

27<sup>th</sup> of February 2017

**To the Chairperson and Members of the Central Area Committee**

**Recommendation:**

Formal Addition of 48 Hardwicke Street, Dublin 1 to the Record of Protected Structures in accordance with Section 54 and 55 of the Planning and Development Act, 2000.

RPS Ref	Address	Description
3579	48 Hardwicke Street, Dublin 1	House

**STRUCTURE OUTLINED IN RED**



**Introduction**

It is proposed to initiate procedures under Section 54 and Section 55 of the Planning & Development Act 2000 to formally add **48 Hardwicke Street, Dublin 1** to Dublin City Council's Record of Protected Structures.

**Request for Deletion/Addition**

Conservation Section, Planning and Development Department, Dublin City Council.

**Summary of Applicants Reasons for Seeking Addition/Deletion**

During a review of the 2011-2017 Development Plan, it was identified that this building was not formally protected due to an error in the original notification process. It is now proposed to formally add 48 Hardwicke Street, Dublin 1 to ensure that this significant building continue to be properly protected.

**Present RPS Entry on the 2017-2022 Dublin City Development Plan:**

RPS Ref	Address	Description
3579	48 Hardwicke Street, Dublin 1	House

**Significance/NIAH Rating:**

The National Inventory of Architectural Heritage (NIAH) has been carried out for this area of Dublin under Phase 1 & 2; its categories of special interest (architectural, historical, archaeological, artistic, cultural, scientific, technical & social) and its rating system has been used to assess the buildings in question. The NIAH identifies five categories of rating in seeking to rank buildings. The NIAH rating values are International, National, Regional, Local and Record Only (I, N, R, L, O). Structures which are considered of International, National, and Regional significance are deemed worthy of inclusion on the RPS. The Ministerial recommendation from the NIAH attributes a significance rating to this structure of Regional. This is a structures or sites that make a significant contribution to the architectural heritage within their region or area.

**Site Location & Zoning Map**

Z4: To provide for and improve mixed-services facilities.



**Planning History**

None on record

**Summary Description & Historical Background** (taken from NIAH Inventory Phase 1 & 2, Ministerial Recommendations)

**NIAH Reg Number: 50010888**

*Terraced two-bay three-storey house over exposed basement, built c.1810. Pitched slate roof hidden behind rebuilt parapet wall with granite coping and shared yellow brick profiled chimneystack to north party wall with clay pots. Red brick walls laid in Flemish bond with recent lime pointing on granite plinth course over rendered basement walls. Gauged brick flat-arched window openings, brick reveals, granite sills and replacement six-over-six pane timber sliding sash windows throughout. Gauged brick round-headed door opening with replacement timber panelled door, timber architrave surround and plain fanlight. Door opens onto granite platform and*

*two granite steps bridging basement, all enclosed by replacement steel railing on concrete plinth walls.*

*Hardwicke Street was laid out by Francis Johnston and this house is one of the few surviving modest streets of Georgian townhouses intended to frame Saint George's Church to the northeast.*

### **Assessment of Special Interest under the Planning & Development Act 2000**

The structure is considered to be of special interest under the following heading:

**Architectural:** This building is an exemplar of high quality design and contributes the character of the streetscape as part of the unusual corner sited grouping which was designed to frame the approach to the imposing façade of Saint George's Church. *This house was recently restored with the reinstatement of good quality fenestration and lime pointing. The stone plinth and steps and iron features to the entrance and basement area enhance the setting and the house thus makes a particular contribution to the overall architectural character of the area (taken from NIAH Inventory Phase 1 & 2, Ministerial Recommendations).*

### **Conclusion & Recommendation**

The architectural significance of this building has been clearly demonstrated in the assessment of special interest. The building is listed on DCC's Record of Protected Structures at present. However due to a procedural error, it now requires the formal process of addition as dictated by the Planning & Development Act 2000 to be revisited.

It is recommended **48 Hardwicke Street, Dublin 1** be formally added to Dublin City Council's Record of Protected Structures under Section 55 of the Planning & Development Act 2000.

---

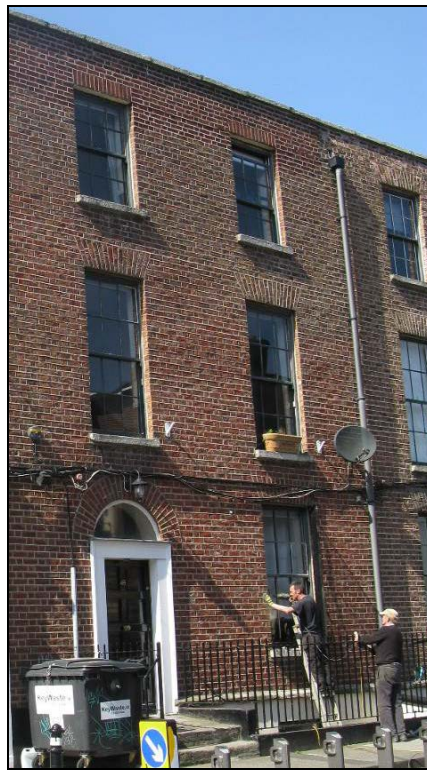
**Paraic Fallon**  
**Senior Planner**

### **Extent of Protected Structure Status**

Approximate extent of protected structure curtilage is shown on the map below in red.



**Short Photographic Record (taken 09/04/15)**



Front elevation



View of corner sited grouping