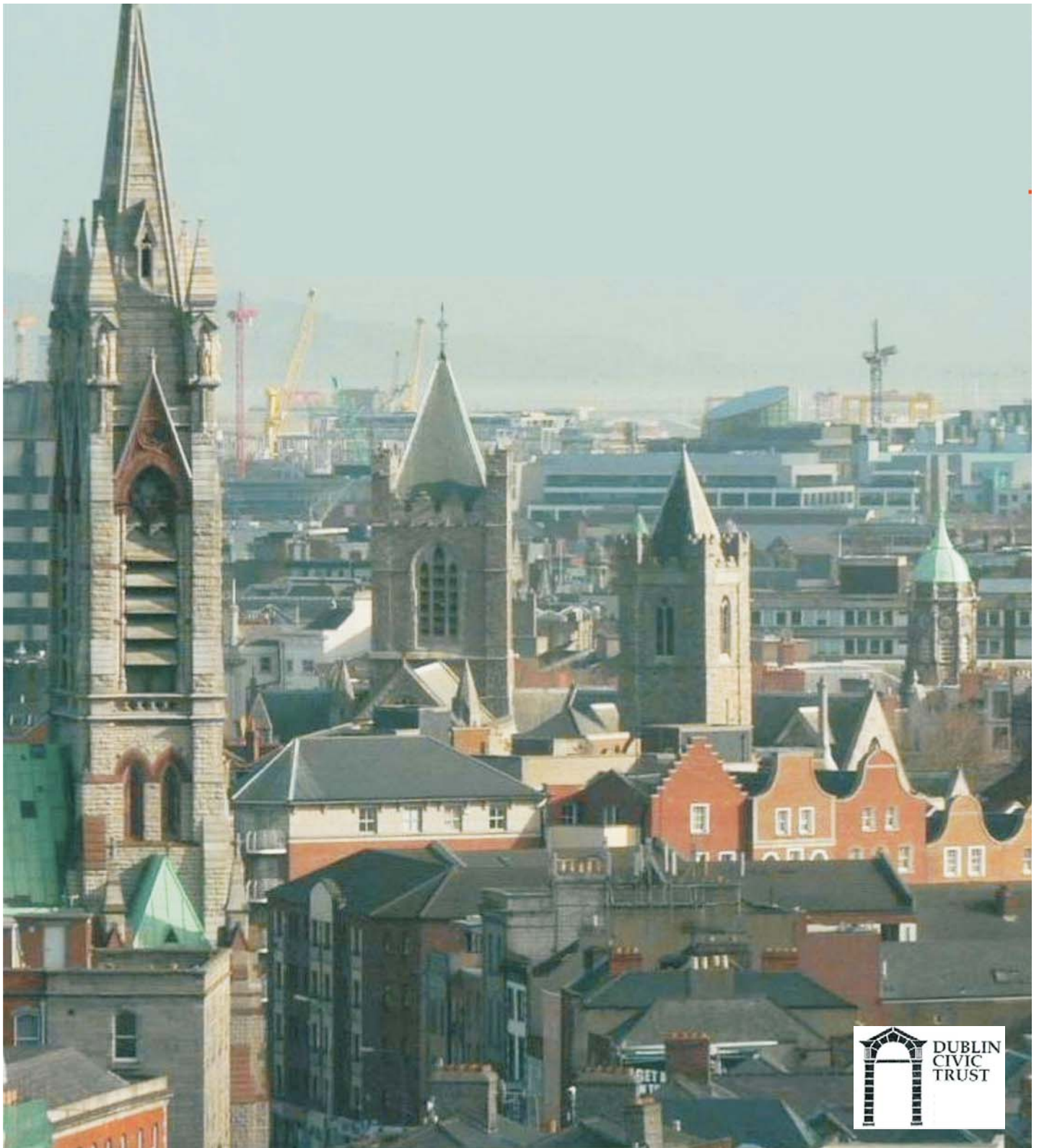


# THOMAS STREET & ENVIRONS

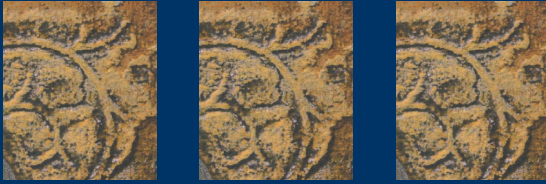
## ARCHITECTURAL CONSERVATION AREA (ACA)

Adopted: 07-09-2009





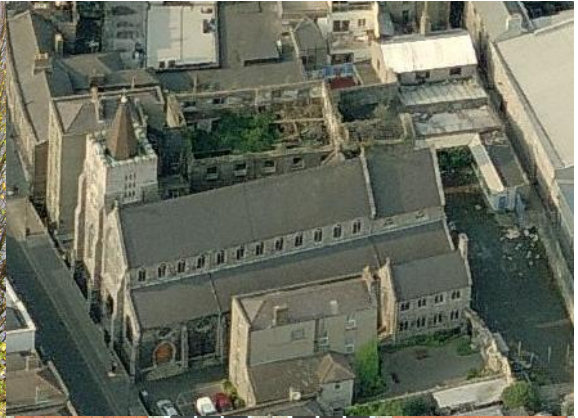
Historic Liberties



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Liberties Today



## 1.0 Background to Study

Dublin City Council commissioned Dublin Civic Trust to research and compile an Architectural Conservation Area (ACA) for Thomas Street & Environs, based on Objective H7 of the Dublin City Development Plan 2005-2011, requiring the designation of Architectural Conservation Areas within Dublin City. Under Policy H19, Thomas Street is protected as a Key Historic Street of Dublin, while the Thomas Street & Environs Area has been highlighted as an area of architectural, historic, cultural and archaeological merit.



Thomas Street viewed from the railings of the Church of SS. Augustine & John

## 2.0 Justification and Extent of ACA Boundaries

### 2.1 Area Context

The ACA forms the central core of the wider Liberties area and is unique in retaining its urban village character and sense of cohesiveness. Located west of what is commonly perceived to be the heart of Dublin city, the ACA is surrounded by areas of immense historical significance which contribute to its special character. The north-eastern and south-eastern corners of the defined area are dominated by the ancient cathedral quarter of Christchurch Cathedral, sited on a commanding position overlooking the River Liffey to the north and

St. Patrick's Cathedral located in a low-lying area at the southern end of Patrick Street. The south of the area is defined by The Coombe, the valley of the River Poddle.

To the north of the area runs the great expanse of the River Liffey and the Quays Conservation Area. The western side of the proposed ACA has historically been an area of intense industrialisation, today hosting the last surviving international brewery in Ireland, Guinness, St. James's Gate (now Diageo PLC).

### 2.2 Extent of Boundary

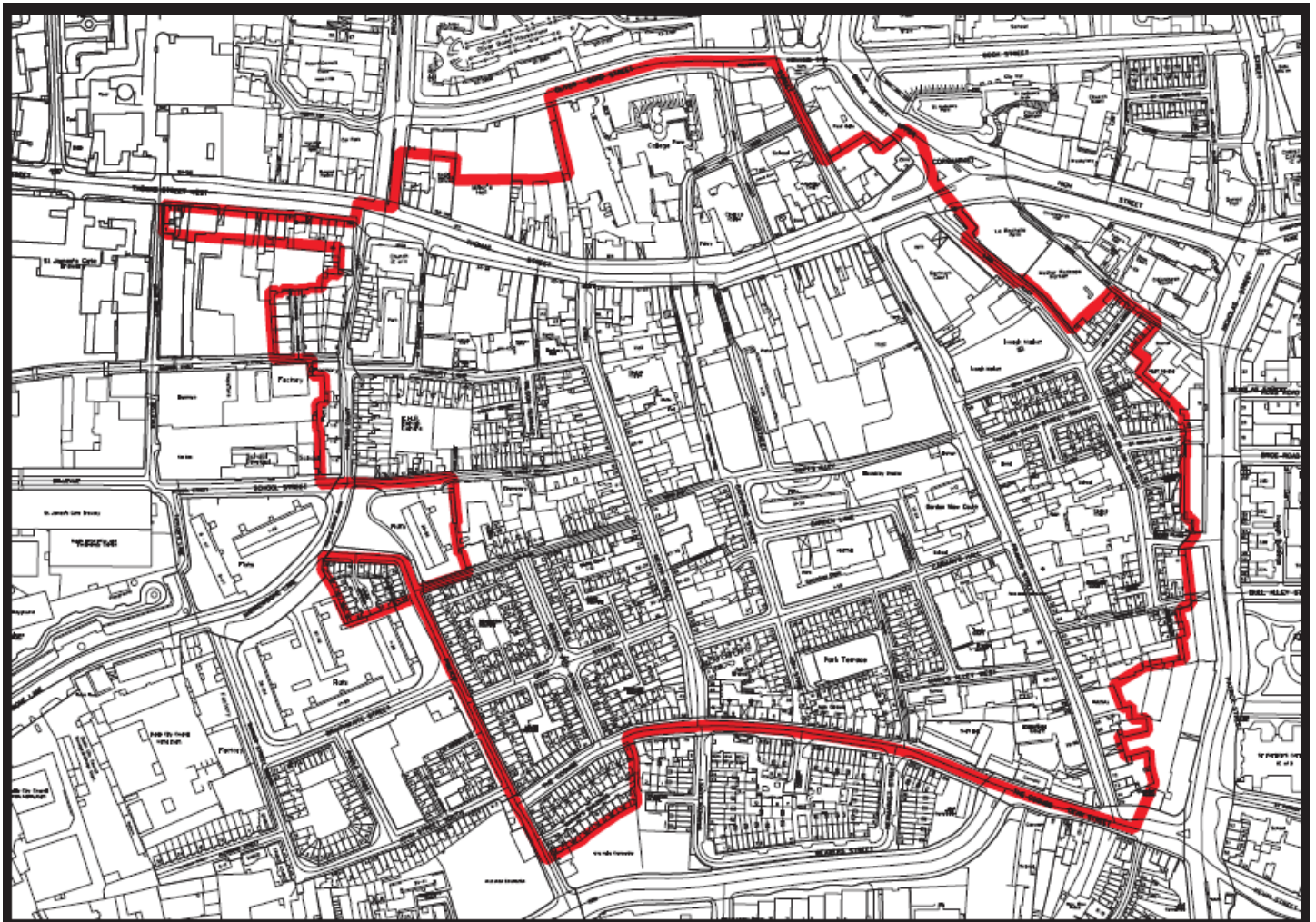
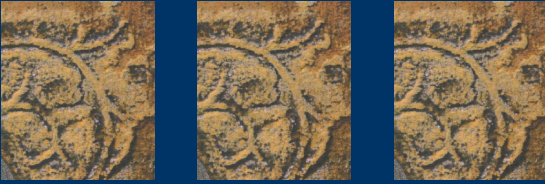
The ACA is focused on the Liberties/Coombe area, extending from Oliver Bond Street in the north to The Coombe in the south, and from the rear of Patrick Street in the east to Thomas Court/Pimlico in the west (see map on following page).

The area encompasses the three principal commercial thoroughfares of Thomas Street, Francis Street and Meath Street which form the spine of the proposed ACA. The north of the area is dominated by Cornmarket, the campus of the National College of Art and Design, and the deep burgage plots to the rear of buildings on Thomas Street.

The south is characterised by extensive tracts of philanthropic housing dating from the late 19th and early 20th centuries bordering The Coombe and Francis Street. The east of the area is also comprised of streets of planned artisan terraced housing, while the west has a more varied residential character with mixed roads of industrial and private housing, apartment blocks, and the graveyard to the rear of Saint Catherine's Church.



Ecclesiastical and industrial heritage of Thomas Street & Environs.



Map showing ACA boundary

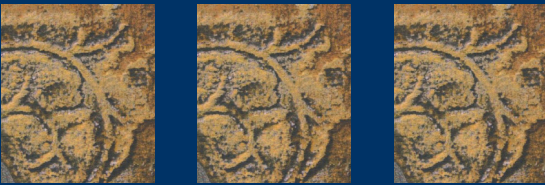
### 3.0 Historic Origins and Development

#### 3.1 Archaeological and Historic Overview

The Thomas Street & Environs study area forms the core of the historic western suburb, rooted around the walled city of Dublin. It was witness to the evolution of an urban landscape and one of the richest in historical associations in Dublin. The city was not a singularly planned settlement but a meeting of layers of pre-historic, Christian and Viking occupations, each leaving their mark. The Area provided a connecting point, bound by the River Liffey, for a network of historic routes (slichte) into the city which linked provincial kingdoms and early Irish monastic settlements. New order arrived with the Normans, a charter was granted to the city, citizens of Bristol

were brought in to colonise Dublin, and guilds were introduced. King Henry II granted lands for the foundation of the Augustinian Monastery of Saint Thomas in the 12<sup>th</sup> century and the development of what became known as the Liberties thus ensued. Expansion occurred during the 12<sup>th</sup> and 13<sup>th</sup> centuries and declined again in the 14<sup>th</sup> and 15<sup>th</sup> centuries.

An industrial quarter associated in particular with the silk and weaving trade and Huguenot immigration developed in the late 17<sup>th</sup> century and peaked by the early 1800s. Decline set in the early 19<sup>th</sup> century in the weaving, wool and cotton industries.



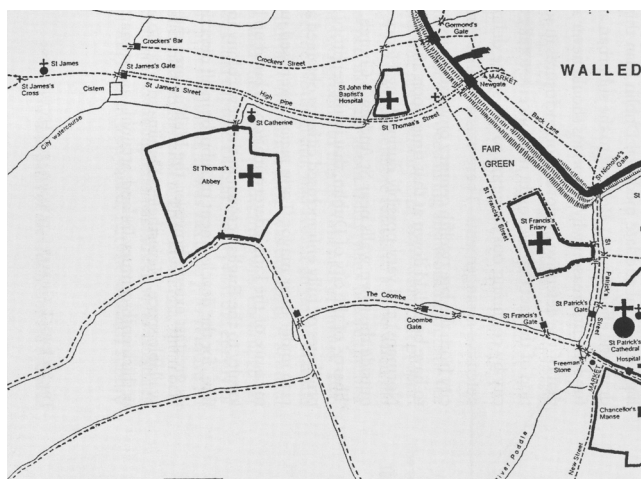
The brewing and distilling sector was buoyant in the area in the early part of the 19<sup>th</sup> century but by the end of the century industrial production was consolidating resulting in many closures. The area contains some of the city's most vibrant indigenous residential communities, along with the focal points of Thomas Street, Francis Street and Meath Street, which have an irreplaceable and appealing Dublin character.

### 3.2 Early Settlement

Settlement in the area can be related back to the Early Christian period. Some of the most significant settlements was the Church of St. Patrick on the Island, sited beside the River Poddle in The Coombe area, while the present day 12<sup>th</sup> century Church of St. Audoen on High Street was the location of the Early Christian church of St. Columcille's

Some of the first archaeological evidence of these early dwellers and traders emerged from the 13<sup>th</sup> century on **Francis Street** along the fosse of the city wall (Halpin, 1991). Evidence of metalwork practice in Dublin in the ninth century was proven through the discovery of furnace slag and clay crucibles used for firing metal. Comb-making as a common practice was also confirmed by finds during excavation on High Street. Remains of Viking houses of post and wattle work were also uncovered, indicative of typical habitations to the eastern side of the proposed ACA.

The Anglo-Norman invasion of 1169 was followed by the immediate refortification of the 12<sup>th</sup> century Hiberno-Norse city walls. The rebuilding programme included the construction of a new entrance gate to the western side in 1177.

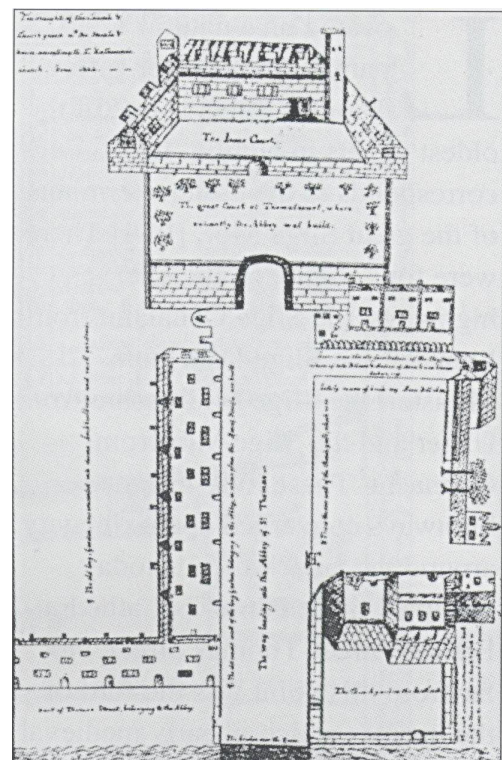


Interpretation of medieval origins of Liberties area

'Newgate' (SMR No. DU018-020992) which stood on the present day Cornmarket (Gowen, 2005). Two of the seven upstanding sections of the city wall remain within the ACA area, Lamb Alley (SMR No. DU018-020717/ 172/ 010) and Power's Square (SMR No. DU018-020008/ 170/ 724/ 635).

### 3.3 Medieval Monasticism

The **Priory of St. Thomas the Martyr (SMR No. DU018-020051)** served a profound role in the development of the western suburb, and indeed the wider area. As a royal foundation it was to be one of the most powerful ecclesiastical settlements and landowners in medieval Dublin. The Priory was founded in 1177 by order of King Henry II in repentance for the murder in 1170 of the Archbishop of Canterbury, Thomas á Becket. The Priory was promoted to Abbey status in c.1192. The Abbey always enjoyed separate governance, acquiring its own lands, grants, charters and court, much to the annoyance of the City. Rights were granted to St. Thomas' by the Crown,



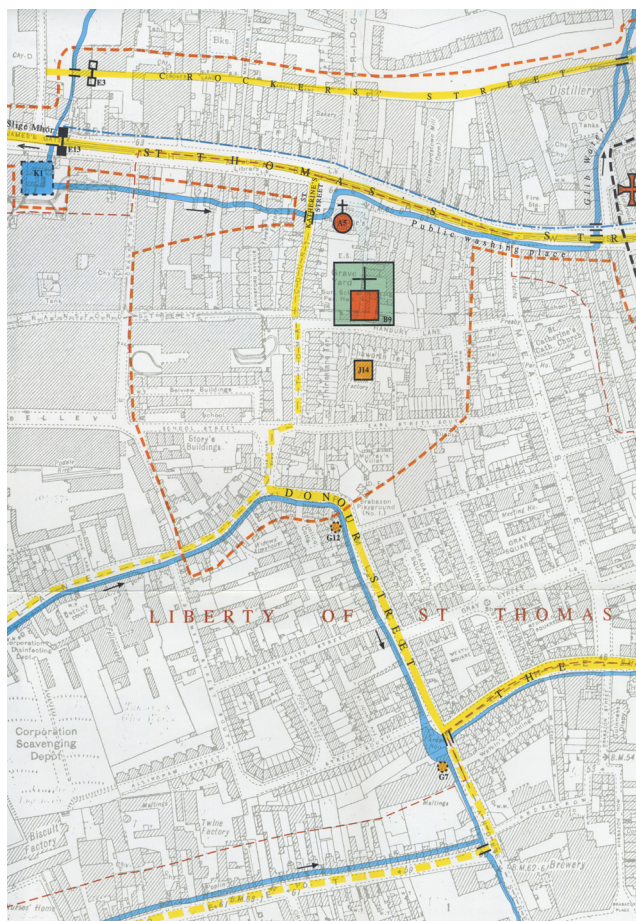
Drawing of St. Thomas Court, 1634

The Abbey was the first major urban developer in the western suburb. Its rights over water allowed them c.1200 to divert the River Poddle at Harold's Cross on a ratio of 2:1 constructing a large dividing 'tongue'.



Evidence of the influence of the Abbey is found in St. Catherine's Church. This structure was built in 1765 but stands on the site of a former church, part of the extended Abbey complex, built in the 13<sup>th</sup> century (**SMR No. DU018-020074**). Another significant ecclesiastical site with less elevated origins is the **Priory and Hospital of Saint John the Baptist (SMR No. DU018-020062)**. Established on a four acre site outside the New Gate, the Priory was founded in 1185-1188 by Ailred the Palmer. The church of SS. Augustine and John now stands on the site.

Francis Street also derives its name from an ecclesiastical establishment - the **Friary of St. Francis (SMR No. DU018-020493)**. The Church of Saint Nicholas of Myra now stands on this site. The grounds were granted by Ralph de Porter to the Franciscans.



Map of 'Medieval Dublin (840-1540) in the Modern City', interpreted by Howard Clarke, 2002. Medieval infrastructure highlighted in yellow and blue. Liberties of St. Thomas Court and Donore also marked.

### 3.4 Post Medieval Industrial Activity

There are approximately 35 SMR sites within the ACA boundaries, sixteen of which are of an industrial archaeological nature. In the 12th century, Thomas Street alone has been referred to as the 'great artery for food and necessities' while trade was also concentrated around Francis Street.

Typically the burgage plots were rectangular in shape but irregular in size (Gilbert, 1889). The plots on the northern side of Thomas Street extended back to Crocker's Lane (now part of Oliver Bond Street).

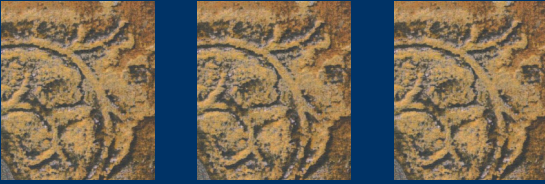
**Crocker's Lane**, as interpreted by Howard Clarke, on his map, is thought to have its origins near Mullinahack and extended westward along Oliver Bond Street and Marshal Lane which run parallel to Thomas Street. Crocker's Lane received its name through the area's association with the manufacturing of pottery during the medieval period. On Rocque's map of 1756 the lane became **Mullinahack** (the Irish for 'filthy mills') pointing to already dilapidated mills in the 18<sup>th</sup> century while Speed's map of 1610 shows buildings at this location referred to as 'mills'. Excavations carried out in 1995 by Margaret Gowen, archaeologist, on Oliver Bond Street uncovered two of the Mullinahack mill walls (**SMR No. DU018-020226**).

**Bertram Court**, sited on the entrance to Francis Street on the junction with Thomas Street, is now occupied by a modern apartment block. It was a predominantly industrial settlement in medieval to post medieval times, comprising of small buildings with yards occupied by various trades people — a weaver, a wool beater and buckler (Hayden, 2000). Hayden's archaeological excavations of the site reflect the above account.

### 3.5 Secular Developers

After the Dissolution of the Monasteries in 1539, St. Thomas' Abbey along with the Liberties of St. Thomas Court and Donore, including its water rights, were granted to Sir William Brabazon in 1545. These Liberties became known as the Meath Liberty as his descendants later earned the title of the **Earls of Meath**. These lands were not fully developed until the mid-late 17<sup>th</sup> century in the aftermath of the Restoration. The Earl of Meath was one of many landowners in Dublin that seized the chance to provide entrepreneurial opportunities for newly arrived immigrants.





Left: Section of Charles Brooking's Map of Dublin, 1728

Right: John Rocque's Map of Dublin City, 1756 with urban expansion of Liberties area evident

The Duke of Ormonde capitalised on the economic opportunities after the Restoration (1660-85) by bringing in an Act, in 1662, to encourage 'Protestant Strangers' to Ireland. Shortly afterwards an influx of **Huguenots** followed.

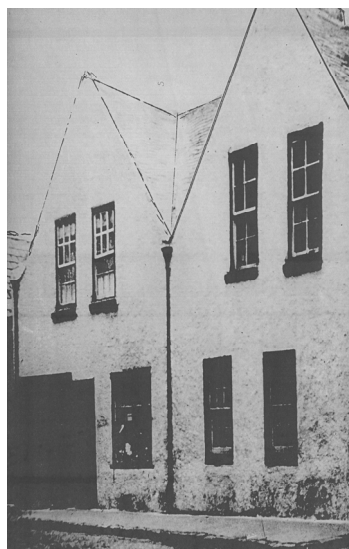
### 3.6 Medieval – Post Medieval Structures

All the private houses of Dublin in the medieval period were constructed of wattles and clay. The **Dutch Billy** is a particular typology widely associated with the Liberties due to its predominance and

endurance in the area. The earliest type of 'Billy' was the triangular gabled vernacular type, attributed to English architectural influences as evolved from the timber-caged house, while later curvilinear, stepped and pedimented gables were largely of Flemish origin. A distinctive feature of these houses was their brick construction, with large corner chimney stacks economically shared between houses. Archaeological excavation of the Iveagh Market in Francis Street in 1999 uncovered four lower ground floor layouts of Dutch Billy foundations.



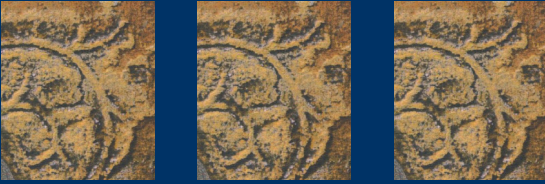
Post and wattle structures from 12th/13th century, Back Lane/ Lamb Alley excavations, 1996



Triangular gabled, terraced Dutch Billy houses in Pimlico typical of early Dublin vernacular



Four floored Dutch Billy house on Meath Street



### 3.7 The Evolution of an Urban Landscape

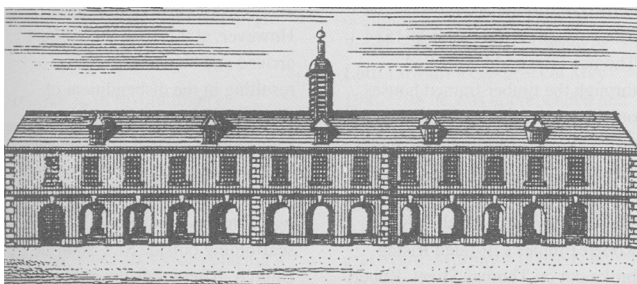
A phase of rapid urban development in the early 1700's, attracted various conformist and non-conformist groups, this lasted for two generations. The Huguenot refugees arrived in Ireland from France, and later Holland from the end of the 17<sup>th</sup> century onwards and it was at this time that the weaving trade became synonymous with Dublin, with its hub centred in the Liberties. They brought with them poplin, a highly durable wool and silk mix that is associated with Avignon, France.

The 'Golden Age' of this pre-industrial society peaked by 1730, although weaving continued into the 19<sup>th</sup> century. The economy of the area, based largely on woollen, poplin and leather production continued to face decline. Gradually, the dirty lanes, courts and alleyways of the Liberties grew to contrast with the envisioned new Dublin of 'wide and convenient streets' of the Wide Street Commissioners.



Weaver's Guild Hall, c.1900

**Thomas Street** was known as one of Dublin's leading market streets. The 'Corn Premium Office', on **Cornmarket**, was a substantial 13-bay structure in which corn could be bought and sold. It is illustrated on Brooking's 1728 map of Dublin, indicating its cotemporary importance. It was later taken down by the Wide Streets Commissioners.



Corn Exchange as depicted by Charles Brooking in 1728

**Meath Street** is another manifestation of the Liberties aspirations to grandeur. The Earls of Meath started to develop the street at the end of the 17<sup>th</sup> century as a residential and mercantile street. It evolved into a thriving market/trading street with Meath Market established in 1784.

During this period some of the minor streets and **back lanes and alleys** came to prominence. Vicar Street (so named as it was a residence for the vicar of St. Catherine's), **Swift's Alley**, **Garden Lane**, **Mark's Alley** all appear on Brooking's 1728 map **Ash Street**, **Catherine Street** and **Hanover Street** appear, but are unnamed. But in Rocque's map of 1756, these three lanes are marked out .

Breweries in Dublin had declined in number from seventy to thirty, with most concentrated in the Liberties due to the ease of access to water. This reduction in brewing was largely due to the competition from British imports and a tax levy on exports.

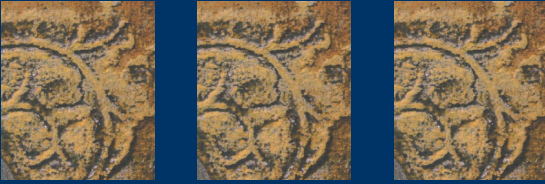
Distilling was a huge industry in Ireland. By the end of the 19<sup>th</sup> century Power's was one of the biggest whiskey producers in the world and one of the largest employers in the Liberties into the 20<sup>th</sup> century. The site contained various grain stores, storage buildings, kilns and pots that can still be seen to the rear of the NCAD complex.



Cellars of Sweetman's Brewery, Francis Street, excavated 1999



Distilling Pots, remnants of Power's Distillery, now part of NCAD



### 3.8 19th Century—Descent and Development

A protracted period of decay ensued after 1800, born of landlord non-intervention, poverty, epidemic, famine and the aftermath of the Napoleonic Wars. The textile industry employment crisis of 1826 and the emigration of many weavers marked a watershed. The churches were empty, the looms silent. The Meath Hospital which originated on The Coombe, moved to larger premises on Long Lane. The Fever Hospital and House of Recovery on Cork Street was also under extreme pressure. Cholera struck in 1832, typhoid in 1849 and the downturn in living conditions became progressively steeper. A constant stream of clients passed through the Marshalsea debtors prison on Bridgefoot Street.

In the late 19<sup>th</sup> and early 20<sup>th</sup> century improvements within the study area included a a unique concentration of planned industrial workers' housing schemes.

The first of these schemes was a purpose built tenement housing scheme by the **Industrial Tenements Company Ltd** designed by architect Charles Geoghegan on Meath Street, in 1869. These purpose built tenements were for their employees, with shops on the ground floor. These were instigated in an attempt to rid the area of some of the worst slums in Dublin which had developed in the Liberties.

The two most notable developments, and the most accomplished in scale and pioneering in concept, are the **Dublin Artisans Dwellings Company (DADC)** housing schemes of the **Coombe Scheme** and **John Dillon Street** area the former begun in 1880 and the latter in the mid-1880s. Together they comprise some of the best artisans housing built in Ireland during the 19th century, and are unique in their ambitions of scale and quality of execution.

The **pattern of small industry** and work began to change in the Liberties in the latter half of the 19th century. In Francis Street there was a predominance of small retailers supplying services to local people, with clay pipe and tobacco manufacturing providing employment to the area. Thomas Street was a well established business street with bakeries, butcheries and public houses dominant as listed in the contemporary street directories.

### 3.9 20<sup>th</sup> Century – Changing Times

At the turn of the century the Liberties was a pioneering area in social housing. In a Civic Survey conducted by Dublin Corporation in 1925, areas such as the Coombe Square and John Dillon Street were exceptions to areas of poor living conditions in the city.

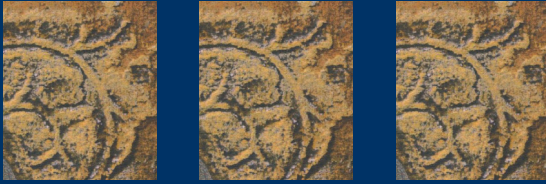
The striking Victorian structure of the Iveagh Market was constructed on the site of the Sweetman Brewery to house the markets which moved from St. Patrick's Close. Sir Cecil Guinness, philanthropist, and director of the Iveagh Trust built the **Iveagh Markets** in 1902



Iveagh Market Interior, Francis Street, c.1980



Tivoli Theatre, Francis Street



### 3.10 Area as it is Today

On the ground it remains a loosely defined and little understood district, criss-crossed in the past, as now, by administrative boundaries.

There is a pressing need to separate myth from reality, to help empower this still hard pressed human family by giving them back their history. A complex socio-economic and cultural web binds the people of this community together.

The strands of the web have again become the interlacing of working people and their aspirations and beliefs, in their own earthy space, crossing over and under, warp and weft, in and out of their time.

Dublin City Council drew up an Integrated Area Plan for the Liberties/Coombe Area in 1998 to move towards a better quality of life for the Liberties. This document is to be superseded by the Liberties Regeneration Local Area Plan currently being put in place by Dublin City Council as part of the **Liberties Regeneration Project**.

## 4.0 Character Appraisal

### 4.1 Building Forms

#### COMMERCIAL STREETS

Commercial buildings line all of the main streets of the ACA, and largely share a consistent relationship between each other and the established building line. Most of these structures, dating from a variety of periods, are tall and narrow in the classical tradition, with concealed roofs and parapet walls. Their effect as individual units is dependant upon their cumulative massing into a coherent but varied streetscape. Larger Victorian buildings often consume multiple plots with showy brick and stone facades, punctuating the streetscape as signature focal buildings, while 20<sup>th</sup> century structures tend to be bulky and boxy, with brick facades and small windows, and are somewhat anonymous in character. Almost all commercial buildings feature shopfronts to the ground floor.



Left: Imposing brick-fronted building on Thomas Street of c. 1900

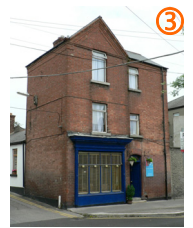
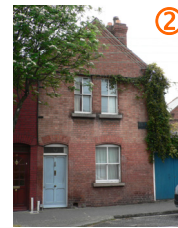


Right: Late 19th century former bank building on Thomas Street

#### RESIDENTIAL AREAS

##### Dublin Artisans Dwellings Company Coombe Scheme

The Coombe, dating from the early 1880s, consists of five house types, with slight variations in size and design.



##### Dublin Artisans Dwellings Company Plunkett Street Scheme

The Plunkett Street/John Dillon Street Scheme dating from the mid-1880s comprises four house types, with slight variations in size and design.





### Dublin Corporation Spitalfields Scheme

The Dublin Corporation Spitalfields scheme, dating from 1918, comprises two house types, with slight variations in design.



### Watkins Buildings

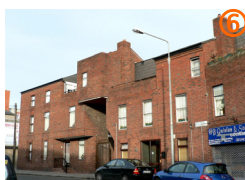
The industrial housing complex of Watkins Buildings, dating from c. 1880s, comprises two house types.



### Other Housing Schemes

Typologies of other housing schemes in the ACA, dating from the late 19<sup>th</sup> century to the late 20<sup>th</sup> century, are as follows:

- 1: Wilson's Terrace
- 2: Hanbury Lane/Thomas Court
- 3: Thomas Court/Rainsford Avenue
- 4: Earl Street South
- 5: Earl Street South
- 6: Ash Grove



### ECCLESIASTICAL BUILDINGS

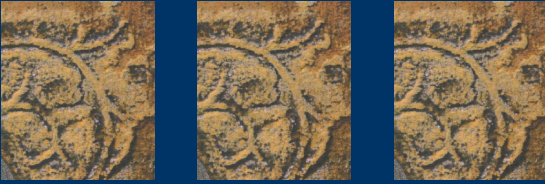
There are four churches located within the ACA. Each of the three principal commercial streets hosts at least one of these churches as well as their ancillary buildings which are generally of architectural merit. The Church of Saint Catherine on Thomas Street is the earliest structure, dating from the mid-18<sup>th</sup> century, and is classical in design as with the later Church of St. Nicholas of Myra, whilst the remainder date from the 19<sup>th</sup> century and are typically Victorian gothic in character. The associated administration and residential buildings of these churches often form an important part of their setting.

- 1: Church of Saint Nicholas of Myra, Francis Street
- 2: Church of Saint Catherine, Thomas Street
- 3: Church of SS. Augustine and John, Thomas Street
- 4: Church of Saint Catherine, Meath Street



### INDUSTRIAL BUILDINGS

Their commercial buildings on the main streets are typically Victorian in character, ranging from the former red brick **Power's Distillery** office complex facing Thomas Street which now forms part of NCAD, to the highly decorated former **Blanchardstown Mill** to the west of Thomas Street. However some instances of industrial structures do occur within the ACA, including the extensive former **Power's Distillery** complex reaching down to Oliver Bond Street with many surviving industrial elements and buildings.



Other examples include brick factory buildings at the corner of Thomas Court and Rainsford Street, and large brick warehousing/industrial buildings on John Street West. The former **Winstanley** shoe factory bounding Back Lane and Lamb Alley, which functioned until the 1990s, is a further such example. All of these buildings tend to be isolated in design, lending them a special character as stand-alone expressions of industrial functionality.

Structures vary considerably in character, from restrained classically-inspired Georgian elevations, to expressive decorated Victorian facades, to planar 20th century apartment and office developments. It is the eclectic cumulative effect of these architectural styles, their form and their massing, their plot divisions, as well as the varied age of structures, that lend the commercial streets their special design character and interest.

### Early Structures

The earliest buildings on the main streets of the ACA date from the late 17th and early 18th centuries. Examples include **No. 55** Thomas Street which features a rebuilt attic storey typical of a gable removal and a side elevation of early 18th century windows, and **No. 20** and **No. 21** Thomas Street which exhibit layouts to the rear and interior features typical of the Dutch Billy style.



Former Power's Distillery - NCAD on Thomas Street



Circa early 18th century building at No. 55 Thomas Street with rebuilt attic storey  
Corner building by the Wide Streets Commissioners of c. 1820.



Industrial building on St. Augustine Street

### 18th Century

A number of buildings in the ACA date from the Georgian period, a time when development expanded on a vast scale to the east of the old city. Their relative scarcity in the subject area however is an indication of the increasingly economically depressed environment of the Liberties during the Georgian period.

Examples include **Nos. 47-48** Thomas Street at the corner with Meath Street which were developed by the Wide Streets Commissioners in a typically restrained style, and are one of the few developments by that body to survive in this part of the city. Many of this merchant building type can be seen elsewhere along Thomas Street, while truncated examples still stand on Meath Street. **The Liberty Creche** with its gently bowed façade also dates to the 1820s following the widening of Meath Street.

## 4.2 Architectural Character

### COMMERCIAL STREETS

The principal commercial streets of Thomas Street, Francis Street and Meath Street are architecturally expressed through a variety of styles from a number of different periods.



### 19th Century

By far the predominant architectural style in the ACA dates to the 19th century. Thomas Street as the principal thoroughfare features the best and grandest examples of the period. Typical buildings include **No. 119** Thomas Street, built in a high Venetian style with monumental arches of machine-made brick set atop a robust granite ground floor. **Nos. 110-111** is a common example of the re-facing of a classical building with a fashionable decorative brick facade, while **No. 109** directly adjacent is a more restrained Victorian exercise in brick and stone dressing, as is **No. 79**. The former **Webb & Co.** warehouse built in the Italianate style on Cornmarket in the 1870s makes a suitably grandiose statement at the entrance to the area when approaching from the east.



No. 119 Thomas Street



Former Webb & Co. warehouse

The 19th century was also responsible for modest infilling across all of the commercial streets, with two and three-storey brick structures purpose-built with shops to the ground floor and living accommodation overhead.

Examples include much of the western terrace at the entrance to Meath Street as well as a variety of similar structures scattered along the street's length. Many of this type of building was demolished on Francis Street in the 20th century, but fine examples remain at **Nos. 90-91** which features a double shopfront, and a particularly early example at **No. 59** which also features an early timber shopfront, one of the last on the street. The **Iveagh Markets** dating from the turn of the 20th century dominates the centre of the thoroughfare, with its cut stone ground floor arcade and upper brick facade typical of public buildings in the area.



Nos. 90-91 Francis Street



The Iveagh Markets on Francis Street completed in 1904.

### Victorian

architecture also took a twist on the commercial theme with the unique example of an early purpose-built tenement building at **Nos. 19-20** Meath Street. This brooding solid brown brick structure dates from 1867 and was built by The Industrial Tenements Company Limited to the designs of architect Charles Geoghegan as a complex of 'New Model Dwellings'.

### 20th Century

Early Modernist and International styles had little impact in the Liberties area. The sole example of note in the ACA is the former **CBS School** at the corner of Francis Street and Carman's Hall, designed by J.J. Robinson and R.C. Keefe in the late 1930s with smooth rendered walls and curved lines typical of the International style of the early-mid 20th century. Further examples of emerging modernism can be seen on Thomas Street, with the Social Welfare office at **Nos. 126-128** being a good contextual example executed in wine-coloured brick with expansive glazing.



Social Welfare Office



1930s Modernist former school building on Carman's Hall

The 1990s saw a wave of new construction across the ACA, resulting in significantly altered stretches of streetscape, notably on Francis Street. Tax-incentivised urban renewal developments emerged along Meath Street, large swathes of Francis Street and portions of Thomas Street.



## RESIDENTIAL ARCHITECTURE

The ACA is unique in Ireland in hosting one of the greatest concentration of planned artisans and industrial workers housing schemes from the late 19th century in an urban setting, as well as some of the earliest and best quality of their type. These developments, along with local authority housing schemes from the early years of the 20th century, share a common architectural theme right across the ACA: the arrangement of individual units in a manner that creates a harmonious whole. This significantly contributes to the distinctiveness and special character of the ACA.

### Dublin Artisans Dwellings Company Schemes

One of the best examples of residential planning is the Dublin Artisans Dwellings Company's (DADC) **Coombe Scheme**, their first and most ambitious housing development, where streets are arranged in an intersecting cruciform pattern and interspersed with squares of smaller housing. Designed by architect Thomas Drew, the defining architectural characteristic is a sense of harmony created through uniform red brick facades, slate roofs and chimneys, and subtle repeating patterns of doors and fenestration. The tenement block built by the Dublin Artisans Dwellings Company on **Thomas Court** was designed by Charles Ashworth.



Stepped terraced housing on Reginald Street



1890s tenement block on Thomas Court

A similar theme can be observed in the later DADC **Plunkett Street/John Dillon Street** development, where gabled corners bookend smart red brick terraces. Both schemes feature single-storey cottages. Similar housing can also be seen at **Pimlico Cottages**.

### Small Scale Housing Schemes

Other similar planned housing include the red brick houses designed by Thomas Drew and developed by the Earl of Meath along **Thomas Court** and **Hanbury Lane**. These terraces with their distinctive sturdy chimneys and small railed gardens mark one of the high points of artisan and lower middle class housing built in Dublin during the 19th century.

**Watkins Square** is the best example of a planned cottage street in the area, with the road flanked on both sides by uniform single storey houses faced in warm brick with cast iron windows.



Terraced housing along Thomas Court.



Cottage on Watkins Square with original cast-iron windows.

### Early 20th Century

The architecture of local authority housing in the ACA from the early years of the 20th century was closely modelled on the developments of the DADC, of which the **Spitalfields Scheme** is the single most accomplished example, dating from 1918. The design of the scheme is influenced by the concept of the picturesque Garden Suburb, with gridded paired and Wyatt sash windows, brick and pebbledash treatment to facades, and polychromatic brickwork to chimneys and gables.



Spitalfields - Park Terrace

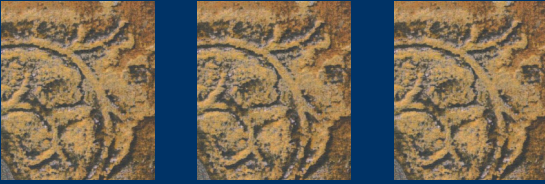


1960s local authority housing located off Vicar Street to the centre of the study area

### Modern Housing

Housing in the Liberties and ACA from the mid and late 20th century is dominated by the multiple-occupancy flat and apartment block. Isolated examples also occur within at **Vicar Street** and **Swift's Alley**. These flat blocks are particularly undistinguished and compare unfavourably with the accomplished Amsterdam school of architecture employed in schemes to the west of Marrowbone Lane developed in the late 1930s and 1940s. Smaller scale maisonette-type blocks from the 1960s are located off **Carman's Hall** to .A departure from this social housing model is evident in the extensive **Ash Grove** housing scheme by Delany, McVeigh and Pike built along The Coombe in the late 1970s.





### 4.3 Streetscape Grain and Qualities

#### Thomas Street

As a broad commercial thoroughfare with an imposing presence, Thomas Street is at once recognisable as the principal street of the study area. Its building stock generates a strong sense of enclosure, the street lined on both sides by four storey structures punctuated by both lower and taller buildings, lending the street a varied, undulating quality.



View of commercial buildings South side of Thomas Street looking west along Thomas Street approaching Meath Street.

Francis Street slopes in a roughly north-south direction from Thomas Street to The Coombe. Unlike other commercial streets in the ACA, its historic building stock has been extensively replaced over the past twenty years, with a relatively small portion now remaining.

#### Meath Street



View of Francis Street looking to the south

Meath Street runs in a roughly north-south direction, terminating at The Coombe to the south and Thomas Street to the north. First impressions of the street vary depending on the direction from which one approaches. The most historically intact and visually striking view is that from Thomas Street where Meath

Street curves to the east, incorporating the mildly bowed yellow brick façade of the **Liberty Creche** and the looming tower of **St. Catherine's Church** - the landmark building and focal point of the street.

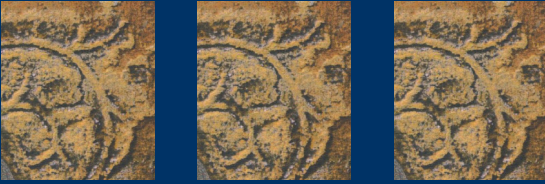


Streetscape view of Meath Street looking north to Thomas Street. Red brick facades predominate.

A number of lanes and alleyways survive to the south side of Thomas Street, some of which are incorporated into buildings while others puncture the street line. Together these route-ways form one of the last tangible links to the study area's post-medieval origins – providing a system of pedestrian routes permeating city blocks and giving access to backland areas, as well as delineating historic plot boundaries. Two of the more intimate alley examples can be seen at **Molyneux Yard** and **Swan Alley**, both of which are integrated into the ground floor frontages of buildings on Thomas Street. Other examples include St. Catherine's Lane, John's Lane West, Vicar Street, Swift's Alley, Garden Lane, Crostuck Alley and Engine Alley.



Molyneux Yard, one of the last surviving and best preserved alleyways in the area. St. Catherine's Lane running alongside St. Catherine's Church is one of the historically intact laneways off Thomas Street.



#### 4.4 Secondary Streets

**Thomas Court** to the west of the area is a charming residential street with a distinctive warm quality, lined on both sides by 19<sup>th</sup> century residential buildings in the form of terraced houses and a Guinness Trust tenement block. Further north more yellow brick Guinness housing lines the street with the distinctive bell tower of St. Catherine's Church rising above framing the vista to Thomas Street.

Nearby **St. Catherine's Graveyard** provides a welcome green space in the midst of the area, and continues around onto **Hanbury Lane**.



View along Thomas Court Victorian housing on Earl Street South showing cottage housing and the Guinness tenement block in the distance

Further south running parallel to Hanbury Lane is **Earl Street South**, a narrow residential street that links Meath Street with Marrowbone Lane. This street has a good sense of enclosure, especially towards the Meath Street end where tall apartment buildings predominate.

**Meath Place** runs parallel to Earl Street South linking Meath Street with Pimlico. It is also mainly residential in character and features a mixture of terraced housing and modern apartment schemes. Parallel to Meath Place runs **The Coombe**, the southern boundary of the ACA with its distinctive curved form which is emphasised by the 19<sup>th</sup> century terraced housing

**Carman's Hall** runs in an east-west direction linking Francis Street with Meath Street. The street has a hard, sparse quality with a poured concrete roadway and pavements and no tree planting or landscaping to soften the public domain. It is lined to the south by terraces of attractive housing built as part of the 1918 Dublin Corporation Spitalfields scheme whose gables and chimneys add interest to the streetscape.

**Mark's Alley West** links Francis Street with Hanover Street West and Park Terrace, and is defined mainly by modern apartment development to the north side and educational buildings to the south.



View down Carman's Hall terminated by the domed cupola of St. Nicholas of Myra

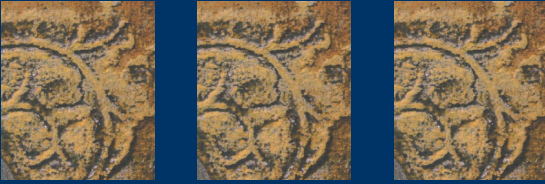
#### 4.5 Urban Elements

The variety and significance of historic street furniture within the ACA ranges from granite kerbing, stone setts, bollards, carriage stones and railings. Each element plays an important role in enhancing the character and appearance of the streetscape and provides a backdrop for the built heritage. While these elements remain, they are constantly under threat from neglect or removal. It is necessary to preserve them in situ and apply best practice conservation approaches to aid their continual survival. Cast iron, stone and modern hexagonal granite bollards are examples of street furniture in the study area. Commercial buildings with carriage entrances, as well as some lanes and alley ways have also retained granite carriage stones. Original cast iron railings surround the four churches in the study area, however there is very little to be found in the residential quarters. Some early street place name signs in green enamel with white lettering remain - it is important that they survive.



Traditional style column at Saint Catherine's Church

Lamp standards also form a significant feature of a streetscape, not only for their functionality but also for the beauty of their design. They play an important role in re-affirming the vertical emphasis of the streetscape.



### Lanes and Alleys

Molyneux Yard, Swan Alley, St. Catherine's Lane, John's Lane West

These lanes and alleys are part of the post medieval street pattern of the study area, connecting the activities of its inhabitants to the principal streets.

Molyneux Yard is a narrow lane which provides a pedestrian route from Thomas Street to Swift's Alley. Swan Alley is a narrow lane off Thomas Street. It features Art Nouveau style tiling to the entrance and is laid with grey cobble setts.



Swift's Alley

Catherine's Lane has retained its cobbled paving except for the eastern side where it has been displaced by the laying of services. Carriage stones flank the boundary walls while the cast iron railing of the graveyard is also a feature on the lane. This lane is of significance as it formerly served as the entrance to St. Thomas Abbey.

John's Lane West is located to the north of Thomas Street and meets with Oliver Bond Street to the south. Some good quality historic street surfaces and furnishings survive here.



John's Lane West

### Historic Shopfronts

Shops originally were the work place of tradesmen where they produced goods and sold directly to the public. The form and appearance of shopfronts make an important contribution to the character of certain parts of the study area. In the latter part of the 20<sup>th</sup> century the use of new materials and little attention to design detail has resulted in poor shop front replacements which are unsympathetic to the form of the existing building.



Malton print of open front shops on Patrick Street 1796.



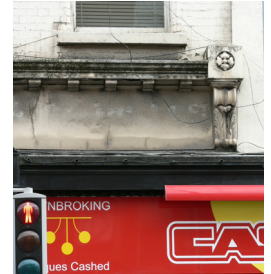
Shopfront to No. 98 Francis Street c.1960s.

### Thomas Street

Shopfronts on Thomas Street are mainly modern or reproduction and some are in a poor state of repair with brightly coloured fascias, roller shuttering, excessive use of signage and advertising which all contribute to loss of character to the streetscape. Some early 20<sup>th</sup> century shopfronts do survive however and are worthy of retention at No. 55, No. 60 and No. 79. Some original shopfronts may survive under later replacements on the street, as at No. 45-46. The Vicar Street music venue is an example of good modern infill.



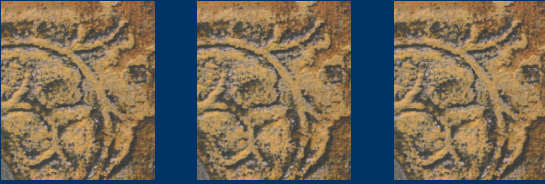
No. 79 Thomas Street



No. 45-46 corner building with original fascia board and decorative corbels above later replacement



Vicar Street music venue



### Francis Street

Shopfronts on Francis Street are mostly modern. Good examples of traditional shopfronts include No. 59 and No. 41. A good contemporary shop front is No. 30-31 .



No. 59 Francis Street



No. 30-31 Francis Street

### Meath Street

Shopfronts on Meath Street are of poor quality with brash bright coloured plastic fascias, banners, excessive use of signage and advertising in window displays. A problem is created by the spill out of merchandise onto the streets and kerb trading. No. 13 is a good example of a modern timber shopfront in a traditional style.



Spill out of shop merchandise on Francis Street



No. 14 Meath Street

### 4.6 Open Spaces

At present there are two open green spaces in the ACA:

1. St. Catherine's Graveyard to the rear of St. Catherine's Church on Thomas Street/Hanbury Lane.
2. Park Terrace, a landscaped square to the centre of the Spitalfields housing scheme.

In the case of **St. Catherine's Church**, the graveyard provides a charming amenity space for local people and tourists. It is bounded by railings with grassy surfaces, trees and gravestones and does much to enhance surrounding residential roads. **Park Terrace** is an expansive lawned space enclosed by low walls, surrounded on all sides by terraced housing. As an open space amenity it is more ornamental than

recreational, but nonetheless forms a pleasant setting for adjacent housing.



Above: St. Catherine's Graveyard

Below: Park Terrace



Other open spaces in the ACA include the expansive undeveloped lands to the centre of the study area located behind Vicar Street and Swift's Alley, some of which is used as playing courts. The area's flanking local authority flat complexes tend to be underutilised, devoting to surface car parking and ancillary uses, while neglecting to provide a landscaped amenity. A similar situation exists at Cornmarket, historically the gateway to the subject area from the city centre, where car parking fails to recognise this strategic position for a civic space. Passing heavy traffic also creates a hostile environment for the pedestrian.



Open space to the centre of the ACA



### Church Lands

Open spaces surrounding the churches of the area are also underutilised as potential civic spaces along the principal thoroughfares. The area fronting St. Nicholas of Myra on Francis Street is used as a surface car park with little in the way of soft landscaping that addresses the church.



Open space outside St. Catherine's Church on Thomas Street

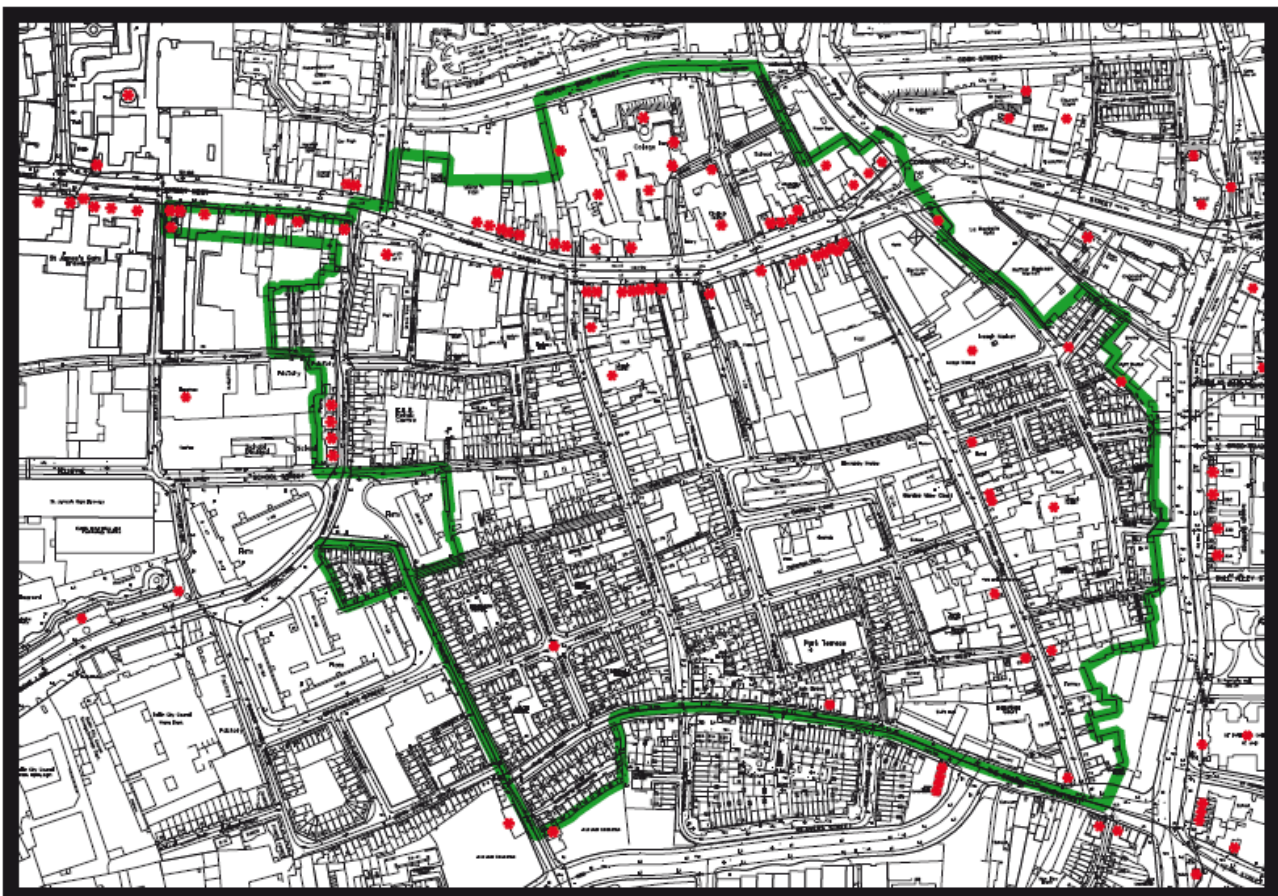
Open space beside Meath Street church used for car parking

### National College of Art and Design

The National College of Art and Design (NCAD) on Thomas Street controls one of the largest open spaces in the ACA, with extensive surface car parking. These lands step down from Thomas Street to Oliver Bond Street and have access from both Thomas Street and John's Lane. These spaces offer significant potential as a controlled public link from Thomas Street towards the River Liffey, similar to the function served by the grounds of Trinity College. If opened, the industrial remnants of the former Power's Distillery would come on public view and the function of the College and its integration with the surrounding area would be greatly improved.



## 5.0 Protected Structures in ACA





## 6.0 Policies and Management of Area

### 6.1 Existing Development Management Policies for Thomas St and Environs

The Dublin City Development Plan 2005-2011 contains the following policies and objectives which pertain to the proposed ACA.

- **Zoning**

The following zonings are applicable to the area

Thomas St – Z5

Meath St – Z5, Z4, Z1 and Z2

Francis St – Z5, Z4, Z1 and Z2

The Coombe – Z5, Z4, Z1 and Z2

- **Key Historic Street**

Section 10.3.1 of the Plan identifies Thomas St/James St as a 'key historic street', having varied origins and characteristics, but distinguished by a vibrant mix of retail uses and at above ground floor, a mix of residential uses and specialist functions. Dublin City Council recognises the importance of this route and will seek the retention, repair, conservation and enhancement of historic buildings on the street.

Policy H19 of the Dublin City Development Plan 2005-2011 states that it is the policy of Dublin City Council to seek to protect the character, vibrancy and historic fabric of key historic streets.

- **Medieval City**

According to Section 10.3.2 of the Dublin City Development Plan the Medieval City area comprises the site of the original Viking Settlement, the subsequent Norman fortified medieval city and some areas outside this. The latter include Thomas Street, Francis Street, The Coombe, Werburgh Street, Bride Street and Stephen Street areas, some of which lie outside the ACA.

Policy H20 of the Development Plan states that in evaluating proposals for development, due recognition shall be given to the special character of the medieval city area, its scale, street pattern and historic buildings.

### 6.2 Policies for Thomas St and Environs ACA

The purpose of an Architectural Conservation Area is to identify areas of special character and architectural interest and to manage change in such a way as to preserve that special character.

The aim is to provide a framework that will permit a degree of flexibility in terms of design, consistent with the maintenance and improvement of the essential character of the ACA. To fulfill this aim all new development in the area of the ACA should be implemented and carried out in accordance with the following policies/objectives.

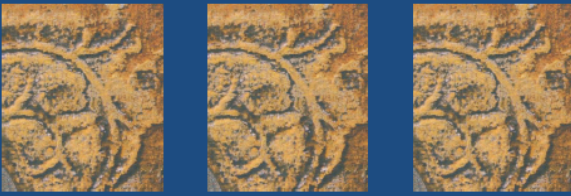
#### 6.2.1 Preserving the Character

It is the overall policy of Dublin City Council to protect and conserve the character and setting of the ACA, as set out in this document.

##### 6.2.1.1 Views and Prospects

There are views and prospects within the city that are considered to be of special amenity value because they define the City adding to its appreciation in terms of its siting and historical development and strengthening its 'sense of place'.

Views and vistas in the proposed ACA are dominated by spires of ecclesiastical buildings rising over commercial streets and residential roads, and form a significant component of the character of the area. The views of spires and domes in particular within the ACA should be protected from insensitive development, maintaining the primacy of landmark



buildings and the area's distinctive urban form.

There are a number of views and vistas in and around Thomas St, Francis St, Meath St, John Dillion Street, Thomas Court and Hanbury Lane and the Coombe which add to the special character of the area.

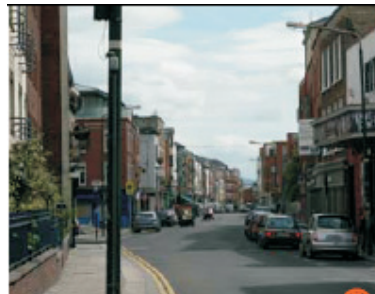
The most sensitive of these views include:



**Thomas St** Looking west from Cornmarket, Thomas St curves midway on the south side with the profile of St. Catherine's Church in the distance, closing the vista.



Looking east, from St. Catherine's Church, the street curves to the north with the spire of the Church of SS Augustine and John in the background.



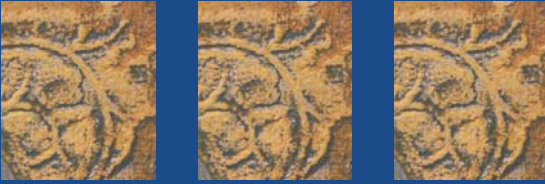
**Francis St** Looking south from the junction with Thomas Davis Street, a glimpse of the Dublin Mountains can be observed.



St. Nicholas of Myra Church closes the vista looking from Carman's hall onto Francis St.



**Meath St** runs perpendicular to Thomas St to the north and The Coombe to the south. At the junction with Thomas St looking due south, the street narrows and curves slightly to the east where the Liberty Creche and St. Catherine's Church are positioned. The view terminates at the junction with Earl Street. At this same point looking southwards, the vista is closed by a glimpse of the Dublin Mountains.



At the junction of **John Dillon Street** and Dean Swift Square looking south towards Patrick St, the skyline is punctuated by chimney stacks and rooflines with the steeple of St. Patrick's Cathedral in the background.



The view to Meath Street from Hanbury Lane is terminated by the Church of St. Catherine and the Priory.



Looking from **Thomas Court** to the south, the view is terminated by Pimlico Cottages and the green space at Thomas Court Bawn. Looking north down Thomas Court on the east side, is the outline of St. Catherine's Church.



The Coombe is intersected on the north by Reginald Street, Meath Street and Hanover Street West. The view from Pimlico looking east terminates with a row of terraced houses on the curve of The Coombe. Further to the northwest the copper dome of St. Nicholas of Myra can be seen clearly over the roofscape.





### 6.2.2 Protected Structures

In accordance with Policy H2 of the 2005 Development Plan, it is the policy of Dublin City Council to protect the curtilage of protected structures or proposed protected structures from any works which would cause loss or damage to the special character of the protected structure and loss of or damage to, any structures of heritage value within the curtilage of the protected structure.

Owners and occupiers need planning permission for all works which would materially affect the character of a protected structure, or any element of the structure, which contributes to its special character. In order to establish which works to a protected structure would not require planning permission it is advised to apply for a declaration in accordance with Section 5 or Section 57 of the Planning and Development Act, 2000.

Owners and occupiers proposing to carry out any works to a protected structure including essential repair and maintenance works, should request the Local Authority for a declaration as to what works would or would not materially affect the character of the structure or any element of the structure, which contributes to its special interest.

Routine works of maintenance that would not affect the character of the building, involving the repair or replacement of damaged or worn elements on the exterior of structures with the same materials and forms will remain exempted development.

### 6.2.3 Non-Protected Structures

Owners and occupiers of non-protected structures located within the Thomas St and Environs ACA should note that the normal exemptions from seeking planning permission pertaining to certain type of developments under the Planning and Development Regulations 2001 to 2007 will no longer apply.

Development which would consist of or comprise the carrying out of works to the

exterior of a structure located within the ACA and that would materially affect the character of the area concerned will not longer be exempted development, unless otherwise specifically stated. This is in accordance with Section 82 of the Planning and Development Act 2000.

Routine works of maintenance that would not affect the character of the ACA, involving the repair or replacement of damaged or worn elements on the exterior of structures with the same materials and forms will remain exempted development.

### 6.2.4 Shopfronts

In accordance with Policy H24 of the 2005 Development Plan, it is the policy of Dublin City Council to seek the repair and retention of later shop and pubfronts of special interest; including those, which may not be, protected structures. These may be constructed of render, faience, brick, tiling or vitrolite, the latter dating from the Art Deco and Modern Movement period and being extremely rare.

As aforementioned in Section 4.5 the form and appearance of shop fronts within the ACA area make an important contribution to the character of certain parts of the area.

New shopfronts and alterations to existing shopfronts require planning permission. Dublin City Council's 'Shop Front Design Guide' should be consulted in the making of proposals for installing new shop fronts or altering an existing shopfront. The guidance provided in this document advocates the following:

- Response to Context - Positive relationship between shopfront and overhead building
- Structural Integrity – Lines of structural force passing through a building should always be respected and resolved visually
- Historical Replication – In some instances replication can be successful and appropriate where great care is taken in the choice of



materials and accuracy of the detailing

- Pastiche Design – Is not desirable as it can detract from the character of an historic building.
- Historic Fabric – Respect all existing historic fabric and remove or alter it only as a very last resort. Expert guidance should be sought.
- Good Proportion – Sense of good proportion is always required both for the design of the shop front and also in the arrangement of the structural elements at street level.
- Choice of Materials – New materials should respect the existing character materials of historic buildings.
- Attention to Detail
- Depth of Fascia – Restrict the depth of fascia to avoid over scaled shop signs
- Excessive Advertising – The practice of advertising that turns shop fronts into billboards is not desirable.
- Colour Schemes – The colour of a shopfront should be determined by the need to harmonise with the rest of the building and the streetscape. Colours that create an overly strident visual effect should be avoided.
- Traditional Windows – Replacement windows should reflect the period and modern blanked out windows will not be permitted.

### 6.2.5 Reinstatement

It is the policy of Dublin City Council to encourage the reinstatement of features where the original and historic features have been lost or replaced. To this end the reinstatement works set out below will not require planning permission. To ensure that new features are appropriately detailed such works will normally require agreement with the Conservation Section of the Planning Department. Such works will include:

a) The replacement of later inappropriate windows with timber sash windows where

appropriate, and timber casement windows where appropriate, to match the original samples which survive in each terrace – all to have a painted finish.

b) The replacement of later inappropriate doors with painted timber panelled doors to match the original samples which survive in each terrace.

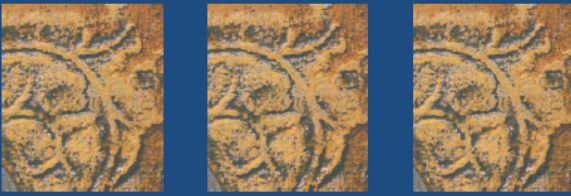
c) The replacement of inappropriate roof coverings with traditional slates.

d) The removal of inappropriate coverings to facades such as paint over original brickwork.

### 6.2.6 Advertising Structures

Planning permission is required for all signs (regardless of size and location) including projecting signs, erected externally within the area of the ACA. The following should be considered when preparing planning applications for signs:

- Identification signage for the ground floor retail unit shall generally be contained within the fascia board of the shopfront. The lettering employed shall either be painted on the fascia, or comprise individual solid letters mounted on the fascia. The size of lettering used should be in proportion to the depth of the fascia board.
- Inappropriate signs and advertising structures including those that blacken out and/or obscure extensive areas of glazing shall not be permitted in the window display area
- Advertisements and signs relating to uses above ground floor level shall generally be provided at the entrance to the upper floors in a small plaque format.
- Banner type signs and advertising sheeting covering any part of the front façade of a building are not acceptable.
- Careful consideration should be given to the colours used on any advertising structures or signs. Substantial areas of inappropriate garish colours shall not be allowed as the background of any sign



- The use of any internally illuminated signs or illuminated scrolling signs shall not be permitted except in exceptional circumstances. The use of inappropriate scaled or poorly designed exposed neon tubing shall not be permitted
- No amplified announcements, music or other material shall be played from any loudspeakers or other amplification apparatus shall be affixed on or about the front of any premises for such purposes. Any sounds within the premises shall be controlled so as not to cause undue nuisance to adjoining premises or residents
- Goods or advertising structures shall not be displayed on the public footpath or at the entrance to the shop.
- Projecting signs at ground or upper floor levels will not generally be permitted.

#### **6.2.7 Skyline Clutter: Alarm Boxes, Electrical Wiring, TV Aerials and Satellite Dishes**

Such utilities can have a particularly damaging effect on the streetscape quality and character of the historic realm and can lead to visual clutter

- It is the policy of Dublin City Council to not normally permit the placing of satellite dishes on front elevations or above ridgelines of properties within this ACA.
- Building fixtures such as alarm boxes, electrical cabling and most significantly TV aerials should be carefully located to minimise visual impact.
- Electrical and other utility cabling fixed to facades should follow logical routes, along architectural detailing to minimise their visual impact. Unused or redundant wiring should be removed from front elevations.

#### **6.2.8 New Build**

Development that affects the setting of the ACA will only be permitted where it will preserve or enhance its character or appearance. The retention and adaptation of existing historic structures should be favoured over new build development. In considering the design and impact of all new development within the ACA, Dublin City Council will have regard to the following:

- Proposals to demolish Protected Structures or proposed Protected Structures may only be considered in exceptional circumstances
- Proposals to demolish buildings of architectural or streetscape merit within the ACA may be considered in exceptional circumstances only where they are supported by a rationale related to the overall enhancement of the urban structure i.e. linkage, public space and use.
- New developments should have regard to the grain and character of the adjacent buildings, which shall include height, massing, proportions and plot width. They could be contemporary in style while respecting the scale and character of the adjacent area. Any building to be demolished should be fully recorded.
- The amalgamation of one or more existing sites is generally discouraged and where proposed development will require sensitive planning and design treatment, to complement the fine grain of the established streetscape.
- All new buildings should be designed to the highest standards of contemporary architectural design.
- Pastiche design proposals for infill buildings or replacement shop fronts will be discouraged.
- High quality durable materials should be used. They should include stone, brick, render, steel, glass and timber.



### 6.2.9 Public Domain

Dublin City Council will endeavour to ensure that works to the public domain, such as works of environmental improvement, or of utilities improvements, are of the highest standards and do not detract from, nor add clutter to, the character of the area.

#### a) Retention of historic kerb-stones

Surviving historic kerb stones shall be preserved and retained in situ. This shall complement Policy H22 of the Dublin City Development Plan 2005-2011 which sets out to preserve, repair and retain historic streetscape and paving.

The lifting of historic granite flags/kerbs is a highly skilled operation and should only be done where absolutely necessary. Sometimes it is recommended that the stones be kept in situ without removing them off site to avoid the attendant risks of breakages, damage, losses, problems when reinstating and the subsequent loss of context. This depends on the necessity for lifting at all, the security of the working environment, traffic arrangements etc.

The loss of historic character should be avoided by retaining historic features and by only introducing new materials which are compatible with these.

#### b) Public Lighting

Any new public lighting, whether reproduction or contemporary design, should be designed to complement and enhance the architectural character of the area.

#### c) Avoidance of Clutter

Clutter in a streetscape is created by the use of too many different colours and textures in the street and paving surfaces. This should be avoided – the eye should be drawn to the buildings rather than to the ground underfoot.

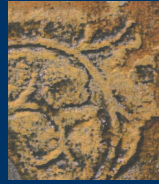
#### d) Streetscape

Coordinated street furnishing and landscaping schemes that make use of materials and design themes appropriate to the area should be promoted, along with a reduction in the proliferation of street signs and street furniture.

### 6.2.10 Residential Areas

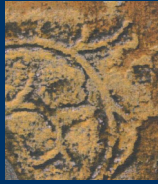
It is the aim of the ACA to protect the unique character of residential areas through the promotion of sensitive design in house extensions and alterations, the reinstatement of original features, and controlled and coordinated road and service works in the public domain.

Domestic rear extensions, which are within the limits set out in the Planning and Development Regulations, 2001, and which are not visible from the public domain within the ACA would not affect materially the character of the Architectural Conservation Area and consequently would be considered to be exempted development. This does not apply to structures on the Record of Protected Structures. Porches and other development which may be normally exempt under the Planning Regulations is not exempt

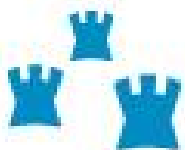


Protected Structures in Thomas Street and Environs Proposed ACA included within the Record of Protected Structures, Dublin City Development Plan 2005-2011

<i>Name</i>	<i>Number</i>	<i>StreetName</i>	<i>Post</i>	<i>Description</i>
Widow's Houses		Coombe The	8	Widow's houses (St. Nicholas's and Luke's Church)
Church of St. Nicholas and Luke		Coombe The	8	Church of St. Nicholas and St. Luke
	32	Coombe The	8	Building
	129	Coombe The	8	Licensed premises
	9	Cornmarket	8	Commercial premises
	10	Cornmarket	8	Commercial premises
	12	Cornmarket	8	Shop
	13	Cornmarket	8	Shop
	14	Cornmarket	8	Bank
	15	Cornmarket	8	Bank
Church of St. Nicholas of Myra		Francis Street	8	Church of St. Nicholas of Myra
	33	Francis Street	8	Licensed premises
	41	Francis Street	8	Building
	42	Francis Street	8	Building
	59	Francis Street	8	House and shop
	77	Francis Street/Coombe	8	House and shop
	93	Francis Street	8	Licensed premises
	100	Francis Street	8	Commercial premises with ground floor granite shopfront and including "Room 21" at rear.
Monument		Gray Street/Reginald Street	8	Monument
The City Wall		John Dillon Street	8	The City Wall
		John's Lane West St. John's Priory	8	Eastern and northern façades including front chimney breast and chimney, roof and dormer windows
St. Catherine's Church		Meath Street	8	St. Catherine's Roman Catholic Church
	92	Meath Street	8	Liberty Creche
Thomas Court Flats		Thomas Court	8	Former Guinness Trust flat
St. Catherine's Church		Thomas Street	8	St. Catherine's (former church)
Augustinian Church		Thomas Street	8	Augustinian Church
Guinness's Brewery		Thomas Street	8	Guinness Brewery: original entrance gate to brewery
National College of Art & Design (former Power's Distillery		Thomas Street	8	Former Power's Distillery (Now NCAD): corn stores, mills, kiln, engine, houses, capnit, distillers' work offices, coopers excise offices
	28	Thomas Street	8	House/licensed premises
	37	Thomas Street	8	Shop and house
	47	Thomas Street	8	Licensed premises, shop and houses
	48	Thomas Street	8	Licensed premises, shop and houses
	51	Thomas Street	8	Shop and houses
	52	Thomas Street	8	Shop and houses
	53	Thomas Street	8	Shop and houses
	55	Thomas Street	8	Shop and house
	54	Thomas Street	8	Shop and houses
	60	Thomas Street	8	Licensed premises
	66-68 incl.	Thomas Street	8	Archway at entrance only
	72	Thomas Street	8	Commercial premises
	73	Thomas Street	8	Commercial premises
	75	Thomas Street	8	Commercial premises
	76	Thomas Street	8	Shop
	77	Thomas Street	8	Shops and houses
	78	Thomas Street	8	Shops and houses
	79	Thomas Street	8	Bank
	81	Thomas Street	8	House and shop
	82-83	Thomas Street	8	Commercial premises
	84-85	Thomas Street	8	Former bank
	86	Thomas Street	8	Licensed premises
National College of Art and Design	96-103	Thomas Street	8	National College of Art and Design
	104-108	Thomas Street	8	Former fire station
	110-111	Thomas Street	8	Licensed premises, excluding ground floor frontage
	112	Thomas Street	8	Shop and offices
	116	Thomas Street	8	Shop and house
	117	Thomas Street	8	Commercial premises excluding signs
	118	Thomas Street	8	Commercial premises
	119	Thomas Street	8	Shops
	120	Thomas Street	8	Shops



THOMAS STREET AND ENVIRONS  
PROPOSED ARCHITECTURAL CONSERVATION AREA



**Dublin City Council**  
Comhairle Cathrach Bhaile Átha Cliath

**Dublin City Council  
Planning Department  
Drawing Office  
Civic Offices  
Wood Quay  
Dublin 8**



**DUBLIN  
CIVIC  
TRUST**



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