

## **Executive Summary**

### **O'Connell Street Architectural Conservation Area**

On July 9<sup>th</sup> 2001, the O'Connell Street area as indicated on the attached map and in accordance with the attached plan was designated an Architectural Conservation Area, following the adoption of a variation to the Dublin City Development Plan 1999 by Dublin City Council.

#### **Extent of Area**

The boundaries of the area are defined as follows: to the north of the river the area is centred on O'Connell Street, extending to Marlborough Street to the east, Moore Street to the west, Parnell Street to the north and the River Liffey to the south. To the south of the river, the area is centred on Westmoreland Street and D'Olier Street, extending to College Street to the south, Hawkins Street to the east and to rear of buildings fronting onto Westmoreland Street to the west. The exact boundaries of the proposed Architectural Conservation Area are delineated on the map entitled 'Proposed O'Connell Street Architectural Conservation Area'.

#### **Explanation**

In the Dublin context, the O'Connell Street area is of major architectural, historical, cultural, artistic and social importance. It constitutes a distinct quarter of the city that was formally planned, laid out and developed between the 1740's and the early 1800's. This architecturally distinguished area has a simple but elegant plan - terraced buildings lining the streets, usually four to five storeys in height, with the lines and

rhythm of the facades lending an overall coherence. Occasionally, these terraces are interrupted by a landmark building that confers a special quality or image onto individual streets. In spite of the pressures of time, this area still remains relatively intact over two hundred years later, a testimony to the importance of the area.

### **Why designate it as an Architectural Conservation Area**

The rich architectural character and heritage of the O'Connell Street area is generated not only by the landmark buildings or the more significant protected structures such as the G.P.O., the Pro-Cathedral, Tyrone House or the Rotunda. The special character is built up by the interaction between these important buildings and the ordinary building stock, as well as the stock of historical and cultural memories and associations attached to these buildings and public spaces.

In order to properly protect and manage this rich legacy, it is essential not to concentrate solely on the preservation and restoration of the landmark buildings, but also on the conservation and the regeneration of the wider historic urban area. The Architectural Conservation Area provides a mechanism to protect and enhance this wider area. By identifying the special character of the O'Connell Street Area and the development issues affecting it, it is properly equipped to manage and enhance all aspects of the area's special architectural and civic character.

The O'Connell Street Architectural Conservation area will seek to protect the existing strong local sense of place, while accommodating the changing needs and image of the area. It must be stressed that is not intended to prevent development. Instead, it is intended to ensure that development, when it takes place combines positively with the historic fabric and is to a high design standard. The role of the Architectural Conservation Area Plan may be summarised as follows:

- A. It will provide the basis for policies aimed at conserving and enhancing all the aspects of character or appearance that defines the area's special architecture character.

B. It will allow for the management of change in protected structures, by defining the special interest(s) of a building.

C. It will allow for the introduction of general controls over the demolition and material alterations to unprotected structures that are important for the protection of the local distinctive character of the area.

A. The conservation and enhancement of the area's special architectural character

Many factors can impact on and radically alter the architectural character or appearance of an area - new development, external alterations to a building, the erection of new shopfronts and advertisement structures, the introduction of new land uses. Some of these changes should be welcomed and may in fact bring about an improvement in the appearance of a building or a street or introduce lively new uses, which enliven or revitalise a street. However, just as these changes can have a positive impact, in some circumstances, if handled insensitively, they can have a negative or detrimental impact on a building, adjoining buildings or a street.

To ensure that all future developments are carried out in a manner sympathetic to the character of the O'Connell Street area, guidelines have been prepared for development including – new buildings, shopfronts, signage and land use in the proposed Architectural Conservation Area.

B. The management of change in protected structures

Owners and occupiers of protected structures located in the O'Connell Street Architectural Conservation Area must still comply with the requirements of the Local Government (Planning and Development) Act 1999 and the Local Government (Planning and Development) Regulations 1999 in relation to protected structures.

In this regard, it should be noted that planning permission is required for all works that would materially affect the character of the protected structure, or any element of the protected structure that contributes to its special interest. An owner/occupier proposing to carry out any works to a protected structure including essential repair and maintenance works, are advised to 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.

C. General controls over the demolition and material alterations to non-protected structures.

The principal change in the proposed Architectural Conservation Area is the introduction of general controls over the exteriors of non-protected structures. To qualify as exempted development, works to the external appearance of these structures must be consistent not just with the structure itself and the neighbouring structure, but with the character of the architectural conservation area. This will mean, in effect, that most works to the exterior of a structure in the proposed Architectural Conservation Area are de-exempted and will require a specific grant of planning permission.

Certain works will still be exempt from obtaining planning permission. For example, essential and routine works of maintenance that would not affect the character of the architectural conservation area, including the repair of the essential fabric of the building using the same materials and forms. The existing exemption for some changes of use will also continue to apply in the proposed Architectural Conservation Area, as will the exemption for solely interior works.

**Architectural Conservation Area Plans for Adjoining Areas.**

The O'Connell Street area comprises several urban set pieces planned and developed in the 18<sup>th</sup> century and of major architectural importance. It is the intention of Dublin Corporation that the urban set pieces of equal or greater architectural, historical and

civic importance immediately adjoining the O'Connell Street area will be the subject of separate Architectural Conservation Area Plan(s).

### **Area of Special Planning Control**

In recognition of certain specific problems within the O'Connell Street area, it is the intention of Dublin Corporation to designate all or a part of the Architectural Conservation Area as an Area of Special Planning Control, in accordance with Section 84 of the Local Government (Planning and Development) Act 2000. This scheme will have a statutory force and will allow for the imposition of greater controls over the implementation of stated objectives such as land use, shopfront design and advertisement structures.

# **The O’Connell Street Architectural Conservation Area**

## **Part I - An Appraisal and Assessment**

### **Area Description**

The Architectural Conservation Area is focused on O’Connell Street, extending to the north to incorporate Parnell Street, to the east to include Marlborough Street and to the west to Moore Street and the eastern sections of Henry Street and Abbey Street. To the south, the Architectural Conservation Area includes D’Olier Street, Westmoreland Street and their immediate hinterland.

### **An Archaeological Assessment**

For much of Dublin’s history, the Liffey was considerably wider than it is today, with much of the architectural conservation area being submerged beneath the tidal waters. There is very little evidence of prehistory, early christian or medieval settlement within the area, as the city of the Hiberno-Norse and Anglo- Normans had been focused on the south side, roughly west of modern day Aungier Street, and on the north side only as far east as the walls of St.Mary’s Abbey. Between the twelfth and sixteenth centuries, the land within the study area north of the river belonged to the abbey and consisted mainly of marshy slob land.

Speede’s map of the early seventeenth century shows no features east of the wall of St.Mary’s Abbey, i.e. within the study area. On the south side, Speede depicts Trinity College (formerly All Saints Priory) and the hospital that became the house of the Irish Parliament in the early seventeenth century. These grounds lay just south of the study area. The first evidence for actual settlement within the study area on either side

of the Liffey is Bernard De Gomme's map of Dublin, dated 1673, which illustrates the first structures erected following the reclamation of land by William Hawkins. From this time on, the study area was developed as fashionable residential housing and commercial buildings.

The forerunner of O'Connell Street was Drogheda Street, represented by De Gomme in 1673 along the eastern boundary of the lands of St. Mary's Abbey. The late 17<sup>th</sup> century buildings on the west side of Drogheda Street were demolished by Luke Gardiner and the Wide Street Commission during the second half of the eighteenth century to form Sackville Street and later O'Connell Street. The Parnell Square area was also developed during the second half of the eighteenth century.

The only archaeological sites and monuments recorded by the SMR of Duchas date from the eighteenth century onwards, a glass works, a brickworks, a bowling green, the remnants of an early quay and the old ferry marked on Rocque's map of 1756. The two finds recorded by the topographical files of the National Museum are also modern in date: butchered animal bones and human remains that may be linked to human dissection, illegal before 1832.

Only two trial excavations were carried out in the area between 1969 and 1998, and neither revealed archaeological material. The only evidence for ancient remains within the vicinity of the study area comes from the articles written in the eighteenth century concerning the discovery of the Viking burials, uncovered while the houses of Parnell Square were under construction.

Much of the study area remained submerged and undeveloped until the late seventeenth century, making it unlikely for archaeological remains to ever to have existed within the zone where it approaches the river. Nevertheless, we know that Viking burials were deposited in the Parnell Square area on the higher ground overlooking the estuary.

Extramural settlement east of St. Mary's Abbey, towards Upper O'Connell street and into Parnell Square, is also possible, albeit in a sparse, almost rural fashion. Speede's map of 1610 depicts nothing east of the abbey walls on the north side, but this alone is not proof that poor quality or indeed earlier dwellings or structures had not existed in the area. However, if anything more existed in this area, most of it (such as Viking burials) would have been disturbed, or indeed destroyed, by the developments of the eighteenth century, when deep cellars were sunk into the potential archaeological layers.

### **An Analysis of the Character and Morphology of the Area**

Dublin in the middle of the 17<sup>th</sup> century had changed relatively little from Speede's map of 1610. It was still a medieval town with its street plan both within and without the city walls centred on Dublin Castle. To the south around St.Patrick's Cathedral lay the old Irish quarter in the valley of the Poddle. To the west, there was the long street of St.Thomas, later St. James's Street. East of the town, there was the Elizabethan buildings of Trinity College and beyond the estuary. To the north, on the opposite side of the river lay the suburb of Oxmanstown with its parish church of St. Michan's. The site of Parnell Square, O'Connell Street and D'Olier and Westmoreland Streets still lay undeveloped.

The return of James - the Duke of Ormond as Viceroy in 1662 marked a watershed in the development of the city of Dublin. Under his guidance the modern structure of the city began to be shaped. He introduced new ideas about urbanity and promoted the notion of Dublin as a fitting capital for the island of Ireland. He can be credited for determining the present day shape of the Quays, which provide the city with its unique sense of scale and overall coherence, by

encouraging the reversal of the trend of building houses right down to the river.

Although, this period overall was mainly a time of private activity, the Corporation made a number of important interventions. St. Stephen's Green was formally laid out as a municipal square with 89 plots around the perimeter for development. Oxmanstown Green was partially enclosed in 1665 and let by lot, excluding a 'convenient highway and a large market place' – Queen Street and Smithfield.

The first private estate intervention was begun by Sir Humphrey Jervis, a ship owner/merchant who later became Lord Mayor. In 1664, he bought 20 acres at St. Mary's Abbey and laid out in a north-south direction two main streets, Capel Street and Jervis Street, crossed by smaller streets. Realising the importance of connections with the old city, he constructed Essex Bridge, establishing Capel Street as the main street of the new north side. Along the river were placed the fronts of houses as suggested by Ormonde in front of a new store quay. A market place was laid out to the rear called Ormonde Market.

The Moores (Drogheda) and Eccles estates extended eastwards of the Jervis Holding as far as the family mansion of Sir John Eccles and the Chapel of St. George. The grant of 1675 resulted in the laying out of lands further to the east, including the strand to the north east of the future Customs House. Marlborough Street was laid out in 1700-1710 establishing the western edge of serious growth for a century.

The Moores and in particular - the third Earl of Drogheda developed the first major east west route in the new north city, Henry Street, which was complemented by Drogheda Street which ran on a north-south axis immediately to the east. Moore Street was laid out parallel to Drogheda Street, these two streets both ran into Great Britain Street to the north, an old route to Malahide and Howth.

But it was the Gardiner Estate, developed by three generations of the Gardiner Family between 1720 and c.1820 on vast areas of land to the north east of Dublin that truly determined the urban form of the north east city. In 1774, Luke Gardiner in a decision that was to have a large influence over the development of the north of Dublin bought the Moores holding. The holding consisted of part of the lands of St. Mary's Abbey of which the future Parnell Square was part, and also included Henry Street, Moore Street and Drogheda Street.

The first venture of the Gardiners, Henrietta Street was an innovative and very grandiose development. For the first time, Palladian town houses based on fashionable London houses were introduced to the Dublin streetscape. The street was planned and succeeded as a prime aristocratic quarter. It was complemented by lesser developments carried out in Bolton St/Dorset St. between 1720-50, where the old thoroughfare was straightened and set out in plots. But perhaps, the greatest achievement of Luke Gardiner was the creation of the Mall that latter became known as Sackville Street.

### **O'Connell Street (formerly Sackville Street)**

The central and unifying space within the proposed Architectural Conservation Area is O'Connell Street (formerly Sackville Street). Located in the north eastern sector of the city centre, it is bounded by the River Liffey along its southern edge, the most visible and unifying element within the inner city and by the architectural set piece of Parnell Square to the north. It is linked to the south city by O'Connell Bridge, the principal river crossing over the Liffey, and by D'Olier Street and Westmoreland Street, the final grand civic project of the Wide Street Commissioners.

The street is composed of a wide linear space and central mall, with a length of approximately 600m and a width of between 46m at the upper end and 50m at the lower end. The street's importance is

reflected in the street's scale and dimensions, its symmetry, the architectural quality of the buildings and the presence of a number of significant set pieces and elements of civic architecture. This list includes the focal building on the street - Francis Johnson's General Post Office. The free standing ionic portico of the General Post Office by introducing a focal climax into the street effectively solved the problem of a lack of a suitable termination of the axial vista starting at O'Connell Bridge and ending to the north at the edges of Parnell Square. The street also contains a number of commemorative monuments such as the O'Connell, Parnell and James Larkin monuments.

The early origins of Sackville Mall (subsequently O'Connell Street) were determined towards the end of the 17<sup>th</sup> century by Henry Moore 3<sup>rd</sup> Earl of Drogheda who laid out and developed Drogheda Street. This street extended between Great Britain Street (subsequently Parnell Street) and Abbey Street. However, Luke Gardiner who demolished Drogheda Street and rebuilt it as Gardiner's Mall in the 1740's established the formal dimensions of the street.

Such an ambitious and grand urban project had never before been undertaken in Dublin. The street extended from the site of the Rotunda Assembly Rooms to Henry Street. Contemporary etchings depict a street over 1000ft in length, 150ft wide, 50ft each for the two roadways and with a central landscaped pedestrian promenade 800 ft in length and 50 ft wide. It was initially laid out as a series of elegant residential terraces and was intended as an elongated residential square rather than a busy commercial thoroughfare. Open to the fields above Great Britain Street, it petered out into a series of narrow streets to the south, leading to the river. Gardiner envisaged extending the street in its full splendour as far as the river, terminating the vista with a major public building on the south bank. His death in 1755 postponed the execution of his concept.

In 1777, the Wide Street Commission was given a grant to extend Sackville Street to the Quays along the same formal lines as the Mall and to build a bridge over the Liffey. Carlisle Bridge, later to become O'Connell Bridge was built in 1790 and opened in 1795 while the extension of the mall was still under construction. By 1800 the extension of the Mall as Lower Sackville Street was completed under the direction of the Wide Street Commissioners and the construction of D'Olier Street and Westmoreland Street to the design of Henry Aaron Baker had begun. This effectively shifted the political, administrative and social focus of the city eastwards away from the older established Capel Street /Dublin Castle axis to the College Green/ Sackville Street axis. The street was acclaimed as one of the finest public avenues of any city and played an important role in 18<sup>th</sup> century life.

Ironically, by the time the street was completed as a great 18<sup>th</sup> century architectural set piece the Parliament to which it led had voted itself out of existence. However, it continued to play an important role in the civil life of the city. This importance was reflected in the attempts to change the name of the street. Although the street was initially called Sackville Street after an 18<sup>th</sup> century lord lieutenant, attempts were made in the 1880's to change the name of the street and bridge to O'Connell Street and O'Connell Bridge in honour of Daniel O'Connell 'the Liberator' and former lord mayor of the city. These efforts were eventually thwarted following a court case which permanently enjoined the Corporation from changing the name of the street and bridge.

By the time of the Act of Union with Britain in 1801, Parnell Square and Sackville Street were prime residential areas. However, the extension of the Mall and the construction of D'Olier Street and Westmoreland Street helped to change the character of the street. Instead of an elegant square lined with fine private residences, it became a prestigious commercial boulevard where shops and

businesses were an integral part. Its development as a boulevard predated other such streets in the British Isles, John Nash's Regent Street in London which is often credited with anticipating other street developments was created much later between 1817 and 1822. And even the great avenues in Paris date largely from the time of Napoleon III and Baron Haussman during the mid-to late 19<sup>th</sup> century.

By 1805 some thirty to forty businesses and three hotels were to be found on the street. The street was also the chosen location for a number of important pieces of civic architecture including the General Post Office and Nelson's Column.

During the early part of the 19<sup>th</sup> century, the street and buildings followed a coherent design approach. However, as O'Connell Street became more commercial, buildings became larger including the Imperial Hotel started in 1837 and the Metropole Hotel, both eight bays wide. By the end of the 19<sup>th</sup> century, the scale of the street had changed dramatically and various eclectic styles of architecture had emerged.

The civic importance of Sackville Street was also frequently reflected in its selection as a venue for major public events including James Larkin's dramatic address to Dublin workers during the bitter lock out of 1913. In 1916, a small group of determined nationalists took over the GPO during the 1916 Rising and declared an Irish Republic. The consequences of the Rising were striking with the destruction of three quarters of the buildings. Yet, the destruction provided a new opportunity for the rebuilding of the street in a coherent manner.

The rebuilding of O'Connell Street was an issue of immediate concern in the weeks following the Easter Rising and was the subject of heated debate. Attitudes towards the rebuilding of the centre varied greatly. The Irish Builder saw ' a unique and unexpected opportunity ... to give Dublin a piece of architecture worthy of this beautiful and historic

street' while the RIAI (Royal Institute of Architects in Ireland) envisaged controls which would ensure a uniform street frontage on the lines of Baron Haussmann's Parisian boulevards. On the other side, property owners were alarmed by this prospect and argued that 'the cost of mere beautification should be borne by the state or municipality'. With the Corporation arguing for stronger powers and the property owners against, the Dublin Reconstruction (Emergency Provision) Bill did not have an easy passage through.

In 1916 an expert committee was set up by the Dublin Corporation to include the eminent town planner Raymond Unwin, the President of the RIAI - P Caulfield Orpen, and the then city architect CJ McCarthy. The Committee recommended the adoption of a neoclassical style and produced a master plan for the street that not only fixed features such as building heights, cornice lines, number of storeys and materials to be used, but they also issued design approaches and guidelines, e.g. for the design of shopfronts. Furthermore, provision was made for the inclusion of uses such as cinemas and theatres that had not previously been accommodated on the street. Property owners were required to deposit their plans with the Corporation and if the city architect considered any scheme to be 'injurious to the amenity of the street' he could 'require plans, sections and elevations to be altered accordingly'.

The rebuilding of Lower O'Connell Street had not been completed when the Civil War broke out in 1922 and destroyed the north-eastern end of the Street. Unimpressed by the reconstruction work following the Rising, the city architect, Horace O'Rourke, waged a determined campaign to ensure stricter uniformity in the rebuilding of Upper O'Connell Street. The result is that the eastern side of Upper O'Connell street is more uniform than the post 1916 reconstruction work that can be seen at 1-11 Lower O'Connell Street. Despite their individuality, however, these buildings work very well together, sharing a common cornice and string courses and embellished by some very fine sculptural work by Charles Harrison and Sons.

Overall the success of the scheme lay in its application of guidelines – standard heights, proportions, importance of corners – in the interest of retaining the character of the street. The city architect fixed the main height of the buildings, cornice lines, the number of storeys and stressed the importance of the corners. Ground floors and piers were of Irish granite, upper floors of dressed stone or in brick with stone dressing. Aggressive incongruities in shopfront design were not allowed. The national importance of the street goaded the project on to full implementation. The final result allowed complete transformation of the fabric in various styles while maintaining the quality of the space. Only one radical piece of surgery was carried out, with Cathal Brugha Street carried to O’Connell Street through the site of St. Thomas Church.

Instead of an elegant square lined with fine private residences, it became a prestigious commercial boulevard where shops and businesses were an integral part. Its development as a boulevard predated other such streets in the British Isles, John Nash’s Regent Street in London which is often credited with anticipating other street developments was created much latter between 1817 and 1822. And even the great avenues in Paris date largely from the time of Napoleon III and Baron Haussman during the mid-to late 19<sup>th</sup> century.

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By the 1940's and 50's, O'Connell Street was at the height of its popularity. Dubliners and visitors alike took advantage of the street's many facilities, including a wide variety of shops, cinemas, restaurants, cafes, hotels and institutions. The provision of such a wide range of facilities ensured that O'Connell Street was not only the commercial, but also the cultural and civic heart of the city and held a special position in the collective memory of the people.

From the 1960's onwards, O'Connell Street and the surrounding area entered an era of physical deterioration and general malaise symbolised by the destruction of a number of landmark structures. The loss of Nelson's Pillar, blown up in 1966, was perhaps most keenly felt, for it was not merely an historical monument; it was also a visual and physical symbol of the capital's heart. In spite of this and other losses, the street retained the majority of its fine buildings which make up a very coherent ensemble of 1920's and 1930's architecture.

O'Connell Street is unique in the city and its importance may be summarised as follows:

- The wide linear space is a vivid reminder of the great classical era of urban planning and building in 18<sup>th</sup> century Dublin. Yet, though the plan, scale and dimensions of the street and its relationship to lands to the north and south are all firmly rooted in the classical era, nearly all of the buildings are of the 20<sup>th</sup> century and follow a coherent architectural style.
- It also has a historical and civic importance. The considerable width and spatial coherence of O'Connell Street has promoted its use for over two hundred years as a place of public assembly and civic ritual. To this day, it is the centre for public demonstrations and protest but also for celebrations and parades and the venue to welcome home our heroes and visiting dignitaries. This civic importance and its role as a focus for national ideals can be seen in

its choice as the site for commemorative monuments to historic figures such as Daniel O’Connell, Charles Stewart Parnell, James Larkin and William Smith O’Brien. To this extent, O’Connell Street has developed the same ceremonial role in the Dublin context as the Champs Elysee or Unter Den Linden play in the European capitals of Paris and Berlin. Its importance as a major centre of gravity for the cultural and civic life of the city is most clearly summarised in the O’Connell Street Integrated Area Plan:

*“Its scale, symmetry, history, elements of architectural grandeur and central location endow it with a sense of place and civic importance which has embedded itself deeply in the psyche of the people”.<sup>1</sup>*

- As a spatial link, it is also of significance, Historically, O’Connell Street had a pivotal role to play in linking the north Georgian city to the south Georgian city and to the centre of political, administrative and financial power concentrated on the College Green and Dame Street axis. Today it still maintains an important role as a clear physical link between the two busy retail quarters of Grafton Street and Henry Street/Mary Street and the vibrant entertainment and cultural quarter of Temple Bar and the north inner city.

### **The adjoining area**

O’Connell Street is crossed by a number of streets running in an east west direction. Moving northwards from the river, Eden Quay and Bachelors Walk are the first cross streets, providing a formal separation of O’Connell Street from the River. Indeed, there is no real sense or anticipation of the River Liffey as one approaches from either the north side or the south side until one is nearly on the bridge. It is

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<sup>1</sup> O’Connell Street Integrated Area Plan – Dublin Corporation 1998.

the serial views created by the formal arrangement of D'Olier and Westmoreland Streets, and leading to the dramatic focus in the grand public buildings of College Green that are most dramatic. It must be acknowledged, however, that this arrangement has been damaged by the demolition of the Carlisle Buildings and their replacement with O'Connell Bridge House.

### **Bachelors Walk**

Located to the west of O'Connell Bridge, Bachelors Walk which formed part of the Jervis Estate was first developed in the 1720's, under the instruction of Sir Humphrey Jervis. No houses from that period survive along this stretch of Bachelors Walk, which was largely destroyed during the 1916 Rising.

### **Abbey Street –Lower and Middle and Eden Quay**

Moving northwards, one meets Abbey Street, which runs parallel to the Liffey, Eden Quay and Bachelors Walk. It was laid out by Henry Jervis before the end of the seventeenth century and originally extended between Capel Street and Marlborough Street on the line of the old coast road, a route reserved as a highway by the terms of the Amory Grant. On Rocque's map of 1756, the upper section of the streets towards Capel Street is called Little Abbey Street, while the lower section from Liffey Street to Marlborough Street is referred to as Great Abbey Street. By the end of the 18<sup>th</sup> century, however, the street and Eden Quay had been extended to meet the newly laid out Beresford Place and the section running from the recently extended Sackville Street to Beresford Place is noted as Lower Abbey Street. This work was executed under the Wide Streets Commissioners. In 1784, Parliament approved their plan for opening Lower Abbey Street and Eden Quay on the north side of the river from Sackville Street eastward to the Custom House and a sum of £10,000 was granted for the opening of these avenues. Lower Abbey Street and Eden Quay were laid out in a regular and uniform manner with plots of equal size for housing. They were designed to complement and enhance both the access to and the appearance of the important new building.

Shaw's Directory of 1850 contains a street elevation of Abbey Street showing a mixture of commercial and residential development, with the majority of houses having a shop at ground level.

Middle Abbey Street was initially the more important part of the thoroughfare with a greater number of good houses than the lower end of the street. However, many of these buildings were lost through the making of Sackville Street and the realignment of Abbey Street by the Wide Street Commissioners.

Both sections of Abbey Street lost a significant number of their more interesting buildings during the Rising of 1916, including the Royal Hibernian Academy, and the original Wynns Hotel. It is worth noting that the upper portion of the façade of the Royal Hibernian Academy was dismantled and re-erected in 1929 above the offices now functioning as CIE Travel on Abbey Street. The Royal Hibernian Academy was designed and paid for by Francis Johnson and begun in 1825. On the north west end of Lower Abbey Street was Mooney's Pub, rebuilt by Lawrence McConnell in 1917 and containing exuberant plasterwork in the Dublin pub tradition with fruit and flowers in high relief, interwoven and brightly painted. The pub has been closed and the building remodelled as part of a banking hall.

### **Henry Street and North Earl Street**

The next major intersection with O'Connell Street is Henry Street and North Earl Street, laid out prior to O'Connell Street by the Third Earl of Drogheda. They formed and still form one of the most important east west routes in the city. It was already fully developed by 1756. Although, originally planned as a residential street, it quickly became a shopping street. Following large scale destruction during the Uprising of 1916, nearly all of the original built fabric was lost. The southern side of Henry Street (within the boundaries of the ACA) comprises the reconstructed G.P.O. together with the G.P.O. Arcade constructed at the end of the 1920's. The vista from the junction of O'Connell Street, Henry Street and North Earl Street along the length of Talbot Street is splendidly terminated at the eastern end by the grand victorian intervention of Amiens Street Railway Station (Connolly Station).

## Parnell Street

At the northern end of O'Connell Street and formally separating it from Parnell Square lies Parnell Street formerly Great Britain Street, an old route to Malahide and Howth.

Brooking's map of 1728 shows Great Britain Street stretching from Capel Street eastwards across the city towards the Strand. But by 1756 on Rocque's Map - the name Great Britain Street was only applied to that part of the street west of Sackville Mall (O'Connell Street), the thoroughfare east of that junction being referred to as Summerhill. By 1797 the name Great Britain Street (Faden's Map) was attributed to the street from Capel Street to Gardiner Street.

The Rotunda Hospital is the dominant landmark on the street, "*a huge block of a building which looks not unlike Leinster House with a three storey tower and cupola perched on top of it*". It was begun after 1748 when Bartholomew Mosse acquired four acres of marshy land at the north end of Sackville Mall to build a Lying-in Hospital, the first maternity hospital in Britain or Ireland. The building of the hospital, which was a charitable enterprise commenced in 1751 to the designs of Richard Castle and after his death in 1755 was completed by architect John Ensor and finally opened in 1757. Although, the hospital received some finance from Government and Dublin Corporation, it largely depended on charitable donations and the whole scheme was therefore designed by Mosse to attract fashionable society to this end he built a grand town palace incorporating an elaborately decorated chapel and adjoining Assembly Rooms with large pleasure gardens to the rear. It was the Assembly Rooms or Rotunda erected in 1764, to a design by John Ensor for entertainments (now the Ambassador Cinema) which gave the hospital its name. Additions were made to the Assembly Rooms in 1784, involving architects Michael Frederick Trench, Richard Johnson and James Gandon.

The remainder of the street never had any buildings of great architectural distinction, but consisted mainly of small shops with three and four storey houses above. Parnell Street between the junctions with Marlborough Street and Moore Street has lost a significant amount of this original building stock leaving a collection of poorly designed infill building and a significant degree of dereliction. However, there is some evidence to suggest that a small number of the houses on the northern side of the street to the east of the Parnell Monument may be 'Dutch Billy' houses that were later modified.

### **Cathal Brugha Street**

Cathal Brugha Street runs in an east west axis at right angles to O'Connell Street. The entrance to the street is marked by the visually dominant and unsympathetic Telecom Building. The street runs into Findlater Place to create a small irregular and under valued public space overlooked by the Church of St. George and St. Thomas, designed in a Byzantine style to replace an earlier church destroyed in 1922.

### **Marlborough Street**

Marlborough Street runs parallel to O'Connell Street and forms the eastern boundary of the ACA. It is terminated by Parnell Street to the north. The river marks its southern boundary. The street was already laid out and partially built by 1728 when Brooking produced his map of Dublin. Brooking's map of the city (1728) shows Great Marlborough Street as a major thoroughfare running in a north south direction, parallel to Drogheda Street, Jervis Street and Capel Street. The land to the east had begun to be developed, part of a gradual move eastward that continued throughout the 18<sup>th</sup> century. At this time, however, Marlborough Street was the last major thoroughfare on the east of the city and it was still necessary to go as far west as Capel Street in order to cross the river. It was laid down on lands that were

originally part of St. Mary's Abbey, which had passed after the dissolution to the Pippoe Family and the area around Marlborough Street was acquired by the Beresford Family in 1717. It was named after the Great Duke of Marlborough (1650 – 1722) and probably laid out during the Marlborough wars. Rocque's map of 1756 shows residential development beginning on the west side of the street, with Tyrone House, designed by Richard Castle in 1740 for Sir Marcus Beresford on the east side. This large Palladian town house, set back from the street line was remarkable for being one of the first private buildings of stone erected in Dublin in modern times. The fact that such people as Beresford were building their grand houses this far east anticipates the great development in the area which was undertaken by Luke Gardiner II in the second half of the 18<sup>th</sup> century. Tyrone House was followed by mansions for Lord Avonmore and Lord Annesley on Marlborough Street. Rocque's map also shows the highly successful bowling green which had been laid out by Thomas Singleton and which had a very good garden well situated in good air and a very good pump. Due to the distance between Marlborough Street and the nearest bridges, Singleton had obtained a lease of a ferry from the quays near Hawkins Street on the south bank to Union Street on the north bank, to facilitate his clients. When the Wide Street Commissioners extended Abbey Street to meet Beresford Place, Marlborough Street was also extended to join the new Quay.

Although, it is one of the oldest streets within the area, it has suffered considerably over the years and lost a considerable amount of its original building stock, especially during the seventies and eighties. These decades witnessed the construction of the Irish Life Complex, the Telephone Exchange and the Marlborough Street Car Park. The few mid eighteenth century terraced houses that survive on Marlborough Street may be seen adjoining the north side of the Pro-Cathedral. Other than Tyrone House, the main building of distinction on the street is the Pro-Cathedral. Work on the Pro-Cathedral started in 1815 and

the cathedral was dedicated in 1825. The portico was inspired by ancient Greek temples and was completed by J.B. Keane in the 1840's.

### **O'Connell Bridge**

The original Carlisle Bridge was designed by James Gandon and was a high structure with three semi-circular arches. It had a low strung profile with a double set of obelisks at each approach. The central arches had the keystones ornamented in the form of Anna Livia and the Atlantic Ocean similar to the figure heads on the Custom House. The bridge was first opened to pedestrians in 1792 and to carriage traffic in 1795.

The introduction of the Dublin Tramway system in the latter half of the 19<sup>th</sup> century increased the volume of traffic using the bridge, and it was decided by the Dublin Port and Docks Board to reconstruct the bridge to accommodate the additional traffic. The engineer Bindon B. Stoney was given responsibility for the remodelling of the bridge. He also initiated the installation of the gas street lamps. The classical design originally comprised three ornamental five light lamps along the central footpath and four ornamental three light lamps on each parapet lending an overall sense of proportion and balance. All together, 11 decorative cast iron lighting columns were erected and a number of modifications have been made since they were first erected. In April 1919 the triple arm bracket on each pillar was removed and only a single lantern on each post was replaced due to safety concerns. In the mid 1990's, corrosion problems and damage to the castings was noted and the lamps were fully restored.

In addition to the architectural significance of O'Connell Bridge and its role as an important north - south link, the historical and civic importance of the Bridge must also be recognised. The bridge witnessed street fighting during the 1916 Rising. It was also the venue in 1932 for the benediction for the Eucharistic Congress. In 1953, it

was decorated with a flower bed and adorned with a Bowl of Light for An Tostal, the first cultural festival to be held In Ireland. These changes were not always greeted with universal acclaim and the flower bed was removed and the Bowl of Light was dispatched into the Liffey by a disgruntled university student.

### **D'Olier Street and Westmoreland Street**

At its southern end, the grand scale of O'Connell Street is continued over the river by O'Connell Bridge. The street then splits into the wide elegant streets of D'Olier Street and Westmoreland Street, veering off in a south easterly and south westerly direction respectively and forming a large triangular plot, intersected by Fleet Street, in the process. The formal buildings of Trinity College and the Bank of Ireland terminate the two streets.

As the city continued to expand in the late 18th century, its civic buildings had become stranded from the new aristocratic centres of fashion on the periphery. It was necessary to create effective links between these civic foci in the south city and the new blocks of aristocratic housing in the North City. In response to this need, D'Olier Street and Westmoreland Street, were planned and developed in unison to connect Sackville Street to the Houses of Parliament in College Green. They were built in part over the old city - with Fleet Street allowed to run as it does to this day right through the composition, its junction with D'Olier Street, Hawkins Street and College Street forming a secondary space, soothed by a symphony of curved end elevations.

The two streets were designed by Henry Aaron Baker and were the last major schemes to be carried out by the Commissioners, laid out in 1801. The plans for these streets provoked much debate and various proposals were considered. From the outset, these two streets were

planned as commercial streets. It was initially suggested that the two new streets were to be flanked by covered colonnades or alternatively by buildings combining both shops and residential accommodation behind unified palatial facades. The final proposal provided for the development of two streets, 90 foot wide, flanked by shops set into plain and uniform elevations. The neoclassical style buildings designed by Baker indicated a familiarity with Parisian prototypes; certainly the use of large expanses of glass at shop level was daringly advanced for the period. The elevations of the new street were not without significance, designed shopping streets did not appear in London for another fifteen years.

The original buildings on Westmoreland Street had uniform elevations - 60 feet high with five storeys. The houses were built of brick with the ground floors containing purpose built shops with hewn stone fronts. The shops were high enough to have a gallery inside every shop. It was described in 1813 as the most regular street in the city. Extensive alterations to the buildings have been made since Victorian times, with the appearance of commercial developments of a generally high standard such as O'Callaghan's Chance - the distinctive towered stone gothic revival building on the corner of D'Olier Street and Westmoreland Street and T.N. Deane's former Scottish Widows Building on the corner with College Street (1875).

The area just before the bridge was originally to be terminated by three buildings – *'the centrepiece a narrow elevation at the apex of the triangle, to either side massive pylons of schinkelesque proportion- Carlisle Buildings and the Ballast Office'*<sup>2</sup>. The overall restrained building style was planned deliberately to offset the building planned for the triangular site by the Bank of Ireland who commissioned plans by John Soane for a new headquarters on this site. Thus, the severe elevations of the streets were to act as a foil to Soane's building,

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<sup>2</sup> Dublin – An Urban History – Niall McCullough – Anne Street Press – 1989.

however, the building was never built following the purchase by the Bank of the Parliament buildings after the Act of Union. The gothic building that now occupies this site was erected in 1894 – 1895 (O’Callaghan’s Chance).

Westmoreland Street still retains some of the original buildings together with some Victorian and 20<sup>th</sup> century constructions. In D’Olier Street one of the outstanding buildings is the offices and showrooms of the Dublin Gas Company, designed by Desmond Fitzgerald and built in the 1920s.

D’Olier Street and Westmoreland Street are of special architectural significance in Dublin and their importance may be summarised as follows:

- They create a serial vista from O’Connell Street and O’Connell Bridge to the public buildings of Trinity College and the Bank of Ireland in College Green. An 18<sup>th</sup> century engraving by James Bocas shows a view of the two streets from the Bridge, with the Parliament House and Trinity College closing the vistas.
- Each thoroughfare was considered and designed as a complete street, with the detailed design and proportion of the terraces controlled through lease conditions.
- Since the buildings had a commercial content from the start, they launched interesting typological experiments by combining shops and houses in a planned manner, for the first time in the British Isles.

### **Fleet Street**

Fleet Street was first laid down between the 1660’s and 1670’s and existed in 1685 when it appears on de Gomme’s map. It was broken up by the development of Westmoreland Street at the end of the 18<sup>th</sup>

century. Since 1800, the fortunes of the street as a professional centre have gradually declined to be replaced by less attractive industrial and commercial developments, leaving it little character or elements of popular appeal.

## **An Assessment of the Current Condition of the Area**

The historic street alignment, hierarchy and much of the built fabric of the area has been preserved virtually intact, since it was first laid out by the Gardiner Estate and the Wide Street Commissioners. However, the architectural and civic heritage of this area has been subjected to severe pressures since the 1960's. The factors threatening to undermine the architectural, historical and civic character of the O'Connell Street area have been identified and broken down into the following categories.

1. Buildings
2. Traffic
3. Public domain
4. Uses

### **A. Buildings**

The built fabric of the O'Connell Street area is mainly intact despite a number of significant changes made since the 1960's. The main problems are:

- Dereliction
- Building interventions
- Shopfront design including signage and security facilities.

#### (A) Dereliction

There are a small number of derelict sites within the study area. The continuing presence of a substantial derelict site adjoining the Art Deco Carlton Cinema constitutes a major interruption in the streetscape and undermines the architectural integrity and commercial viability of this section of Upper O'Connell Street.

Elsewhere within the area, the built environment has also suffered from downgrading and inappropriate interventions such as the undermining of the Rotunda Complex by

the presence of vacant and underutilised sites to the west of the Rotunda on Parnell Street.

The secondary streets including Marlborough Street and Parnell Street have also not fared well. For many years, they have suffered from neglect and decay, resulting in the downgrading of the built fabric and the loss of a significant number of buildings. It has also undermined the commercial viability of these streets, and many of the buildings are either vacant or are occupied by marginal uses. There is a serious risk of some of the remaining original building stock being lost or unsympathetically treated.

#### (B) Building Interventions

The integrity of the O'Connell Street area has been further undermined by the insertion of a number of ill considered infill buildings from the 1960's onwards. These buildings do not acknowledge the architectural grammar of the street due to the use of inappropriate proportions and scale, unsuitable fenestration and materials. These buildings have been identified;

- Bord Telecom Building (now the Eircom Building), 28-32 Upper O'Connell Street

This is a large office building located on a prominent site at the junction of upper O'Connell Street and Cathal Brugha Street. The solid-to-void proportion of the curtain walling is not in character with the streetscape.

- Royal Dublin Hotel, 40-42 Upper O'Connell Street

The colour of the brickwork and the proportions of the bay windows are not in keeping with no. 42 which is part of the hotel and the only remaining original georgian house on the street nor the adjacent buildings which follow the 1920's design sidelines.

- CIE Building, 59-60 Upper O'Connell Street

The curtain walling system on this building is out of character with the adjoining buildings.

- Screen Cinema, 4-6 Eden Quay

The presence of a blank rendered wall with oversized lettering on this prominent Quay side site renders this building out of keeping with the adjoining buildings on Eden Quay.

- O'Connell Bridge House.

The original plans for D'Olier Street and Westmoreland Street designed by Baker, provided for twin pavilions - the Ballast Office and Carlisle Buildings – which terminated the space before the bridge. The demolition of Carlisle Buildings and their replacement by O'Connell Bridge House has destroyed the symmetry between these two sites and the triangular site in the centre. It also detracts from the framed vista to Trinity College.

### (C) Shopfronts

The provision of so many cheap and ill considered shopfronts has a very strong visual impact and clearly diminishes the sense of quality of the street. The first shopfronts in O'Connell Street were designed by the Wide Streets Commissioners in the 18<sup>th</sup> century and were an integral part of their overall plan. Although none of these shopfronts have survived, this integrated design approach was a distinguishing feature of the O'Connell Street streetscape. It was repeated in the planned redevelopment of the street in the 1920s, which controlled fascia heights and materials and prevented any aggressive incongruities in shopfront design. This resulted in some distinguished shopfronts such as Clerys.

Replacement shopfronts, particularly of the last thirty years, have often ignored the integrity of the buildings. Frequently, the overall compositional quality is poor. In addition, there has been a tendency to use oversized fascias, garish signage and lettering and cheap materials. In many instances, replacement fascia boards and other shopfront elements have been crudely mounted over the original granite fascias, pilasters and stall risers. In some instances, the shopfront has been removed altogether leaving a gaping hole in the streetscape.

## **2. Traffic**

O'Connell Street has developed as the hub of the city's radial road network, and as a result, is an important part of the strategic road network within the city. It is also the focus for a significant number of all public transport interchange journeys made in the city. O'Connell Street also experiences some of the highest pedestrian flows in the city. There are twice as many people on foot as in cars leading to a high degree of conflict between pedestrians and private cars on the street.

The street environment is dominated by traffic and noise and there are significant levels of conflict between pedestrians and vehicular traffic. Areas which should be acting as settings for major buildings such as the GPO, the Rotunda, the old Ambassador Cinema, the Gate Theatre and the Abbey Theatre are dominated by traffic.

Elsewhere in the area, the potentially fine streets of D'Olier Street and Westmoreland Street are undermined by the very high levels of traffic and noise. A number of the secondary streets in the area, including Marlborough Street, Middle Abbey Street, Eden Quay and Burgh Quay are physically downgraded by the use of the streets for on street bus parking by Dublin Bus.

## **3. Public Domain**

The quality and presentation of the public domain does not reflect the architectural or civic importance of the street. The use of poor quality materials such as concrete slab footpaths detracts from the architectural quality of the buildings and does not respond

to the co-ordinated range of materials used by buildings in the area. The provision of a poor public lighting system and an uncoordinated range of street furniture further detracts from the architectural character.

In general, the main civic buildings suffer from the lack of a proper physical setting. The projecting portico of the GPO, the focal building on O'Connell Street, abuts the public road and is harshly restricted by traffic. Elsewhere, the Pro-Cathedral and the Department of Education complex lack any formal setting to signal the presence of these two important complexes.

#### **4. Land Use**

There are a number of land use problems associated with this area, that vary across the area and include:

- the lack of a strong use in the Upper O'Connell Street area which would act as a magnet to draw people up beyond the Henry Street/North Earl Street junction
- dereliction in the Parnell Street area
- a tendency towards under use and the location of marginal uses in the commercial twilight zone of Marlborough Street, Eden Quay and parts of Abbey Street

A recent land use survey also indicates that there are a number of problematic land uses which cause serious visual and environmental problems in the area. These uses can be broken down into a number of categories – fast food outlets, discount/convenience outlets and financial services outlets.

##### **A. Fast Food Outlets**

The concentration of such uses – frequently with insensitive corporate design – leads to an image problem. Despite attempts to discipline these uses through design, they favour brightly illuminated interiors with harsh light spilling out on the pavement, with a view inside of standing room only. Promotional campaigns involve large

posters applied to glazing. The take-away element results in litter and grease on the pavement, and there is frequently a smell nuisance.

The survey indicates that fast food outlets are dispersed throughout the area, however, it also reveals that there is a particular concentration on the west side of Lower O'Connell Street between Bachelors Walk and Abbey Street. Along this stretch of street fast food outlets account for 57% of the total number of units at ground floor, (4 out of 7 units) and 60% of the active street frontage. These figures demonstrate that there is an over-concentration of these uses in this area which in turn significantly intensifies the problems normally associated with this type of use.

#### B. Financial Services Outlets

These institutions provide a valuable service, although, where there is a concentration of such uses, they can have a negative or deadening effect on the street. The lack of a public face (shop window and a proper shop display) to the street and their restricted opening hours means they generate no pedestrian activity outside the traditional business hours of 9 to 5, Monday to Friday.

The land use survey indicates that financial services outlets are widely dispersed throughout the area, but also reveals that there is a particular concentration on the east side of Lower O'Connell Street between Eden Quay and Abbey Street. Financial services outlets account for 71% of the total number of units at ground floor and 81% of the active street frontage. The over-concentration of these uses has significantly intensified the problems normally associated with this type of use.

#### C. Convenience Stores

The land use survey reveals that these outlets including newsagents are widely dispersed throughout the area, but are not to be found concentrated on any particular stretch of street. The main problems of these stores relates to their chosen method of presentation – such as propping up the rear and sides of display units against the glazing and the overspill of display racks onto the street. These problems together with the use of harsh lighting, poor quality shopfronts and garish signage all combine

to create environmental tackiness and a physical downgrading of the street in their immediate vicinity.

## **Conclusion**

The streets of O'Connell Street, D'Olier Street, Westmoreland Street and the secondary streets in their immediate hinterland constitute a distinct quarter of the city of Dublin. This was an area formally planned, laid out and developed within a compressed period of time from the 1740's to the early 1800's, representing an unique era when private and public interests converged in the interests of civic aggrandisement. In spite of the pressures of time, this area still remains relatively intact over two hundred years later. It is a reminder of "an age obsessed by town planning, led by the desire to create coherently planned, socially balanced and architecturally related urban developments".

In addition to the architectural, historical and civic significance of the area, which has endured to this day, the streets of O'Connell Street, D'Olier Street and Westmoreland Street present an unique spatial sequence in the city. These interconnecting spaces together with Parnell Square located immediately to the north constitute a critical part of the Grand Civic Thoroughfare, a key element of the Civic Design Framework for the Inner City. The development of this route is an important objective of the Dublin City Development Plan 1999.

It is now proposed to designate this area as an Architectural Conservation area. This designation will allow for the protection and enhancement of the unity and clarity of architectural expression, the appropriate highlighting of the key civic nodes and landmarks and the promotion of the spatial coherency of the area. It will also allow for the creation of more favourable physical conditions and the fostering of a greater degree of confidence and pride in the area.

## **Part II - Development Control**

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## **Part II - Development Control**

### **A. New Development**

The O'Connell Street area is characterised by a distinct urban fabric, lending it a strong local and civic identity. The established pattern of development is typified by a number of factors including:

- A fine urban grain.
- A regular hierarchy of street forms - ranging from the urban boulevard of O'Connell Street to a very legible network of formally planned streets.
- A high density of development - with frequently close to 100% site coverage.
- A consistency in heights and building form – usually 5-6 storeys in height and in terraces.
- A mixed land use pattern - predominantly retail at ground floor level and offices at upper floor levels.
- A number of important 18<sup>th</sup> and 19<sup>th</sup> century landmark buildings.

The slight variations visible throughout the area in terms of scale, built form and land use patterns reflects the street hierarchy in this part of the city. Yet, in spite of these variations, it is the overall consistencies that ensures that the area retains an overall coherency, consistencies such as building heights, strong vertical emphasis, plot widths, a good interface with the street at ground floor level.

In order to protect and enhance the special architectural character of the buildings and the area, the emphasis will be placed on the harmonious adaption of the historic fabric to contemporary life rather than on the demolition of buildings to facilitate large scale redevelopment. However, there are a number of sites where new development is required in order to secure the economic and physical regeneration of the O'Connell Street area and which may involve the demolition of a limited number of buildings. These sites have already been identified – i.e. the designated sites targeted for tax

incentives under the Urban Renewal Scheme 1998. In general, the nature of these sites – characterised by dereliction and severe dilapidation dictates the requirement for redevelopment. In all circumstances, however, any proposal for demolition must be justified having regard to the special character of the Architectural Conservation Area and must be accompanied by a viable proposal and a firm commitment to replacement with a well designed structure appropriate to its context.

Where new development is proposed, It will be necessary to find and establish a pattern of development that responds in a sensitive manner to the streetscape – a fine grain solution – that contributes to a harmonious whole and maintains the rhythm of the streets. To secure an appropriate solution, new development should comply with the following general guidelines:

- New developments should respect the established scale of the existing built fabric - including height, massing, proportions and plot width. Proposals for large scale or '*mega-structural*' developments will not be favourably considered and any such proposals should be broken down into smaller, more comprehensible and human scale developments. This can be achieved in part through the provision of multiple uses and access points at ground floor level.
- All new buildings should be designed to the highest standard in a modern architectural idiom. Pastiche will be discouraged and will only be allowed or required in exceptional circumstances.
- Materials used should be of a high quality and be durable to avoid long term maintenance problems. They should include stone, brick, render, steel, glass and timber.
- An appropriate and balanced mix of uses will be required in all new developments and large scale single use developments will not be permitted. Public oriented uses including shops, cafes, restaurants and bars will be required at ground floor level to create more lively, dynamic and successful places.

- The ground floor of all buildings should be clearly articulated to establish a clear identity for each building and use. In general, a higher floor to ceiling dimension should be provided at ground floor level.
  
- The incorporation of new pedestrian routes and public spaces into new developments will be required where appropriate to enhance and reinforce the existing urban framework. A number of sites have been identified where opportunities for such interventions may be explored including site clusters nos. 4 and 7.
  
- Access requirements for people with disabilities, the elderly and the very young should be incorporated into the design of shops, public and other buildings.
  
- Plant and tank rooms should be provided within the roof space or within the envelope of the building and should not break the plane of the roof.

## **B. The Building Inventory**

An inventory of buildings has been carried out, providing a written and photographic analysis of the exterior of all protected and non-protected structures in the area.

(Individual inventories will be made available for inspection to all members of the general public on request). This information is intended for the benefit of property owners, Dublin Corporation and other parties interested in the future of the building stock in this area. The building inventory will assist in carrying out the following functions:

- The appraisal of the special character of each building and the assessment of the scope of changes to building(s) that could be considered without affecting their special character.
- The identification of certain external works that may be necessary for the restoration and physical upkeep of buildings.
- The provision of guidance on the type of physical works that could be carried out without planning permission.
- The making of recommendations on the suitability of adapting individual buildings for different uses.
- The monitoring of changes in buildings in the light of the inventories.

## **C. Protected Structures**

Owners and occupiers are strongly advised to take account of the following guidance notes when preparing a planning application or proposal for any development including the carrying out of works to protected structures located in the O'Connell Street Architectural Conservation Area:

- Owners and occupiers are advised to consult the building inventory when considering proposals for the restoration, enhancement and necessary improvements to each building.

- Owners and occupiers are advised that planning permission is required for all works, which would materially affect the character of a protected structure, or any element of the structure, which contributes to its special interest. Owners and occupiers proposing to carry out any works to a protected structure including essential repair and maintenance works, are advised to 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.
  - Owners and occupiers are advised to engage a suitably qualified person with recognised expertise in architectural conservation to;
    - advise on all proposed works including repair and maintenance works,
    - prepare detailed drawings and specifications for all works proposed and to liaise with the Planning Authority,
    - supervise all works including repair and maintenance works.
  - Owners and occupiers are advised to consult the Planning Authority prior to the lodgement of a planning application for any development proposed in the O’Connell Street Architectural Conservation Area.

## **D. Non-Protected Structures, Exempted Development and Architectural Features**

Owners and occupiers of non-protected structures located within the O'Connell Street Architectural Conservation Area should note that the normal exemptions from seeking planning permission pertaining to certain type of developments under the Local Government (Planning and Development) Regulations 1994-1999 will no longer apply.

In other words, development which would consist of or comprise the carrying out of works to the exterior of a structure located within the Architectural Conservation Area and that would materially affect the character of the area concerned will no longer be exempted development, unless otherwise specifically stated. This is in accordance with Article 11 of the Local Government (Planning and Development) (No.2) Regulations 1999.

Routine works of maintenance that would not affect the character of the architectural conservation area, 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. The existing exemption from planning permission for changes of use within the same use class (except where otherwise specified) as defined by the Local Government (Planning and Development) Regulations 1994-2000 will also continue to apply in the proposed Architectural Conservation Area, as will the exemption for solely interior works (unless the structure appears on the Record of Protected Structures).

However all works that constitute a material alteration to the exteriors of non-protected structures in the Architectural Conservation Area will require a specific grant of planning permission. By way of illustration, an application for planning permission will be required for the following developments proposed within the Architectural Conservation Area.

**Note: It should be noted, however, that the following list is not definitive and there will almost certainly be other types of development that will require planning permission. It should also be noted that some of the following works described already constitute development and would under certain circumstances require planning permission. Owners/occupiers are advised to consult with the Planning Authority prior to undertaking any development including any physical works or change of use within the Architectural Conservation Area.**

- (a) The demolition of any structure or part thereof.
  
- (b) Alterations to, the removal or replacement of any external features that are part of the fabric of a building, including -
  - Roofing features and materials including the replacement of original roofing materials with different materials – e.g. the replacement of slates tiles with concrete or asbestos cement tiles, the removal or alterations to chimney stacks, chimney pots, parapet walls, balustrades and cupolas.
  - The profile of any part of the roof including the plane or pitch.
  - Cornices, string courses, bargeboards, friezes.
  - Windows and fanlights including alterations to, and/or the removal and replacement of window and fanlight casings, mullions and glazing bars with those of a different material or form.
  - Window or door surrounds including architraves or heads, pilasters/columns, balconies, stone cills and doors.
  - Original brackets, external light fittings, drain pipes, gutters, coal hole covers.
  - Entrance or boundary features that are part of the fabric of a building, such as steps, pillars, railings or plinth walls.
  
- (c) The painting of any previously unpainted façade, or the provision of colours that are not in keeping with the character of the area.

- (d) The rendering of any façade not previously rendered.
- (e) The provision of plant or tank rooms on the roofs of buildings or the storage of any functional elements at roof level or on/projecting from the facades of buildings, including containers for alarm systems, outlets or equipment for air conditioning or cooling or heating systems.
- (f) The insertion of rooflights which are visible from outside the structure
- (g) Alterations to the main elements of existing shopfronts, including cornices, fascias, brackets, stallrisers or pilasters.
- (h) The removal of a shopfront, door(s) or sections of glazing to enable the trading or display of goods directly onto the public street.
- (i) The placing of storage containers, or the display of goods, in front of the building line.
- (j) The installation of amplification equipment onto an external wall of a building or structure to enable the broadcast of sound from within any building into the public realm.
- (k) The provision of any security shutters or grilles and associated casings and fittings on the face of a building or in front of a window display area.
- (l) The provision of advertising or other signage that is visible from public areas, either by way of attachment of additional structures or fittings to buildings, or by affixing or painting any lettering, logos or devices to any part of a structure including the windows (but not including the repainting of the fascia board of a shopfront or advertising in Classes 5, 9, 11 and 15 of the 2<sup>nd</sup> Schedule of the 1994 Regulations). It should therefore be noted that the installation of projecting signs, internally illuminated signs, dot matrix signs, box signs and advertisements

suspended from the front wall or from scaffolding on any structure will not constitute exempted development.

- (m) The covering or treatment of the glazing of a shopfront or window with any material that would blank out the window and conceal the window display area.
- (n) The provision of any awnings, canopies, flags and flagpoles.
- (o) The hanging of scaffold drops, banners or similar advertisement structures of any dimensions for any period of time on any part of any building or structure or draped between buildings.
- (p) The erection of communications antennae or support structures for same, including -
  - The erection of any antenna for the receiving or transmission of telecommunication or broadcast signals that would be visible from a public road, or the replacement of any existing antenna with one of greater height or width that would render it visible as such.
  - The installation of any satellite signal receiving antenna.
  - The erection of any support structure for mobile telephony antennae.
  - The replacement of any existing support structure for mobile telephony antennae with one of greater height or width.
  - The placing of additional mobile telephony antennae on any building or structure, save onto an existing antenna support structure in accordance with Class 29 (i) of the 2<sup>nd</sup> Schedule of the 1994 Regulations.
- (q) The attachment of any wires, cables or pipes to the front of any building.
- (r) The provision of lighting on the exteriors of structures, or the illumination of signs or advertising structures.

## **Architectural Features**

In addition to the above, a number of architectural features of merit on the main facades of non-protected structures have been identified for special consideration. It is considered that the alteration, removal or replacement of these features could have an impact on the character of the structure, the adjoining structures and the streetscape, and may reduce the value of the structure architecturally, historically, visually and financially. Accordingly, the alteration or removal of any of these features will require a specific grant of planning permission. Features identified include parapet walls and balustrades, cornices, feature windows and a range of decorative stonework at upper floor level.

**Note: This section should be read in conjunction with Appendix 2 of the Plan that has identified key architectural features on non-protected structures. The alteration, removal or replacement of these features will require a specific grant of planning permission. In all instances, there should be a strong bias in favour of the retention of the historic fabric and only in exceptional circumstances should the alteration, removal or replacement of these features be favourably considered.**

## **E. Land Use**

A primary objective of the Architectural Conservation Area Plan is to attract and secure a sustainable range of uses to this area and in particular to O'Connell Street, to reflect the street's role as the principal civic thoroughfare of the city and premier shopping street. To achieve this objective, there will be a strong presumption in favour of granting planning permission for higher order retail outlets at ground floor level. Desirable retail uses will include fashion outlets – both multiple and independent stores, 'lifestyle' stores, 'flagship' stores, niche and specialist retailers including home furnishings, beauty products, camera equipment, jewellery and books. Retail activity and complementary activities such as restaurants and cafes, art galleries and craft showrooms, tailors, hairdressers, barbers and beauticians and other specialist services to visiting members of the public will be sought at first floor level. The use of first floors predominantly for storage or office uses will not be favourably considered (other than incidental to approved uses). Office uses will be permitted above first floor level and active encouragement will be given to the provision of residential units. Planning permission will be refused for uses that detract from the essential character of the street.

All proposals for a change of use that meet with the above objective will be dealt with on their individual merits and having regard to the local circumstances pertaining at the time of the making of the application. The positive consideration of a proposal will be dependent on satisfying the following requirements:

- the use should be consistent with conservation policies and with the proper planning and development of the area,
- the physical works should be carried out to the highest standards of design and finishes should be of the highest quality,
- the development should provide for the proper restoration and enhancement of buildings of architectural and historic merit –

### **Complementary Non-Retail Uses**

In recognition of the added dynamism and interest that some non-retail uses can bring to a retail quarter certain complementary uses will be encouraged to locate in the area. These uses will include cafes, restaurants (excluding fast food outlets – see definition) and bars. Strict controls will be applied when considering proposals for these uses in order to achieve an even spread of such uses and prevent them from dominating any street frontage.

The following factors will be taken into account in the assessment of development proposals for these uses:

- a) The effect of the introduction or extension of one of these uses on the character of the street frontage and the level of shopping provision, taking into account both the current levels of non-retail use and the current levels of the specified use already established within each individual street block. In this matter, the Planning Authority will seek to ensure that any proposed development would not result in;
  - two adjacent non retail uses
  - the merging of two or more units or buildings into one unit or building at ground and/or upper floor level through the demolition of dividing walls or the provision of interconnecting doors or entrance ways.
  - the non retail use being over dominant by virtue of its size, location or relationship to other uses
  
- b) The effect of the proposed development on the amenities of the area and in particular whether it would have a positive or negative impact on the architectural conservation area or the protected structure.
  
- c) The effect of the proposed development on overhead/adjacent residential accommodation, with particular regard to the cumulative level of noise,

disturbance and smells caused by the specified uses that would be detrimental to the residential amenity of those properties.

- d) The effect of the proposed use on the interior of the structure, including the potential damage to or loss of internal features or fittings which are considered to be worthy of retention.

Land uses that do not satisfy the above factors will not be permitted.

### **Non Acceptable Uses**

There are additional uses that have been identified by land use surveys in the proposed O'Connell Street Architectural Conservation Area that undermine or are out of character with the distinctive architectural, historic and civic quality of the area.

These uses have been identified as follows:

- outlets selling hot food for consumption off the premises
- fast food outlets<sup>3</sup>
- night clubs
- newsagents/convenience stores<sup>4</sup>
- phone call centres/internet cafes (only at ground or first floor level)
- Automated Teller Machines and Automatic Teller Machine Lobbies
- uses defined by Class 2 and 3 of the Local Government (Planning and Development) Regulations 1994.
- Amusement arcades

Planning permission will be refused for any one of these uses or for an extension to one of these uses.

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<sup>3</sup> Fast Food Outlet: An outlet that sells hot and cold food and drinks, served packed and wrapped and without waiter service.

<sup>4</sup> Newsagents/convenience shop: A retail outlet that sells a range of goods including newspapers and magazines, confectionary, soft drinks, cigarettes, fresh and prepacked foods, prepared cold foods for consumption of the premises.

## **F. Shopfront Design and Advertisement Structures**

This section of the plan sets out broad design guidelines for alterations and proposals for shopfronts and advertisement structures in the O’Connell Street Architectural Conservation Area. For the purposes of these guidelines, the term ‘shopfront’ includes all ground floor premises with a fascia and/or display window including non-retail uses such as banks, building societies, estate agents, restaurants, cafes and public houses.

Shopfronts are intended to attract attention and project the image of a city. They are essential components of the street scene, and when taken together shape the visitor’s perception of the street, contributing to the ambience, character, tone and quality of the street. They are also a showcase for the businesses carried on within. Well designed shopfronts act as an advertisement for businesses, providing potential customers with their first glimpse of the merchandise available, and entice customers into shops. For these reasons every shopfront matters to the quality of the street, and where there is a concentration of poor quality shopfronts, they lead to the downgrading of the street and are a disincentive to visitors, particularly in an historic context.

The purpose of this section of the plan is to assist in the implementation of successful and appropriate shopfront and advertisement projects. In a limited number of instances, it will be the policy to retain the existing shopfront intact, if the shopfront is deemed to be of special architectural character. However, in general, it will not be the policy to restrict or prevent the remodelling of shopfronts. The general policy will be to encourage new and innovative shopfront design. In all cases of remodelling, new works must be to a high standard and be imaginative and modern. It will be the policy to avoid the use of reproduction style unless dictated by a conservation context. In that instance, traditional design and detailing and a high degree of craftsmanship will be required.

The following guidelines have been prepared on the basis of a survey of each shopfront and on an architectural/historical analysis.

### **Architectural Analysis**

Shopfront design in the O'Connell Street area can be broken down into four main periods of architectural development. These periods may be briefly summarised as follows:

- A. The Wide Street Commissioners in the period 1757 – 1840.
- B. The Victorian and Edwardian period post 1840 – 1916.
- C. The rebuilding of O'Connell Street and its immediate environs 1916 - 1940.
- D. Modern development post 1940.

- A. The Wide Street Commissioners in the period 1757 – 1840.

There are remnants of the original shopfront design of the Wide Street Commissioners on the west side of D'Olier Street. This design consists of a stone cornice and fascia, separate entrances to shops with living accommodation above, flanked by ionic columns, with a central window display. This 'ensemble is framed within a two bay grain'. The removal of plastic and tiled fascia will be encouraged, and any original details revealed must be retained. Where the original details have already been lost or damaged beyond repair, any new intervention should be restrained so that the original 'framework module' should predominate.

- B. The Victorian and Edwardian period post 1840 – 1916.

While the shopfronts of the 18<sup>th</sup> century and early to mid 19<sup>th</sup> century were carefully designed to blend in with the street architecture, later Victorian and Edwardian shopfronts as in Westmoreland Street, were more exuberant, which in turn matches the architecture. Henry Shaw's 'Dublin Pictorial Guide and Directory of 1850 depicts a relative uniform design of cornices and fascias with both shop display windows and entrances well integrated within 'the Georgian'

grain. Some examples in O'Connell Street still depict this framework and must be retained, any interventions should respect the original design.

C. The rebuilding of O'Connell Street and its immediate environs 1916 - 1940.

Practically three quarters of O'Connell Street and adjoining streets were rebuilt after the 1916 Rebellion and the Civil War. Both C.J. McCarthy and his successor Horace O'Rourke as city architects further regularised shopfront design. The main height of the buildings, cornice lines and at ground level piers and cornices were in stone. The resultant 'shopfront infill' was usually in bronze or hardwood. Although few of the original 'shopfront' designs remain entirely intact, in many instances original elements remain in place including the cornices, piers and/or fascias. New shopfront design can be achieved in a modern idiom, while retaining the original elements.

D. Modern Development post 1940

The majority of shopfronts in the O'Connell Street area have been constructed after 1940, and in many instances they have been substantially altered, remodelled or replaced a number of times since that date.

**Designation of Shopfronts:**

Shopfront design may have evolved over four main architectural periods, however, a recent physical survey clearly reveals that shopfronts possibly more than any other external element of a building have been substantially changed and altered over the years. This has resulted in the loss of many fine original shopfronts and substantial alteration to others. Based on the physical survey and architectural analysis of shopfronts as existing, all shopfronts in the Architectural Conservation Area have been classified as either Category 1, 2 or 3

**(Note: this section should be read in conjunction with Appendix 3 of the Plan).**

### Category 1

1. Shopfronts in Category 1 are generally original, physically intact and good examples of their architectural period. These shopfronts are considered worthy of conservation, accordingly, it will be the policy to retain them intact and where necessary to seek their restoration. For example, this category would include original shopfronts by the Wide Street Commissioners on D'Olier Street.

### Category 2

2. Shopfronts in Category 2 have retained a strong basic physical framework, frequently consisting of stone pilasters and fascias. Shopfronts in this category belong to all periods of architectural development. It is recommended that the original stone framework where existing and in good condition should be retained and restored. Remodelling of the shopfront in a contemporary idiom should take place within this original framework.

### Category 3

3. Shopfronts in Category 3 have generally lost most of or their entire original framework. In many instances, the original shopfront has been replaced by a poor quality shopfront characterised by poor design and composition, the use of cheap materials and garish signage. These shopfronts make up the greatest number of all shopfronts in the area ( 62.5%). The replacement of these shopfronts or their substantial remodelling will be encouraged, where appropriate.

Where it is proposed to replace a shopfront in Category 3, the following guidelines should be observed:

### **Design Guidelines for New Shopfronts**

#### **1. The relationship of the shopfront to the building**

A shopfront is an integral part of the building of which it forms part and therefore the shopfront should relate to the architectural character of the upper floors in respect of proportion, scale and alignment.

#### **2. The relationship of the shopfront to the adjoining buildings**

Buildings and shopfronts relate to adjoining buildings and therefore the starting point for the design of a shopfront must be its architectural context. Shopfronts should respect the scale and proportions of the streetscape and the established pattern of openings.

#### **3. The Shopfront Framework**

A strong framework for the shopfront should be provided, including a well designed fascia panel, pilasters and a strongly defined base.

#### **4. Materials**

The materials used in the shopfront should be of a high quality and durable to avoid long term maintenance problems. Materials such as stone, timber and glass will be favoured over materials such as plastics, reconstituted stone and aluminium.

## **5. Signage**

Signage for the proposed shopfront should form an integral part of the overall design for the shopfront and should be restricted to the fascia. Commercial interests should note that the use of a corporate image including advertising and signage will not necessarily be favourably considered - and that the street scene will be considered more important than uniformity between branches of one company.

## **6. Security Systems**

The use of roller shutters or grilles will be severely restricted and will not generally be permitted. In choosing a security system retailers should consider the use of alternative options including the use of laminated and toughened glass.

When they are permitted (only in proven exceptional circumstances), they should be located behind the window display area. If they are permitted on the inside face of the shopfront window, a fine density open mesh shutter will be required. In any instance, the shutter should be positioned in such a way that no part of the shutter or the casing extends beyond the face of the building. The colour of the shutter should match the colour of the shopfront.

## **7. Access for the Disabled**

In accordance with the Corporation's policy of providing a fully accessible environment for everybody, access for people with disabilities, the elderly and the very young should be incorporated into the design of the shopfront.

## **8. Retention of Access to Upper Floors**

In order to ensure a diversity of land uses on our streets and ensure an intensity of use at upper floors level, the removal of separate access to the upper floors will not be favourably considered.

**NOTE: Any person proposing to install a new shopfront is advised to consult the Shopfront Design Guidelines<sup>5</sup> for general guidance on all matters relating to shopfront design. They are also advised to engage an architect with an expertise in the design of shopfronts to prepare any planning application.**

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<sup>5</sup> Shopfront Design Guidelines – Planning Department – Dublin Corporation

## **Advertisement Structures**

Throughout the O'Connell Street Architectural Area, many advertisement structures have been mounted or erected on buildings to advertise either the ground floor or upper floor uses or to advertise a separate business or product. In many instances, these advertisement structures are out of keeping with the architectural character of the area and detract from the buildings. The unsuitability of these structures is generally related to the inappropriate location, scale and proportions of the advertisement structures together with the extensive use of unsympathetic materials and illumination. In order to encourage the use of an appropriate range of signs and advertisement structures, the following guidelines will be used to assess future proposals for advertisement structures:

- (a) The signage relating to any commercial ground floor use should be contained within the fascia board of the shopfront. The lettering employed should either be painted on the fascia, or consist of individually mounted solid letters mounted on the fascia. The size of lettering used should be in proportion to the depth of the fascia board.
- (b) Lettering or logos should not be affixed directly to the glazing of any shop or business windows. All sign displays inside the shop should be kept back a minimum distance of 300 mm from the glazing. Any signs, posters, lettering, logos or other devices placed so as to be for the purpose of advertisement through such windows should be mounted and should not exceed one quarter of the total area of the window through which they are displayed, nor one quarter of the glazed area between 1 metres and 2.5 metres above ground level.
- (c) Advertisements and signs relating to uses above ground floor level should generally be provided at the entrance to the upper floors, in a form and design which does not detract from or impinge upon the integrity of the ground floor shopfronts, or other original elevational features of the building. The provision of lettering on upper floor windows for the upper floor uses should not exceed 40 % of the glazed area (measured as a rectangle enclosing all letters), and shall not, in

any event, predominate over the appearance of the aperture as a window when viewed from the street. No other advertising signs or structures will be permitted above ground floor level in the Architectural Conservation Area.

- (d) The colours used on any advertising structures or signs will be required to respect the prevalence of tertiary colours established by the building materials on the buildings in the area. Therefore substantial areas of bright or garish primary or secondary colours will not be allowed as the background of any sign. More prominent colours may be used in individual lettering on signage.
- (e) The typeface used for lettering on any signage should take account of the ornamented yet formal architectural style established in the area by the buildings erected in the 1920's. Acceptable types would allow for varying degrees of ornamentation and detailing within a generally refined and regular context. Therefore the use of either freeform script inspired type, or oversize and purely functional block types will not normally be permitted.
- (f) Internally illuminated signs, illuminated scrolling signs or signs using exposed neon tubing will not be permitted. Externally illuminated or backlit opaque lettering will be preferred.
- (g) No amplified announcements, music or other material should be played from any premises to advertise goods or services, and no loudspeakers or other amplification apparatus should be affixed on or about the front of any premises for such a purpose. Any such sounds within the premises should be controlled so as to be inaudible from adjoining premises or at 2 metres from the frontage.
- (h) Goods or advertising structures should not be displayed on the public footpath or at the entrance to the shop.
- (i) Projecting signs will not generally be permitted, as a profusion of such signs in a confined area can lead to visual clutter in the streetscape. Positive consideration may be given to the use of a new projecting sign if a building is in multiple use and occupancy, and the proposed sign would lead to a significant overall

reduction in the number and scale of advertisement structures on or projecting from the face of the building. Where positive consideration is being given, the following guidelines should be observed:

- Not more than one projecting sign should be displayed on a building.
- Signs should not be fixed directly to the face of a building but should be fixed by means of a bracket.
- Signs should depict a pictorial feature or symbol illustrating the trade or business being undertaken and should be as transparent as possible
- Signs should be individually designed to complement the scale and design of the building.
- Signs should not obscure important features of a building or adjacent buildings.

It should be noted that not every frontage may be suitable for such signs, although they may be present on nearby facades and the merits of each case will be considered individually.

## **6. Public Authority Works**

### **Footpaths/Pedestrian Linkages/Incidental Spaces**

- It is an objective to carry out a programme of street improvement schemes that will upgrade in an co-ordinated manner the existing network of streets, footpaths, pedestrian linkages and incidental spaces throughout and leading into the ACA including:
  - The footpaths on Abbey Street and Marlborough Street
  - The footpaths on Hawkins Street and juncton of Townsend Street
  - The approaches to O’Connell Bridge from D’Olier Street and Westmoreland Street, including footpaths and traffic islands.
  - The footpaths on the south side of Parnell Square

### **Public Spaces**

- It is an objective to define and upgrade an identified network of public spaces and spatial settings for architectural set pieces and civic monuments throughout the Architectural Conservation Area, including:
  - The development of a new formal public space centred on the portico of the GPO. The works will provide for the repaving of the east and west footpaths, the north and south bound carriageways and the central median, the reconfiguration of the existing carriageway to incorporate a reduction in the number of vehicle lanes, an increase in the width of the footpaths, the installation of a new public lighting scheme, street furniture and tree planting and landscaping works..
  - The erection of a new monument - a conical spire - in the position formerly occupied by Nelson’s Pillar at the junction of Upper and Lower O’Connell

Street on the north/south axis and Henry Street and North Earl Street on the east/west axis.

- The upgrading of the median and footpaths on the east and west side of O’Connell Street, extending from the junction of O’Connell Street and Henry Street/North Earl Street to the junction of Upper O’Connell Street and Parnell Street, and from the junction of Lower O’Connell Street and Abbey Street to the junction of Lower O’Connell Street and O’Connell Bridge. The works will include the repaving of the footpaths and the central median, the reconfiguration of the carriageway to incorporate a reduction in the number of vehicle lanes and an increase in the width of the footpaths. A new public lighting scheme, planting scheme and a co-ordinated range of street furniture will also be installed.
- The upgrading of the approach routes and the setting to the Pro-Cathedral and the Department of Education on Marlborough Street with the introduction of a new shared surface paving scheme.
- The creation of a new forecourt to the front of the Church of St. Thomas and George on Cathal Brugha Street. A new shared surface along Findlater Place to the west side of the church will be created together with a new paved public space incorporating new lighting, street furniture, planting and public art to the front of the church and to the side of Telecom House.
- The creation of a forecourt to the Rotunda/Ambassador Cinema/Gate Theatre and the Parnell Monument, by introducing new traffic controls at the junction of Parnell Street and O’Connell Street, and by extending and upgrading footpaths to Parnell Square.
- The development of a new forecourt to the Abbey Theatre on Marlborough Street, with new paving and an extension of the pavements between the Theatre and Eden Quay.

## **Pedestrian Linkages**

- It is an objective to develop new pedestrian linkages within the ACA and to adjacent areas, to increase levels of pedestrian movement within the area; to improve linkages between major cultural institutions in the area and to institutions within the south inner city; and to open up the hinterland of the O'Connell Street area and integrate it into the economic mainstream. The development of the following linkages will be a priority.
  - It is an objective to provide a new pedestrian bridge on the Liffey Quays between O'Connell Bridge and Butt Bridge. The bridge would set down on the North Quays at the junction of Marlborough Street and Eden Quay and on the South Quays at the junction of Hawkins Street and Burgh Quay. It is proposed that the existing pedestrian routes on each side of the river would be physically improved in conjunction with the development of the bridge, to forge strong physical and visual links with adjoining areas.
  - It is an objective to facilitate the development of a new pedestrian route on a east/west axis, linking O'Connell Street and Moore Street as part of the redevelopment of the Carlton Cinema site, exploiting the presence of the Moore Street Market, opening up the ILAC on its eastern flank, and generating a strong new economic focus in North O'Connell Street.

## **Street Furniture**

- It is an objective to take an integrated approach to the provision of street furniture. A range of high quality street furniture modern in design and simple in form and materials, compatible with the overall character of the area and the proposed street improvement works, will be provided to enliven both the pavements and the median. The furniture will include a range of larger pieces such as news-vending and public w.c. kiosks designed specifically for O'Connell Street, to be located generally on the median of the street. The predominant materials for these elements will be stainless steel, glass, painted steel and stone. Street furniture elements such as seating, bicycle racks, phone kiosks and public toilets will also be located on the median allowing the widened footpaths to be as free as possible for pedestrian movement.
- It is an objective to ensure that the provision/erection of all outdoor furniture by private operators and in particular for pavement cafes will match the quality and materials of the range of street furniture to be provided by Dublin Corporation. The location and quality of such furniture will be regulated under Licensing under Section 89 of the Act of 1963 and Part XII of the Local Government (Planning and Development) Regulations 1994-1999.

(Note: Sandwich Boards will not be permitted under any circumstances anywhere within the O'Connell Street Architectural Conservation Area).

## **Public Utilities**

- It is an objective to manage public utilities at the design and construction stage by having all necessary repairs and upgrading of existing services carried out in order to avoid any further works in the area, other than emergencies, for a five period.

## **Paving**

- The repaving and realigning of the footpaths and the creation of a paved formal civic space in front of the G.P.O. form the ground face of the physical and visual improvements works at O'Connell Street. The other elements include shop-front design improvement, conservation of existing architectural and monumental features, new street lighting, new street furniture, the planting of 'boulevard' trees at the edge of footpaths with smaller scale trees on the median, and formal clipped trees defining the formal space at the G.P.O.
- It is an objective that paving work will be to a high design and of high quality materials, generally grey granite articulated with either granite of other colours or dark limestone, and compatible in slab size, colour and texture with the important architectural features of the street. Carriageways outside the paved civic space will be finished with grey asphalt.
- Similar high standards of design and materials will apply to improvement works in adjacent areas such as Cathedral Street/Marlborough Street, Cathal Brugha Street and Parnell Square where granite paving will be the dominant material.

## **Road Signage**

- It is an objective that the number and size of road signs will be confined to the minimum levels satisfying statutory requirements within the Architectural Conservation Area. Road signs will be located as far as possible in locations that will have at least visual impact on buildings and architectural views of significance while conforming to statutory limits.

### **Commercial Signage**

- It is an objective that commercial street signage (including finger post signs) in the Architectural Conservation Area be restricted to a limited number of locations where it is either associated with public information signage or is designed into elements of street furniture strictly controlled by the local Authority.

### **Traffic Management**

- It is the objective of the physical management plan for the O'Connell Street Architectural Conservation Area to reduce the amount of private vehicle through traffic in O'Connell Street, while maintaining private vehicular access to multi-storey car parks in the area, and improving the physical environment for pedestrians and cyclists. The carriageway will be reduced in width to two lanes and a cycle lane on either side of the central median with footpaths widened correspondingly. Traffic controls imposed gradually over the development period will control through traffic entering O'Connell Street reducing the overall traffic load and improving the street environment for the pedestrian

During construction of the street improvement scheme and new monument, a works phasing sequence and traffic management plan will control diverted lanes around the works in order to maintain a minimum of two lanes of traffic in both directions. It is proposed to reduce the impact on traffic flow by limiting lane and road closures to off peak periods.

## **Appendices**

## **Appendices**

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## **Appendix 1**

### **Site Development Briefs**

Development briefs have been prepared for a number of sites located in the Architectural Conservation Area. The sites identified are considered to have significant development potential that should be exploited or alternatively are deemed to be under threat from development pressures. The following briefs should be read in conjunction with the Development Control Guidelines in the Development Control section. Sites where planning permission has already been granted have been excluded from this section.

#### **1. Parnell Street (south side) – O’Connell Street to Marlborough Street, returning to Findlater’s Place**

##### **Introduction**

The south side of Parnell Street incorporating numbers 76 - 94 Parnell Street consists of a number of run down, semi-derelict and derelict properties. Extending from O’Connell Street to Marlborough Street, it has historically failed to attract investment resulting in a down at heel physical, social and economic environment. Yet, in spite of these major drawbacks and the insidious expansion of dereliction along the street, this section of Parnell Street has still managed to retain several examples of Dublin vernacular architecture. This vernacular is characterised by the rhythm of narrow plot widths and high vertical facades. The first priority for this section of street will be to seek the retention and refurbishment of buildings on the street rather than to facilitate their replacement and to fill in the gaps in the streetscape in a sensitive manner. The ultimate aim will be to reinstate a vibrant streetscape – distinguished by a diversity of uses, mixed vertically to provide on street activity and a range of commercial and residential uses overhead.

## **The site**

- Nos. 76 -78 Parnell Street are protected structures in poor to fair condition. The priority will be to retain and refurbish them. Any restoration proposal should provide for new shopfront(s) to a high quality design and finish at ground floor level. Suitable uses would include retail units, restaurant, café or public house at ground floor level and a mix of commercial offices and residential units overhead.
- Nos. 79 - 82 Parnell Street are not protected, however, they are representative of Dublin vernacular architecture and consequently should be retained and refurbished. It is recommended that the paint be removed from the front façade, in accordance with the appropriate professional advice. A guesthouse/hotel use should be provided on the upper floors or alternatively a mix of commercial office and residential use. Retail units/restaurant/cafe/public house will be sought at ground floor level and new shopfronts should be provided to a high quality design and finish.
- Nos. 83/84/85 Parnell Street consist of derelict sites. New buildings should be developed on these vacant sites, four to five storeys in height, but not in any instance to exceed the parapet height of the adjoining structures on sites 76-82. The original plot widths should be reflected in the design of the infill building, as well as in the separation of uses at ground floor level. A mixed use development incorporating elements of office and residential or guest house/hotel should be provided at upper floor levels and on the ground floor retail units, restaurant, café and or public house.
- No. 86 Parnell Street is not a protected structure, however, it is a reasonable example of Dublin vernacular architecture and consequently the priority will be to retain and refurbish this building. A new shopfront to a high quality design and finish is required at ground floor level; the shop unit should be redeveloped as a retail unit, restaurant, café or gallery space. The upper floors should be refurbished for use as either residential units or for commercial office use. An alternative proposal would be to redevelop the site with a new four to five storey

building, respecting the traditional narrow plot widths and developed for uses as described above. The height of the replacement building should respect the established height of nos. 76-82 Parnell Street. Any proposal for the demolition of this building must be justified having regard to the special character of the Architectural Conservation Area and must be accompanied by a viable proposal and firm commitment to replacement with a well designed structure appropriate to it's context.

- No. 87 Parnell Street is a two storey building that should be demolished and replaced with a four to five storey building providing for commercial office and residential uses on the upper floors, with retail unit/restaurant/ cafe/gallery space at ground floor level. The height of the replacement building should respect the established height of nos. 76-82 Parcel Street.
- No.88 Parnell Street is a derelict site and should be developed as a four to five storey building, providing for commercial office and residential uses on the upper floors, with retail unit/restaurant/ cafe/gallery space/showrooms at ground floor level. The height of the replacement building should respect the established height of nos. 76-82 Parnell Street.
- No. 89 - 90 and 91 Parnell Street consist of a number of insignificant buildings. It is recommended that these buildings be demolished to make way for a four to five storey building that respects the traditional narrow plot widths. A mixed commercial office/residential should be developed at upper floor levels. Retail units/restaurant/ cafe/public house or car showrooms should be provided at ground floor level. Provision of car showrooms on this site and in particular any expansion of this non-conforming use will be dependant on providing satisfactory arrangements for vehicle access and storage and car parking, and the provision of a well-designed shopfront/showroom front.
- No. 92/93/94 Parnell Street also consists of a number of low buildings inappropriate to the scale of the street and the physical setting. It is recommended that the existing buildings be demolished and redeveloped to accommodate a four to five storey building in height. Again, the traditional narrow plot widths should

be reflected in the design of the replacement building(s). A mixed commercial office/residential should be developed at upper floor levels. Retail units/restaurant/ cafe/public house should be provided at ground floor level.

- In the event of two or more of the above sites being combined for development purposes; the traditional narrow plot widths must be reflected in the design of the replacement building and in the sub-division of the ground floor plate into multiple land uses at ground floor level.

## **2. North Great Georges Street and Rear of 145-147 Parnell Street**

### **Introduction**

This site is located on the west side of North Great Georges Street and to the rear of nos. 145, 146 and 147 Parnell Street. It consists of a cleared site with access off North Great Georges Street.

The site is a L-shaped site located to the rear of 145-147 Parnell Street. It has a very narrow frontage and is the only remaining cleared site on North Great Georges Street awaiting redevelopment. The lands immediately to the north were redeveloped in the 1990's for apartments and were designed in a pastiche style to copy the original grand Georgian houses that line both sides of this street. The building immediately to the south – no. 145 Parnell Street comprises two separate elements – the original four storey Georgian house which fronts onto Parnell Street and a later possibly Victorian warehouse to the rear. The warehouse element has an extensive frontage onto North Great Georges Street and approximates in height to a four storey Georgian house. These two elements are now interconnected. The development site is at some distance removed from the original Georgian houses on the street.

There are two different building lines established at the southern end of North Great Georges Street. The main building line set by the new apartment blocks to the north and the original Georgian houses has been set back behind the inside edge of the footpath to allow for the provision of basement wells and access to the upper floors.

The second and projecting building line is defined by no. 145 Parnell Street and the adjoining warehouse to the rear.

### **The site**

The following guidelines should be observed in the development of this site:

**Building Line:** It will be necessary to establish a building line on this site that creates a visual and physical link between no. 145 Parnell Street and the apartment block to the north. To achieve this link satisfactorily, it is recommended that the building line of the proposed building be staggered or stepped to align with both 145 Parnell Street and the adjoining apartments on North Great Georges Street.

**Height:** The height of any building on this site will be set by the parapet line of the adjoining buildings at no. 145 Parnell Street and the apartment block to the north.

**Architectural style:** This site constitutes a clear visual and physical break between the important Georgian core of North Great Georges Street and the more disparate architectural character of Parnell Street. As such, the design of any building on this site should reflect its transitional role and should be in a modern architectural idiom. A pastiche design will be discouraged in order to not to undermine the architectural significance of the original Georgian houses on the street and to clearly demonstrate that the infill building is of recent construction. Any proposed building should reflect in a modern idiom the solid to void ratio of the original Georgian houses.

**Uses:** A mix of commercial work/ office space and residential units should be provided with work/office space provided at basement and ground floor levels and residential units overhead.

### **3. Parnell Street (North Side) ) – from O’Connell Street to North Great Georges Street**

#### **Introduction**

The north side of Parnell Street extending from O’Connell Street to North Great Georges Street has managed to retain much of its older building stock, although there has been a small number of more recent infill developments. Some of the older building stock is run down as a result of the failure to attract private investment for the refurbishment of the building stock. The priority for this section of Parnell Street will be to retain the original building stock and to seek its refurbishment.

#### **The Site**

- 145 and 146 Parnell Street are four storey buildings located at the junction of Parnell Street and North Great Georges Street and opposite the junction of Parnell Street and Marlborough Street. Extra significance is added to these buildings and in particular no. 145 by their location at the junction of North Great Georges Street and Parnell Street and by their framing of the view northwards from Marlborough Street. The priority for these buildings will be to retain and refurbish them as required. Any refurbishment proposals should provide for new shopfronts to an appropriate design at ground floor level and for the replacement of the existing modern windows with sliding sash windows with the correct glazing bar arrangement. Suitable uses would include retail units/restaurant/cafe house at ground floor level and a mix of commercial offices and residential units overhead.
  
- 147 and 148 Parnell Street are four storey buildings of different heights and are not protected structures. However, they are representative of Dublin vernacular architecture and consequently should be retained and refurbished. It is recommended that the existing windows be replaced with sliding sash windows with the correct glazing bar arrangement. New shopfronts to an appropriate design should also be provided. Residential use or office use will be sought at upper floor level. Retail units/restaurant/café uses will be sought at ground floor level.

- 149 Parnell Street is a two storey modern building of no architectural merit – both the height and architectural design of the front elevation are considered inappropriate for this location. Two alternative options are proposed for this site – the complete demolition of this structure and its replacement with a well designed structure appropriate to it’s context or the development of two/three additional floors together with the remodelling of the front façade to a design appropriate to its context. Residential use or office use will be sought at upper floor level Retail units/restaurant/café uses will be sought at ground floor level.
- 150-152 Parnell Street are four storey buildings of recent construction and little architectural merit. As they broadly respect the height and massing of buildings in the area, it is considered that it would be unreasonable to seek or require their demolition or the extensive remodelling of the facade. The use of the ground floor as a public house and the upper floors as apartments is acceptable.
- 153-155 Parnell Street are four storey buildings, the upper floors are of recent construction. They respect the height, massing and general proportions of the original buildings on this site. The use of the upper floors as apartments is acceptable. The use of the ground floor as an amusement arcade and a fast food outlet is less satisfactory and alternative uses should be sought at this level.

156-163 Parnell Street constitute a continuous run of the original building stock and are all intact. It has been suggested that some modifications have been carried out to the external appearance of nos. 157-158, which may originally have been ‘dutch billys’. The value of these buildings to the streetscape lies in their collective value. The priority will be to retain and refurbish these buildings and to retain as retail/retail service outlets at ground floor level, with offices or apartments on the upper floors.

#### **4. Nos. 94-104 Marlborough Street/Sackville Place**

##### **Introduction**

Marlborough Street between North Earl Street and Abbey Street is described in the O'Connell Street Integrated Area Plan as marginal in economic terms with a number of vacant and derelict properties. This part of the street also accommodates a modern four storey commercial building in 'Brutalist' style fronting onto Earl Place and Marlborough Street. This building in terms of massing, its relationship to the street and architectural expression is out of character with the established pattern of development on the street. The objectives are to regenerate the street and to re-establish a streetscape that is compatible with the special character of the O'Connell Street Architectural Conservation Area.

##### **The Site**

- The optimum solution for the regeneration of this section of Marlborough Street will involve the demolition of the modern 'Brutalist' building and its replacement with a building that is compatible with the street in terms of massing and scale. Any replacement building will also be required to reinforce the streetscape on Marlborough Street by reinstating the original building line on this site and knitting in the proposed development with the building line established to the north of this site. The ground floor plate should be broken up into multiple uses reflecting the original fine urban grain on Marlborough Street and capable of generating significant levels of pedestrian activity.
  
- An alternative approach to the demolition of this building will require the remodelling and cladding of the upper floors of the existing building and its maintenance in commercial or office use. The colonade should be filled in at ground floor level on Earl Street/Marlborough Street by extending the retail and commercial units out to the edge of the overhanging canopy, maintaining and providing where possible additional retail outlets, restaurant and cafe uses at

ground floor level. New shopfronts to the ground floor units to a high design specification would also be sought.

- 94 – 98 Marlborough Street comprises five one and two storey buildings of little architectural merit, A number of these buildings are in poor condition and have missing upper floors. It is recommended that they be demolished and replaced with a number of four to five storey buildings providing for commercial office and/or residential uses on the upper floors, with a mix of retail/restaurant/ cafe/gallery space at ground floor level.
- In the event of a single large block being developed on two or more of these sites, the block should be broken down by introducing permeability into and through the block, by encouraging activity into an internal public/semi-public open space and by breaking up the ground floor plate into multiple uses.

## **5. 4 to 9 Eden Quay**

4 – 9 Eden Quay are located on the north side of the river and to the east of O’Connell Bridge. The buildings form part of a terrace, with a laneway, Harbour Court, providing vehicular access to the rear. The site enjoys a high profile location overlooking the river and south facing. The buildings express a degree of uniformity in terms of height, plot width and use of materials.

### **The site**

- 4 to 6 Eden Quay is a terraced building of relatively recent construction, with a visually unattractive curtain wall which seriously detracts from the visual amenities of this high profile site. The building formerly functioned as a cinema and is used at present as a comedy club.
- 7 & 8 Eden Quay built c. 1925, consist of a four storey six bay over basement red brick building. The façade is divided into two three–bay units by granite pilasters. The remains of some of the original granite shopfront is still partially visible,

hidden in part behind a later unsightly and unsympathetic shopfront. Both buildings are unoccupied at present.

- 9 Eden Quay built c. 1917, is a four storey brick faced building distinguished by an oriel window at first and second floor. It has the remains of an original granite shopfront to the ground floor. The ground floor and basement of the building are used as amusement arcade, the upper floors are vacant. This building is a protected structure. The objective for this site will be to retain and refurbish the building and to seek a more appropriate use for the ground floor and upper floors such as restaurant, café, bar or quality retail outlet. The provision of fast food outlets, convenience stores, newsagents, financial services, offices and amusement arcades will not be acceptable at ground floor level. Workshops, enterprise units and office uses may be acceptable at ground level to the rear of the site abutting the rear laneway.

In the event of nos. 4-8 Eden Quay being redeveloped, the following guidelines should be observed:

**Height:** The parapet height of any new development should respect the parapet line established by nos. 3-10 Eden Quay.

**Plot Width:** The traditional plot width should be reflected in the design of the replacement buildings and in the subdivision of the ground floor plots into multiple land uses.

**Materials:** Red brick and granite are the predominant materials used on buildings along this stretch of the quays, similar materials that tie in with the existing buildings should be selected in any redevelopment of these two sites.

**Uses:** Uses capable of generating significant levels of pedestrian activity will be required at ground floor level, appropriate uses would include cinema(s), bars, cafes, restaurants and retail outlets will be required at ground floor level. Hotel, office and residential uses will be required at the upper floor levels. The provision of fast food outlets, convenience stores, newsagents, financial services, offices and

amusement arcades will not be acceptable at ground floor level. Workshops, enterprise units and office uses may be acceptable at ground level to the rear of the site abutting the rear laneway.

## Appendix 2

Table 1 identifies the main architectural features of merit on non-protected structures in the O'Connell Street area. Those intending to carry out any works should read this section in conjunction with Section 3 of Part II of the Plan in relation to exempted development controls in the area. Distinguishing features at ground floor level, and in particular relating to shopfronts are contained in Appendix 3.

**Table 1 - Architectural Features – Non-Protected Structures**

<u>Street No.</u>	<u>Name</u>	<u>Period</u>	<u>Features</u>
<b>Abbey Street, Lower</b>			
1	Irish Permanent	1915 - 1920	Granite cornice, pilasters, oriel window
2	Irish Permanent	1916 - 1925	Brick pilasters, granite cornice, oriel window
3	Sheries's Restaurant	1916 - 1920	Granite pilasters and coping, projecting windows and decorative timber panelling
4	Madigan's	1916 - 1920	Granite pilasters and coping, projecting windows and decorative timber panelling
5	Ladbrokes	1916 - 1920	Granite pilasters and coping, projecting windows and decorative timber panelling
6	Reynold's	1916 - 1925	Granite pilasters and entablature, oriel widow and rendered panelling
7 to 8	Veritas	1916 - 1920	Granite cornice and corbels, projecting windows and

			decorative timber panelling
9a	Metro	1916 - 1920	Granite cornice, corbels and coping, projecting windows
9b	Kylemore	1916 - 1920	Granite cornice, corbels and coping, projecting windows
29	World Choice	1915 - 1925	Granite entablature and coping
30	Club Travel	1915 - 1925	Granite entablature and coping
31 to 33	China Showrooms	1915 - 1925	Granite entablature and oriel window
34	O'Brien's	1915 - 1920	Granite entablature and bay windows

### **Cathedral Street**

7	Bell Cabs	1865 - 1875	Dormer window with ridge comb and decorative barge board
9	Brannigan's	1916 - 1926	Granite cornice

### **North Earl Street**

2	Kylemore Bakery	1916 - 1922	Granite cornice
3	RTV	1916 - 1926	Granite cornice, granite surrounds to 1st floor windows and the central window surround at 2nd floor level
4	Thomas Cook	1916 - 1926	Granite cornice, granite surrounds to 1st floor windows and the central window surround at 2nd floor level, and the bow windows at 1st and 2nd floor level
15	Wholesale direct	1790 - 1810	Pedemented render surround to upper floor windows
23 to 24	Dunnes Stores	1900 - 1910	Rendered surrounds to upper floor windows

25	Madigan's	1916 - 1926	Granite cornice, granite surrounds to central windows on 1st and 2nd floor
26	Ann's Bakery	1916 - 1922	Bow windows at 1st and 2nd floor level and Portland stone window surrounds, decorative cornice
27	Duffy's	1916 - 1921	Cinque partite window with granite surrounds, granite cornice
28	Dunnes Stores	1916 - 1920	Projecting window at 1st and 2nd floor level, granite surround to 1st floor window, granite cornice

### **Eden Quay**

7 to 8	Astor	1920 - 1930	Granite entablature and pilasters, moulded granite cornice over 2nd floor windows
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### **Henry Street**

34	Meteor	1890 - 1910	Portland stone detailing to façade
35	Birthday's	1910 - 1930	Portland stone detailing to façade
36	TSB Bank	1910 - 1930	Portland stone detailing to façade
37	Ravel	1890 - 1910	Portland stone detailing to façade, and the oriel windows at 1st and 2nd floor level
38	No Name	1900 - 1920	Stone cornice and oriel windows at 1st and 2nd floor level
39	Electronics Boutique	1916 - 1925	Granite detailing to façade
40	Simon Hart	1916 - 1925	Granite detailing to façade
41	McGivney's	1910 - 1930	Granite detailing to façade

### **Marlborough Street**

112	Samaritans	1920 - 1940	Granite detailing on the southern and eastern facades; decorative timber casement windows; granite doorcases and original timber panelled door
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### **Moore Street**

2	Industria	1905 - 1925	Limestone detailing to façade
55	Bag City	1880 - 1920	Ornate window architraves and dragon finial

### **O'Connell Street Upper**

3	McDowell's	1916 - 1920	Granite cornice and pilasters
4	First Active	1916 - 1920	Granite cornice and pilasters, multipane timber casement window and overlight at 1st floor level
5 to 6	Prosperity House	1916 - 1920	Granite cornice and pilasters
7	Beshoff's	1916 - 1920	Granite cornice and pilasters
8	Bus Stop	1916 - 1920	Granite cornice and pilasters
11 to 13	Hammam Buildings	1920 - 1930	Metal casement windows, balcony at 2nd floor level, original entrance door and surround
18 to 19	Madigan's / Phonepak	1925 - 1935	Metal framed casement windows
45	Garda office	1920 - 1930	Portland stone surrounds to 1st floor windows
69	Travel shop	1800 - 1840	1st floor window architraves

### **O'Connell Street Lower**

9	Quinn Direct	1920 - 1930	Granite pilasters, cornices, cills and architraves
49	Champion Sports	1870 - 1880	Remains of double height 19th century shopfront, including lettering above first floor windows
50	McDonald's	1916 - 1925	Architraves and cill courses
51	McDonald's	1870 - 1890	Parapet wall and balustrade, oriel window at 2nd and 3rd floor level
55	O'Connells	1870 - 1890	Parapet wall, stone compass and hood moulding

### **Sackville Place**

16	Sackville Lounge	1916 - 1920	Granite cornice, granite plat band and granite window surrounds at 1st floor level
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### Appendix 3

Table 2 classifies all shopfronts in the Architectural Conservation Area into Category 1, 2, or 3. Recommendations are included where relevant, indicating original elements of the shopfront and ground floor façade that should be retained. The removal or alteration to any of the features specified in the recommendations for retention will require a specific grant of planning permission. Those intending to carry out works are also advised to consult Sections 3 and 4 on Exempted Development and Shopfront Design and Advertisement Structures in Part II of the Plan. Distinguishing features at upper floor level to non protected structures are contained in Appendix 2.

#### Table 2 - Shopfront Classification

<u>Street No.</u>	<u>Name</u>	<u>Shopfront Category</u>	<u>Comments</u>
<b>Abbey Street Lower</b>			
<i>Intersection: O'Connell Street</i>			
1	Irish Permanent Building Society	1	Retain all elements of original pub front. Reinstate original entrance
2	Irish Permanent Building Society	3	Retain Cornice
3	Sheries Restaurant	2	Retain Stone Cornice
4	Madigan's Bar, Publicans	2	Retain original stone pilasters
5	Ladbroke's, Turf Accountants	2	Retain original stone pilasters
6	R.J. Reynolds, Newsagents	3	
7-8	Veritas House, R.C. Bookshop	2	Retain original stone pilasters/fascia/cornice
9A	Metro Day Today	2	Retain original stone pilasters/fascia/cornice
9B	Kylemore Bakery Ltd. (Ground. Floor)	2	Retain original stone pilasters/fascia/cornice
	Central Mission	Not Applicable	

<u>Street No.</u>	<u>Name</u>	<u>Shopfront Category</u>	<u>Comments</u>
9	The Flowing Tide, Publicans (Street Level)	1	Restore original fascia
<i>Intersection: Marlborough Street</i>			
28	The Plough, Publicans	3	
29	Trans America, Travel Agents	3	
30	Club Travel Ltd. Travel Agents	3	Retain original stone pilasters
31	Photocare Forman Cameras Ltd	3	Retain original stone cornice and pilasters
32-33	The China Showrooms	2	Retain original stone cornice and pilasters
34	O'Briens Coffee Shop, Restaurant	2	Retain original stone cornice, pilasters and stall rises
35	Iompair Eireann, Travel Centre	3	Retain original stone cornice
36-39	Wynn's Hotel Ltd. Hotel	1	
<i>Intersection: Harbour Court</i>			
39	A.I.B. Bank	3	Abuttin Laneway - Retain window frames
<i>Intersection: O'Connell Street</i>			
<b>Abbey Street Middle</b>			
<i>Intersection: O'Connell Street</i>			
(Side of)	Clarks, Footwear Retailer		
78	The Oval, Publicans	1	
79-82	Eason & Son Ltd. Bookseller	2	Retain stone cornice/fascia/pilasters
<i>Intersection: O'Connell Street</i>			
76-77	Supermacs Takeaway (Side of)	3	

<u>Street No.</u>	<u>Name</u>	<u>Shopfront Category</u>	<u>Comments</u>
<b>Aston Quay</b>			
<i>Intersection: Price's Lane</i>			
	Carrolls (Side Entrance)	2	
	Office Entrance	2	
	Centra Newsagents (Side)	2	
<i>Intersection: D'Olier Street</i>			
<b>Bachelors Walk</b>			
<i>Intersection: O'Connell Street</i>			
56	O'Connells Pharmacy	3	
34	Max Florists Flower Arrangement	3	
33	Windsor Car Rentals, Car Hire	2	
32	Toolin Travel Travel Agency	3	
<i>Intersection: Bachelors Way</i>			
<b>Burgh Quay</b>			
<i>Intersection: D'Olier Street</i>			
	O'Connell Bridge House	3	
1	Messrs Maguire	3	
2	Messrs Maguire	3	
3	Stanley Racing	3	
4	P & P Barry Newagents	3	
5-6	Amusements	3	
7-8	Irish Aviation Authority	Not Applicable	

<u>Street No.</u>	<u>Name</u>	<u>Shopfront Category</u>	<u>Comments</u>
<i>Intersection: Hawkins Street</i>			
<b>Cathal Brugha Street</b>			
<i>Junction: O'Connell Street</i>			
1-4	Toddy's Bar, Publicans (Gresham)	3	Retain original cornice
5-7	Irish Family Planning Centre	3	Retain original cornice
<i>Intersection: St. Thomas Lane</i>			
<i>Intersection: Strong's Court and Findlater Place.</i>			
	Gate Bar	3	
	Academy Hotel	3	
13-19	Findlater House - Side Walk Café/Bar	3	
	Eircom	3	
<b>Cathedral Street</b>			
<i>Intersection: Marlborough Street</i>			
1a	The Cathedral Deli	3	
1	M & L Bracken	3	
	Boyers 3		
	Dunnes Stores		Retain stone pilasters, cornice
7	Bell Cabs	3	
8	Sportsmith	3	
9	Brannigans	3	
10	W.J. Boylan & Son Ltd. Coins & Medals	2	Retain original granite ashlar shopfront - including stone columns, fascia, cornice

<u>Street No.</u>	<u>Name</u>	<u>Shopfront Category</u>	<u>Comments</u>
<i>Intersection; O'Connell Street Upper</i>			
11-12	Arus Brugha	N/A	
11-12	Trocaire	3	
11-12	Cyber Base Internet	3	
11-12	Cyber Café	3	
<b>Cavendish Row</b>			
<i>Intersection: Parnell Street</i>			
1-2	Bank of Ireland, Rotunda Branch	1	
3	Cinellis Restaurant Take-Away	3	
4	Vacant Premises	3	
	Excel Print Printing	3	
<b>College Street</b>			
<i>Intersection: Westmoreland Street</i>			
1	Under Construction	N/A	
2-4	AIB under renovation	N/A	
5	Under Construction	N/A	
6	The Irish Yeast Company	1	
7	Name Unknown	2	Retain doorcase, surround exterior left & shopfront surround
8	O'Donohoe's Public House	2	Retain timber surround, brackets, cornice, fascia, original, dispartle display windows - stall risen
9	Doyles Public House	3	
<b>D'Olier Street</b>			
<i>Intersection: Westmoreland Street</i>			
1-5	Manchester United Shop	2	Retain Proportions as Established

<u>Street No.</u>	<u>Name</u>	<u>Shopfront Category</u>	<u>Comments</u>
6	The Tanning Shop Beauty Salon	2	Retain original stone fascia, pilasters & stall rises
7	Don Angel, Café Esponnol	3	Original stone elements to be retained - subject to assessment of condition
8	Irish Times	1	Retain
9		2	Retain original stone fascia, pilasters & stall riser
10	Irish Times Ltd. Newspaper	1	Retain
11-12	Irish Times Collection Showroom	1	Retain
13-16	Irish Times	1	Retain
<i>Intersection: Fleet Street</i>			
16A	Mona Lisa Café(Chambers)	1	Retain
17	Cara Holidays, Travel Agency	2	
18	Funny Biz, Joke Shop	3	
19-20	Ashfield House, Accommodation	1	
21-24	D'Olier House	3	
24A-26	New Dublin Gas	1	Original Shopfront to be retained
<i>Intersection: Leinster Market</i>			
26	Bus Stop Newsagents	3	
27-28	O'Connell Bridge House	3	
<i>Intersection: Burgh Quay</i>			
<b>Eden Quay</b>			
<i>Intersection: O'Connell Street Bridge</i>			
1	Irish Nationwide Building Society	2	
2	Bus Stop, Newsagents	2	Retain Stone framework - remove fascia/timber brackets
3	SPI Public House	1	

<u>Street No.</u>	<u>Name</u>	<u>Shopfront Category</u>	<u>Comments</u>
4-6	Murphys Laughter Lounge	3	
7-8	Vacant Premises	3	
9	Amusements Games Arcade	2	Retain original stone pilasters & brackets
10-11	Clifton Court Hotel	2	Retain stone pilasters
12-14	Seaman's Mission	Not Applicable	
<i>Intersection: Marlborough Street</i>			
<b>Fleet Street</b>			
<i>Intersection: College Street</i>			
27-28	Doyles	3	
29-30	Ladbrokes	3	
31	Bowes	1	
<b>Henry Street</b>			
<i>Intersection: O'Connell Street</i>			
1	Barretts, Footwear Retailer	2	Retain original stone framework
2	The Body Shop, Cosmetics	2	Retain original stone framework
3	Levis Shop, Ladies Wear	2	Retain original stone framework
4	Korky's Footwear Retailers	2	Retain original stone framework
5	SHE, Ladieswear	2	Retain original stone framework
6	O'Connell Pharmacy, Chemist	2	Retain original stone framework
30	Fields Jeweller	2	Retain original stone framework
29	40 Ladies Fashion	2	Retain original stone framework
28	Champion Sports Ltd.	2	Retain original stone framework
27	Half Price Jewellers	2	Retain original stone framework
26	Arcade Entrance	2	Retain original stone framework

<u>Street No.</u>	<u>Name</u>	<u>Shopfront Category</u>	<u>Comments</u>
25	Clark's Shop, Footwear Retailer	2	Retain original stone framework
<i>Intersection: O'Connell Street (Side)</i>	The Travel Shop, Travel Agency	3	
31A	ZEREP Footwear Retailers	3	
32	Sasha	3	Remove fascia screening, first floor windows
33	Esat Digifone, Communications	3	Reinstate original window pattern first floor
<i>Intersection: Henry Place</i>			
34	Meteor	3	Retain original store cornice
35	Birthdays Card, Gift Shop	3	
36	TSB Bank	3	
37	Ravel Footwear	3	
38A	No Name Ladies Fashion	3	
39	Electronics Botique	3	Retain original stone brackets
40	Simon Hart, Footwear Retailer	3	
41-41A	McGivneys Ltd, Jeweller	3	
<b>Marlborough Street</b>			
<i>Intersection: Cathal Brugha Street</i>			
66-72	College of Catering	N/A	
77	Stanley Donal, Menswear Retailer	3	
78	Irish Rubies	3	
79	Residential Property	N/A	
80	Residential Property	N/A	
81-82	Marlborough Hostel	N/A	

<u>Street No.</u>	<u>Name</u>	<u>Shopfront Category</u>	<u>Comments</u>
83	Presbytery Premises	N/A	
	St. Marys Pro-Cathedral	N/A	
<i>Intersection: Marlborough Street</i>			
84	Shoe Repairs, Footwear	3	
85	P.Carthy Pawnbroker, Jeweller	3	
86-87	Boyers & Co. Ltd.	3	
88	The Maid, Publicans	1	
89	Premier Jewellers, Jeweller	2	Retain original doorcase/columns - subject to further study
15*	Wholesale Direct, Discount Store	3	Retain original door/doorcase on Marlborough St frontage
<i>Intersection North Earl Street</i>			
14	Mr. Gear, Mens Retailer (Side)	3	
90-91	Dorans, Publican	3	
92	Dorans, Publican	3	
93	General Health Food Store	3	
94	Vacant Premises	3	
95	Vacant Premises	3	
96	Paddy Power, Turf Accountants	3	
97	Briody's Publicans	3	
98	Dublin Bus Lost Property Office	3	
101-104	Dublin Corporation Information Centre	3	
<i>Intersection; Sackville Place</i>			
105-106	Sean O'Caseys Publicans	3	
107	Hackets, Turf Accountants		
108	The Flowing Tide, Publican		

<u>Street No.</u>	<u>Name</u>	<u>Shopfront Category</u>	<u>Comments</u>
<i>Intersection: Abbey Street Lower</i>			
109	The Plough Publicans	3	
110	Café Rio, Restaurant Café	3	
111	Riley EJ Ireland Ltd.	3	
112-113	The Samaritans	N/A	
114	Salvation Army, Public Relations	N/A	
<i>Intersection: Eden Quay</i>			
<b>Moore Street</b>			
<i>Intersection: Henry Street</i>			
1-2	Industria, Industria Sunbeds	1	Remove shutter boxes, reinstate original stone fascia
3	Paddy Power Turf Acc.	2	Retain original stone cornice pilasters, arch
4	Byrans Footwear Retailer	3	
5	Doyles Family Goods	2	Retain original stone cornice, pilasters
6	Cousins Victuallers	2	Retain original stone cornice, pilasters
7	Troys Butchers, Victualers	2	Retain original stone cornice, pilasters
8	Just Nails	3	
9	Myne	3	
<i>Intersection: Sampson's Lane</i>			
55	Bag City, Leather Goods	3	
56	Dolphin Discs, Music Store	3	
57-58	Pound City, Fancy Goods Store	3	
59	Trader John, Publicans	3	
60-61	FX Buckley Victualers	3	

<u>Street No.</u>	<u>Name</u>	<u>Shopfront Category</u>	<u>Comments</u>
62	Tyrell Bros. Victualers	3	
63	Evans, Fashion Retailer	3	
<i>Intersection: Henry Street</i>			
<b>North Earl Street</b>			
<i>Intersection: O'Connell Street</i>			
34	Bests Menswear (Side of)		
2	Kylemore Café	2	Retain original cornice, pilasters
3	RTV - T.V. Radio	2	Retain original cornice, pilasters
4	Thomas Cook	2	Retain original cornice, pilasters
5-7	Clerys	3	
8	Golden Discs	3	
9	Get Fresh	3	
10	Denim Bar	3	
11-12	Michael Guineys	3	
13	Bonavox	3	
14	Mr. Gear	3	
<i>Intersection: Marlborough Street</i>			
15-16	Wholesale Direct	3	Retain original doorcase/doors to Marlborough St. side.
17	Poundcity	3	
18	Peter Mark	3	
19-22	Boyers	3	
23-24	Dunnes Stores	3	
25	Madigans	2	Retain mosaic pub front - replace modern recessed timber framed entrance
26	Anns Bakery	3	Retain original cornice

<u>Street No.</u>	<u>Name</u>	<u>Shopfront Category</u>	<u>Comments</u>
27	Duffy's	3	Retain original cornice
28	Dunnes Stores	3	Retain original stone pilasters & cornice
<b>O'Connell Street Lower</b>			
<i>Intersection: Eden Quay</i>			
1	Irish Nationwide Building Society	2	Retain Stone Cornice
2-4	Ulster Bank	2	
5	Hamilton Long & Co Ltd.	2	Retain Stone Cornice
6-7	Bank of Ireland	2	
8	Broadway Amusements	3	
9	Quinn Direct Insurance Ltd.	3	
10-11	Allied Irish Bank	1	Remove ATM Machine
<i>Intersection: Abbey Street Lower</i>			
12-13	Irish Permanent, Building Society	1	
14	First Choice Travel, Travel Agents	2	Retain & reveal stone pilasters, cornices, brackets, fascia
15	Centra Newsagent	2	
16-17	Unity Building	N/A	
16	Thorntons Jewellers	2	Retain original stone elements
17	Sony Retail Outlet	2	
<i>Intersection: Sackville Place</i>			
18-27	Clery & Co. Department Store	1	
28	Bank of Ireland, Bank	1	
29	John Brereton, Jewellers	2	Retain stone pilasters, cornice
30-31	Ann Summers, Lingerie	2	Retain stone pilasters, cornice, fascia
32	Abrakebabra, Restaurant Café	2	Retain stone pilasters, cornice
33	Carrolls, Gift Shop	2	Retain stone pilasters, cornice

<u>Street No.</u>	<u>Name</u>	<u>Shopfront Category</u>	<u>Comments</u>
34	Best Ltd. Mens Fashion Outlet	3	Cornice to be retained
<i>Intersection; North Earl Street</i>			
1-2	Kylemore Café Restaurant	2	
3	McDowells Jewellers	3	
4	First Active Building Society	2	Retain stone cornice
5	Talk Shop, Telephones	2	Retain stone cornice, pilasters
6	Budget Travel Shop	2	Retain stone cornice, pilasters
5,6,7	Beshoff Restaurant /Café	2	Retain stone cornice, pilasters
8	Bus Stop Newsagents	3	
<i>Intersection: Cathedral Street</i>			
10	Burger King, Restaurant, Café	3	
	Summer Palace, Restaurant	3	
1-13 incl 11a	Hamman Building	1	Retain original framework including stone, cornice, ionic columns, fascia, metal frames to windows/doors
11a	Peter Marks - Hamman Building	3	
11	Gresham News, Newsagents	3	Retain original framework including stone, cornice, ionic columns, fascia, metal frames to windows/doors
12	Travel Agents	1	Retain original framework including stone, cornice, ionic columns, fascia, metal frames to windows/doors
13a	Consumer Advice Shop	3	Retain original framework including stone, cornice, ionic columns, fascia, metal frames to windows/doors
14	Tourist Information Office	2	Retain stone framework

<u>Street No.</u>	<u>Name</u>	<u>Shopfront Category</u>	<u>Comments</u>
15	La Pizza, Restaurant Café	2	Retain stone framework
16a	Vacant Premises	3	
17	Savoy Cinema	3	
18	Phonepak, Telephones	3	Cornice to be retained
19	Madigans, Publicans	3	Stone cornice to be retained
20-23	Gresham Hotel, Accommodation	1	
24	Vacant Premises	3	Cornice to be retained
<i>Intersection: Cathal Brugha Street</i>			
28-32	Eircom Centre	3	
33-34	Frazers, Publican	3	
35	Front Page, Newsagents	3	
36	Centra, Newsagents	3	
<i>Intersection: Parnell Street</i>			
37-39	Allied Irish Bank	1	
39	Aer Lingus - Irish Airlines	3	
40-42	Royal Dublin Hotel	3	
43	Ned Kelly, Amusements	2	Retain/Reveal original stone pilasters, brackets
43a	Garda Siochana Advice Centre	2	Retain stone cornice, fascia, pilasters, stall risen
44	An Gum (An Roinn Oideachtais)	2	
45	Garda Siochana Parking Fines	2	
46-49	Fingal County Council	3	
50-51	Demolished	3	
52	Slattery's Photo - Equipment	3	
53-54	The Bag Shop, Fashion	3	
55-56	Dr. Quirkeys Amusements	3	Retain Stone cornice, fascia

<u>Street No.</u>	<u>Name</u>	<u>Shopfront Category</u>	<u>Comments</u>
57	Carrolls FancyGoods	2	Retain stone cornice, fascia, pilaster
58	Marlowe Dry Cleaners	3	Retain cornice
59	Coras Iompair Eireann	3	
60	Bedfinders	2	Retain
61	Flanagans Steak House	3	
62	McDonalds, Restaurant	3	
63-64	Lynams Hotel- Spar Retail Outlet	2	Retain plaster piers, frieze, brackets
65-66	National Irish Bank	2	
67	Funland Amusements	3	
68	Next Page, Newsagents	3	
68	Joe Walsh, Travel Agency	3	
<i>Intersection: Henry Street</i>			
	General Post Office	N/A	
<i>Intersection: Princes Street</i>			
35-39	Pennys Department Store	3	
40-42	Eason & Son Ltd. Booksellers	2	
43-44	Clarks Shop, Footwear Retailer	2	
<i>Intersection: Abbey Street Middle</i>			
45-46	Supermac Takeaway	3	Retain cornice & pilaster
47-48	Schuh Footwear	3	
49	Champion Sport	3	Retain 1 <sup>st</sup> Flr. Cornice & Lettering
50	McDonalds Restaurant	3	
51	McDonalds Restaurant	3	
52	Eddie Rockets, Restaurant	3	Retain Stone Framework, Cornice
53-54	Burger King, Restaurant	3	Retain Door Surrounds & Cornice

<u>Street No.</u>	<u>Name</u>	<u>Shopfront Category</u>	<u>Comments</u>
55	O'Connell Pharmacy Chemists	3	
56	Late Night Pharmacy	3	
<i>Intersection: Bachelors Walk</i>			
<b>Parnell Street</b>			
<i>Intersection: Moore Lane</i>			
70	Patrick Conway Publicans	1	
71	Rotunda Halls, Newsagents	3	
Rear	Royal Dublin Hotel	N/A	
72-74	The Parnell, Publicans	3	
75	AIB Bank	1	
<i>Intersection: O'Connell Street Upper</i>			
75c	Centra Newsagents	3	
76	Stanley Racing, Turf Accountants	3	
77	Nearys B & B	3	
78	Vacant Premises	3	
79	T.J. Coffee Bar	3	
80-81	Gate Hotel	3	
82	Bacchus Bar & Restaurant	3	
83-85	Demolished - Billboard Advertiseing	N/A	
86	Checkers Cab, Taxis Office	3	
87	Dominics, Food Takeaway	3	
88/88a	Demolished Vacant Site	N/A	
89/90	Westbrook Motors	3	
91	Reverb (Vacant)	3	
92-94	Welcome Inn Publicans	3	
<i>Intersection: Marlborough Street/North Great Georges Street</i>			

<u>Street No.</u>	<u>Name</u>	<u>Shopfront Category</u>	<u>Comments</u>
145	Town & Country Kitchen	3	
146	Internet Exchange computing	3	
146a	Vacant Premises	3	
147	Hair Extensions & Accessories	3	
148	Lucky Duffy Newsagents	3	
149-150	Paddy Power Turf Accountant	3	
151	Dears Head Publicans	3	
152	Judges Publicans		
<i>Intersection: Parnell Place</i>			
153	Cherries Amusements	3	
154	Singapore Sams Restaurant	3	
155	Metro Lounge Publicans	3	
156	Smyths Newsagents	3	
157	The Looking Glass	3	
158	Apex Centre, Business Services	3	
159	News Stop, Newsagents	3	
160-161	Shakespeare Bar, Publicans	2	
162	Indian Tastes, Asian Café	3	
163	Dance World. Ltd. Dance Wear	3	
164-165	Bank of Ireland, Bank	1	
<b>Sackville Place</b>			
<i>Intersection: Marlborough Street</i>			
5A	Rapid Shoe Repairs	3	
6-12	Dublin Institute of Technology	N/A	
13	Parnell School of Music	3	
14	Ladbrokes	2	Retain original columns/pilasters

<u>Street No.</u>	<u>Name</u>	<u>Shopfront Category</u>	<u>Comments</u>
15	Saks Hair Salon	2	Retain stone, columns, pilasters & cornices
16	Sackville Lodge	1	Replace panelled door & glass display area
<b>Westmoreland Street</b>			
27	Balduccis Restaurant, Café	3	
28	Spar Convenience Store	3	Original details to be retained
29	Harrisons Restaurant	3	
	Anderson & Gallager, Solicitors		
30-34	EBS Building Society		Revolving door may be altered
<i>Intersection: Fleet Street</i>	Fleet Street		
35-41	AIB Bank		
<b>Westmoreland Street</b>			
<i>Intersection: College Green</i>			
1-2	Bank of Ireland	2	Retain all stone/concrete elements
3	Vacant	2	Retain all stone elements. Concrete elements remove.
4-5	Amusement City	2	Retain original arched opening with carved detailing to the archivolt, retain original carved cornice.
6	EBS	1	Retain original limestone elements & ornate door & architrave.
7	Thai Orchid	3	Retain cornice
8-9	Thomas Colemans	3	
10-11-12	Bewleys	1	
13	Vacant	3	

<u>Street No.</u>	<u>Name</u>	<u>Shopfront Category</u>	<u>Comments</u>
14	Beshoffs	1	
15	Esat Digifone	3	
16	Abrakedabra	3	
17	O'Connells Pharmacy	3	
18-21	Ballast Office		
	Carrolls	2	Retain store surround
	Centra	2	Retain store surround
<i>Intersection: O'Connell Street</i>			
22-25	Manchester United	2	
26	Black Tie	3	
27	Freemans	3	
28	Spar	3	Retain cornice
29	Harrisons	3	
30-34	EBS	3	Retain central stone facade
<i>Intersection: Fleet Street</i>			
35-36	Under (re)construction	N/A	
37-39	Under construction	N/A	
40-41	Under (re)construction	N/A	



