke of Dorset, whose family name it was.

The alterations to Drogheda Street had knock-on effects for the lands to the rear and resulted in alterations to the street pattern to the west of Sackville Street. Prince Eugene Street would now be too close to the rear of the new houses and was closed, except for the southern end, and the grounds of the new houses were extended over it. Instead, a new stable lane was opened up, slightly to the west, running northward from Melvill's Lane to meet Great Britain Street, known today as Parnell Street.

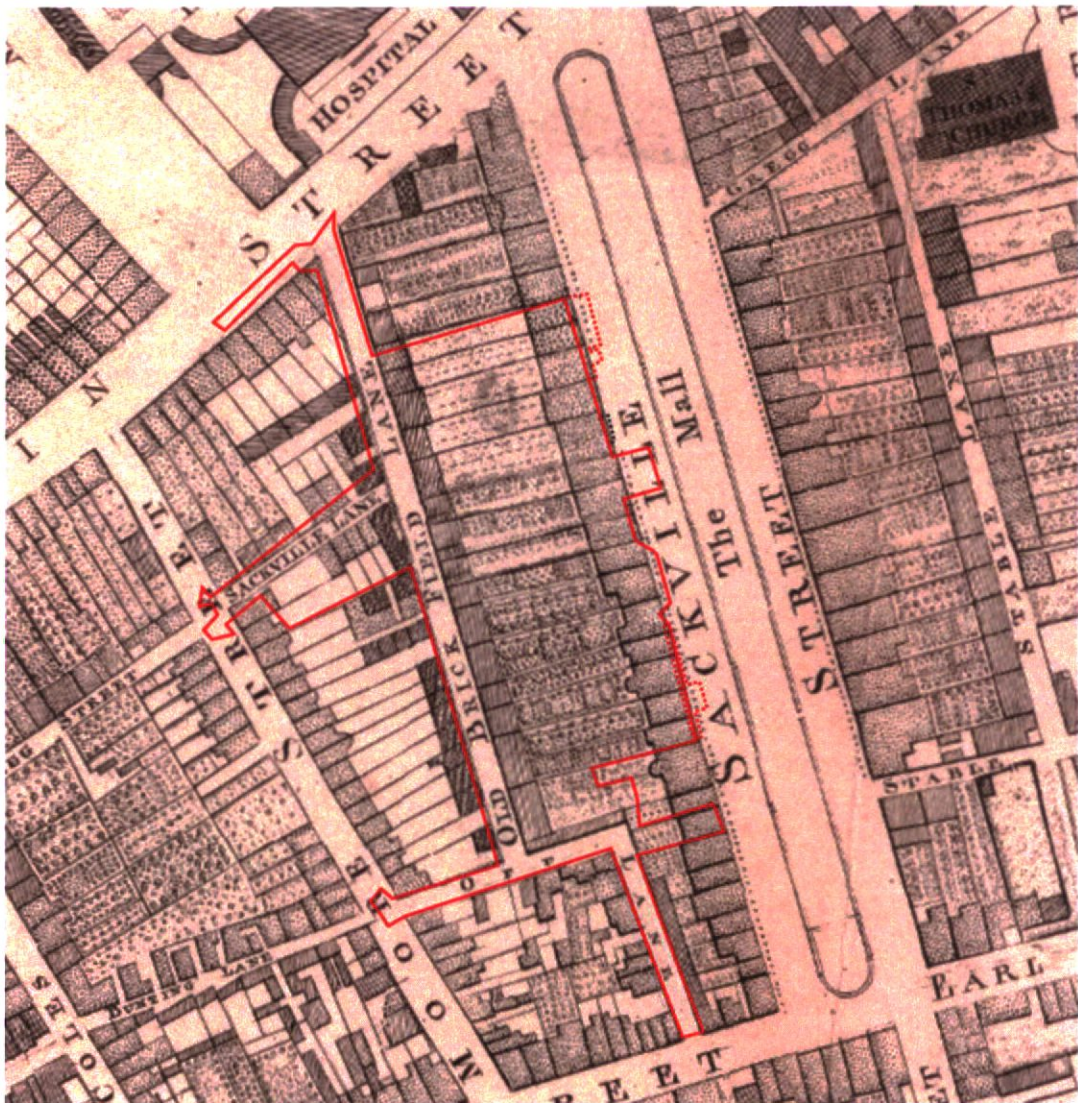


Figure: 15.3.5: Detail of Rocque's map of 1756 (Harvard Map Collection) with the outline of Site overlaid in red.

⁶ Sheridan, 2001, p. 93.

Figure 15.3.5, Rocque's map, published in 1756, shows the layout of the streets in and around the Dublin Central site much as they are today, though in some cases these had only recently been laid out. The western side of Sackville Street was now set back from its original building line, though not all of the sites had yet been built upon. It is notable that the plots at the northern end of Sackville Street extended back to Great Britain Street and there were no buildings fronting that street between Sackville Street and Old Brickfield Lane (present-day Moore Lane). The buildings on the eastern side of Old Brickfield Lane were not residential and have the appearance of mews buildings associated with the main houses on Sackville Street. As yet no building had taken place on the western side of Old Brickfield Lane. The block surrounded by Off Lane (present-day Henry Place), Henry Street and Moore Street was not affected by Gardiner's changes.

15.3.2 Proposed Development

15.3.2.1 Context

The subject application concerns the development of Site 2 to the east and No.61 O'Connell Street, to the southeast of the Dublin Central Masterplan Area.

The buildings and plots within Site 2 are; No.43, No.44, No.45, Nos.46-49, an open plot at Nos.50-51; Nos.52-54 O'Connell Street Upper (the former Carlton cinema), Nos.55-56, No.57, No.58 O'Connell Street Upper, all of which were reconstructed in the 20th century with fragments of 18th century fabric surviving within; rear of No.59 O'Connell Street Upper, including a regency annex and a reading room associated with the former Sackville Street Club and No.60A O'Connell Street Upper, part of an 18th century coach house range at the junction of Moore Lane and Henry Place. No.61 O'Connell Street is positioned to the south of Site 2 where adjoining Henry Place to the west.

A standalone appendix to the appended Dublin Central Masterplan Area Conservation Management Plan comprises an historic urban landscape assessment carried out by Dr. John Olley (Appendix A3 of Appendix 15.1), a summary of which is contained below.

A second, complimentary component of the urban assessment is a study of the reconstruction of O'Connell Street following the 1922 Civil War, below.

Both pieces of research trace the evolution of Site 2 and No.61 O'Connell Street as part of a continually evolving city through to its present-day character within the wider urban and masterplan area. They in turn frame an understanding of the past and present-day characteristics of the site from its 18th century origins as one of the first significant retail quarters in the city, supported by ancillary market/light industrial uses onto Moore Lane, together with the largescale reconstruction of the urban block post the 1922 Civil War.

15.3.2.2 Chronological Development of the Application Site

Please refer to Appendices 15.2-14 for detail on the evolution of each building and its plot

Please refer to Appendix 15.1 (Appendix A4) of the Dublin Central Masterplan Conservation Management Plan for a more detailed account of the impact on the Civil War in 1922 on the site.

O'Connell Street⁷ played a central role in many of the events that comprise the Decade of Centenaries, most obviously in the 1913 Lockout, the 1916 Rising and the 1922 Civil War, as well as the mass rallies organised by John Redmond in 1911 and 1912.⁸ Through the first two of these events O'Connell Street Lower was the main focus of attention and O'Connell Street Upper retained a low profile for the most part. In the wake of the Rising a committee was established under the chairmanship of Sir William Goulding to assess claims for damage. More than three hundred claims were lodged in relation to properties in O'Connell Street Upper, though many of these related to properties on the southern

end of the eastern side such as McDowell's jewellers and W H Lawrence, photographers. Approximately ten claims were submitted in relation to properties within the Dublin Central Masterplan Area, with a claim within Site 2 limited to No. 49 O'Connell Street Upper⁹ for superficial damage due to rifle fire and shell fire and damage to personal property through these causes and looting.

Compensation was just one issue that needed to be addressed in the aftermath of the Rising. Reconstruction was another and amongst the issues was the question of insurance. Some property owners did not have their premises insured, while others had insurance, but found that the cover excluded damage through act of war.¹⁰ A week after the Rising the traders who had lost property in the events of Easter week met in the Mansion House and appointed a committee to be called the Dublin Fire and Property Losses Association to lobby government for compensation for their losses.¹¹ The first action of the committee was to send a telegram to the Prime Minister seeking a meeting. The committee then sought details of losses from those affected, with the sum claimed in compensation and within a few days claims totalling £2 million had been lodged.¹²

The potential for regulating the nature of new buildings that were to replace those damaged to ensure a unity of approach was recognised by *The Irish Builder and Engineer* and others, such as the Professor of Architecture at UCD, W A Scott.¹³ The Lord Mayor chaired a meeting in the Mansion House to discuss the topic and this was attended by officials of the Corporation, representatives of the Local Government Board, The Royal Institute of Architects of Ireland (RIAI), the Architectural Association of Ireland and the Housing and Town Planning Association of Ireland.¹⁴ These moves, however, were opposed by the Property Losses Association, which saw the potential for delays in reconstruction and added expense to the detriment of the property owners.¹⁵

The Dublin Reconstruction (Emergency Powers) Bill was put before the Westminster parliament in August and proposed giving Dublin Corporation powers to acquire land compulsorily to widen or improve streets that had been damaged in the Rising and also proposed powers to lend money to landholders for the reconstruction of their buildings.¹⁶ There was opposition to the bill from a number of quarters, including those who saw it as allowing undue interference with property rights and others who considered that it would put a burden on the ratepayers and taxpayers.

During the passage of the Bill Dublin Corporation established a committee to discuss reconstruction with a view to making representations to parliament and this included Raymond Unwin, a leading town planner of the day, Richard C Orpen, president of the RIAI, the City Architect and a number of other experts in the field.¹⁷ Detailed negotiations took place during the autumn during which the question arose as to whether the reconstructed street should have uniform elevations. This was rejected by the committee, as it was "thought better to leave the greatest freedom to architects provided they are consistent with securing a general harmony of treatment under the coordinating direction of the city architect".¹⁸

¹¹ *Freemans Journal*, 9th May 1916.

¹² *Irish Times*, 11th May 1916; *Freemans Journal*, 13th May 1916.

¹³ Shaffrey, 1988, p. 150.

¹⁴ *Belfast Newsletter*, 20th May 1916.

¹⁵ *Irish Times*, 31st May 1916.

¹⁶ *Freemans Journal*, 4th August 1916.

¹⁷ Shaffrey, 1988, p. 152.

¹⁸ Miller, p. 288.

The act was finally passed in December 1916.¹⁹ In its final form the act required that plans for reconstruction within the destroyed areas were to be submitted for the approval of the City Architect. The exemplar for the design of new buildings in the street was a sketch prepared by Richard C Orpen depicting “coordinated design with unequal frontage”, allowing a great diversity within certain parameters rather than a fully unified design.²⁰

A further complication in the anticipated reconstruction was the shortage of building materials. The use of steel in construction had been banned because of its importance in the war effort and timber was also in short supply – and there was hesitation about using such a flammable material. Concrete was seen as a solution to this problem, particularly as there was an abundant supply of rubble for use as aggregate.²¹

The reconstruction of O’Connell Street Lower proceeded, but before it was complete the second battle of O’Connell Street, in July 1922, wreaked havoc in the northern part of the street. While the focus of the fighting was on the eastern side of O’Connell Street Upper, in the area known as “The Block”, between Cathedral Street and Parnell Street, some damage also occurred on the western side of the street.

The reconstruction of O’Connell Street Upper had the benefit of the experience gained over the previous six years. Another significant factor was that Ireland was now independent and its own government was responsible for new legislation – initially the Provisional Government and, from December 1922, the Free State Government. In 1923 the Damage to Property Compensation Act was passed, addressing applications to the courts for payments arising from damage during the Civil War. Section 10 allowed the judge in these cases to attach conditions to an award and in some cases obliged the attachment of conditions, including subsection 2(a) which stated that “if the injured building was situate in Upper Sackville Street, commonly known as O’Connell Street Upper, in the City of Dublin, the judge shall attach a full re-instatement condition to his decree”.²²

Section 3 required that anyone proposing to erect a new building on the site of one that has been damaged or destroyed must lodge details including plans and elevations with the city architect, who may request further particulars. In the case of O’Connell Street, Upper and Lower, the act went further, requiring the submission of these details whenever reconstructing *or altering* a building, whether or not it was to be on the site of a building damaged in the “recent disturbances”.²³ The act also gave the Corporation powers of compulsory acquisition where premises were damaged or destroyed buildings had been left derelict after a period, or where they were required for improvements to the street in relation to the reconstruction in the areas affected by the recent disturbances.

Given the fire damage in 1916 and again in 1922, when fire had raged unchecked through buildings and groups of buildings, the matter of combustibility was to the fore in the consideration of reconstruction. Accordingly, as cited above, the emphasis was on concrete as the dominant building material and when steel was used it was encased in concrete. In many cases, such as the Gresham Hotel, the floors were also of concrete.²⁴

From 1922 the city architect was Horace O’Rourke, and he devised the design criteria for the reconstruction of O’Connell Street with the guidance of Raymond Unwin, the town planner.²⁵ The RIAI formed a committee of three architects to provide advice and this committee met with Horace O’Rourke no less than twenty-four times, the outcome of which was a decision was to avoid what was

¹⁹ *Irish Independent*, 22nd December 1916.

²⁰ De Róiste, 2016a, p. 122.

²¹ De Róiste, 2016a, p. 124.

²² *Damage to Property (Compensation) Act, 1923*.

²³ *Dublin Reconstruction (Emergency Provisions) Act, 1924*.

²⁴ De Róiste, 2016b, p. 176.

²⁵ Bannon

been “an incoherent or uncoordinated reconstruction” and to opt for coordinating the design of street frontages.²⁶ The result has been described as “more successfully unified facades, but arguably a more muted and flatter streetscape ... giving a repetitive, if cohesive, appearance to this part of the street”.²⁷ This statement may be valid in relation to the principal area of reconstruction at this time, on the eastern side of the street, where The Block came to be dominated by buildings with very wide frontages – the Gresham Hotel, the Savoy Cinema and Hammam Buildings, and with relatively restrained facades.

On the western side, including plots within the subject development site however, the outcome was different, firstly because the damage was more limited and confined to limited areas, and secondly because each of the reconstructed buildings had its own character and a significant amount of surface modelling. Nos.43 and 44 O’Connell Street Upper, rebuilt in 1925, have stone fronts with a significant amount of surface embellishments. The facades of Nos.57 and 58 were greatly enlivened by the use of red brick walling adorned with stone detailing, particularly in the case of No.57, which had a heavy shopfront of granite, incorporating Doric columns, above which a frame of granite encased the large first-floor windows. The design of Nos.55-56 seems to have been agreed in 1926 and it closely resembles the style adopted following the 1916 Rising in Henry Street, Abbey Street and elsewhere.²⁸ However, the building was not constructed until 1931.²⁹ Considering the involvement of so many architects and others as advisors to the city architect in devising the approach to the architecture of reconstruction it is ironic that the only building that eschewed 1920s Baroque was No.45, which deliberately looked back to the Neoclassical public buildings of late-eighteenth century Dublin and which was designed by Harold Leask, on behalf of the Board of Public Works.³⁰

²⁶ De Róiste, 2016b, pp. 170-172.

²⁷ Shaffrey, 2014, p. 412.

²⁸ *Irish Times*, 18th June 1926.

²⁹ 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.

³⁰ www.dia.ie

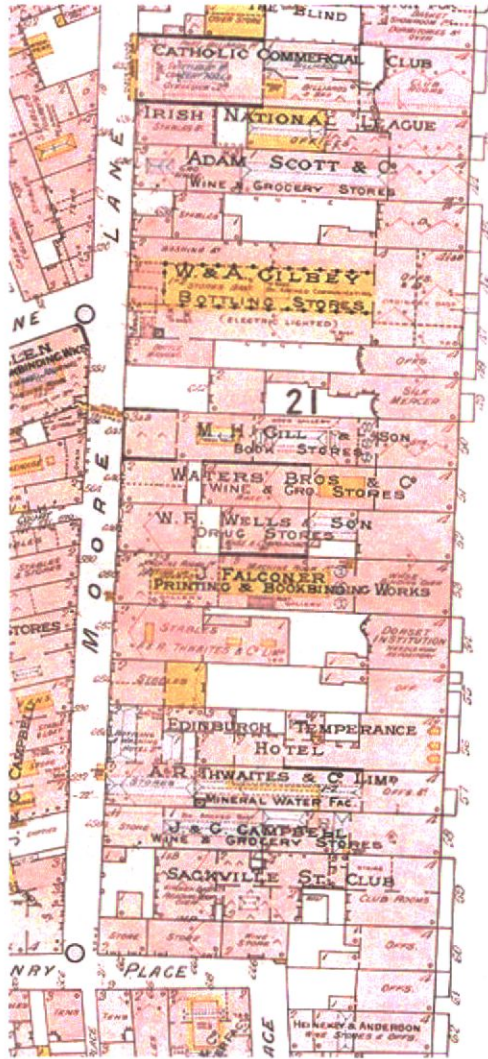


Figure 15.3.6: Goads' Fire Insurance Map 1893

The plan of the 18th century houses on Sackville Street are intact, and most appear to be in commercial use, with many having been extended to the rear.

No.59 is occupied by the Sackville Street Club. Note that the regency annex, positioned between the former reading room and the main building is shown as having an attached building to the rear. This adjoining structure was subsequently removed.

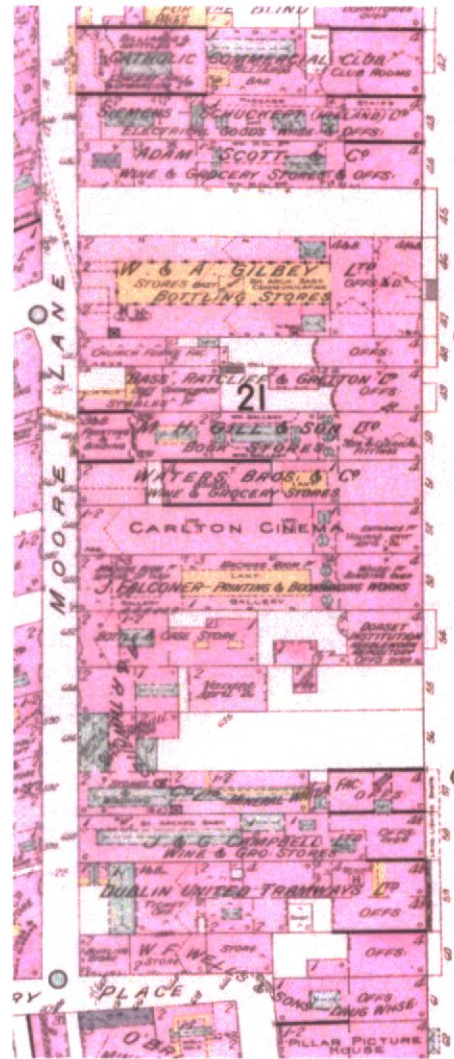


Figure 15.3.7: Goads' Fire Insurance Map 1926

Note the gradual infilling of basement lightwells on O'Connell Street relative to the earlier 1893 map and the vacant plots at Nos 55-56, post the initial early 20th century reconstruction works.

No.59 is now occupied by Dublin United Tramway and the western elevation of the former reading room is now enclosed by a glazed roof structure.



Figure 15.3.8: An aerial photograph of Site 2AB (in part), 1955 provides an interesting overview of the complex at the rear of No.59. The roof of reading room and the 'regency annex' is visible, with a lantern-roofed structure (since demolished) in the interstitial space. Source 'The Morgan Collection', National Library of Ireland.



Figure 15.3.9: A wider aerial photograph of Site 2, 1947, with the former Reading Room to rear of No.59 demarked for orientation purposes. Source: Ref: XPW043448, Historic Environment Scotland

The reconstruction of O'Connell Street Upper was largely complete by the end of the 1920s, with only the site of Nos.55 and 56 remaining vacant until completion of its building in November 1931. Since that time there have been significant other changes in this part of the street, most of which did not attempt to conform to the design criteria set by Horace O'Rourke. Most notable amongst these were the Royal Dublin Hotel at Nos.40-41, the Dublin County Council offices at 46-49, the Carlton Cinema at Nos.52-54 and the façade of the Dublin Bus offices at No.59. With the exception of the latter these later developments changed the scale of the street through the introduction of broad plots and all except the Carlton opted for concrete as a facing material.

Throughout the debates on how reconstruction should be undertaken the design emphasis was on the street frontages, particularly the frontage of O'Connell Street Upper. Few other streets were considered during the post-1922 reconstruction and streets such as Moore Lane were never mentioned. This is partly due to the lesser importance of the street. A further significant factor was the low level of damage that occurred during either the 1916 Rising or the 1922 Civil War.

Comparison of the Goad insurances maps of 1893 and 1926 suggests that very little change had occurred in the buildings on either side of Moore Lane during that interval. Notably, in the aftermath of the destruction of 1922 which had affected the premises of A & R Thwaites at No.57 O'Connell Street Upper, the company continued its operations at the rear of its site on Moore Lane where it employed 80 people.³¹ Some reconstruction took place in Moore Lane in the wake of the Civil War damage, notably at No.45 where the site was almost totally cleared (some sections of early townhouse basement surviving), though the major changes to the wider character of Moore Lane (including Site 2) took place more gradually through the twentieth century, such as at the Royal Dublin Hotel, the Dublin County Council offices and car park and the Carlton sites (Nos. 40-41, 46-49 and 52-54) together with other sites along both sides of Moore Lane.

15.3.2.3 Outline Description of the Site and its Enclosing Urban Environs

Site 2AB and Site 2C predominantly comprise built plots, with building fabric ranging in origin from the 18th (limited extent surviving) through to the 20th centuries. The plots form a unified terrace of four-five storey over basement buildings onto O'Connell Street Upper to the east, reducing in height to one-two storeys where addressing Moore Lane to the west. Whilst the early terraced character of O'Connell Street Upper has survived from its 18th century origins, reflected in the predominant retention of original plot widths and the faithful reconstruction of each building in accordance with its founding typology, the Moore Lane terrace as existing departs significantly from its origins in encompassing terraced buildings of height with active commercial functioning and street level interaction.

The contextual environment within which Site 2 sits has also changed considerably from its early origins. The east side of O'Connell Street Upper was largely reconstructed in the aftermath of 1922, occurring within a 3-year period post the conflict. Incrementally, the character of the street itself, its median, carriageway and footpaths have all changed over time. The demolition of Nos.40-41 and Nos.50-51 O'Connell Street Upper introducing long term 'gaps' within the previously unbroken terrace has altered the quality of the urban environment without establishing a positive contribution countering such loss. In turn, trees planted in the late 20th century have enlivened the amenity of the public realm whilst obscuring the richness of their flanking terraces, reordering an original integral relationship between the east and west terraces and the shared open space between.

The character of Moore Lane to the west, once enjoying an animated industrial streetscape, has, in contrast with the abrupt wholesale loss of the west side of O'Connell Street in the 1920s, suffered a quieter and more gradual pattern of decline over the course of the 20th century with large scale purposefully-built commercial, industrial and amenity buildings collectively contributing to an enlivened street character now all removed, truncated or replaced with introverted facades evolving to eschew, rather than engage with the lane. Sole remnants within Site 2 exist to the rear, of Nos.59 and 60 O'Connell Street, with fragments of the street's 18th and 19th century origins in wall sections

³¹ *Freemans Journal*, 24th May 1923

elsewhere. Please refer to Figures 5.2 and 5.3 in section 5.3 'Summary of site's contribution to 1916' below, for further brief graphical representation of what survives from these eras.

The resultant present-day character of Site 2 onto Moore Lane (east) is the unilateral absence of interaction between surviving buildings and the lane. The character of the corresponding streetscape at Moore Lane (west) has similarly regressed in discord to present an inactive presence onto the lane. The north and south of Site 2 is bookended by existing buildings, outside and within the wider Dublin Central Masterplan Area. The portion of the Masterplan Area sharing the northern boundary of Site 2, comprising Site 1, is unoccupied. However, building ranges to the south are largely occupied and contribute to an active street presence.

Overview of O'Connell Street Upper

The subject building range is of architectural heritage interest. Please refer to Statement of Significance, below, for further detail.

No.43 O'Connell Street Upper

Please refer to Appendix 15.3 for an expanded description

No.43 O'Connell Street Upper is a four-bay, five-storey over basement building dating from the 1920s. Its façade of Portland stone is flanked by ionic pilasters with swags between first and second floors and a modillion cornice above the third floor. Its parapet bears the date 1925. The basement area to the front has a wrought-iron balustrade on a cut-granite plinth wall. Its windows are a mix of original and uPVC casements.



Plate 15.3.1 Front and rear façade of 43 O'Connell Street Upper, together with Moore Lane elevation

Its interior, in good general condition, has a central staircase with ornamental square-section balusters and a hardwood handrail. Rooms are simple, with plain run cornices and some surviving cast-iron chimneypieces. Its footprint is fully developed, with rear returns extending to Moore Lane.

Its brick-faced Moore Lane elevation is consistent with the building form to the rear and is likely to originate from the reconstruction of the building in the 1920s.

No.44 O'Connell Street Upper

Please refer to Appendix 15.4 for an expanded description

No.44 is a three-bay, four-storey-over-basement mid-terraced building. The front elevation is comprised of coursed Portland stone, with recessed bays of paired windows to first and second floors flanked to corners and centre by projecting piers, with outer piers being pilasters with stylised fluted capitals. A cornice to second floor oversails a frieze of triglyphs and circular medallions. Third floor outer bays are flanked by pilasters with triglyph pediments. Square-headed window opes having leaded, multi-paned casement windows, are paired to first and second floors with Portland stone mullions and leaded, multi-pane overlights with carved Portland stone aprons to second floor having raised panelled mouldings. Square-headed window opes to third floor have eight-over-eight timber sash windows. The main building has a flat roof with red brick chimney stacks with granite cappings to the north-east and a rendered chimneystack with granite cappings to the south.

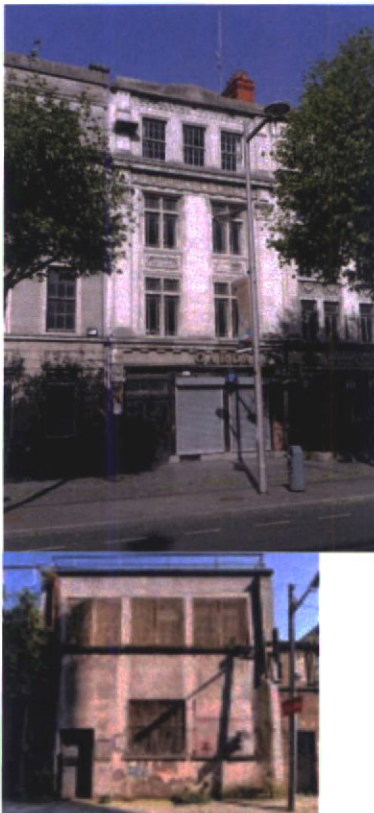


Plate 15.3.2 Front and rear elevation of No.44 O'Connell Street Upper together with Moore Lane elevation

An original shop front exists to ground floor, comprising pink granite pilasters with stylised capitals having circular medallions supporting a Portland stone frieze and carved modillion cornice. Double-leaf timber panelled doors to south with raised central studs, carved timber architrave with circular medallion motif and plain glazed transom with ventilation grille over. Replacement glazed shop windows set to timber frames over granite stall risers.

Its rear elevation has a red brick parapet and granite coping over façade of red brick laid in English garden wall bond with cementitious plat bands forming lintels to each floor. Its return is full-height to the north-west corner and finished in buff brick laid in a Flemish bond, having a mix of cast-iron and cast-aluminium rainwater goods.

Its rear plot is occupied by rhythmic single and two-storey flat roofed structures with inset lanterns extending to enclose a modest concrete framed, but modified elevation to Moore Lane, designed to interconnect compositionally with No.45 adjacent, and therefore likely attributable to the notable architect Harold Leask. The modulated treatment of the rear structures is successful in the introduction of ample daylight to basement spaces from lightwells, rendering the expansive footprint of the site wholly habitable.

Nos.45 O'Connell Street Upper

Please refer to Appendix 15.5 for an expanded description

No.45 O'Connell Street Upper is a three-bay, four-storey building with granite ashlar façade with plain granite parapet and with modillion cornice and plain frieze in Portland stone between second and third floors. The windows are three-over-six sashes on the top floor and six-over-six at first- and second-floor levels. The reconstructed building, subject to fire damage in the aftermath of 1922, was redeveloped in 1929 for the Civil Service Commission to the designs of Harold Leask, who designed the façade to reflect the 18th-century Dublin traditional architecture, with channelled granite ashlar walling and classical detailing in Portland stone.



Plate 15.3.3 Front and rear elevations of No.45 O'Connell Street Upper together with Moore Lane elevation and a cameo of the rear building's roof composition

The rear building range is as described for No.44 above and given the clear visual similarities between the two buildings (not reflected in the maintained functional independent of both) was intentionally designed by Harold Leask to maximise the habitable comfort for occupants of what was an early purpose-built office building, in the carefully choreographed synchrony between opposing elevations and their shared, top-lit roof forms ensuring air and light quality to all internal spaces.

Nos.46-49 O'Connell Street Upper

Please refer to Appendix 15.6 for an expanded description

Nos.46-49 O'Connell Street is a five-storey office building erected in the early 1970s. The façade comprises precast concrete panels is broken up into five units, each with four bays, reflecting the rhythm and proportions of the typical Georgian Dublin street, though using 20th-century materials and techniques. Each window frame projects from the façade with plain glazing and with ventilation grilles beneath, below which is a sloped panel. At entrance level are five shop units. This building has a T-shaped plan, with a full height return projecting from the centre of the rear façade, rising from a podium that fills the balance of the site, with two levels of parking. The building is occupied at entrance and basement levels, at the front of the building only and the rear carpark is in use. All other areas are vacant. The rear, street level car park onto Moore Lane comprises a concrete slab suspended above upstanding 18th century building fragments, visible through a small ventilation opening, but not surveyed due to spatial constraints.



Plate 15.3.4 Front of No.46-49 O'Connell Street Upper and rear elevation on Moore Lane

Nos.50-51 O'Connell Street Upper

Please refer to Appendix 15.7 for an expanded description



Plate 15.3.5 Overview of vacant plot at Nos.50-51 O'Connell Street Upper due east from Moore Lane

Nos.50-51 O'Connell Street Upper is an undeveloped, amalgamated plot, which has been vacant since the demolition of its two buildings in 1979 following a fire. Whilst east and western boundary walls have been demolished and replaced with temporary screening, the boundary walls that define the north and southern extents of this plot are of historic and architectural interest, limited however due to the absence of connecting building fabric. The 18th and 19th century buildings which formerly stood on this site are indicated in niches and indentations visible in surviving these walls. A section of the original southwestern boundary within the site was previously removed to accommodate amalgamation with No.55 adjacent.

Measured surveys have been undertaken to record the composition of boundary walls.

Nos.52-54 O'Connell Street Upper

Please refer to Appendix 15.8 for an expanded description

Nos.52-54 O'Connell Street Upper is occupied by the former Carlton Cinema. The iconic façade features pared back Art Deco motifs and is a good example of an early 20th century cinema typology.

The front three-storey façade has nine bays, comprised of alternating courses of Portland stone and ashlar granite, with mounded granite coping. The central, seven-bay breakfront comprises bays of two-storey, with multipaned cast-iron windows (presently obscured by canvas) framed by engaged Ionic-styled pilasters and flanked at both ends by a paired engaged columns Ionic-styled pilasters on raised plinths and surmounted by tripod lamps. The neon lettering 'CARLTON' is fixed to the breakfront, between first and second floors. At street-level there is a modern, projecting canopy to centre with modern fascia, flanked by modern shop fronts concealed behind steel roller shutters. The blank side elevations are finished in cementitious render.



Plate 15.3.6 Front elevation of No.52-54 O'Connell Street Upper, the former Carlton Cinema and rear (upper) elevation on Moore Lane

The two-storey wing to the north is faced in calp limestone. Rear (west) elevation finished in buff brick laid in English garden wall bonds, with matching buttresses at regular intervals. Internally, the building has been altered, but retains a legible interior, with parts presently in use as a casino and the remainder unoccupied.

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

Nos.55-56 O'Connell Street Upper

Please refer to Appendix 15.9 for an expanded description



Plate 15.3.7 Front façade of No.55-56 O'Connell Street Upper and its mixed material rear elevation on Moore Lane

The amalgamated plots of Nos.55-56 O'Connell Street Upper were constructed between 1927-1933, replacing two original house plots. The building is a five-bay, four storey structure with dormer attic. The shopfront extends the full width of the site with a deep Portland stone fascia above. The upper floors are comprised of red brick, laid in English garden wall bond with 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 project forward slightly from the main façade.

The frontage to Moore Lane is in two sections. The section to the rear of No.55 O'Connell Street Upper is enclosed by a mass concrete wall topped with four courses of concrete blockwork. The rear of No.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 nineteenth-century in origin. This pier is not part of a wall that runs back into the site.



Figure 15.3.10: No.55-59 O'Connell Street Upper, proposed 'new' buildings, W.H Byrne & Son. 1926 Source: IAA W.H. Byrne Collection, 2006.

No.57 O'Connell Street Upper

Please refer to Appendix 15.10 for an expanded description

No.57 O'Connell Street, constructed in 1926, is a 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. 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.

At the rear of the plot, there is a double-height extension facing onto Moore Lane. The façade has been modified to create two wide vehicular openings with steel rollers, with the earlier fabric fragmented and limited to framing piers. The earlier façade was constructed in multiple phases, comprising Calp limestone at lower level and buff brick, laid in English garden wall bond above. There is evidence of former window opening with a granite cill.

In the brick reveal of the southernmost pier, there is a marking which was previously identified in 2008 by archaeologist Frank Myles as being a possible bullet hole remnant from the 1916 Rising, although this theory remains unproven.



Plate 15.3.8 Front of No.57 O'Connell Street Upper and rear elevation to Moore Lane

No.58 O'Connell Street Upper

Please refer to Appendix 15.11 for an expanded description

No.58 is a four-storey, three-bay building faced with red brick laid in Flemish bond, above which is a dormer attic storey. The shopfront is a replacement, though with surviving moulded granite sill course above. Modern tiles have been adhered to the face of the original granite shopfront and the present condition of the concealed stone is unknown. The upper floor windows are framed with cut granite and are single-pane timber sliding sashes. Between first- and second-floor windows there is a bracketed cornice above the central window above which is a shield bearing the monograph JGC for J & G Campbell, above which is a swag, while to left and right are granite panels bearing rosettes. A granite cornice projects above the top-floor windows, above which is a brick blocking course.

At lower ground floor level there are extensive brick vaults surviving from 1873 when they were built for a wine and spirit merchant. The upper floors contain good examples of early 20th century architectural features and incorporate glazed brick lined lightwells to illuminate the interior spaces.

The retail space is presently in use as a gift shop and all other floors are unoccupied.

The rear structure facing onto Moore Lane is a replacement structure dating from the 1920s, is flat-roofed and faced in red brick laid in Flemish bond, with a stucco plat band having a projecting cornice, and inscribed as "J & G. CAMPB—". Part of the face of the brickwork has been cut back to facilitate a sliding steel door closing a vehicular opening.



Plate 15.3.9 Front façade of No.58 O'Connell Street Upper and rear elevations on Moore Lane

Structures at the rear of No.59 O'Connell Street Upper

Please refer to Appendix 15.12 for expanded description

Former Reading Room - Sackville Street Club

To the rear of the main building at No.59 are structures that predate the 1920s reconstruction including a two-storey building with surviving elements of the kitchens of the Sackville Street Club, above which is an extensive top-lit reading room with a modillion cornice, large roof lights and a central sunken oval soffit. Site investigations post removal of the present roof covering are required to determine if there was originally a rooflight set within the now-infilled oval as the ceiling design suggests.

The structure is enclosed by boundary walls and adjoining buildings; the rear, west facing elevation was internalised by the construction of a car port in the early 20th century. A mixture of casements and sash windows survive in this façade.

There are three brick chimneystacks on the multi-pitched roof; the stack on the southern boundary wall is truncated and was originally taller, but the other two are prominent stacks and the northern-most stack incorporates glazed brick at its base, most likely to reflect light back in through the adjacent roof light.



Plate 15.3.10 Roof and interior of rear of a former reading room pertaining to the Sackville Street Club

Car Port

One of the structures to the rear of No.59 includes a single volume car port onto Moore Lane, above an 18th century basement. It is assumed that the car port was created to serve the Sackville Street Club, at the turn of the 20th century. It is a modest steel framed structure with pitched roof having boarded internal linings and a concrete floor. It has clerestory lights onto an internalised yard shared with the reading room structure, cited above.



Plate 15.3.11 Interior and exterior of the car port

Regency Annex

No. 59 Upper O'Connell Street was built as a private house in 1752. From the end of the 18th century, it was in use as a club house for the Sackville Street Club, with extensive buildings at the rear including annexes, a car port, kitchens and a reading room. The front of the building was damaged during the second battle of O'Connell Street in July 1922 and was rebuilt shortly afterward, leaving rear building ranges intact.

The annex is a two-storey structure attached to the extended rear return of No.59 O'Connell Street Upper. It has a slated pitched roof and features a channelled render at entrance level and window hoods at first floor level on the east facing façade. The west-facing façade is plainer with a dashed render. All windows are modern uPVC. Examination of historic maps suggests that this west-facing elevation was previously attached to another two storey structure, which has since been removed.



Plate 15.3.12 Left: Recency annex attached to the rear return of No.59 and right: western elevation of annex

No.60a O'Connell Street Upper (also referred to as No.19 Moore Lane and No.5 Henry Place)

Please refer to Appendix 15.13 for expanded description

No.60a is a two-bay, two-storey former stable building, positioned at the junction of Henry Place and Moore Lane. The external walls are comprised of rubble Calp limestone, finished with cementitious render and supported by steel braces. The flat roof is mid-late 20th century in origin and records confirm that the building originally had a pitched slated roof. It has a blind elevation to north, and a former, original cruciform ventilation opening to high level, west elevation, is now blocked-up; a square-headed window opening 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, are blocked-up and concealed with render. Two square-headed shop entrances were provided to the south elevation, with the eastern ope forming an infill to possible former carriage openings. The eastern opening is supported by an exposed lintel, and an exposed bulkhead concealing a roller shutter, forming a fascia. Both opes are now infilled with modern-glazed doors.



Plate 15.3.13 The corner sited No.60A O'Connell Street Upper, at the junction of Moore Lane and Henry Place.

No.61 O'Connell Street Upper

Please refer to Appendix 15.14 for expanded description

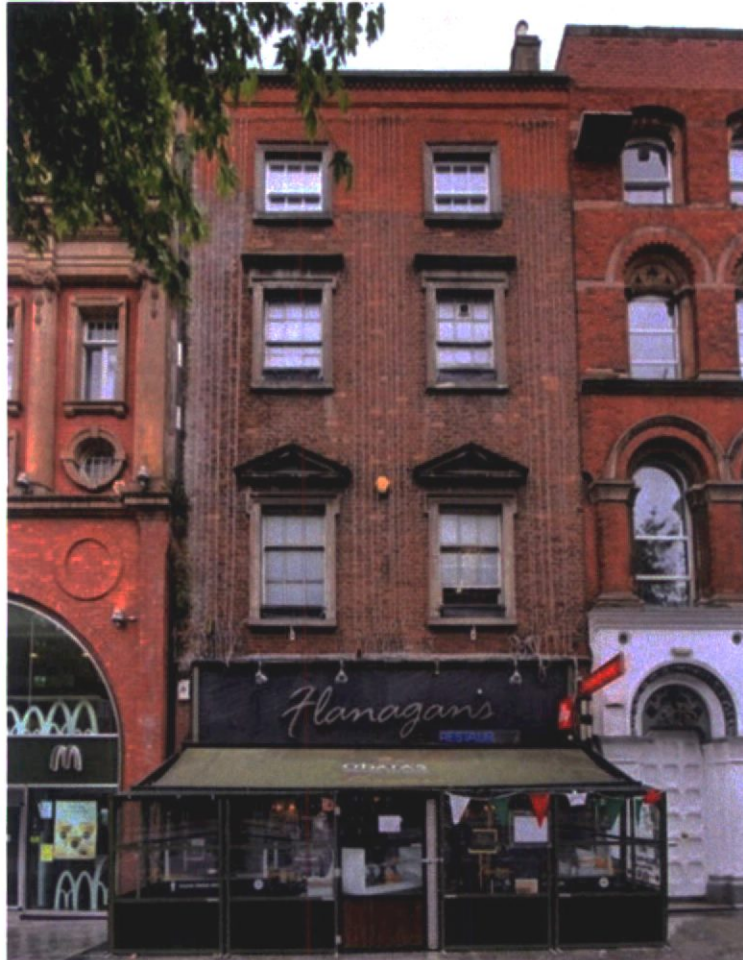


Plate 15.3.14 Front elevation of No.61 O'Connell Street Upper

No.61 O'Connell Street is a two-bay, four-storey over basement brick-fronted mid-18th century house. There is a single storey over basement extension attached to the rear, with a canopy structure at 2nd floor level attached to the rear of the original building. Internally, the building has been extensively modernised on all levels and is operating as a restaurant on entrance and basement levels, with the kitchen, staff facilities and administration offices on the upper floors.

The primary structure; walls, floors and roof comprise 18th and 19th century fabric, with structural modifications noted at entrance and basement levels. All internal walls and floors are lined and whilst few original features were observed internally, the existent of concealed elements behind linings cannot be excluded. Site inspections were limited to visible fabric and no invasive investigations were undertaken so it is possible that later linings may conceal historic fabric.

15.3.2.4 Statement of Significance of Building Range Within the Combined Site

The Architectural Heritage Protections Guidelines for Planning Authorities issued by the Department of Arts, Heritage and the Gaeltacht 2011 provides a series of headings under which a building or structure should be evaluated in order to assess its significance. The characteristics of special significance are as follows; Architectural, Historical, Archaeological, Artistic, Cultural, Scientific, Technical and Social. Certain front facades only of buildings in the subject site are included in the

Record of Protected Structures, with some also included in the National Inventory of Architectural Heritage.

Notwithstanding the dual circumstances arising from the previously permitted development to demolish extensively together with the absence of statutory protection extending beyond certain front facades, the unlimited assessment of interiors and rear structures of the building range accompanied by careful forensic examination and physical investigations has afforded this team an unprecedented

understanding of the characteristics of each building. On that basis, this section explores an expanded remit of assessment, applied by Molloy&Associates Conservation Architects. The same approach was adopted for the applications for Site 3, 4 and 5, where the methodology has been approved by Dublin City Council which has granted permission.

Further to a robust analysis of emerging documentary and physical evidence for each structure and plot in the Dublin Central Masterplan Area, Molloy&Associates assumed a renewed form of assessment of hierarchical significance. Four classifications of significance are thus suggested; Of high significance, Of significance, Of moderate significance and Of limited / No significance, defined as follows;

Of high significance

Structures which are deemed to possess significant interest under one or more of the following categories of interest as defined by the Planning and Development Act 2000; a. Architectural; b. Historical; c. Archaeological; d. Artistic; e. Cultural; f. Scientific; g. Technical; h. Social. Selected buildings assigned this classification are distinguishable from other buildings in the Dublin Central Masterplan Area by virtue of their significance under one or more of the above categories of special interest. Some, but not all, are included on the Record of Protected Structures and the NIAH. The majority of structures within Site 2 that fall into this category date from the reconstruction of the terrace in the aftermath of 1922, some containing traces from the 18th century.

Of significance

Structures or plots which are regarded as being of interest relative to other buildings in the Dublin Central Masterplan Area, but not considered to possess comparable interest to those buildings classified as being 'of high significance'. Some structures in this category are included on the Record of Protected Structures and the NIAH.

Of moderate significance

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

Of limited / No significance

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

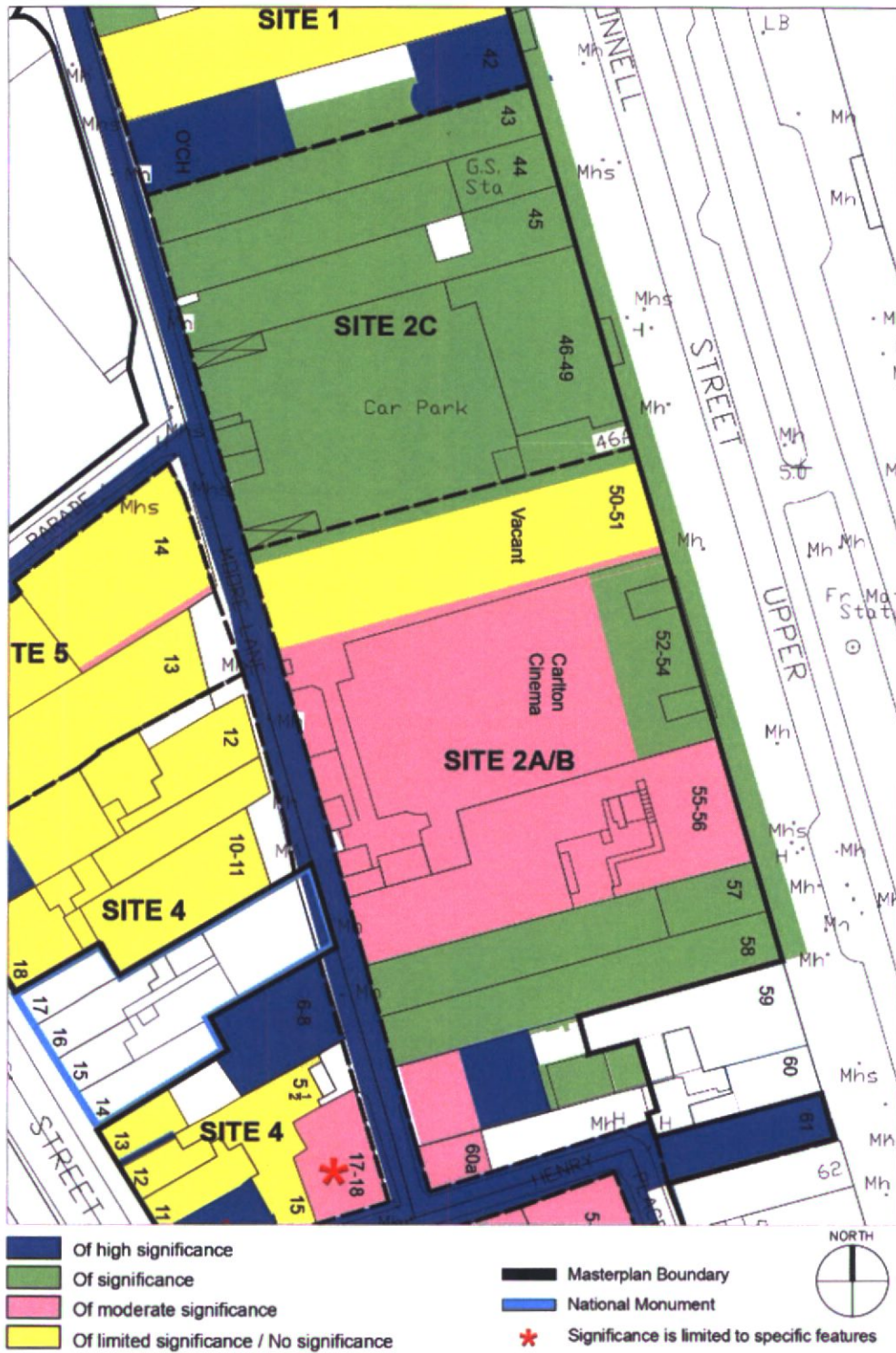


Figure 15.3.11: Ratings assigned to each structure within Site 2AB, Site 2C and No.61 O'Connell Street.

Each building/structure in the subject building group is assessed in accordance with the characteristics of special significance referred to above and assigned a significance rating correspondingly as follows:

Address	Basis for categorisation/ absence of categorisation	Rating assigned by MACA
<p>43 O'Connell Street Upper</p>	<p><i>Of architectural, historical, artistic significance</i></p> <p>Internal configuration and stylistic treatment, together with relative intactness comprise a solid example of 1920s architecture. External Portland stonework well crafted with swag modelling and modillion cornice of artistic merit. Front lightwell complete with wrought-iron balustrade on a cut granite plinth wall together with basement fabric survives from the 18th century.</p>	<p>Of significance</p> <p><i>Please refer to Appendix 15.3 for further detail on the significance of this building</i></p>
<p>44 O'Connell Street Upper</p>	<p><i>Of architectural, historical, artistic significance</i></p> <p>No.44, whilst designed independent of its adjoining with No.45 to the south, is reminiscent of an 18th century townhouse internally. Whilst the building appears to be a reconstructed townhouse in its proportions and stylistic treatment, recent opening up works confirm it was constructed above a surviving 18th century basement in the 1920s using stock brick with party walls appearing inside the north and south boundaries. Its return was reconstructed using salvaged 18th century handmade brick, aligning with materials used in the southern boundary wall of No.42.</p> <p>Some internal features are well crafted, such as the Irish oak chimney pieces and matching slatted office storage units at first and second floor level. Its stuccowork at entrance level is also well crafted and refers to an earlier era of grandeur. Its internal floor plates are lower than its connected building at No.45, with single ope connections stepping up to meeting the levels of No.45 at basement and 2nd floor levels.</p> <p>Rear structures are composed to compliment interconnecting lightwells with No.45, and it is assumed that the accomplished architect Harold Leask was responsible for the integrated design of both.</p>	<p>Of significance</p> <p><i>Please refer to Appendix 15.4 for further detail on the significance of this building</i></p>
<p>45 O'Connell Street Upper</p>	<p><i>Of architectural significance</i></p> <p>No.45 is a well-crafted, wholly intact building, with consistent detailing extending throughout all areas, from its front structure to its rear returns, representative of a distinguished design of its era of construction.</p>	<p>Of significance</p> <p><i>Please refer to Appendix 15.5 for further detail on the significance of this building</i></p>
<p>46-49 O'Connell Street Upper</p>	<p><i>Of architectural significance</i></p> <p>A quite interesting example of a 20th century purpose built commercial building, displaying evidence of a sensitive urban contribution contributing meaningfully to its context, awareness of internal thermal comfort requirements and artistic craft in the composition of its façade.</p>	<p>Of significance</p> <p><i>Please refer to Appendix 15.6 for further detail on the significance of this building</i></p>

Address	Basis for categorisation/ absence of categorisation	Rating assigned by MACA
50-51 O'Connell Street Upper	Vacant site, with surviving boundary wall fragments considered to present moderate architectural significance.	Boundary walls of moderate significance; vacant site of limited/ no significance <i>Please refer to Appendix 15.7 for further detail on the significance of this plot</i>
52-54 O'Connell Street Upper <i>The former Carlton Cinema</i>	<i>Of architectural, social significance</i> The design and delivery of this structure edified the best of cinematic typologies of its time. Although having suffered modification, decline and neglect, the façade of the building presents a landmark feature in the ACA.	Front building and cinema range of significance, with buildings to rear of moderate significance. <i>Please refer to Appendix 15.8 for further detail on the significance of this building</i>
55-56 O'Connell Street Upper	The building has been subject to extensive remodelling and intervention at lower levels, with upper levels modified but somewhat intact. Architecturally, the principal structure is not of comparable significance when compared with its contemporary buildings on the street.	Of moderate Significance <i>Please refer to Appendix 15.9 for further detail on the significance of this building</i>
57 O'Connell Street Upper	<i>Of architectural, historical, artistic significance</i> External and internal treatments present an exemplar of good architecture of its era. Internal configuration aligns with No.58 adjacent to create a shared lightwell. Its connection to the creation of a water bottling function is also of interest. Rear industrial buildings enclosed by 18 th century fabric survive.	Of significance <i>Please refer to Appendix 15.10 for further detail on the significance of this building</i>
58 O'Connell Street Upper	<i>Of architectural, historical, artistic significance</i> Constructed as a pair with No.57, sharing a lightwell to same. Interior is a worthy example of good architecture of its era. The surviving vaults in themselves have significance.	Of significance <i>Please refer to Appendix 15.11 for further detail on the significance of this building</i>
Regency annex to rear return of No.59 O'Connell	<i>Of historical significance</i> A unique building form within the development lands, but extensively modified internally.	Of significance <i>Please refer to Appendix 15.12 for further detail on the significance of this building</i>

Address	Basis for categorisation/ absence of categorisation	Rating assigned by MACA
Street Upper		
Reading room to rear of No.59 O'Connell Street Upper	<p><i>Of architectural, historical, artistic significance</i></p> <p>This building is a rare survivor, 18th century in origin with 19th century alterations at street level. In reflecting its grand origins as part of a kitchen complex attached to an 18th century townhouse of standing, its kitchen and yard layouts survive at lower ground level, with its elevated reading room above entrance level still retaining its original configuration, albeit modified over time, with remnants of its 19th century use as a billiards/ reading room. As a composition, it reflects each era of occupation and in retaining much of its original character is considered to represent an exemplar of typically evolving building forms of 18th century Dublin.</p>	<p>Reading room at street level and kitchens at basement level of high significance.</p> <p><i>Please refer to Appendix 15.12 for further detail on the significance of this building</i></p>
Car port to rear of No.59 O'Connell Street Upper	<p>The car port, Edwardian in origin, whilst interesting, is less significant than other buildings in this range.</p>	<p>Of moderate Significance</p> <p><i>Please refer to Appendix 15.12 for further detail on the significance of this building</i></p>
60 A O'Connell Street Upper	<p>The building comprises part of a stable/ coach house grouping from the 18th century development of Moore Lane but has lost its roof form, its connecting structures to the east which lined the northeast corner of Henry Place, is internally extensively modified and externally braced for support. However, it comprises a pre-1916 building at the eastern junction of Henry Place with Moore Lane.</p>	<p>Of moderate Significance</p> <p><i>Please refer to Appendix 15.13 for further detail on the significance of this building</i></p>
61 O'Connell Street Upper	<p><i>Of architectural, historical significance</i></p> <p>This building is listed on the Record of Protected Structures (no. 6029) It is listed as Commercial premises: front façade.</p> <p>Although the building has been substantially modified, elements of the 18th century structure survive.</p> <p>The building was constructed c1760. Notwithstanding a series of later interventions and years of dereliction, the exterior form of the original 18th century house is legible.</p>	<p>Of high significance</p> <p><i>Please refer to Appendix 15.14 for further detail on the significance of this building</i></p>

Table 15.3.1: Characteristics and significance of each building/plot

15.3.2.5 Summary of Site's Contribution to 1916

Please refer to Appendix 15.1, sub-appendix A4 for expanded account of the wider Dublin Central Masterplan Area's contribution to the battlefield of 1916

The site formed the eastern boundary of the 1916 Moore Lane battlefield. Building fabric on Moore Lane surviving from that time is limited to;

55 O'Connell Street Upper	Stone/ brick pier remnant demarking the boundary between Nos.54 and 55
57 O'Connell Street Upper	Brick and calp limestone remnants, with a single brick in the southern remnant alleged to mark the impact of a bullet trace from the 1916 Rising. The accuracy of this theory cannot be proven.
58 O'Connell Street Upper	Calp limestone wall remnants at either boundary
60 A O'Connell Street Upper	Calp limestone outer walls to a structure that formed the junction of Moore Lane and Henry Place.

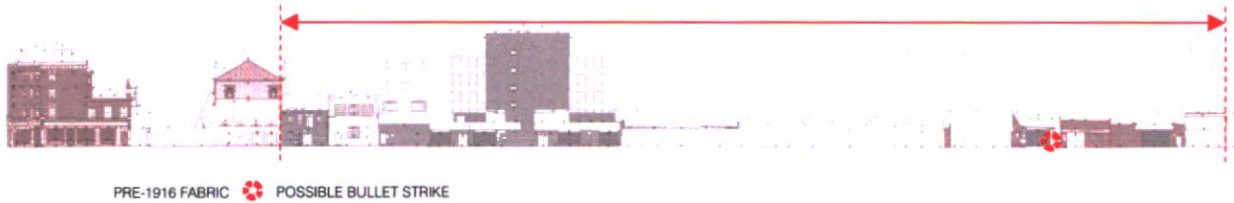


Figure 15.3.12: The eastern side of Moore Lane Fabric with pre 1916, shown in red, with Site 2 components confined to remnants to RHS of sketch.

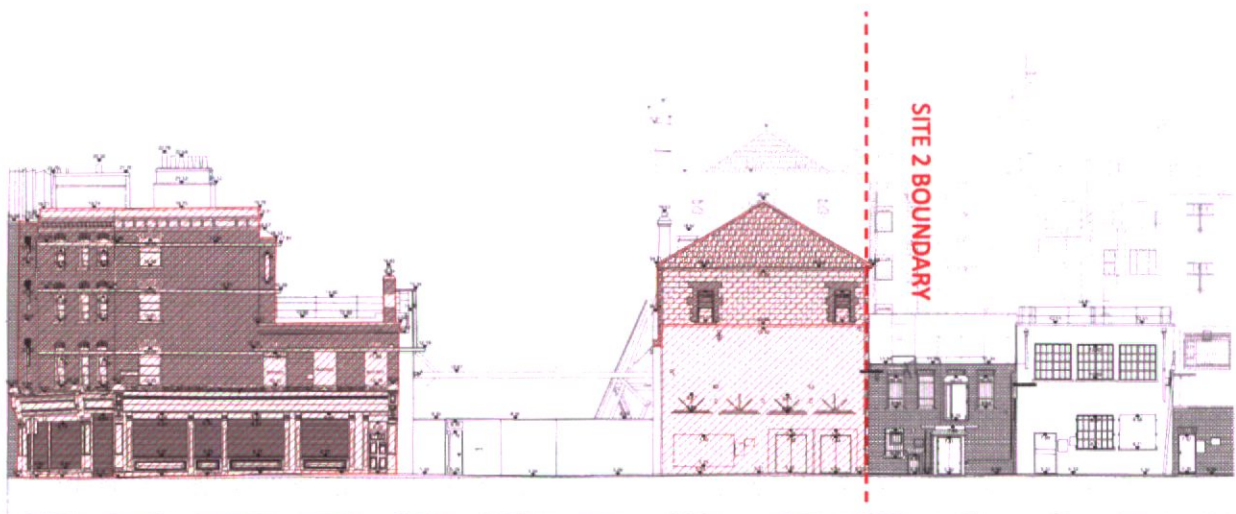


Figure 15.3.13: Extract from Moore Lane Fabric- pre 1916 sketch with pre 1916, shown hatched in red (within Site 1, outside the subject planning boundary)



Figure 15.3.14: Extract from Moore Lane Fabric- pre 1916 sketch with pre 1916, shown hatched in red (within Site 2)

Please note that the rear wall of No.61 O'Connell Street onto Henry Place comprises entirely of post 1916 building fabric.

15.3.2.6 Summary of the Architectural Significance of the 1920's Building Range

Please refer to Appendices 15.3- 15.14 for expanded description and detail on the evolution of each building and its plot, together with Appendix 15.1, sub-appendix A4 for expanded account of the wider Dublin Central Masterplan Area's reconstruction following the Civil War of 1922

Most structures within the Site 2 portfolio were partially or wholly reconstructed in the aftermath of the Civil War of 1922, as documented in detail in the attached appendices. The influence of early 20th century stylistic advances is evident in the individualistic spatial and decorative distinction of each building, yet collectively architectural commonalities exist qualifying the functional and artistic status of the terrace as a set piece, as described in Section 7.8.1. below.

For the first time, concrete was used in floor and wall compositions reflecting a requirement to reinstate operational functioning without delay- yet the adoption of traditional decorative finishing of a utilitarian shell references the 18th century grandeur of these buildings and a wish by the individual building owners to emulate that legacy.

The replacement buildings singularly and collectively are on the whole found to possess architectural significance.

15.3.3 Cumulative Development

15.3.3.1 Context

Architectural heritage considerations within the subject site's enclosing urban environs have been considered cumulatively. A number of front facades in Sites 2AB and 2C are included in the Record of Protected Structures, (previous and current Dublin City Development Plan) as highlighted in Table 15.3.1. Several structures are also included in the National Inventory of Architectural Heritage, also highlighted in Table 15.3.1. Structures in the vicinity of the site included in both the RPS and NIAH, some of which are located within the wider masterplan site, are as scheduled in Table 15.3.1. The site is in an Architectural Conservation Area and Zone of Archaeological Potential (ZAP) for Dublin City (DU020-018).



Figure 15.3.15: The Dublin Central Masterplan Area outlined in red (for visual demarcation only), based on Dublin City Development Plan Map E, The O'Connell Street ACA Map, and an interpretation of the Record of Protected Structures Compiled by Molloy & Associates.

As cited in the introduction above, at the time of writing of the original EIAR chapter in 2022, both the extant 2016-2022 City Development Plan and Draft 2022-2028 City Development Plan were referred to. In June 2023, in response to a request for further information in respect of planning applications for the development of Site 2 and No.61 O'Connell Street, the report's content was updated to focus to a greater extent on policies contained in the adopted Dublin City Development Plan 2022-2028, with the previous 2016-2022 Plan referenced where required.

A number of key changes applicable to the site arose from adoption of the 2022-2028 City Development Plan; principally the expansion of protected upper level facades to include the entirety of front facades (Volume 4: Record of Protected Structures); the proposed renewal of an O'Connell Street and Environs Area of Special Planning Control to specify development objectives for the preservation or enhancement of the area that would further strengthen its designation as an Architectural Conservation Area (Chapter 11; Objective BHA03); and the creation of objectives for the O'Connell Street area specific to the subject site (Chapter 13.12 SDRA 10- North East Inner City).

The provision of 'Priority Architectural Conservation Areas' in the 2022-2028 Plan, includes Moore Street in the areas selected for designation over the development plan period. Owing to an absence of policy and boundary map for the future ACA, it is not considered under this assessment. However, as is evident in Tables 15.7.1. and 15.7.2. below, the proposed development is imperceptible from the setting of protected structures on Moore Street, leading to an assumption that neutral impact for a future ACA follows.

The proposed addition of a number of structures within the wider Dublin Central Masterplan Area is relevant to the assessment of the subject development. Those additions do not have a material consequence for the assessment of significance of this impact of this proposed development at Site 2.

Key objectives, their applicability to architectural heritage considerations in respect of the subject development and their framing in terms of architectural heritage impacts, are set out below.

Protected structures, together with structures included in the NIAH (with L= Local; R=Regional; N= National ratings), within the vicinity of the subject site are as scheduled in the below table. Please note buildings highlighted in blue, which are included in the combined site.

Address	RPS Ref.	Description	NIAH Ref/rating
10 Moore Street, Dublin 1	8908	Commercial premises <i>Recent addition to the RPS</i>	-
12 Moore Street, Dublin 1	8909	Two-storey, historic brick party wall (only) between 12 and 13 Moore Street, with evidence of 'creep holes' from 1916 <i>Recent addition to the RPS</i>	-
13 Moore Street, Dublin 1	8910	Two-storey historic brick party walls (only) between Nos. 13 and 12 and Nos. 13 and 14 Moore Street (RPS No. 5282) with evidence of infilled creep holes dating from 1916 <i>Recent addition to the RPS</i>	-
14 Moore Street, Dublin 1	5282	House: external envelope, internal stairs, stairwells and corner chimney breasts	50010489 (R)
15 Moore Street, Dublin 1	5283	House: external envelope, internal stairs, stairwells and corner chimney breasts	50010490 (R)
16 Moore Street, Dublin 1	5284	House	50010491 (N)
17 Moore Street, Dublin 1	5285	House: external envelope, internal stairs, stairwells and corner chimney breasts	50010492 (R)
20-21 Moore Street Dublin 1	8911	Commercial premises <i>Recent addition to the RPS</i>	-
Rotunda Hospital: Parnell Square West, Dublin 1	6419	Rotunda Hospital: west wing, excluding entrance level arcade (for which see Parnell Street); facades of Plunkett Cairns wing (three-storey façade)	50010619- 50010622 (N)

Address	RPS Ref.	Description	NIAH Ref/rating
70 Parnell Street, Dublin 1	6423	Licensed premises	50010561 (R)
71 Parnell Street, Dublin 1	-	-	50010562 (R)
72-74 Parnell Street, Dublin 1	6424	Licensed premises	50010559 (R)
37-38 O'Connell Street Upper, Dublin 1 Dublin 1	6021	Bank	50010558 (R)
42 O'Connell Street Upper, Dublin 1	6022	Commercial premises	50010554 (N) 50010560 (R)
43 O'Connell Street Upper, Dublin 1	6023	Commercial premises, front façade	50010553 (R)
44 O'Connell Street Upper, Dublin 1	6024	Commercial premises, front façade	50010552 (R)
45 O'Connell Street Upper, Dublin 1	-	-	50010551 (R)
52-54 O'Connell Street Upper, Dublin 1	6025	Former Carlton Cinema, upper floor façade	50010543 (R)
56 O'Connell Street Upper, Dublin 1	-	-	50010542 (R)
57 O'Connell Street Upper, Dublin 1	6026	Commercial premises, front façade	50010541 (R)
58 O'Connell Street Upper, Dublin 1	6027	Commercial premises, front façade	50010540 (R)
59 O'Connell Street Upper, Dublin 1	-	-	50060601 (R)
60 O'Connell Street Upper, Dublin 1	6028	Commercial premises	50010535 (R)
61 O'Connell Street Upper, Dublin 1	6029	Commercial premises, front façade	50010534 (R)
62 O'Connell Street Upper, Dublin 1	6030	Commercial premises	50010533 (R)
63-64 O'Connell Street Upper, Dublin 1	6031	Commercial premises	50010532 (R)
65-66 O'Connell Street Upper, Dublin 1	6032	Bank	50010531 (R)

Address	RPS Ref.	Description	NIAH Ref/rating
67 O'Connell Street Upper, Dublin 1	6033	Commercial premises	50010530 (R)
68 O'Connell Street Upper, Dublin 1	6034	Commercial premises	50010529 (R)
69 O'Connell Street Upper, Dublin 1	-	-	50010493 (R)
O'Connell Street Lower, Dublin 1	6010	The General Post Office, including GPO Buildings (Nos.1-6) on Henry Street. For 26-30 Henry Street (GPO Buildings) see RPS Ref. 8746-8750.	50010528 (N) 50010500 (R)
O'Connell Street Lower, Dublin 1	6011	Two upright bollards and six dome head bollards at GPO kerb line	50010527 (R)
7-15 (inc.) Henry Street, Dublin 1	3666	Arnott's: Upper floor facade. First floor cornice detail and shopfront (excluding canopy and vertical sign; including tower and clock feature)	50010470 (N)
16 Henry Street, Dublin 1	3667	Upper floor facade	50010471 (R)
17 Henry Street, Dublin 1	3669	Upper floor facade	50010472 (R)
18 Henry Street, Dublin 1	3670	Upper floor facade	50010473 (R)
19 Henry Street, Dublin 1	3671	Upper floor facade	
20 Henry Street, Dublin 1	3672	Upper floor facade	50010474 (R)
21 Henry Street, Dublin 1	3673	Upper floor facade	50010475 (R)
22-23 Henry Street, Dublin 1	3674	Upper floor facade	50010476 (R)
24 Henry Street, Dublin 1	3675	Upper floor facade	-
25 Henry Street, Dublin 1	3676	Upper floor facade	-
Henry Street, Dublin 1	3677	GPO Arcade. Arcade runs from Henry Street to Prince's Street North.	50010528 (N) 50010500 (R)
26 Henry Street, Dublin 1	8746	1-6 GPO Buildings- see O'Connell Street Lower	
27 Henry Street, Dublin 1	8747		
28 Henry Street, Dublin 1	8748		
29 Henry Street, Dublin 1	8749		
30 Henry Street, Dublin 1	8750		
33 Henry Street, Dublin 1	-	-	50010494 (R)
36 Henry Street	-	-	50010495 (R)
37 Henry Street	-	-	50010496 (R)

Address	RPS Ref.	Description	NIAH Ref/rating
38 Henry Street	-	-	50010497 (R)
39 Henry Street	-	-	50010498 (R)
40 Henry Street	-	-	50010499 (R)
41 Henry Street	-	-	50010481 (R)
1, 2 Moore Street	-	-	50010482 (R)
3 Moore Street	-	-	50011208 (R)
4 Moore Street	-	-	50011207 (R)
5 Moore Street	-	-	50011206 (R)
6 Moore Street	-	-	50010483 (R)
7 Moore Street	-	-	50010484 (R)
8-9 Moore Street (excluding 11/12 Henry Place)	-	-	50060509 (R)
4-8 Henry Place, Dublin 1	8906	Commercial Premises (former O'Brien's Mineral Water Factory): 19th century ground floor façades to Henry Place <i>Recent addition to the RPS</i>	-
17-18 Henry Place, Dublin 1	8907	Commercial Premises (former Bottling Stores) ground floor façades to Henry Place and Moore Lane <i>Recent addition to the RPS</i>	-




Table 15.3.2: Buildings on the RPS and the NIAH, within and in the vicinity of the site, with buildings within the subject site highlighted in blue

15.4 CHARACTERISTICS OF PROPOSED DEVELOPMENT


15.4.1 Dublin Central Masterplan

15.4.1.1 Building Assessment and Statements of Significance, together with a Development Rationale for each Building/ Plot within the Masterplan Site are contained in Table 15.4.1. below.

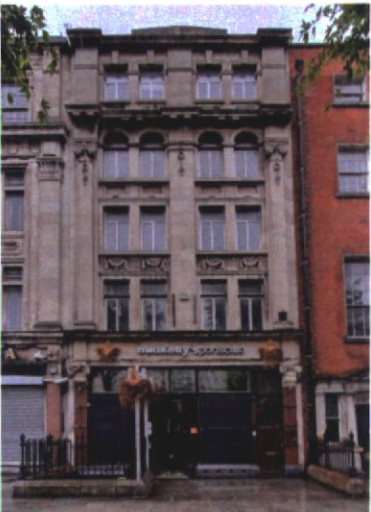

Please refer to appendices attached to the Architectural Heritage Impact Assessments for Site 2 and No.61 O'Connell Street submitted with their respective planning applications, for detailed inventories and descriptions of buildings and plots contained within. Similarly detailed analyses will accompany forthcoming planning applications for Site 1 and have been provided attached to planning applications for Sites 3, 4 and 5. Please refer to section 15.3.2.4. above for an expanded rationale for the basis of Assigned Significance.





Site 1			
Structure	Assigned significance	Brief description	Implications of the proposed development
70 Parnell Street	Of significance	Three-bay, four-storey building on Parnell Street frontage with single-bay side elevation, to the rear of which is a two-storey, three-bay annex facing on to Moore Lane. As part of the reconstruction c.1910 the façade appears to have been rebuilt slightly further out into both streets, probably because the original facades were stepped in a similar way to that seen next door on number 71.	 <p>To be retained, conserved, vertically extended</p>
71 Parnell Street	Of moderate significance	19 th century four-storey, two-bay, brick-fronted premises with left-hand section of façade advancing forward of right-hand section, with substantially remodeled interior of limited interest. Brick is laid in English garden wall bond. Windows on upper floors are small-paned timber sliding sashes. Shopfront is of traditional style and is divided unevenly, reflecting the former use as two separate shops.	 <p>Façade to be retained and site developed, vertically extended.</p>
72 Parnell Street	Of limited significance/ of no significance	Part of mid-20 th century Royal Dublin Hotel, c 1960s. No historic fabric seen within building. The building connects to a plot at Nos 40-41 O'Connell Street.	 <p>To be demolished and site developed</p>


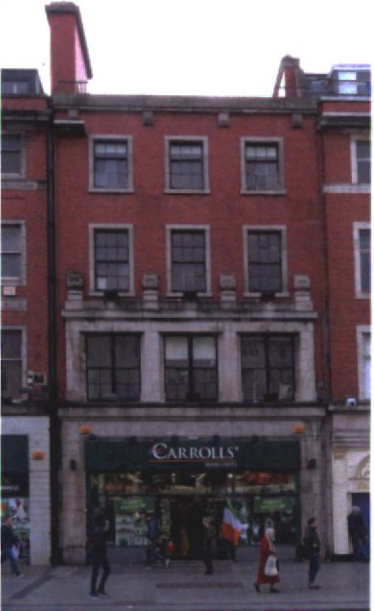

<p>40-41 O'Connell Street</p>	<p>Of limited significance/ of no significance</p>	<p>Vacant site running from O'Connell Street to Moore Lane and formerly the site of the Royal Dublin Hotel. A spur from this site runs northward to No.72 Parnell Street where a small element of the hotel survives.</p>	 <p>Site to be developed</p>
<p>42 O'Connell Street Upper, Dublin 1</p>	<p>Of high significance</p>	<p><i>Architectural, historical, artistic significance</i></p> <p>Three-bay, four-storey over basement mid-18th century house with brick front and parapet. Top floor windows are three-over-three sashes, second floor are six-over-six and ground and first floor are nine-over-six. The front door is flanked by one-over-one sash windows and the door and windows are encased in a limestone surround with a pediment supported on Doric columns from which a frieze extends over the windows and is supported on the outer margins by pilasters.</p> <p>A basement area has a low plinth wall of granite on which are later wrought-iron railings.</p> <p>The interior plan form survives largely intact, with some features such as the original staircase and a first-floor rococo ceiling. Through much of the house the plaster has been stripped from the walls and ceilings and some reproduction plaster is found at ground-floor level.</p>	 <p>To be conserved</p>
<p>O'Connell Hall</p>	<p>Of high significance</p>	<p><i>Architectural, historical, artistic significance</i></p> <p>19th century Hall with decorative coffered ceiling. Detached structure with independent access off Moore Lane. Linked to main house by a series of later structures.</p>	 <p>To be conserved</p>




<p>Linking structures</p>	<p>Of significance</p>	<p>19th century two storey link building with lantern rooflight connecting No.42 O'Connell Street with O'Connell Hall.</p>	 <p>To be demolished and garden reinstated.</p>
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Site 2



Structure	Assigned significance	Brief description	Proposed development rationale
<p>43 O'Connell Street Upper, Dublin 1</p>	<p><i>Refer to 15.3.1 Statement of significance of building range within the combined site, above</i></p>	<p><i>Refer to 15.3.2.3 Outline description of the site and its enclosing urban environs, above</i></p>	 <p>Façade to be retained and site developed, vertically extended.</p>
<p>44 O'Connell Street Upper, Dublin</p>	<p><i>Refer to 15.3.1 Statement of significance of building range within the combined site, above</i></p>	<p><i>Refer to 15.3.2.3 Outline description of the site and its enclosing urban environs, above</i></p>	 <p>Façade to be retained and site developed, vertically extended.</p>



<p>45 O'Connell Street Upper, Dublin 1</p>	<p><i>Refer to 15.3.1 Statement of significance of building range within the combined site, above</i></p>	<p><i>Refer to 15.3.2.3 Outline description of the site and its enclosing urban environs, above</i></p>	 <p>Façade to be retained and site developed, vertically extended.</p>
<p>46-49 O'Connell Street Upper, Dublin 1</p>	<p><i>Refer to 15.3.1 Statement of significance of building range within the combined site, above</i></p>	<p><i>Refer to 15.3.2.3 Outline description of the site and its enclosing urban environs, above</i></p>	 <p>To be demolished and site developed</p>
<p>50-51 O'Connell Street Upper, Dublin 1</p>	<p><i>Refer to 15.3.1 Statement of significance of building range within the combined site, above</i></p>	<p><i>Refer to 15.3.2.3 Outline description of the site and its enclosing urban environs, above</i></p>	 <p>Flanking walls to be demolished and site to be developed</p>
<p>52-54 O'Connell Street Upper, Dublin 1 The former Carlton cinema</p>	<p><i>Refer to 15.3.1 Statement of significance of building range within the combined site, above</i></p>	<p><i>Refer to 15.3.2.3 Outline description of the site and its enclosing urban environs, above</i></p>	 <p>façade to be retained, building to be demolished and site developed. Façade to be modified and vertically extended.</p>


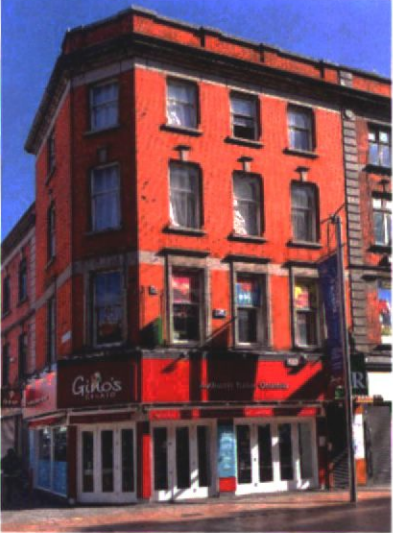
<p>55-56 O'Connell Street Upper, Dublin 1</p>	<p><i>Refer to 15.3.1 Statement of significance of building range within the combined site, above</i></p>	<p><i>Refer to 15.3.2.3 Outline description of the site and its enclosing urban environs, above</i></p>	 <p>To be demolished and site developed</p>
<p>57 O'Connell Street Upper, Dublin 1</p>	<p><i>Refer to 15.3.1 Statement of significance of building range within the combined site, above</i></p>	<p><i>Refer to 15.3.2.3 Outline description of the site and its enclosing urban environs, above</i></p>	 <p>Façade to be retained and site developed, vertically extended.</p>
<p>58 O'Connell Street Upper, Dublin 1</p>	<p><i>Refer to 15.3.1 Statement of significance of building range within the combined site, above</i></p>	<p><i>Refer to 15.3.2.3 Outline description of the site and its enclosing urban environs, above</i></p>	 <p>Façade to be retained and site developed, vertically extended.</p>




<p>Regency annex to rear return of No.59 O'Connell Street Upper, Dublin 1</p>	<p><i>Refer to 15.3.1 Statement of significance of building range within the combined site, above</i></p>	<p><i>Refer to 15.3.2.3 Outline description of the site and its enclosing urban environs, above</i></p>	 <p>To be demolished and site developed</p>
<p>Reading room to rear of No.59 O'Connell Street Upper, Dublin 1</p>	<p><i>Refer to 15.3.1 Statement of significance of building range within the combined site, above</i></p>	<p><i>Refer to 15.3.2.3 Outline description of the site and its enclosing urban environs, above</i></p>	 <p>To be conserved</p>
<p>60 A O'Connell Street Upper, Dublin 1</p>	<p><i>Refer to 15.3.1 Statement of significance of building range within the combined site, above</i></p>	<p><i>Refer to 15.3.2.3 Outline description of the site and its enclosing urban environs, above</i></p>	 <p>To be demolished and site developed as a pocket square</p>

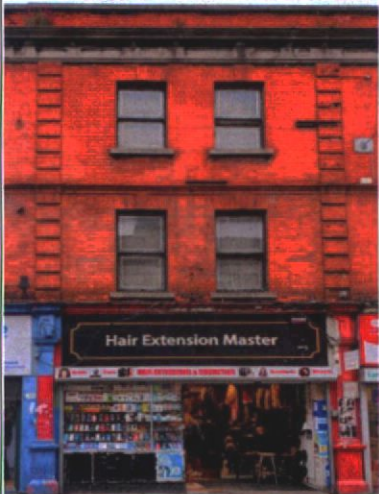
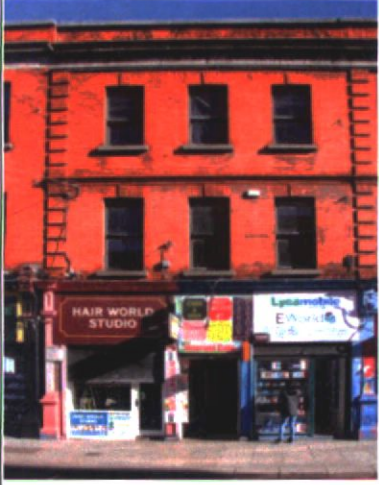
No.61 O'Connell Street Upper			
Structure	Assigned significance	Brief description	Proposed development rationale
61 O'Connell Street Upper, Dublin 1	<p>Refer to 15.3.1 Statement of significance of building range within the combined site, above</p> <p>Front façade listed in RPS</p>	<p>Refer to 15.3.2.3 Outline description of the site and its enclosing urban environs, above</p>	 <p>Non-original shopfront to be replaced with a contemporary design that respects the architecture of the retained historic façade on the upper level whilst incorporating additional features such as the proposed passageway to Henry Place. The materiality and detail of the proposed façade is intended to complement the historic context and harmonise with the shopfront proposals for the wider Dublin Central scheme, and must be considered an improvement on the present façade.</p>
Site 3			
Structure	Assigned significance	Brief description	Proposed development rationale
36 Henry Street	Of significance	<p>Four-storey, two-bay, centre-terrace building that is the left-hand building of a group of three that originally had identical fronts. This block was destroyed in the 1916 Rising and the three buildings were erected in 1917. The ground-floor shopfront is recent.</p> <p>The upper façade is framed by rusticated faience pilasters with decorative swags. At first-floor level the pilasters are supplemented by nested ionic pilasters above which is a broad</p>	<p>The upper floors of the building are to be adapted for use as a hotel with retail uses at basement, entrance and first floor level. The works will include construction of single storey vertical extension and lateral extension to the rear. Lower levels (Basement to Level 1 inclusive) will be demolished in part to align with the rear wall of the upper floors (Level 2 and 3).</p>

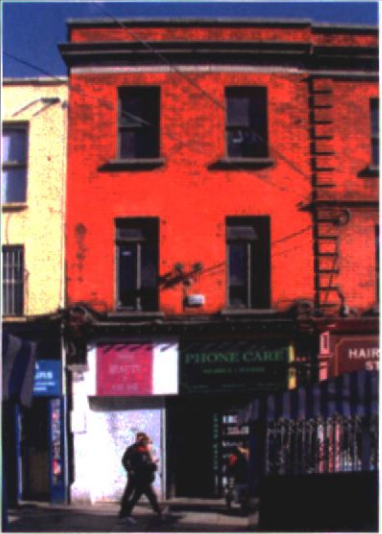


		<p>frieze and a cornice of faience. Across the first-floor façade is a display window with a large central pane flanked by slender turned glazing bars, beyond which the glass curves to the rear toward recessed casements. The upper floors have uPVC casement windows set in shouldered architraves of faience. The façade is topped by a frieze and cornice of faience beneath a plain parapet.</p> <p>The interior is relatively plain, though it retains a number of original chimneypieces and a staircase with turned balusters and newels, with a broad handrail.</p>	
<p>37 Henry Street</p>	<p>Of significance</p>	<p>Four-storey, two-bay building with upper floors faced with red brick set in Flemish bond. The façade is framed with faience pilasters of giant order, though these are set in from the margins of the façade. The pilasters support a modillion cornice, with a faience-faced parapet above. The shopfront is modern, though the faience framing remains. A large oriel bow window at first floor level is surmounted by a less ornate version on the second floor, above which is a mullioned timber casement window on the top floor, all windows having leaded lights.</p> <p>The interior has been subdivided and false ceilings inserted. Some original plain cornices and window and door architraves survive. A small winding concrete stairway leads up from the first floor from near the front of the building and has a wrought-iron balustrade with timber handrail. The stair is lit by a small leaded light with coloured glass that is the top corner light of the oriel window.</p>	<p>The upper floors of the building are to be adapted for use as a hotel with retail uses at basement and entrance level. The works will include construction of single storey vertical extension and lateral extension to the rear. Lower levels (Basement to Level 1 inclusive) will be demolished in part to align with the rear wall of the upper floors (Level 2 and 3).</p> 
<p>38 Henry Street</p>	<p>Of significance</p>	<p>Four-storey, two-bay building with upper floors faced with red brick set in Flemish bond. The façade is framed with parallel rusticated quoins, though these are set in from the margins of the façade. The quoins support a frieze and cornice, with a parapet above. The quoins, frieze and parapet are executed in limestone. The shopfront is modern. A two-storey oriel window rises through the first and second floors,</p>	<p>Building to be demolished to accommodate the new passageway.</p>




		<p>above which is a pair of timber casement windows on the top floor.</p> <p>The interior retains features such as plain cornices, window and door architraves and closed-string staircase with turned balusters and newels. On an upper floor is a hearth large enough to accommodate a stove, with a segmental arch and chimneybreast faced with glazed brick.</p>	
<p>39 Henry Street</p>	<p>Of significance</p>	<p>Three-bay, four-storey building with upper façade faced with red brick laid in Flemish bond. Shopfront is modern, though retaining polished stone and brackets at either side. Upper façade has rusticated quoins, though set in from the corners. These are repeated as divisions at first-floor level, above which are brick pilasters with Portland stone capitals, above which is Portland stone frieze and cornice, the central section of which breaks forward. The first-floor windows are large casements and above is a frieze and small cornice. At second-floor level the windows are timber casements with small-paned top lights, while on the third floor are six-over-six sashes.</p> <p>Internally, the fit-out at basement, ground and first floor levels is modern, and no early features are visible. An original staircase with turned balusters and newels runs to the floors above, where some original architraves and cast-iron chimneypieces survive, while there are no cornices. The subdivision of the upper floors, particularly at third-floor level, suggests that this area may have been open plan originally.</p>	<p>The Henry Street façade will be retained with building fabric to rear demolished and plot vertically extended.</p> 
<p>40 Henry Street</p>	<p>Of significance</p>	<p>Four-storey, three-bay, centre-terrace building with red-brick façade laid in Flemish bond. Shopfront is modern but retains pilasters to each side and small cornice above. First-floor windows are blocked up and are mullioned and transomed timber casements. Above them is granite frieze and cornice. Second- and third-floor windows are</p>	<p>The Henry Street façade will be retained with building fabric to rear demolished and plot vertically extended.</p>



		<p>timber casements. Sills are of granite with decorative aprons below and at third-floor level these continue as a granite sill course. Above the third-floor windows is a granite frieze and cornice, with brick parapet above.</p> <p>The interior has been subdivided at first-floor level the original egg and dart cornices survive, as do several cast-iron chimneypieces on each floor. On the top floor is a cast-iron kitchen stove. The staircase on the upper floors has turned balusters and newels, with a broad handrail.</p>	
<p>41 Henry Street</p>	<p>Of moderate significance</p>	<p>Four-storey corner building with three bays onto Henry Street, one on Moore Street and a bay on the corner chamfer. The façade is of brick, laid in Flemish bond. The windows are single-pane sliding sashes, those at first-floor level having a granite frame surmounted by a frieze and cornice with a granite string course running through frieze level. On the second floor the windows have granite sills and gauged brick heads with granite keystones. The margins of the windows have brick roll mouldings. The top floor windows are similar, though smaller and a granite frieze runs through at window head level, above which is a granite cornice and brick parapet. The shopfront is modern. The ground floor shop and the basement have been fitted out and lined and no original features are seen. On the first floor there is simple coved cornicing. The window and door architraves survive and the staircase with square-section newels.</p>	<p>Building to be demolished and site redeveloped</p> 
<p>1, 2 Moore Street</p>	<p>Of moderate significance</p>	<p>Three-storey, four-bay, brick-fronted building with limestone quoins, frieze and cornice framing facade. Limestone and granite shopfront to ground floor. Brick is laid in Flemish bond. Shopfront is of traditional style and is divided unevenly, reflecting the former use as two separate shops. Windows on upper floors are a mix of historic and replacement timber casement windows. Constructed in 1917, this was one of seven structures rebuilt by architect Francis Bergin after the 1916 Rising. Interior relatively plain and in poor condition. Original stair</p>	<p>Building to be demolished and site redeveloped</p>


		<p>balustrade survives in part, though part replaced. Some cast-iron chimneypieces. Simple window linings and door architraves.</p>	
<p>3 Moore Street</p>	<p>Of moderate significance, with Clarke's Court and arch of significance</p>	<p>Three-storey, three-bay brick-fronted vacant building with brick soldier quoins to left-hand side, limestone frieze and cornice. Replacement timber shopfront to ground floor with carved limestone pilasters supporting cornice over integrated, segmental-headed carriage archway, surmounted by limestone quoins and keystone. There are replacement timber sash and casement windows to the upper floors. Constructed in 1917, this was one of seven structures rebuilt by architect Francis Bergin after the 1916 Rising. Lower flight of staircase replaced, upper flights retain turned balusters and newels with broad handrails. Simple linings to windows.</p>	<p>Building to be demolished and site redeveloped</p> 
<p>4 Moore Street</p>	<p>Of moderate significance</p>	<p>Three-storey, two-bay brick-fronted premises with red brick facade laid in Flemish bond and flanked by matching brick soldier quoins. Replacement shop front to ground floor. The facade is surmounted by a limestone frieze and cornice. The windows to the upper floors are timber sashes probably dating to the building's reconstruction in 1917 by Francis Bergin, after the destruction of the 1916 Rising. Original staircase survives in part, with turned balusters and newels and broad handrail. Few other early features visible. Significant cracking in party wall adjacent to staircase.</p>	<p>Building to be demolished and site redeveloped</p> 
<p>5 Moore Street</p>	<p>Of moderate significance</p>	<p>Three-storey, two-bay brick-fronted premises with red brick facade laid in Flemish bond and flanked by matching brick soldier quoins. Replacement shop front to ground floor. The facade is surmounted by a limestone frieze and cornice. The windows to the upper</p>	<p>Building to be demolished and site redeveloped</p>



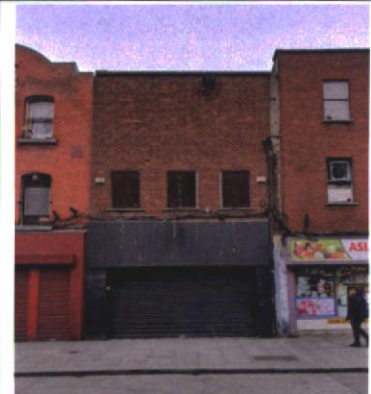
		<p>floors are replacement timber casement windows. The building was reconstructed in 1917 by Francis Bergin, after the destruction of the 1916 Rising. The interior is in poor condition, with structural cracking, but retains much of the original staircase with turned balusters and newels. Some cast-iron chimneypieces remain.</p>	
<p>6 Moore Street</p>	<p>Of moderate significance</p>	<p>Three-storey, three-bay brick-fronted building with red brick facade laid in Flemish bond and flanked by matching brick soldier quoins. The facade is surmounted by a limestone frieze and cornice. The windows to the upper floors are timber sashes likely dating to the building's reconstruction in 1917 by Francis Bergin, after the destruction of the 1916 Rising. At ground floor level, the replacement shopfront is surrounded by limestone Doric pilasters on raised plinths, surmounted by a matching cornice. Upper floors are in poor condition, though retain some cast-iron chimneypieces and the upper part of the stairs with turned balusters and newels. Plaster is missing from some walls on upper floor showing construction to be part brick and part mass concrete. This is likely to be similar construction to numbers 1 to 5.</p>	<p>Building to be demolished and site redeveloped</p> 
<p>7 Moore Street</p>	<p>Of significance</p>	<p>Three-storey, two-bay brick-fronted premises with red brick facade laid in Flemish bond, surmounted by a limestone frieze and cornice. The windows to the second floor are single-pane timber sliding sash windows, and the windows to the first floor are timber casements.</p> <p>The building maintains an original shopfront comprised of rendered piers on plinths surmounted by fluted timber console brackets supporting a timber cornice and matching fascia. There are timber sashes likely dating to the building's reconstruction after the 1916 Rising.</p>	<p>Building to be demolished and site redeveloped</p>

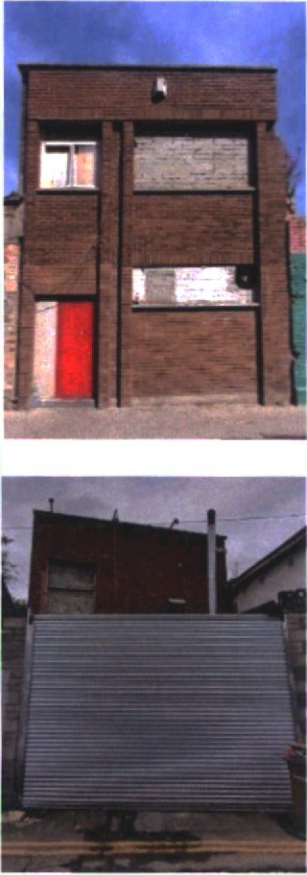

		<p>The interior on the upper floors retains little original material.</p>	
<p>8-9 Moore Street</p>	<p>Of high significance</p>	<p><i>Architectural, historical significance</i></p> <p>Three-storey, four-bay brick-fronted building facing Moore Street with north elevation to Henry Place. Painted brick facade laid in Flemish bond to front and English garden wall bond to north elevation, granite coping. The square-headed window opens to the upper floors are replacement timber casements. The ground floor shopfront has been replaced but retains rendered quoins to the north-west corner. The building fronting Moore Street may date from the 18th century and is connected through to the building at 11-13 Henry Place. Extent of surviving fabric to be determined.</p>	<p>Building to be conserved and adapted for residential use. The works will include construction of single storey vertical extension.</p> 
<p>11-13 Henry Place <i>To rear of 8/9 Moore Street</i></p>	<p>Of significance</p>	<p>Exterior of No.11/13 Henry Place is 19th century in origin, a former warehouse in buff coloured and red brick.</p> <p>Interior has been replaced in the late 20th century and forms the rear part of shop at 9 Moore Street. Its walls are faced with modern shop fittings. Rear/ side extension to Nos 11-13 is of limited interest.</p>	<p>Building to be adapted for residential use. The works will include construction of single storey vertical extension connection to new buildings to the rear. Later, non-original extension to rear (south) will be demolished.</p> 



<p>3 Henry Place</p>	<p>Of limited/ no significance</p>	<p>Concrete-framed three-storey building with grey concrete brick façade. Ground floor has glass block window while on upper floors clerestory windows span the width of the façade. Interior is plain and unadorned.</p>	<p>Building to be demolished and site redeveloped</p> 
<p>4 Henry Place</p>	<p>Of moderate significance</p>	<p>Two-storey sawtooth roof profile, purpose built early 20th Century commercial premises divided into two units. Double-pile hipped corrugated roof. Each unit has large window at first-floor level, that to the right having small panes and that to the left boarded up. The façade is of buff-coloured brick laid in English garden wall bond on the upper level and rendered and painted on the lower level.</p>	<p>Building to be demolished and site redeveloped</p> 
<p>5-8 Henry Place</p> <p>* Building denoted in Fig.15.3.11. by a red asterisk - described in greater detail in a report within the Architectural Heritage Impact Assessment attached to a planning application for Dublin Central-Site 3, Appendix A3.22</p>	<p>Of significance</p> <p>Ground floor façade a recently assigned protected structure</p>	<p>Large commercial building with three-part north-light roof. Upper façade is of pink brick laid in English garden wall bond, while the ground-floor façade is rendered and painted. Window arrangement is irregular on both floors.</p> <p>The lower floor windows have bars and are closed with concrete blockwork, while the east-facing upper floor windows are boarded. The north-facing upper floor windows are steel sashes with small panes.</p> <p>Historic component surviving to entrance level external walls, with walls from first floor level upward, all interiors and roof dating from two stages of development commencing in the mid-20th century.</p>	<p>Building to be demolished and site redeveloped</p> 

<p>'Assignment of Significance of Certain Upstanding Building Fabric'.</p>			
<p>9 Henry Place</p>	<p>Of moderate significance</p>	<p>Substantial three-storey, four-bay concrete-framed industrial building built as a factory in the 1930s. Shuttered vehicular entrance and shuttered doorway at ground-floor level over which are clerestory lights. Façade is rendered with projecting buttresses at centre and margins of façade. Part of the previous building survives as a calp limestone party wall on the eastern side. North light roof with two large bays over main building and smaller partial third bay at rear with slate on southern slope and northern lights blocked with corrugated steel. To rear of main building is a two-storey annex faced with buff-coloured brick in English garden wall bond.</p> <p>Internal concrete framing is exposed, with square-section piers supporting concrete beams and concrete floors. Stone party wall to east is visible. Infill between framing is generally of brick laid to English garden wall bond, though with some concrete blockwork</p>	<p>Building to be demolished and site redeveloped</p> 
<p>10 Henry Place</p> <p>* Building denoted in Fig.15.3.11 by a red asterisk - described in greater detail in a report within the Architectural Heritage Impact Assessment attached to a planning application for Dublin</p>	<p><u>Site</u> of significance</p> <p>Building fabric of limited significance</p> <p>Rear surviving 19th century walls, formerly No.4 Moore Place/ Mulligan's Court of moderate significance</p>	<p>No.10 Henry Place in its current form is amalgamated with rear plots of Nos.4 and 5 Moore Place/ Mulligan's Court. The rear (south), part of west/ east flanking walls of No.4 Moore Place survive. The address No.10 Henry Place now describes the three amalgamated plots that bear no relationship with the original configuration of No.10 Henry Place.</p> <p>The building is a two-storey gable-fronted structure with rendered façade ruled, lined and painted. Two doors at ground-floor level and large blocked window at first floor. Roof has been replaced and raised. Brick visible in western side elevation.</p> <p>Interior is open plan on both floors except for an insulated cool room at the rear of the ground floor. Brickwork is visible in places on internal faces of wall.</p>	<p>Building to be demolished and site redeveloped</p> 

<p>Central-Site 3, Appendix A3.22; <i>'Assignment of Significance of Certain Upstanding Building Fabric'.</i></p>		<p>Investigations have proven that No.10 Henry Place was reconstructed post-1916. As above, sections of 19th century walls survive to No.4 Moore Place, to the rear of the amalgamated building and have no bearing on the historical significance of the No.10 Henry Place plot</p>	
Site 4			
Structure	Assigned significance	Brief description	Proposed development rationale
<p>10 Moore Street * Building denoted in Fig.15.3.11 by a red asterisk - described in greater detail in a report within the Architectural Heritage Impact Assessment attached to a planning application for Dublin Central-Site 4, Appendix A4.11 <i>'Assignment of Significance of Certain Upstanding Building Fabric'.</i></p>	<p>Of high significance A recently assigned protected structure Rear attached buildings are of limited/no significance</p>	<p><i>Architectural, historical significance</i> Three-storey-over-basement, two-bay brick-fronted premises facing Moore Street with south elevation to Henry Place. Red brick facade laid in Flemish bond to front and yellow brick English garden wall bond to south elevation, granite coping. The square-headed window opes to the upper floors are replacement timber casements. The ground floor shopfront has been replaced. Brick frontages suggest a late-19th or early 20th century date and the building was substantially upgraded in 1950. However, there is evidence internally that early fabric survives within the building.</p>	<p>Main house to be adapted for use as apartments over retail.</p> 
<p>11 Moore Street</p>	<p>Of limited/no significance</p>	<p>Two-storey-over-basement, two-bay brick-fronted building. Red brick facade laid in stretcher bond. Flat roof. Modern shop front to ground floor. Facade is largely blind with two aluminum casement windows to first floor level and high parapet above. Built 1960 for KC Confectionery with extensive bakery premises at rear</p>	<p>Building to be demolished and site redeveloped</p>

		<p>stretching to Moore Lane and Henry Place. No evidence of earlier fabric.</p>	
<p>12 Moore Street</p>	<p>Building of limited/ no significance</p> <p>Party wall with No.13 of high significance and a recently assigned protected structure</p>	<p>Three-storey, two-bay brick-fronted premises. Red brick facade laid in stretcher bond. Flat roof. Modern shop front to ground floor. Aluminum casement windows to upper floors. Built c.1960 as a grocery and subsumed into the adjacent KC Confectionery building in the early 1970s.</p> <p>A surviving party wall shared with No.13 Moore Street is 18th century in origin but visible only from within No.13.</p> <p>No evidence of early fabric survives elsewhere.</p>	<p>Building to be demolished and site redeveloped. The party wall to be retained.</p> 
<p>13 Moore Street</p>	<p>Building of limited/ no significance</p> <p>Party wall with No.12 of high significance and a recently assigned protected structure</p>	<p>Two-storey, two-bay brick fronted building with flat roof. Red brick facade laid in English garden wall bond surmounted by granite coping. Blind facade to second floor and blind windows to first floor. Modern shop front to ground floor level.</p> <p>The building was rebuilt in the 1960s for the Kylemore Bakery.</p> <p>A surviving party wall shared with No.12 Moore Street is 18th century in origin and presents with two possible creep holes.</p>	<p>Building to be demolished and site redeveloped .The party wall to be retained.</p> 
<p>15 Henry Place and 5A Moore Lane</p>	<p>Of limited/ no significance</p>	<p>The rear of 10-11 Moore Street has a spur which turns to face onto Henry Place and is similar to the Moore lane frontage. The two appear to the street as two-storey, two-bay, brick-fronted buildings.</p>	<p>Building to be demolished and site redeveloped</p>

			
<p>17-18 Henry Place</p> <p>* Building denoted in Fig.15.3.11 by a red asterisk - described in greater detail in a report within the Architectural Heritage Impact Assessment attached to a planning application for Dublin Central-Site 4, Appendix A4.11 'Assignment of Significance of Certain</p>	<p>Of significance- ground floor façade now a recently assigned protected structure</p>	<p>Four-storey warehouse built in the late 19th century at the same time as numbers 11-13 on the opposite side of the street, for the same client and with a similar design. Now single-storey and brick fronted with the brick laid in English garden wall bond and painted. The original first-floor sills remain at parapet level. Three windows and a door onto Moore Lane are blocked up.</p> <p>A shuttered vehicular entrance on the southern elevation spans the width of one original vehicular entrance and a window and the upper parts of the two arches remain, the larger having a ceramic keystone similar to that on number 11-13. Two other windows remain unblocked on this elevation. The roof is flat. This building survives the 1916 battlefield and informs the corner addressing the former White Building plot.</p>	<p>East and south walls retained with remainder demolished. Building to be adapted for use as a two storey building with apartments over retail.</p> 

<p><i>Upstanding Building Fabric'.</i></p>			
<p>6-7 Moore Lane</p>	<p>Of high significance</p>	<p><i>Architectural, technical, industrial significance</i></p> <p>Two-storey building running along the western side of Moore Lane, the northern part of which, at number 9 Moore Lane, is unroofed and not within the present site. The lower part of the façade is a limestone wall, its coping running through as the heads of the doorways and the sills of clerestory windows. On the upper floor is an array of slit windows, rising from a cut-granite sill course.</p> <p>The interior is divided into two interconnected units, the left-hand bay was formerly a cooperage and the right-hand bay was a wine store.</p>	<p>Building to be conserved and adapted for use as office over retail.</p> 
<p>18 Moore Street & 10-11 Moore Lane to rear</p>	<p>Of limited/no significance</p>	<p>Two-storey, two-bay brick fronted building, with curved roof and red brick chimney stack to north. Red brick facade laid in English garden wall bond surmounted by granite coping. Blind windows to first floor. Modern shop front to ground floor level.</p> <p>This building is divided into two longitudinally to provide a buffer between the National Monument and the remainder of the site, as previously permitted for redevelopment in 2008, with the southern half owned by the state as part of the National Monument. The northern section is part of the application site.</p> <p>The curved roof is based on Belfast trusses, divided between the two ownerships. This roof is likely to date from the post-1916 reconstruction of the building as the plot was deemed in ruins in 1917.</p>	<p>Building group to be demolished to make way for arch and public square</p> 
<p>Nos 20-21 Moore Street</p> <p>* Building denoted in Fig.15.3.11 by a red</p>	<p>Of high significance</p> <p>A recently assigned protected structure</p>	<p>Nos.20-21 Moore Street are 18th century in origin with later interventions. Whilst extensively modified, with many early features lost, their early building forms are still legible, rendering a credible assignment of architectural significance as two buildings within an 18th century terrace.</p>	<p>Main houses to be adapted for use as apartments over retail. Rear structures at 12 Moore Lane to be</p>