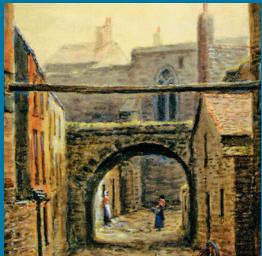


An Action of the Dublin City Heritage Plan
Gníomh de chuid Phlean Oidhreachta Chathair Bhaile Átha Cliath



CONSERVATION PLAN DUBLIN CITY WALLS AND DEFENCES

PLEAN CAOMHANTAIS MÚRTHA AGUS CÓIR CHOSANTA CHATHAIR BHAILE ÁTHA CLIATH

SUPPORTED BY THE HERITAGE COUNCIL



LE CUIDIU AN CHOMHAIRLE OIDHREACHTA

Dublin City
Bhaile Átha Cliath

CONSERVATION PLAN DUBLIN CITY WALLS AND DEFENCES

PLEAN CAOMHANTAIS MÚRTHA AGUS CÓIR CHOSANTA CHATHAIR BHAILE ÁTHA CLIATH

The Integrated Conservation Group and RPS McHugh

Managing Editor
Margaret Gowen, Margaret Gowen & Co. Ltd

Contributing Authors
Margaret Gowen, Margaret Gowen & Co. Ltd
Linzi Simpson, Margaret Gowen & Co. Ltd
Christopher McGarry, RPS McHugh
Lisa Edden, Structural Engineer
Sharon Greene, Carrig
Úna Ní Mhearáin, Consarc

First published in 2004
Wordwell Ltd
(on behalf of Dublin City Council)
PO Box 69, Bray, Co. Wicklow
Copyright © Dublin City Council

All rights reserved. No part of this book may be reprinted or reproduced or utilised in any electronic, mechanical or other means, now known or hereafter invented, including photocopying and recording, or otherwise without either the prior written consent of the publisher or a licence permitting restricted copying in Ireland issued by the Irish Copyright Licensing Agency Ltd, The Writers' Centre, 19 Parnell Square, Dublin 1.

ISBN 1 869857 84 4

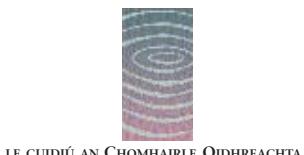
British Library Cataloguing-in-Publication Data.
A catalogue record for this book is available from the British Library.

Typeset and design by Wordwell Ltd

Printed by ebrook, Dublin

Published by Wordwell Ltd.
on behalf of Dublin City Council.

SUPPORTED BY THE HERITAGE COUNCIL



CONTENTS

CLÁR

1. Introduction	01
Réamhrá	
2. Understanding the Site	03
An Láithreán a Thuscint	
3. Cultural Significance	21
Tábhacht ó thaobh Cultúir	
4. Issues affecting Dublin's City Walls	23
Nithe a théann i bhfeidhm ar Mhúrtha Bhaile Átha Cliath	
5. Opportunities	27
Deiseanna	
6. Policies	30
Polasaithe	
7. Gazetteer	36
Gasaitéar	
Bibliography	48
Clár Saothair	
Appendix 1	49
Aguisín 1	
Appendix 2	52
Aguisín 2	
Appendix 3	54
Aguisín 3	
Appendix 4	56
Aguisín 4	





'The Plan was commissioned to address a range of concerns in respect of the preservation, conservation and presentation of both above ground and below ground remains of one of the city's most important, but poorly preserved and presented, historic civic monuments.'

CONSERVATION PLAN WALLS AND DEFENCES

1. INTRODUCTION

1. RÉAMHRA

Summary and Background

In July 2003 Dublin City Council in partnership with The Heritage Council commissioned The Integrated Conservation Group and RPS McHugh to undertake a Conservation Plan for the Dublin City Walls and Defences as an action of the Dublin City Heritage Plan. The team was led by Margaret Gowen & Co. Ltd, archaeological consultants; with contributions from RPS McHugh, planning and environment; Lisa Edden, structural engineer; Carrig Conservation International, stone conservation specialists; and Consarc Conservation, conservation architects.

The Plan was commissioned to address a range of concerns in respect of the preservation, conservation and presentation of both above ground and below ground remains of one of the city's most important, but poorly preserved and presented, historic civic monuments.

Much of the physical remains of the walls and defences no longer survive above ground. What does survive above ground is fragmentary and has lost cohesion. Successful presentation has been limited to a few key locations. Some standing portions have been 'left out', largely as a consequence of private ownership, limited access and a lack of objectives in relation to presentation. Some standing portions have also been neglected in areas where Development Plan zoning has resulted in recent and proposed development in the vicinity of standing sections of the wall.

Significant remains of the walls and defences survive below ground but alterations to street alignments in the past, together with more recent road widening and urban renewal has resulted in a loss of parts of the original plan form of the walled town circuit and a loss of the full identity of the medieval precinct within the modern city.

In the words of James Semple Kerr, "Heritage is what we inherit. It includes things we do, and do not, want to keep as well as things we want to modify and develop further". (Kerr, 1999, 11) This Conservation Plan seeks to address what we have now, what we have to work with and what we can do to improve on the current situation.

1.2 Conservation Plan Methodology

Conservation Plan methodology is singularly well suited to the study of complex and composite monuments in dynamic and changing environments. The Conservation Plan involves a process that "seeks to guide the future development of a (monument or) place through an understanding of its significance" (Kerr, 1999, 9) and the objective of the Plan preparation is to evolve 'policies' that are both feasible and compatible with both the conservation and development aspirations for that place.

It is a pro-active process that explains:

- What the location, physical composition and current presentation of a monument or place is;
- Why that monument or place is culturally or materially significant;
- How that significance may be vulnerable.

From that understanding, it devises:

- Policies that advocate the appropriate terms of reference for protection and management of a monument or place now and in the future.

Fundamental to the process of assembling a Conservation Plan is understanding how to:

- Assess the source of the issues faced by a monument or place;
- Evaluate the potential impact of change and development on or close to a monument or place; and
- Advise and manage that change in order to conserve by adding value.

The Plan methodology applied to Dublin's City Walls and Defences has assisted in:

- Analysing the issues raised by the current disjointed and fractured presentation of the walled circuit;
- Identifying issues for development control and for future development along the circuit;
- Identifying and analysing the areas of most vulnerability;
- Identifying a range of opportunities for improved public presentation, legibility, civic amenity and urban regeneration together with

identifying the potential dividends for the city's historic core;

and

- Presenting a range of simply articulated policies to assist agencies and stakeholder groups in developing a beneficial planning, development control and management framework for the composite monument.

A completed Conservation Plan is not an Action Plan. In the case of Dublin's City Walls and Defences it provides a basis for the formulation of strategies for the improved identity and public presentation of the monument and its setting in the long term.

It will also assist in the preparation of a strategic planning framework to develop greater definition for the precinct of the 'old city' within the complex, multi-period fabric and plan form of the modern city.

The active involvement and advice of the Steering Group was critical, and central, to the process the Plan development. Also important were meetings and discussions with stakeholders.

The Steering Group included:

Donncha Ó Dúlaing, Heritage Officer, Dublin City Council
Dr. Ruth Johnson, City Archaeologist, Dublin City Council
Nikki Matthews, Conservation Officer, Dublin City Council
Rob Goodbody, Acting Senior Planner, Dublin City Council
John Heagney, Senior Architect, Dublin City Council
Dr. Séan Duffy, Dept. Medieval History, Trinity College, Dublin
Dr. Howard Clarke, Dept. of History, University College, Dublin
Dr. Patrick Wallace, Director, National Museum of Ireland
Dr. Andy Halpin, Assistant Keeper of Antiquities, National Museum of Ireland (former City Archaeologist)
Conleth Manning, Senior Archaeologist, National Monuments Section, Dept. of the Environment, Heritage and Local Government
Charles Mount and Ian Doyle, Archaeological Officer, The Heritage Council

The assistance, guidance and advice of Martin Kavanagh, Executive Manager, Development Department, Dublin City Council; Dick Gleeson, Acting City Planner, Dublin City Council; and Jim Keogan, Deputy Dublin Planning Officer was particularly helpful and encouraging, while the administrative assistance of Brid Kelleher, Staff Officer, Dublin City Council is also gratefully acknowledged.

The steering group met with the consultant team on a number of occasions during the process of compilation and provided very valuable critique and guidance at critical points during the preparation of the draft Plan. Consultations with stakeholders were arranged during the course of the Plan and the *draft Plan was made publicly available for consultation prior to completion*.

1.3 Objectives

The Plan was prepared with a view to forming the focus of long-term, strategic planning for the historic core of the city; with a view to protecting the coherence and plan form of the circuit of the City Walls and Defences; and to making the circuit an essential part of the 'old city's' identity.

The Plan

- Outlines the historical and cultural significance of the Dublin City Walls and Defences, and identifies it as one of the most important civic monuments in the capital city;
- Suggests ways to promote the recognition of the position and circuit of the City Walls and Defences in the multi-period mix of the city's fabric and identity;
- Accepts that, with much of the remains below ground, modern development will have a role to play in supporting the identity of the circuit and the identity of the historic core of the city;
- Sets out policies for the protection, conservation, repair, and management of the fabric of the Walls and Defences;
- Sets out guiding principles for the protection and presentation of the setting of the standing portions of the Wall;
- Suggests ways of improving access to existing below ground display areas and to upstanding portions of the Walls;
- Sets out guiding principles for future planning strategies for particularly vulnerable elements of the circuit.

With a new Dublin City Development Plan in preparation, the Conservation Plan had regard to the policies and objectives of the existing Development Plan and the Draft Development Plan, many of which enshrine the conservation philosophy guiding the Conservation Plan. The policies presented in the Conservation Plan are formulated to ensure that both Plans can work well together.

2. UNDERSTANDING THE SITE

2. AN LÁITHREÁN A THUISCINT

2.1 The History and Archaeology of Dublin's City Walls and Defences

2.1.1 Introduction

Recent studies have started to shed light on the early origins of Dublin City, centred around the presence of a monastery, located somewhere in the south-eastern suburb, in the Aungier Street/Ship Street area. From the very beginning Dublin was known by two place-names *Dubh-linn* (the Black Pool) and *Ath Cliath* (the ford of the hurdles) a situation, which still occurs today. The late eighth/early ninth centuries saw the intrusions of the raiding Vikings and the establishment of an encampment (longphort), probably somewhere along the banks of the pool with pockets of settlement. Locations for burial were also established in its environs, notably at Kilmainham. From this time on their settlement in Dublin was to become a permanent entity, shaping the early development of the city (Clarke 2002).

From the beginning, the position of the 'foreigners' was politically unstable and they were eventually expelled from Dublin in AD 902. They returned in AD 917 under Sitric in greater numbers but the original settlement at the longphort site was probably expanded, as the main focus of settlement appears to have shifted to the shoreline of the Liffey, in the Fishamble Street/Wood Quay area.

The Vikings set about fortifying their new settlement by enclosing it within earthen banks. These were underway by the mid-tenth century but the settlement was already under intense pressure: it suffered a devastating attack in AD 944, when it was completely destroyed.

2.1.2 The Earthen Defences

Archaeological excavation has roughly established the size and location of the tenth-century town. The banks enclosed an area that straddled the high ground or ridge along Castle Street/Christchurch Place but also included the all-important Liffey frontage at Fishamble Street/Essex Street West. At least three phases of earthen defences have been identified; dating from the mid-tenth to the eleventh century, and these appear to have encircled the entire settlement, as they have been found at Fishamble Street, Winetavern Street, Parliament Street, Dublin Castle, Werburgh Street and Ross Road (Simpson 2000, 25-28; Scally 2003, 13-3). The

banks, composed of dumped clay, estuarine mud and organic refuse, were substantial in size: at Ross Road the final embankment measured almost 4m high by 5m wide, surmounted by a timber palisade fence (Walsh 2001). A section of one of the banks was found further east under the Powder Tower, the northeast tower of Dublin Castle, where it was not only substantial in size but also stone clad (Plate 18). This bank can now be viewed as part of the visit to Dublin Castle and is the only section of the embanked enclosure on display.



Plate 18 The stone-faced Viking-period bank within the Powder Tower, which can now be viewed in the undercroft of Dublin Castle's Visitor Centre (Photographer: Con Brogan. Photo courtesy of Ann Lynch and Conleth Manning, Department of the Environment, Heritage and Local Government)



Plate 1 Cook Street and St. Audoen's from the east.

2.1.3 The First Hiberno-Norse Stone Wall c.1100

By the late eleventh century Dublin was in the hands of the Irish king Muirchertach Ua Briain, who ruled Dublin for forty years (until AD 1115), during which time the earthen banks were replaced by a stone wall (Duffy 1996, 6). The new wall almost tripled the size of the defended area by including settled land on the west, along High Street. It was substantial in size and, although varied in construction, originally measuring approximately 7m high and between 1.50m and 3m wide. It was built of massive limestone blocks, quarried locally. A total of three gates are documented in the two contemporary sources of this period, *Giraldus Cambrensis* and the 'Song of Dermot and the Earl', which describe 'the walls at the eastern gate' (Scott and Martin 1978, 77) also called 'St Mary's Gate' (Orpen 1892, II 2269-74, 2329-34), 'the southern postern (St Nicholas's gate), and the 'western gate' (Ibid 2241). The circuit also presumably had access to the Liffey, on its northern side. The documentary sources also suggest that there was a defended area within the walled city, a fortress or *castellum* (*chaste*), probably a fortification on part of the site of the later Dublin Castle (Lydon 2003, 64).

A significant stretch of the early mural defences survives in the modern landscape along Cook Street, where it survives to almost 93m in length (Plate 1),

while a second section is located within the basement of the Dublin Civic Offices, at Wood Quay (Plates 14 and 15). Other belowground parts of the circuit have been found during various excavations, at Essex Street West, Parliament Street, Winetavern Street, Werburgh Street, Nicholas Street and Ross Road (Simpson 2000, 39-41).

2.1.4 The Anglo-Normans in Dublin

The walls were put to the test in AD 1170 after Diarmait Mac Murchada, 'of the foreigners' in seeking to regain his kingdom of Leinster from the combined forces of Ruaidrí Ua Conchobair (King of Connaught) and the Dubliners, fled overseas and enlisted the help of Henry II. The result that year was an attack on Dublin led by Strongbow during which his men unexpectedly, 'made an enthusiastic assault on the walls, were immediately victorious, and valiantly overran the city, with considerable slaughter of the inhabitants' (Scott and Martin 1978, 67-9). The walls were tested again the following year when Ascall Mac Torcaill, the former Hiberno-Norse ruler at Dublin, in a bid to retake his old city 'made an attack on the walls at the eastern gate' an action that lost him his head (Lydon 2003, 63). The beleaguered Anglo-Normans then had to face the famous siege of Dublin instigated by Ruaidrí Ua Conchobair, which lasted two months, during which time the new



Plate 14 Surviving remains of the Hiberno-Viking wall to the west of the Civic Offices.

inhabitants were confined 'within the walls of the city (*intra muros urbis*)' (Scott and Martin 1978, 76-7, 79). The Anglo-Normans, however, defeated the besiegers in a surprise attack.

2.1.5 *Refortification Programme*

The new rulers at Dublin by this stage were only too aware where the deficiencies in the city defences lay and it is almost certain work began immediately to strengthen the existing walls. The revenue for some of the new works was generated by grants from the King (taken from the rent of Dublin due to him) but the citizens were expected to finance most of the works. Weak sections along the circuit were identified and attempts were made to strengthen them. Thus in

1190 Roger le Limminister was given 'one ounce of gold to help repair the wall of the city' (Lydon 2003, 65) while at Ross Road, a completely new wall was built, twelve metres south of the old wall (Walsh 2001, 112). Work was also carried out on the mural towers as by 1177 the original western gate had been rebuilt and renamed Newgate.

The most ambitious programme, however, was the construction of Dublin Castle ordered by King John in 1204, in the southeast corner of the walled town, on the site of an earlier earthwork castle. This might have been the site of an earlier Hiberno-Norse strong point (Lynch and Manning 2001). Twenty years later there was an organized system of financing in the form of

Plate 15 Remains of the wall in the basement of the Civic Offices



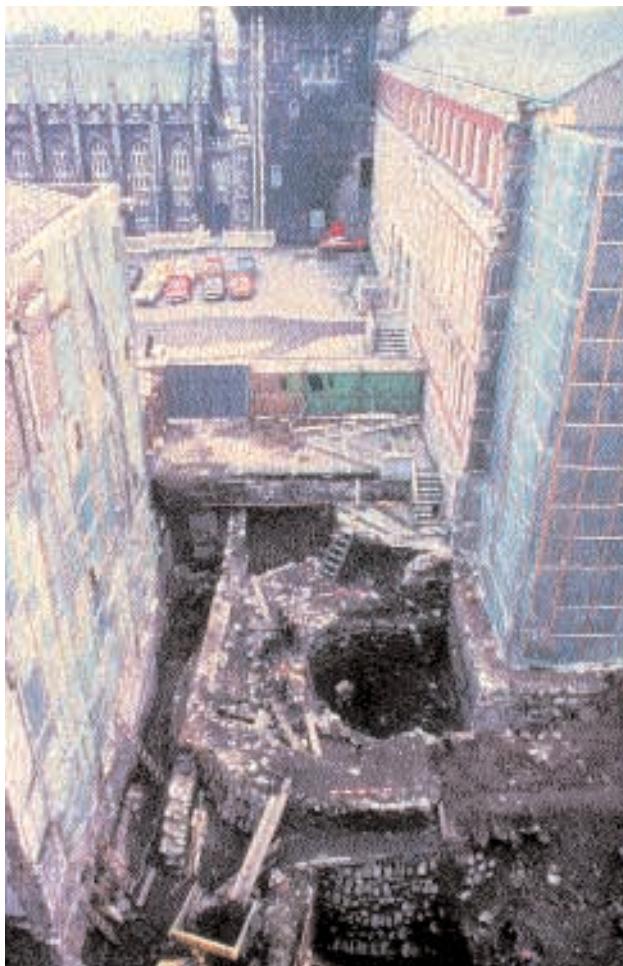


Plate 19 A view of the Powder Tower excavated between 1985-7, with the Record Tower in the background (Photographer: Con Brogan. Photo courtesy of Ann Lynch and Conleth Manning, Department of the Environment, Heritage and Local Government)

murage grants, which allowed tolls to be levied 'in aid of re-fortifying the city' (Sweetman 1875-86 I, Nos. 529 and 1157).

2.1.6 *The Sources for the City Wall*

There are two main sources for descriptions of the City Wall but both are post-medieval in date. John Perrot's survey of 1585 describes the walls (with measurements) and towers, as well as the city ditch (Gilbert 1889-1944 II, 551-7) while Speed's map of Dublin, dated 1610, depicts the circuit cartographically. Perrot's survey tells us that in general the wall was between 4.80m and 6.70m high and between 1.22m and 2m wide. The description also alludes to a large rampart running along the inside of the wall, from the Bermingham Tower to the east of Newgate, while Speed's map shows us the position of the towers (although there are discrepancies) (Simpson 2000, 43).

2.1.7 *Surviving Sections of the Wall*

There are several upstanding sections of the city wall, at Ship Street Lower, Power's Square/St Vincent de Paul and Lamb Alley, all of which survived

because they were incorporated in later property boundaries. The date of the 83.50m stretch at Ship Street Lower is not known. In this location the original wall stands to over 4m in height at the western end although the eastern end has been substantially refaced (Simpson 2000, 44). At Power's Square/ St Vincent de Paul the length of 68m has been very altered although an internal batter is discernible, the wall standing to between 3m and 4m in height. The recently conserved section at Lamb Alley, 14.20m in length by 4.80m in height, can probably be dated to the Anglo-Norman period although, surprisingly, there was no evidence of foundations, although the wall was standing on a clay bank (Coughlan 2000, 209). Sections of the wall have also been found below ground during archaeological investigations at City Hall, Dublin Castle, Werburgh Street, Nicholas Street, Lamb Alley, Winetavern Street, Augustine Street, Usher's Quay, Parliament Street, Exchange Street Lower and Fishamble Street and, in general, it is consistent in type and form.

2.1.8 *Dublin Castle and Genevel's Tower*

Large sections of Dublin Castle were demolished in the eighteenth century to make way for a quadrangle of buildings including the State Apartments but there is one surviving upstanding tower, the Record Tower (south-east). Other survivals are the base of the Bermingham Tower (south-west) and a square tower attached to the Bermingham Tower. A series of excavations also revealed evidence of belowground sections of the castle, including the foundations of the Corke Tower (north-west) and the Powder Tower (north-east, Plate 19) the latter of which can be viewed in an underground chamber (Lynch and Manning 2001, 169-204).

The substantial remains of a mural tower, known as Genevel's Tower, was also located to the west during excavations at Ross Road (Plate 30), measuring 11.60m north-south by 6.40m wide and standing to first floor in height (Walsh 2001, 112-3). This is preserved within an underground chamber although there is currently no public access.

2.1.9 *The City Moat*

The mural defences were substantially augmented at this time by a massive ditch or moat, which ran along the outside of the wall. Its construction was a monumental task but this is not reflected in the early sources apart from one mention in 1186 of a new ditch somewhere in the vicinity of Patrick's Street (Simpson 1997, 27). The ditch measured between 15m and 20m wide by between 6m and 9m deep and excavations at Patrick Street suggest that it dates to c.1185 (Walsh 1997, 777). It was water-filled from Nicholas Street eastwards, as the Poddle River was channelled into it but the western section, from Nicholas Street to Newgate was dry but could be flooded in times of trouble (Gilbert 1889-1944, I 114). The excavations at Dublin Castle also revealed

sections of the substantial moat, which was taken off the main moat and channelled around the castle.

2.1.10 The Thirteenth Century Northern Extension Wall

The early thirteenth century saw massive refortification works on the northern side of the settlement, where a large area towards the Liffey was reclaimed and enclosed by a new extension city wall. This work probably began as early as AD 1221 when a grant of customs was given to the citizens to 'enclose their city for the security and defence of that city and defence of the city and adjacent parts' (Sweetman 1875-86 I, 1002). By AD 1233 the first of a series of heavy murage grants signalled something big was about to happen (Lydon 2003, 67). A new ditch was also dug as in AD 1225 compensation was paid to the monks of St Thomas's 'in regard to the land occupied by the fosse thrown up around the city of Dublin' (Gilbert 1889-1944, I 345). Work had certainly begun on the new wall by c. AD 1242, as at this date, there is a reference to the 'old city wall' at Bothe Street (Fishamble Street) inferring that there was a new wall under construction. By the AD 1260s it is referred to in the documentary sources as the

'new wall towards the Liffey' (Gilbert 1889-1944, I 95; Brooks 1936, no. 56).

2.1.11 The Excavated Sections of the New Wall

A large stretch of the new extension wall was exposed during the excavations at Wood Quay, where it measured 2.75m wide by 3m high, extending along the northern frontage of the site (Wallace 1981, 251). At the western side, sections of the wall were also found at St Augustine Street and Bridge Street Lower, while at Usher's Quay in the northwest corner of the extension wall there was a gap, which may have represented a water gate or harbour (Simpson 2000, 53-6; Swan 2000, 145). A section of the new ditch was also excavated at Bridge Street, where a natural water-course was found to have been channelled into it, thus the ditch measured 22m wide by a staggering 10.50m deep in this location (Hayden 2000, 94).

2.1.12 Isolde's Tower and Buttevant Tower

The new wall was protected by a series of mural towers and the remains of two of these towers have been located during excavations. Isolde's Tower was



Plate 30 The remains of a mural tower on Ross Road, known as Genevel's Tower, during excavation. The tower is preserved underground but there is currently no public access to it.



Plate 44 The well preserved foundations of Isolde's Tower, exposed during archaeological excavation.

the circular tower on the northeast angle of the new wall. The well-preserved foundations of the tower survived to a height of 2.50m beneath the cellars (Plate 44). The new city wall was exposed on either side of it and this measured, on average, 2m wide but the western side was refaced in the fourteenth century, probably when Edward Bruce threatened to attack the city (Simpson 2000, 54). Excavations also revealed the very truncated remains of what is thought to represent Buttevant Tower, at the junction of Essex Street West and Lower Exchange Street (Simpson 1994, 104).

2.1.13 *The Defended Town in the later Medieval Period*

Despite the ambitious project to reclaim and enclose land along the Liffey, the documentary sources suggest a slackening in attitude towards the defences emerging in the thirteenth century. The Mayor rented out the towers, which were valuable real estate, to private individuals to generate revenue. Despite a condition that public access to the city wall defences should not be blocked, this frequently happened putting the city at serious risk as demonstrated when Geoffrey De Morton famously built onto a tower he

rented on the bridge, putting in windows and a *solarium*, removing the battlements and narrowing the width of the city wall (Lydon 2003, 67). This relaxation reflected a general period of prosperity for the Anglo-Norman colony, for the first 110 years after the invasion.

Everything was to change, however, in the 1280s when war broke out in the Wicklow Mountains, instigated by the rebellious O'Byrnes and O'Tooles. Dublin was suddenly under attack again and by the early fourteenth century much of the hinterland of Dublin, including the suburbs, was laid waste. The weakness of the mural defences was highlighted in early 1317, when Edward Bruce and the Scottish army threatened Dublin and the mayor had to give the order to demolish buildings to rebuild and repair the walls.

By the late fourteenth century Dublin had developed a 'watch and ward' system', which forced citizens to provide fighting men to defend the city but this system was substantially upgraded in the late fifteenth century by the establishment of the Guild of

St George, which was essentially a standing army at Dublin of 500 men (Lydon 2003, 77). The sixteenth century and early seventeenth century were periods of relative calm but the aftermath of the Cromwellian and civil wars caused terrible damage: by 1651 it was calculated that owing to 'ten years of warre...at least one half of the number of houses (were) pulled down and destroyed' and those that remained were 'very much decayed and ruinous' (Walsh 1973, 60). The rapid influx of French and Flemish refugees followed by Huguenots in the late seventeenth century saw the introduction of a new type of building, the brick house, which replaced many of the timber cage-work houses which had been built extensively, on the north and south side of the river.

As the defences severely restricted space, the building boom created cramped and squalid conditions within the walls and demolitions began to occur. This is highlighted by a petition, dated 1681, which records a complaint that the city wall from Essex Gate to Isolde's Tower was 'so much decayed that they were

of no use or safety to the city but endangered those who lived under it and also straightened and deformed the street so that coaches could hardly pass'. A licence was granted to demolish the walls and Isolde's Tower, which duly happened and from this time on demolitions began to occur (Simpson 1994, 11).

2.2 Survival and Presentation

In the past, Dublin City's identity was linked perhaps more to its Georgian fabric and precincts than its status as a medieval walled city with Viking and early monastic origins. Since the establishment of *Dublinia* and its presence in tourist advertising, awareness of the medieval history and layout has increased significantly. Additional initiatives, such as the recent publication of the *Walks around Medieval Dublin* leaflet published by Dublin City Council and the *Friends of Medieval Dublin* has added weight to this identity.

The erosion of the physical cohesion of the medieval

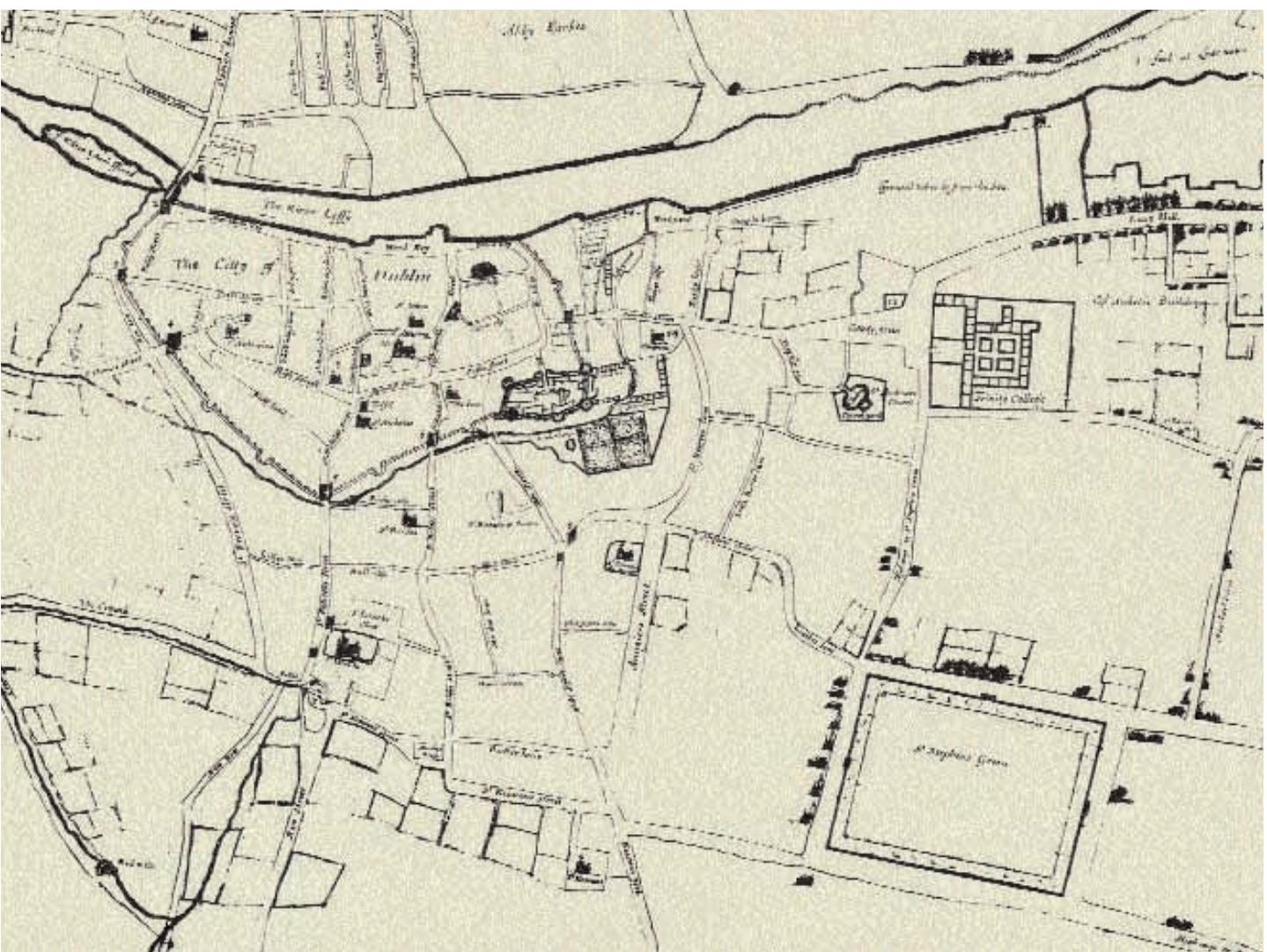


Fig. 4 Bernard De Gomme's map of Dublin, 1673



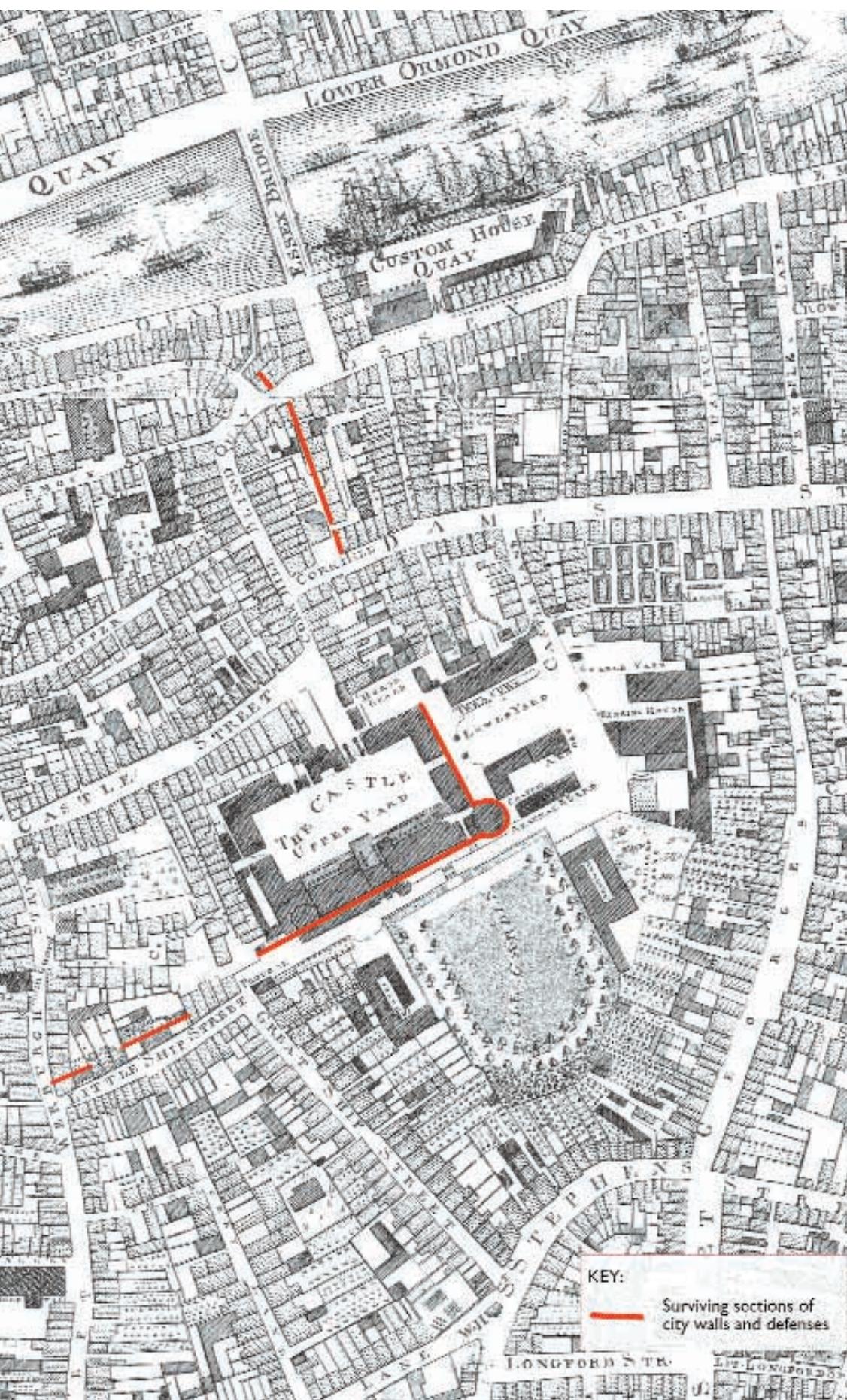


Fig. 6 John Rocque's map of Dublin, 1760

city commenced as early as the late 17th century when the need for defensive fortification waned. Thereafter, portions of the wall fell into disrepair and were breached by new development. The ditch was gradually infilled and built over and the medieval enclosure outline became fractured.

This is best demonstrated by John Rocque's map of Dublin city, dated 1760, in which the line of the surviving sections of the city wall are not specifically identified or named. However, the alignment of the surviving sections can be identified in the property boundaries, most notably along Lamb Alley and Ship Street Little (Fig. 6). A number of earlier cartographic works by John Speed, (1610, Fig. 3); Bernard de Gomme (1673, Fig. 4); and Henry Pratt (1708, Fig. 5) all record the alignment of the city wall and defences.

There are few illustrations of the surviving sections of the wall or the towers although Grose did do a drawing of Fitzsimon's tower (Brown's Castle) in 1791, which depicts a large four-storied castle with at least two projecting corner turrets, which was clearly derelict by this time (Healy 1973, 20). A watercolour by Alexander Williams, RHA 1864-1930, illustrates the gate at St. Audoen's Arch prior to its restoration in the 1880s (Plate 2). Part of the Newgate, on the western side of the town, also survived incorporated within an existing house, until it was demolished in 1932 (Mc Neill 1921, 153: Healy 1973, 20).

Fig. 5 Henry Pratt's map of Dublin, 1708.

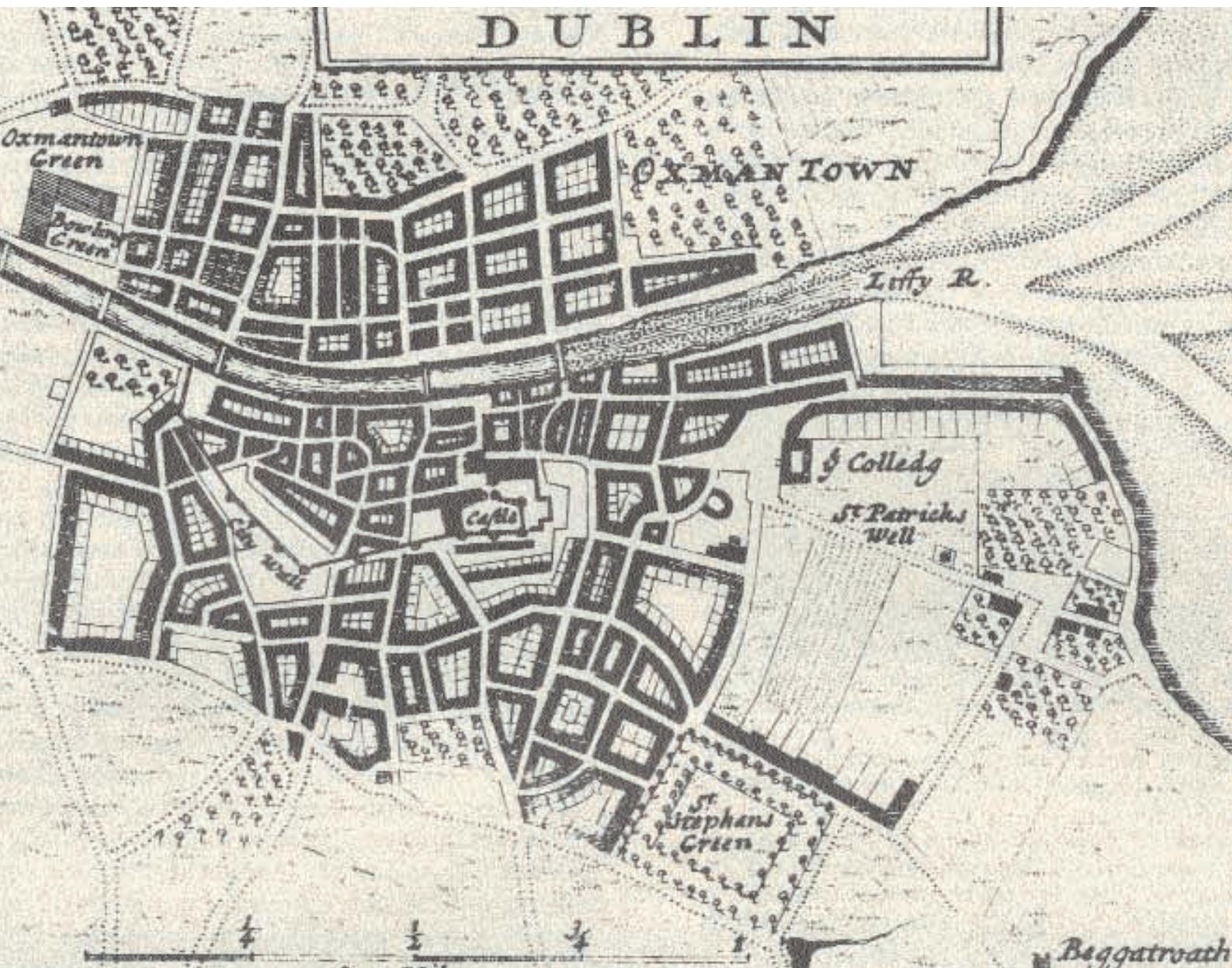




Plate 2 "St. Audoen's Arch", Watercolour by A. Williams, 1885
(after Gory Gallery Catalogue, Nov. 2003).

The fabric of the medieval city was significantly altered on its eastern side by the grand scheme of the Wide Streets Commission set up in 1757. Georgian development radically shifted the focus of the city centre away from its primary location along High Street, Cornmarket and Christchurch Place eastwards towards College Green and O'Connell Street, rapidly spreading to the Georgian squares and their associated streets. Georgian development reached its zenith towards the very end of the eighteenth century and during the early 19th century.

After the Act of Union, the loss of legislative and administrative power, coupled with the post-Napoleonic economic depression combined to precipitate the city's decline. The great poverty of the late 19th and early 20th centuries, however, preserved much of architectural fabric and layout of the Georgian city through lack of development, while the fabric of the medieval city's buildings failed to survive.

In the 1960s the city began to expand and develop in line with, then current, urban development principles. Development accelerated rapidly in the two following decades. The 1970s and 80s were decades where new development made little or no reference to existing urban fabric, preferring to create new urban spaces and 'modern' architectural forms. The result, on an unprecedented scale, was

destruction of some of the city's important Georgian fabric while urban decline continued in the 'inner' city and the area around the city's historic core.

The final decade of the 20th century, in turn, was one of unprecedented growth and urban renewal but also one where there was the development of a growing understanding of the cultural value of elements of the city's urban grain created by its historic fabric, its archaeology and its plan form.

By that time, however, the medieval street pattern had already been significantly opened up for traffic management purposes and new development paid little heed to upholding the identity of the city's historic core area.

The status of the city as a walled city with significant historic origins is therefore very difficult to read in the physical presentation of the city today. The identity of the historic core, however, is remarkably well supported by its particular topography. The early town was located on a quite prominent east-west ridge of high ground at the summit of which Christchurch Cathedral is located. Its enclosing defences reflect the limits of that ridge and are located at an identifiable break in slope on all but its western side.

2.3 Structural Composition

2.3.1 The Composite Structures

The composite structures that make up the City Walls and Defences include:

- i) The primary Viking-period earthen banks
 - ii) The Hiberno-Norse wall
 - iii) The Anglo-Norman wall
-
- i) The earthen banks no longer survive above ground but substantial remains of at least three phases of enclosure by earthen banks is suggested on the basis of the results of archaeological excavation (see 2.1 above). The precise circuits, nature and extent in all sectors of the primary defensive embanked enclosures are not known and the composition of the excavated remains of these defences has varied considerably. The embanked enclosures were composed largely of clay, but were also interspersed with organically enriched soils and estuarine mud where expediency demanded. The structure of the banks sometimes included reinforcing elements made of post and wattle and timber planking. In places, at least, the bank was surmounted by a palisade, and at Dublin Castle it was faced externally with stone (Plate 18). This section of the bank can now be viewed in the undercroft of the visitors centre and is the only section of the earliest earthwork defences on display.

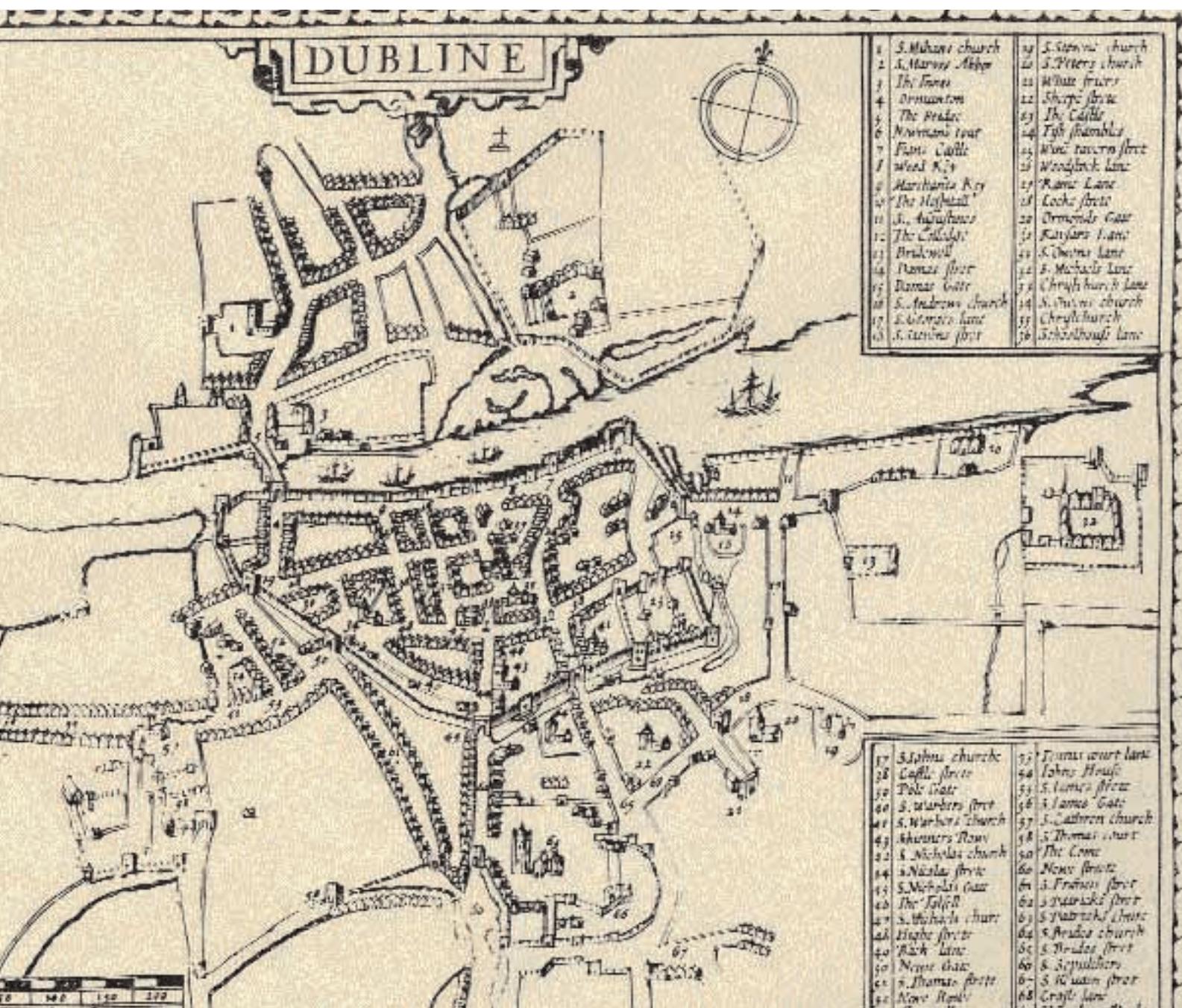


Fig. 3 John Speed's map of Dublin, 1610.

- ii) The Hiberno-Norse wall was composed of locally quarried Dublin Calp limestone. It was of random rubble construction, faced with squared blocks. Like the banks, it varied in construction being between 1.50m and 3m wide, and was apparently up to 7m high. The surviving remains were almost certainly partially refaced in the Anglo-Norman period.
- iii) The Anglo-Norman wall was also of faced random rubble construction with characteristic use of squared 'chocolate square' blocks and quite wide mortared joints. At Dublin Castle some

of these blocks in the sloping battered bases of the towers are set with their long axis in the vertical position, many are of large size.

2.3.2 Surviving Sections of the Wall (Fig. 1)

There are several upstanding sections of the city wall. These occur at:

- Dublin Castle
- Ship Street Lower
- Power's Square towards Nicholas Street (St Vincent de Paul property)
- Lamb Alley

- Cook Street
- The grounds of the Civic Offices

All of these have survived as a consequence of their incorporation into property boundaries.

Dublin Castle forms part of the circuit. The Record Tower survives intact but much of the Birmingham Tower was rebuilt. A great proportion of the curtain wall between these two towers also survives (Conleth Manning pers. comm.) and the two further towers no longer survive above ground.

An 83m long stretch survives at Ship Street Lower, some of which is in very poor condition. The wall stands to over 4m high at the western end of the street, with many interventions and later additions taking it to a height of 7 metres. The eastern end toward the Ship Street Gate has been substantially refaced (Simpson 2000, 44).

At Power's Square towards Nicholas Street (St Vincent de Paul property) 68m of the wall alignment survives above ground and has been very substantially re-faced/re-built and altered. An internal batter is discernible in one portion of the stretch and the wall stands to between 3m and 4m high.

At Lamb Alley, the recently conserved section (14m long, up to 6m high, and over 2m wide) appears to be entirely of the Anglo-Norman date and it has also been refaced in places. Also, some of the fabric of the industrial building leading towards the junction of Lamb Alley and Power's Square incorporates fabric that is almost certainly that of the City Wall.

2.3.3 Belowground Remains of the Banks

Archaeological excavation has led to the discovery of the earliest defensive banks in a number of key locations, although the western limit of the early enclosed area has not been located to date. The banks enclosed an area that straddled the high ground and ridge that runs in an east-west direction parallel to the Liffey, but also stretched downhill to include the Liffey shoreline at Fishamble Street.

Up to three phases of earthen defences have been identified at a variety of locations dating from the mid-to-late tenth century to the eleventh century. The banks were composed of dumped clay, estuarine mud and organic refuse and were substantial in size.

- At Winetavern Street remains of redeposited clays were interpreted as representing a continuation of the earthen defences (Walsh, 1997, 92)
- At Fishamble Street one of three banks excavated had a series of planks fixed by mortice to the bank, on its riverfront side as well as an external ditch, which followed the high-water mark (Wallace 1992, 45).
- At Ross Road excavations revealed a sequence of three banks culminating in the construction of a large embankment that measured originally

almost 4m high by 5m wide and was surmounted by a timber palisade fence (Walsh, 2001).

- At Werburgh Street (western side) remains of one of the banks was also identified during excavations.
- At Dublin Castle the bank was revealed beneath and within the base of the northeast Powder Tower (described above, Plate 18).
- At Parliament Street a sequence of three banks was located the second bank of which measured 6.40m wide by 2.30m high. This was dated by radiocarbon determinations to late tenth/early eleventh century (AD 960-AD1020), suggesting that it probably forms part of the second defensive embankment found at Fishamble Street (Scally, 2003).

One of the features of the existing record is the complete lack of information about the western flank of the defences. Deep deposits of clay found during the monitoring of trial borings the southwest end of High Street may represent, however, the remnants of a bank.

2.3.4 Belowground Remains of the Wall

Portions of the wall have been found below ground during archaeological investigations at:

- Dublin Castle (Anglo-Norman fabric of the castle including the intact base of the Powder Tower and some of the curtain wall with a postern and part of the town wall carried on an arch over the castle moat. The lower part of the town wall, carried on an arch over the moat at the southwest corner of the castle, also survives, Plates 18 and 19),
- Werburgh Street (Hiberno-Norse and Anglo-Norman walls and the northern face of one earthen bank)
- Ross Road, including Genevel's Tower (Hiberno-Norse and Anglo-Norman walls together with the remains of three earthen banks, Plate 30)
- Nicholas Street and Lamb Alley (Anglo-Norman wall resting on a clay bank)
- Augustine Street ("medieval wall")
- Winetavern Street (Hiberno-Norse wall together with remains of at least one bank)
- Wood Quay (Hiberno-Norse wall together with two phases of banks)
- Essex Street West (Hiberno-Norse wall identified during street pipe-laying)
- Exchange Street Lower including Isolde's Tower (Anglo-Norman)
- Essex Gate (fragment identified in the basement of a building during redevelopment)
- Parliament Street (Anglo-Norman wall)
- City Hall (Anglo-Norman wall)

Associated, sometimes complex, riverfront masonry structures dating from the medieval period to the 18th century have also been exposed during archaeological excavations and pre-development investigations close to the Liffey. Remains of a late

medieval slipway have been excavated and displayed by Dublin City Council at No. 9 Merchant's Quay. And at Usher's Quay a 2m wide gap in the medieval waterfront wall revealed during archaeological excavations was interpreted as a small water gate. The potential line of the Anglo-Norman wall was identified prior to development, and structurally avoided at Winetavern Street (western side) and was both excavated and recorded at Wood Quay. A portion of the quay front wall was also excavated and displayed at Exchange Street Lower adjacent to Isolde's Tower.

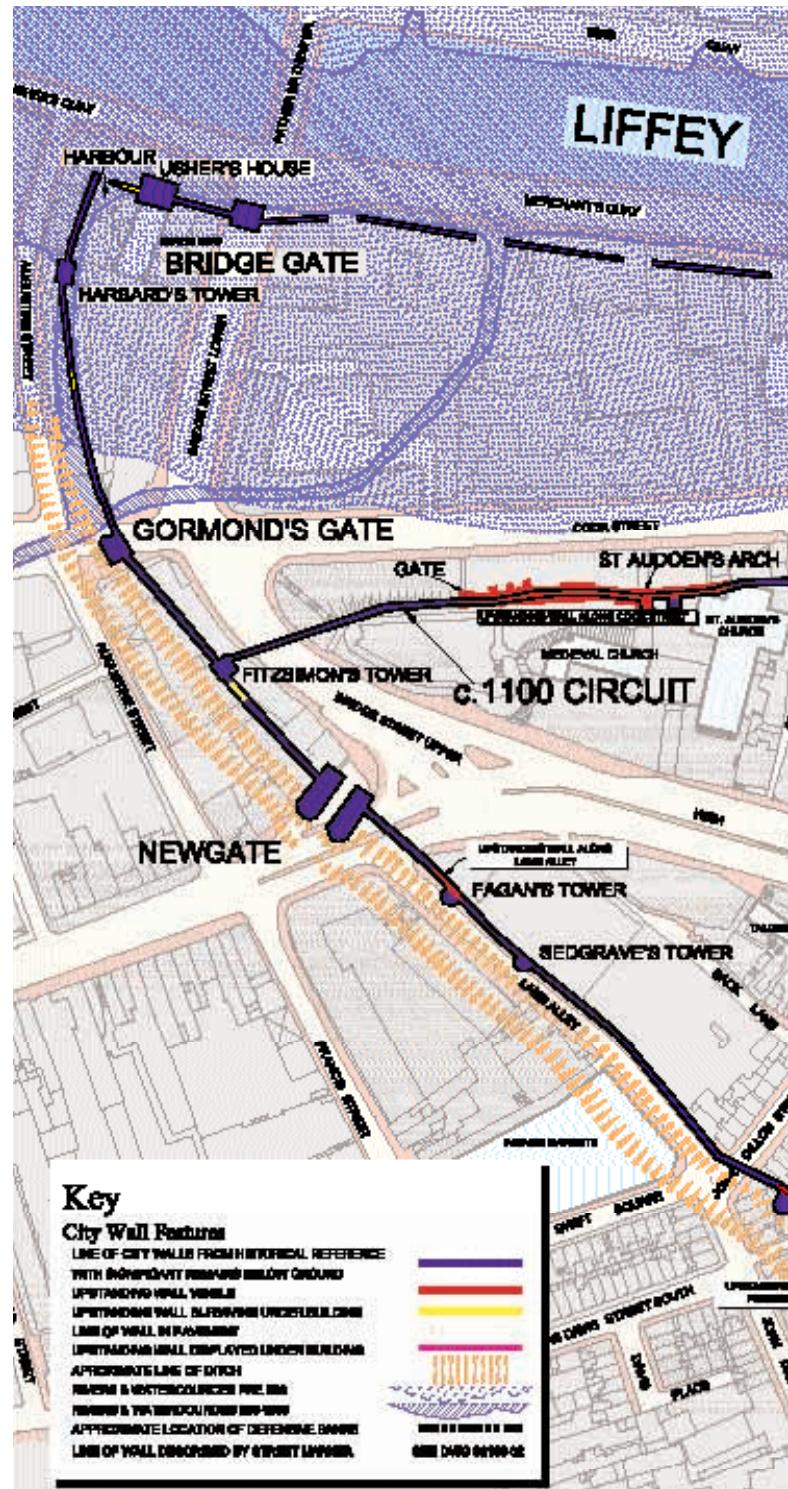
2.3.4 Belowground Archaeological Settlement Remains

The City Walls and Defences enclose the area of most intensive and continuous settlement in the city dating from the Viking period onwards. This has given rise to the accumulation and survival over time of significant archaeological deposits and features that now lie below ground. The earliest deposits in the sequence that are of Viking date are remarkably well preserved in anaerobic conditions that appear to have developed as a consequence of the deposit composition and the nature of the underlying geology. Associated with these, the city ditch is a singularly important chronological repository of archaeological material, artefacts and ecofacts dating from the Anglo-Norman period.

The deposit sequence of settlement is not chronologically complete, however. Waves of post-medieval development in the city, linked to the ebb and flow of economic growth and decline, most notably the construction of Georgian, Victorian and later basementsed buildings, have eroded and removed much of the upper levels of these deposits.

Archaeological remains of settlement in Dublin, going back to the Early Christian period and even earlier are spread far wider than the area enclosed by the circuit of the city walls and defences and this is illustrated by the defined extent of the central and peripheral designated zones and sites in the Record of Monuments and Places. Material archaeological evidence for very early Viking and pre-Viking settlement has been growing in recent years both within and to the southeast of the enclosed early city.

The remains of the sequence of archaeological deposits within the circuit of the City Walls and Defences are generally more complex than those outside the circuit and are unusually well preserved (in a European and worldwide context). Because of their organic composition and anaerobic status they are vulnerable to change and significant deterioration as a consequence of exposure and development. A policy of mitigating development impact through low-impact design however, coupled with targeted archaeological investigation has been adopted over the past twenty to thirty years with remarkable successes for both development and archaeology in many instances



while creating a very significant archaeological record of the city at the same time.

The importance of the remaining, surviving archaeological resource within the circuit requires an equivalent level of rigorous protection and conservation as the circuit itself.

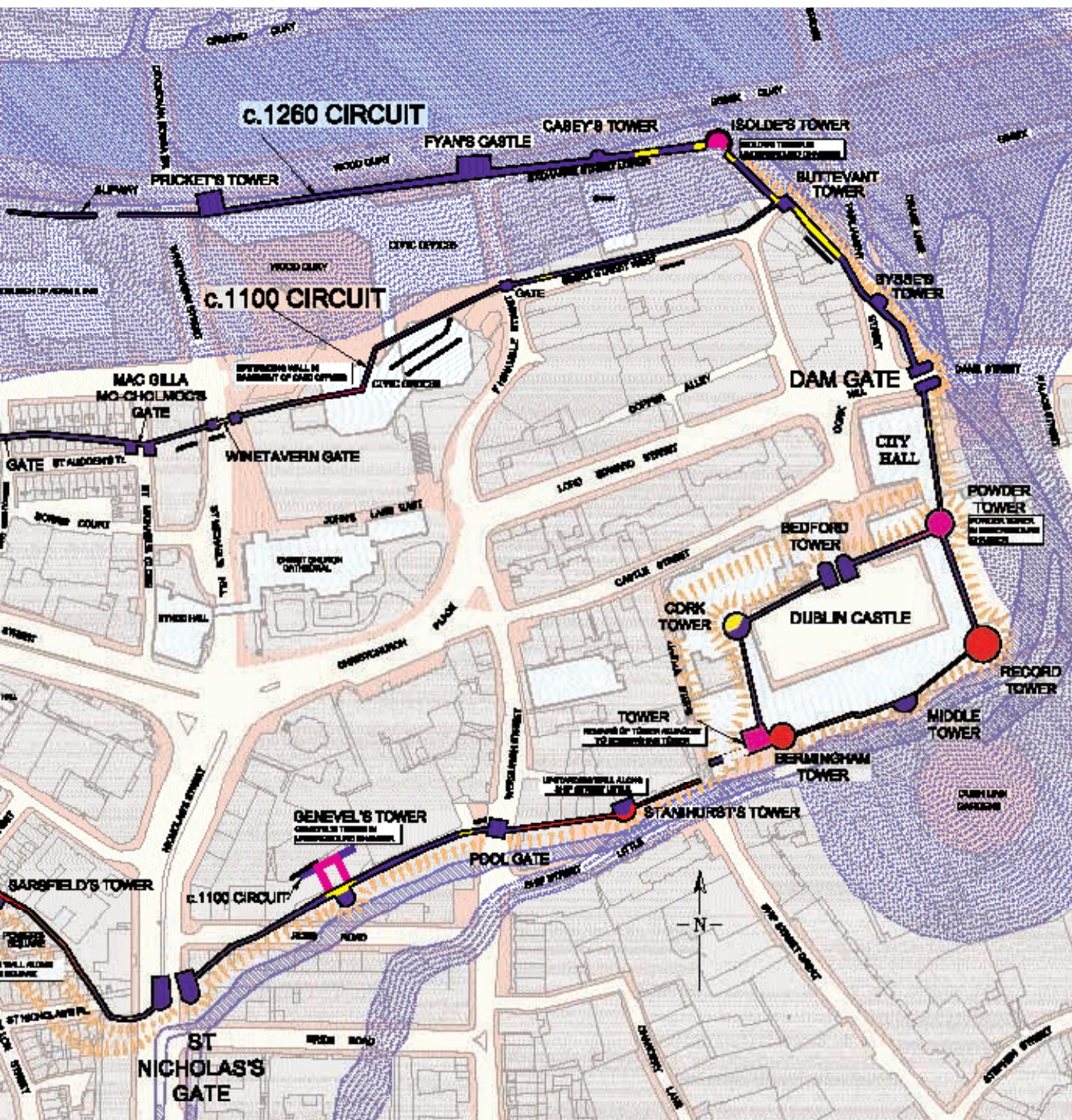
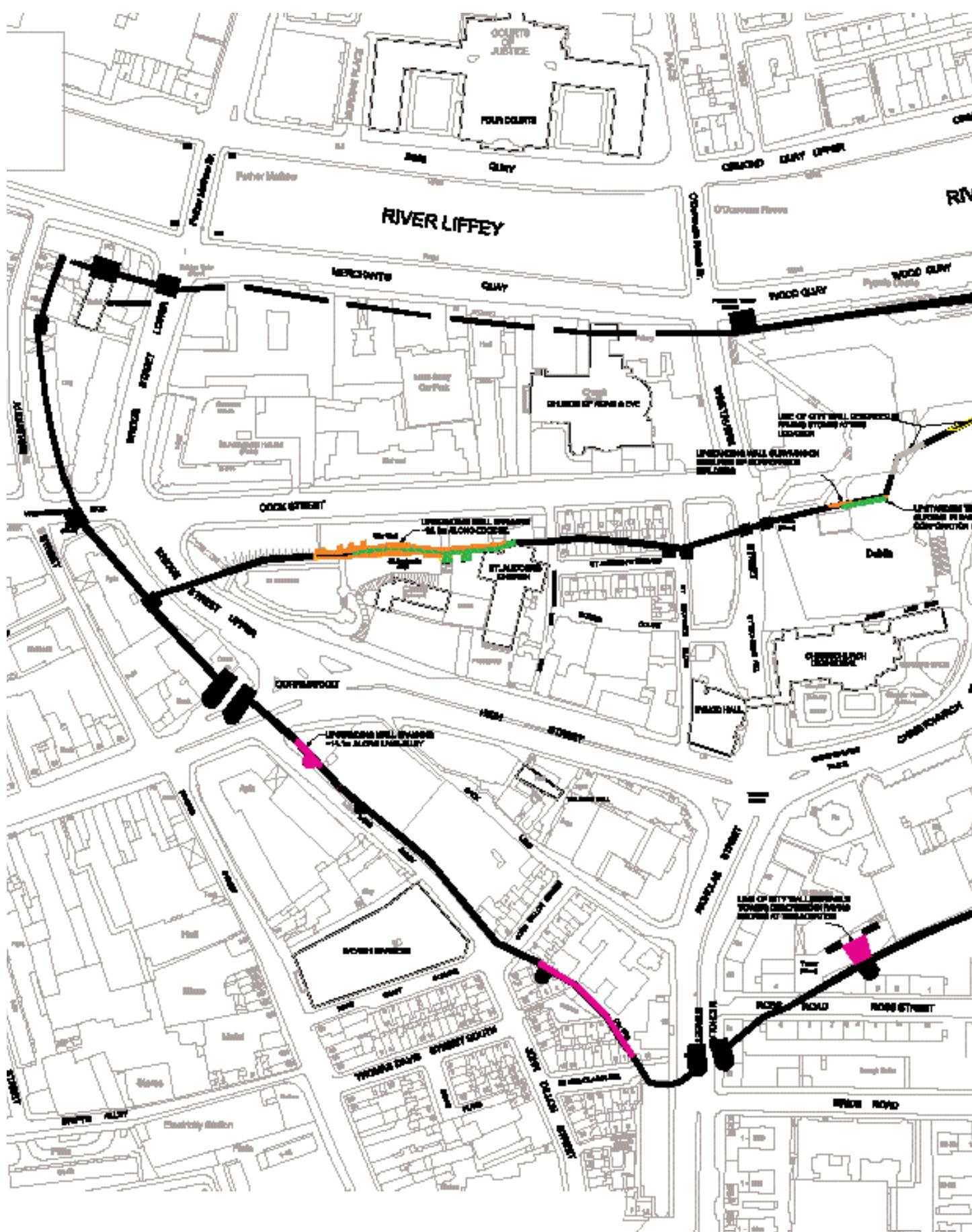


Fig. 1 Location of City Walls remains and features.

2.4 Material Condition

The City Wall circuit was inspected and surveyed for the purposes of this Plan during September and October 2003 and during the early Spring of 2004. The conditions noted to the standing and surviving sections of the Walls were examined individually. The

findings are summarised in the Gazetteer at the back of the Plan with representative photographs of the conditions found (Appendix 1). Also, Dublin City Council in association with the Heritage Council commissioned a separate, detailed Condition Survey and Report for the standing portions of the Wall at Isolde's Tower, Ship Street and the Civic Offices.



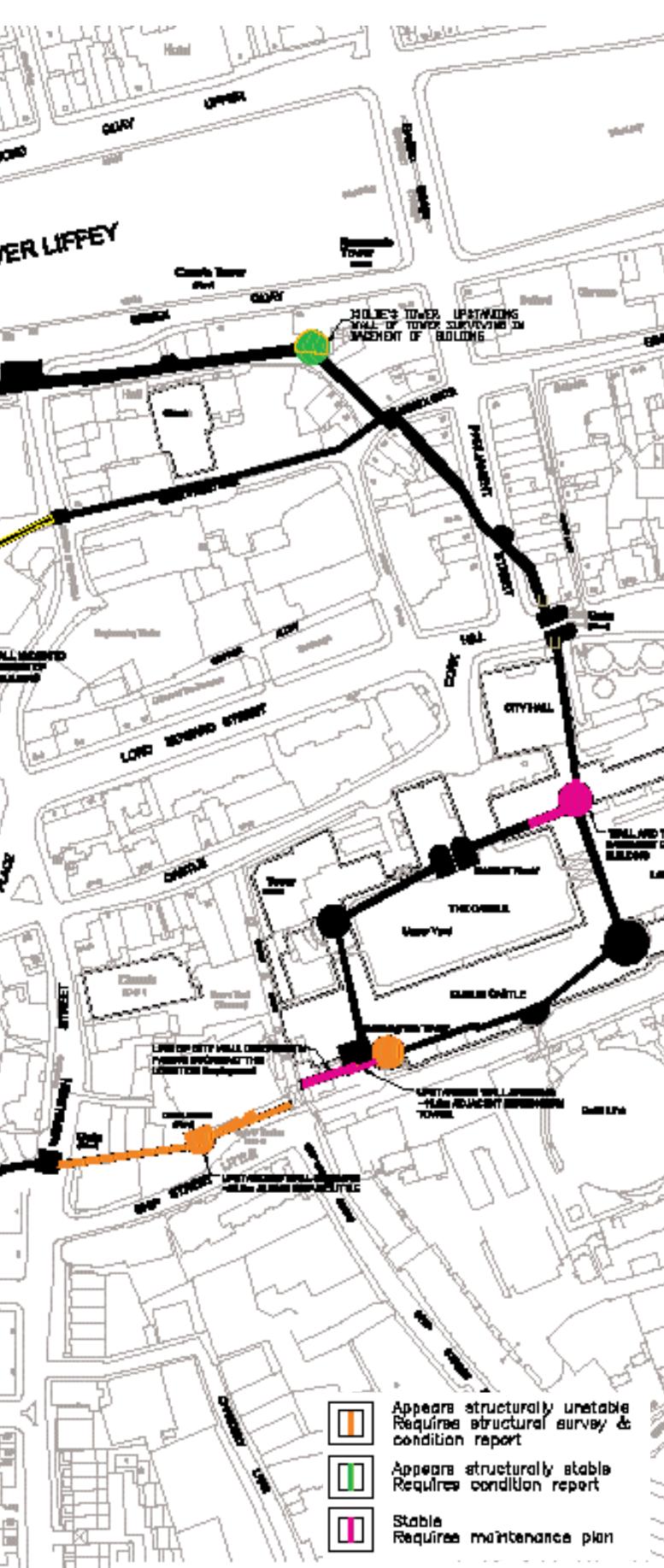


Fig. 2 Condition of City Wall remains.

2.4.1 Overview

The thick defensive walls of Dublin City today are in an unfortunate state in some locations. Due to the passing of time, waves of development and under appreciation of the Wall as a continuous circuit, much has been lost and what we are left with is interspersed sections. A number of these sections have been restored in the past and set up as visitor attractions.

Lack of clear definition in relation to ownership and duty of care has resulted in inadequate funding provision for the upkeep of the Wall and for its management and presentation as a whole. Apart from historians, archaeologists, conservation-focused individuals and local politicians, its demise has not been a subject of particular civic concern.

If this lack of maintenance persists secure sections of the Wall will become further dilapidated and other sections will become dangerously unstable.

The most urgent area where a standing section of wall gives rise for concern is at Ship Street Little. In this location part of the wall is in structural failure with a significant lean and a precarious overhang (Plate 28). Emergency temporary works (designed by Barrett Mahony Consulting Engineers) have been recently installed to prevent the wall from deteriorating further. These temporary works will prevent a fall in the short to medium term but are unlikely to be a satisfactory measure to protect the wall without improvements to the wall itself in the longer term.

Isolde's Tower has also fallen into a state of dilapidation with little or no maintenance being carried out to preserve its excavated remains. The pump to control the tidal flow is not functioning properly and hence salt water is washing mortar out of joints destabilising the structure. Other areas of the wall suffer from general decay and the dedicated viewing platform is currently used for the storage of large rubbish bins resulting in litter ingress onto the remains (Plate 46).

The individual conditions identified (Fig. 2), and described in detail in the Gazetteer at the back of the Plan, found that various sections of the wall are not dissimilar to one another. However, when viewed overall, each section presents its own picture. For this reason a circuit map has been devised which categorises each section of the Wall into one of three categories.

- **Category 1 – Structurally Unstable**
Sections of the Wall categorized under this

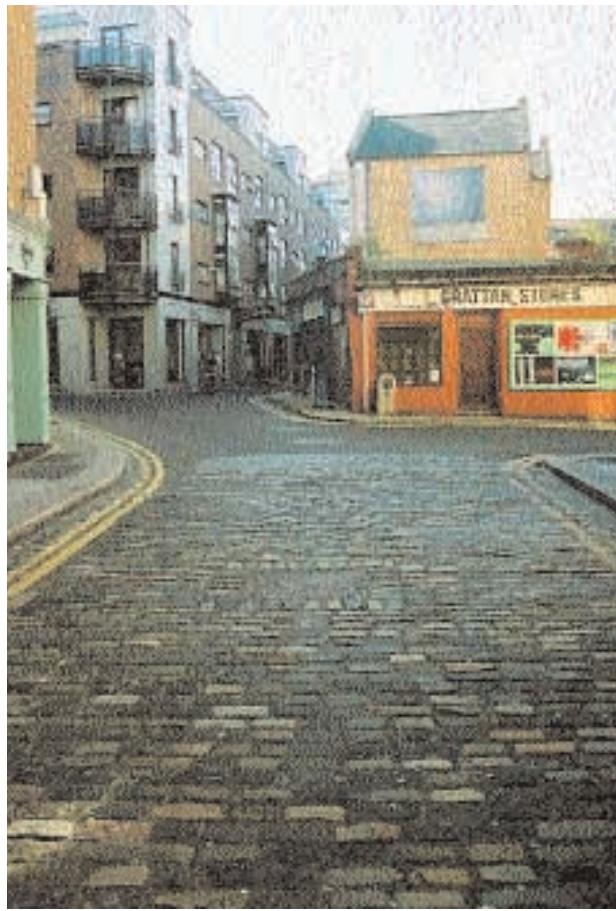


Plate 16 The preserved medieval street line of Essex Gate. The derelict site could accommodate a tall building to mark the Gate. Note the City Wall marker.

section are structurally unstable and require immediate stabilizing works as well as a condition and structural survey to be carried out

- *Category 2 – Structurally Stable*
Sections of the Wall in Category 2 are structurally stable but require a condition survey to identify remedial works necessary to repair and maintain the Wall in a good condition; and
- *Category 3 – Requires Maintenance Plan Implementation*
Sections of the Wall that are stable but require a maintenance plan to be devised and implemented to sustain the condition.

2.4.2 Conservation Philosophy

In light of the importance of the City Wall, it is helpful to outline guidelines for good conservation practice with regard to any potential repair or maintenance. The philosophies of conservation are outlined in the International Charters agreed upon in Venice and Burra, and operate on a minimum intervention policy. The policy stipulates that works should not be carried out unless they are necessary to conserve the structure, and should aim to repair rather than replace existing fabric to ensure the maximum retention of the historic fabric. A complete record of

alterations should be kept, noting the exact extent of restoration work undertaken.

If plans involve the removal of later interventions, they should only take away those parts that interfere with the integrity of the monument-conservation work does not necessarily require the removal of all later additions, but recognises the validity of later elements in terms of the ongoing history of the structure.

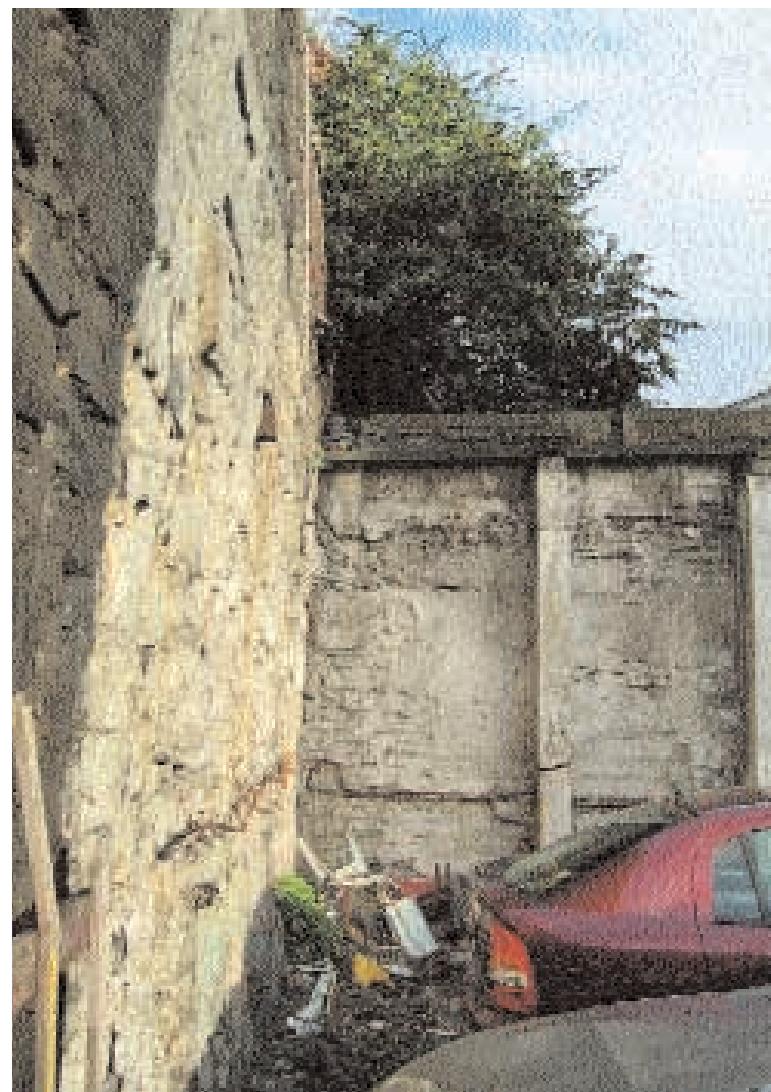


Plate 28 Structurally unstable standing remains at Ship Street Little.

3. CULTURAL SIGNIFICANCE AND VULNERABILITY

3. TÁBHACHT Ó THAOBH CULTÚIR

Dublin's City Walls and Defences are a composite group of enclosures created to define and protect the city. Their origins are linked to the earliest phases of European urbanisation and they belong to a group of no less than 54 towns and cities in Ireland that were enclosed by walls during the medieval period. They have a cultural significance of national and international importance.

- The City Walls and Defences can be regarded as the city's foremost 'civic' monument, defining the historic heart of the city.
- The circuit defines the primary location that has been the source of the order, direction and form of the City's spatial and economic development over centuries.
- The composite circuit defines the historic core of the city and also has a function as an historical and archaeological research resource.

Many European walled cities acknowledge that their ancient defensive walls describe a circuit around a singularly historically important sector of the city that should be clearly identified for its citizens, thereby underpinning their sense of the great weight of the city's history. In this context the walled circuit is regarded as a defining resource to be identified, protected, admired and cherished.

Current urban planning philosophy can support the view, formulated during discussion with a wide range of stakeholders as part of this plan, that the particular character and texture of this element of Dublin's urban form still has the capacity to provide the city with an important and identifiable core area. And that this can contribute a sense of foundation for the city's singular and richly layered identity.

The cultural identity of the capital city must, logically, be linked to its historical development from the time of its origins. This is enriched by the identity of later historic events and changes that shaped the fabric of the city during its city's growth.

3.1 The Vulnerability of the Cultural Significance of the City Walls and Defences

The loss of the identity of the enclosed historic core area is an accident of history. It has been linked to

periods of economic decline in the historic core area and to development and expansion in other sectors of the city over centuries. In recent decades, principles of traffic management and urban renewal applied to urban regeneration, on the basis of acknowledged thinking, did not espouse a weighting in favour of the preservation of the city's oldest street patterns and the grain of its earliest buildings. As a result the layout of the historic circuit and the texture of its street plan became eroded and extremely vulnerable. In particular, reference to the significance of the city wall in the streetscape declined to a point where it was no longer recognised except along Cook Street where reconstruction occurred in the 1880s.

Over time, during historic and more recent development especially since the late 1960s, the city wall and its enclosed tight network of narrow winding streets and lanes were regarded as constraints which had to be broken through for urban development and traffic management purposes and this occurred.

The vulnerability, in historic terms, was linked to a lack of perception of the cultural significance of the circuit and the plan form and layout of the area enclosed.

The vulnerability, now, is also linked to a lack of perception, or more precisely to the lack of a correct, integrated weighting for considerations of conservation and public presentation. Knowledge and perception at present is focused on material issues and problems at particular locations. Many of the issues are of different derivation and some are development led. Individual responses, therefore, are being made without the benefit of an overall strategic framework. This approach, understandably, does not inspire confidence that sufficient weight is being given to the significance of the circuit as an entity.

The vulnerability therefore lies in the lack of an agreed framework and strategy for development and/or development control in the long term, linked to a 'vision' for the identity and preservation/presentation of the monument and the 'old city' as a precinct.

The vulnerability also lies in a difficulty for all concerned to envisage the potential dividends of

preservation and presentation, when issues are being dealt with reactively in the realm of development control where the presence of the wall in many instances is simply viewed as constraint.

The losses have been extensive. From the time of the work of the Wide Streets Commission, both the circuit and the identity of the area formerly enclosed by the wall have suffered from urban decay and from piecemeal development and some areas are unfortunately dominated and severed by heavily trafficked route ways such as Winetavern Street, Bridge Street, High Street and Nicholas Street.

The circuit is difficult to trace in its fractured state, though the work of this Plan suggests that it still has the capacity to create a significant sense of precinct in the 'old city'. Two areas in particular illustrate the vulnerability of the identity of the Wall (illustrated in more detail by the issues identified in Section 4, below):

- At Ship Street Lower one of the longest standing stretches is in particularly poor repair on the approach to the Ship Street entrance to Dublin Castle. This location is especially vulnerable as the zoning of the area has encouraged private development proposals for both sides of the structurally unsound and very poorly presented above ground stretch of the wall. Development proposals in this particularly vulnerable location are well advanced and some have already been the subject of planning applications.
- On the other side of Werburgh Street the inadequately finished entrance to the car park building (together with the River Poddle culvert below-ground) has created a particularly challenging development template and the identity of the wall position at the important Werburgh Street Gate is very vulnerable here and in imminent danger of being lost.

The value of layered identities and the need for reference to the historic origins and protection of the historic fabric of cities is clearly articulated in international charters and European conventions. These are: the Granada Convention on Architectural Heritage, ratified by Ireland in 1996; the Valletta Convention 1992 on the protection of the Archaeological Heritage; the UNESCO-sponsored ICOMOS Washington Charter for the Conservation of Historic Towns and Urban Areas (1989); and the Burra Charter for the Conservation of Places of Cultural Significance (1988 – 1999).

3.2 Summary

In summary, the circuit of the city walls and defences can and must be regarded as a significant cultural resource for the following reasons:

- The circuit can define a sense of place for the oldest part of the modern city but will require a

vision and long-term strategic plan to achieve this.

- The wall survives in a number of locations where access can be improved and significantly enhanced with attention to cohesive development proposals and a focus on the integration of the monument and the identity of the areas presented.
- The complex, multi-period monument is a document in its own right, with its own particular history that informs the understanding of the pattern of the city's development.
- The city's oldest core area possesses the city's central civic offices and some of the city's most visible and foremost civic and ecclesiastical buildings (notably City Hall, Dublin Castle, Christchurch Cathedral and St. Audoen's).
- The area enclosed by the walled circuit is already a location that is heavily utilised by tourists, but is also heavily trafficked and currently lacks cohesion for visitors and pedestrians.

4. ISSUES AFFECTING DUBLIN'S CITY WALLS

4. NITHE A THÉANN I BHFEIDHM AR MHÚRTHA BHAILE ÁTHA CLIATH

4.1 Lack of a 'Vision'

The single greatest issue facing Dublin's City Walls and Defences is the lack of a clearly articulated 'vision' for the composite monument and the sector of the city enclosed by the defences. A 'vision' of this nature, in the long term, requires the support of an integrated plan for the surviving remains above and below ground within a framework of strategic spatial development planning and development control. Such a framework would provide for the requirements of protection, conservation, management and potential development against a background that seeks to protect the location and surviving fabric of the circuit and enhance the identity and significance of the city's historic core.

4.2 Conservation and Management

While it is a stated objective (7.24.0) of the 1999 City Development Plan to seek:

"the restoration of the extant remains of the city wall above ground, and the marking out of the line of the city wall where the wall only exists below ground",

the circuit and its enclosed area is linked to nine zoning objectives, with no single overarching zoning objective defined for either the enclosing elements of the City Walls and Defences or the enclosed area as a unit.

The objective to seek the restoration of above ground elements of the walled circuit is an important one and remains a core component of policy in the new Development Plan. However, current conservation philosophy cautions against significant levels of restoration to the fabric of historic structures and espouses a principle of conservation and management of the existing fabric and the objective accommodates the promotion of a piecemeal approach to standing elements of the circuit.

4.3 Development Control

Development control in the vicinity of the surviving portions of the wall is reactive and location-specific rather than guided by an overall strategic planning objective.

In this context it is difficult to argue the case for

suitable protection and even more difficult to argue the case for appropriate presentation.

Appropriately weighted adjudication of proposed development and ensuring effective development control cannot be easily achieved, unless it is undertaken in the context of a larger picture. Without that larger picture, a mechanism for linkage does not exist. In effect, appropriate protection and presentation of the City Wall and appropriate support for the significance of the enclosed medieval core of the city is – and will be – very difficult to achieve successfully on a development application by application basis, without a strong and secure 'vision' for the context in which these applications are being made.

4.4 Legal Status, Ownership and Duty of Care

Legal framework

4.4.1 National Monuments Acts and Amendment Acts 1930, 1954, 1987, 1994, 2004

The City Walls and Defences should be regarded as a single, composite 'National Monument' under the terms of reference of the National Monuments Acts (1930) and Amendment Acts (1954, 1987, 1994) and one of the most important civic monuments in the country. It is not a National Monument in State care, however. At the time of the Civic Offices development in the late 1970s, the Hiberno-Norse wall at Wood Quay was declared a National Monument.

Instead the monument is listed not as a single entity, but as a composite group of individual designations in the Record of Monuments and Places. The 'Historic City' as a Zone of Archaeological Potential has the identity DU 018-02000, while elements of the walled circuit (just the towers and gateway sites) are each listed separately with a sequence of almost forty individual identities and numbers from DU 018-02001 through to DU 018-02039.

The full list of designations is listed in Appendix 4.

4.4.2 Planning and Development Act 2000

Under the Planning Act 2000 some of the former List 1 & 2 'buildings features sites and other structures to be preserved or protected' in the Dublin City Development Plan 1999 now have *Protected Structure* status. In this context several discrete locations along the circuit have been listed.



Plate 47 The circuit of the City wall as depicted in the street markers. Could become the identity or part of the new 'brand' for the old city.

These are:

- Ship Street – the standing portion of the City Wall in both private and State ownership (ref. 1862; List 1).
- Ross Road – 12th century wall, 13th century wall and foundation of Genevel's Tower (ref. 1826; List 1)
- Power's Square – City Wall (ref. 1720; List 2)
- Lamb Alley – City Wall (ref. 1220; List 1)
- Cook Street – City Wall and St. Audoen's Arch (ref. 582; List 1)
- Exchange Street Lower – Base of mural tower (Isolde's) (ref. 820; List 1)

The standing wall within the Civic Offices complex (Winetavern Street / Wood Quay / Fishamble Street) is, curiously, not listed.

4.4.3 Interface between Development Plan and Development Control – Financial Contributions

There is no direct levy or specific fund applicable to 'historic structures' such as the City Wall. Nevertheless, in relation to the City Wall, a direct levy or fund might be validly applied in certain development circumstances adjacent to standing or belowground portions of the circuit.

Section 48 of the Planning and Development 2000 Act states that planning conditions seeking development contributions in respect of, "*public infrastructure and facilities*" may be attached to a grant of permission. In these circumstances the basis for determination for any such contribution shall be set out in a **Contribution Scheme**.

4.4.4 Ownership

The composite monument is not 'owned' by Dublin City Council. There are a number of locations, however, where the standing wall above and below ground is actively cared for and managed by the City Council and its Parks Department. The Civic Offices

building and grounds, the Cook Street section adjacent to St. Audoen's Park, Back Lane and the Genevel's Tower 'crypt' are all managed by Dublin City Council, though the latter is simply monitored at present.

Standing remains have become incorporated into the street frontage of a former industrial building at the southern end of Lamb Alley, and elsewhere, over time, the wall has become a 'party' wall between privately owned properties, e.g. at: Power's Square and the St. Vincent de Paul property which fronts onto Lamb Alley; at Ross Road where the wall forms the boundary to the Christchurch car park and apartment complexes; at Ship Street where it forms a boundary between privately owned, government owned and Dublin City Council owned properties.

In many areas belowground remains underlie standing structures on privately owned property. The two most significant belowground structures with this status are Isolde's Tower and Genevel's Tower. Isolde's Tower is preserved and 'exhibited' in the basement of an apartment complex but it is not in a facility that is either owned or managed by Dublin City Council and it has fallen into a state of neglect. Genevel's Tower lies beneath a car park at the rear of an apartment complex.

Both standing and belowground remains exist on property owned by Dublin City Council (described above) and the Office of Public Works on behalf of the State owns a portion of the standing remains leading to the Ship Street Gate of Dublin Castle, together with above and below ground remains within the Dublin Castle complex.

All those that own portions of the City Wall listed as *protected structures* in the Development Plan have an equal duty of care for the structure, as outlined under Section 15(1) of the Planning and Development Act 2000.

4.5 Streetscape Presentation / Architectural Presentation of Standing Remains

At present there is no physical sense that the city was once an enclosed, walled and gated medieval city, or indeed that its earliest walled enclosure was of Hiberno-Norse date. The outline of the medieval city wall is no longer legible and apart from Cook Street, is currently not easily read even where it survives in what is substantially an 18th-19th century streetscape. The six locations with extant standing remains are isolated with no link between each other.

At present there is no sense of entry into the formerly enclosed sector of the city and no identification of the gateway sites through which entry was gained.

The belowground remains have been marked in a concerted effort to guide the interested public in following the alignment of the walls in the modern streetscape. The installation of a series of point markings along the wall route accurately traces the circuit below ground and, for those familiar with the plan form of the defensive circuit, they serve their purpose admirably. However, the stone and bronze markers, while attractive and commissioned with the highest production values in mind, are unfortunately too discreet to read and be easily understood by all but archaeological and historical specialists. They are rather cryptic and not sufficiently understandable to people passing them by and require further support to fulfil their function (Plates 47 and 48).

A small number of areas such as at Dublin Castle, Ross Road and the Civic Offices have markings at surface level. Again the treatment in each location is such that this has not been an especially meaningful resource for the purposes of enhancing the legibility of the wall in the minds of the public, as the markings differ in composition and fabric and have little, or no support by way of signage. Nevertheless the issue of good quality markings/information and signage is critical to the overriding purpose of restoring the walled circuit and marking the presence of remains below ground.

The belowground exhibits, apart from those displayed in the Dublin Castle undercroft are difficult to interpret or are inaccessible. There is no site-specific information available and no mechanism for relating these elements to their context in the complex circuit.

At present there is no streetscape presentation to enhance the standing remains, apart from the long stretch along Cook Street. This location has the largest section of restored extant wall, but the street is wide, not heavily used by traffic or pedestrian circulation and is consequently bleak and uninviting to the city user, tourist or student. The link to the grounds of the Civic Offices is completely lost at Winetavern Street where standing remains of the wall are exhibited on the offices' western side.

The Civic Offices lie at the very heart of the city and this could and should be evident. The offices stand on the site of the oldest elements of the enclosed city and, notwithstanding the impact of the development of the Civic Offices, the site still possesses substantial standing remains and belowground remains of the Hiberno-Norse wall. Yet there is no physical or visual sense that the wall alignment continues from Cook Street across Winetavern Street eastwards into the Civic Offices complex. There is no sense of entry to the old city along Winetavern Street even though Christchurch lies at its summit with attractive paving features used to make reference to the results of excavations along John's Lane and Fishamble Street. And there is presently no overt presentation of the wall or any real support for its identity and a sense of place, either externally in the Civic Offices site (except for one small exposed section adjacent to the entrance to the Civic Office crèche) or inside the building where a portion of it survives.

Ship Street Little leads from Werburgh Street to the rear entrance to Dublin Castle. Much of the altered standing remains of the wall in this location is hidden behind the walls of an informal surface car park in an area that has seen significant neglect and urban decay, even though the Ship Street Gate into Dublin Castle is one of the two principle formal vehicular entrances to the complex and the offices and conference facilities of the Irish Government's E.U. activities. It also forms the entrance to the Chester Beatty Library, the Coach House performance venue and conference facility, the Castle gardens, and serves as an alternative entrance/exit for pedestrian tourists visiting the Dublin Castle visitor centre and undercroft. The private ownership of derelict sites on the northern and southern sides of the wall has left the wall in this location particularly vulnerable and in a state of acute structural instability in one location. Zoning in the area has facilitated several private development applications, some of which are in the course of planning at the time of preparation of this Plan.

Werburgh Street at the entrance to Ship Street is in a state of neglect at the point where the City Wall crosses it. The vacant sites earmarked for re-development in this location include a small triangular site adjacent to the unsightly and unfinished entrance to the Jury's Car Park. The remains are particularly vulnerable in this location.

Power Square/St. Vincent de Paul property is a small residential cul-de-sac. The section of wall is located behind a railing with some planted flowerbeds. This section of wall does not look like a city wall, though part of its original characteristic fabric is easily recognised in the St. Vincent de Paul's ground.

The section of wall at Lamb Alley stands near Cornmarket, one of the main entrances to the city. There is no interpretation or site-specific information.

4.6 Presentation and Access to Encrypted Remains

There are four sites with encrypted remains. Of those only one site is currently accessible.

At **Dublin Castle** redevelopment in the 1980s included the provision of a now well-managed visitor facility. This now caters for over 150,000 visitors annually, who visit the space as part of a tour of the castle complex and State Apartments.

At **Genevel's Tower** a highly sophisticated structure and exhibition space was created after the remains were revealed as a consequence of pre-development archaeological excavation (Plate 30). At the time, provision was made for marking out the alignment of the belowground structures, but the treatment of this in cobble-lock was not the subject of review or enforcement by the Planning Authority, largely as a consequence of the development of the crypt taking place without reference to an overall strategic plan for the display of the wall and its belowground remains. Access to Genevel's Tower is currently via a manhole, which makes it inaccessible to most people and the agreed provision of a suitable information panel on the rear of the building was not enforced.

The story of the demise of the City Wall on the site of the **Civic Offices** at the time of its development is too complex to be summarised in the context of this Plan. The fact remains that part of a declared National Monument was largely dismantled, with a poorly conceived view to its reconstruction, post-development. A stretch of some 20m was underpinned *in situ* at the time and survives intact in the basement of the Civic Offices (Plate 15). At present it is inaccessible to the public, but it could provide an ideal display space for the remains while the space should also serve some useful function of benefit to the City Council's executive or civic functions.

The remains of **Isolde's Tower** were revealed and exposed as a consequence of pre-development archaeological excavation (Plate 44). The space is currently under the control of the management company of the building and public access is very limited. It is much neglected and requires maintenance and enhanced access.

4.7 The Material Condition of Standing and Accessible Belowground Remains

The walled circuit was examined in detail to establish what issues its condition and structure present in the short and longer term. These are presented as a Gazetteer format at the back of the Plan.

Apart from the section along Little Ship Street, the surviving portions of the structure are not in immediate danger of threat from private development or from collapse or destruction as a consequence of natural forces or the normal process

of decay. A whole range of issues were identified however, that all require attention of some kind. These include:

- Detritus build up
- Open joints in masonry
- Missing stones/fabric
- Atmospheric staining
- Gypsum crust formation
- Sulphation of mortars
- Biological growth (mosses, lichens, plants and vegetation)
- Metal fixings and redundant pipes
- Inappropriate pointing and finishing with cementitious mortars
- Graffiti
- Condensation and damp in enclosed spaces

The wall is in a seriously unstable structural condition along little Ship Street but is otherwise in a relatively stable state, but requires attention and maintenance (See Appendix 2).

5. OPPORTUNITIES

5. DEISEANNA

There are a number of locations along the circuit where opportunities exist for improving the presentation of the City Wall, for reinforcing its identity and enhancing the civic spaces that it once enclosed.

The identity of the 'old city' precinct is already very strongly underpinned by the fact that it is in a pre-eminently located ridge of high ground, 'topped' by Christchurch Cathedral and is approached from a lower elevation on its northern, eastern and southern sides where the gateway locations are marked by a break in slope. It also possesses a number of other important historic landmark buildings apart from Christchurch Cathedral, such as Dublin Castle, City Hall, the Civic Offices, St. Michael & John's, St. Werburgh's and St. Audoen's and, of course, the City Wall itself.

Together these can support a particular 'vision' for an identifiable, formerly enclosed 'old city' precinct. The actions that support such a 'vision' do not have to be undertaken as a single project, but can be formulated and used as a backdrop for strategic planning purposes over a 5–10 year or even a 20-year time span.

Suggested Opportunities for Improved Presentation and Urban Integration:

5.1 Streetscape / Public Presentation I Development and Improved Cohesion

Ship Street Lower, where the protection, conservation and management issues for the wall are most urgent and extreme, presents a singular opportunity for enhancement and development. Progressing this will require significant strategic planning vision, co-operation and flexibility from the current property owners and stakeholders. The dividends however would be enormous, for the Castle, for Ship Street Lower and for Werburgh Street and, by association for Ross Road.

Equally, the encrypted remains of Genevel's Tower should be regarded as a resource to be developed as a visitor facility, not in isolation, but with reference to the required developments at Ship Street Lower and Werburgh Street. This would not require urgent consideration (though the annual visitor numbers at Dublin Castle might encourage that).

The newly refurbished Ross Road has already created a very pleasant pedestrian route with links to both St. Patrick's Cathedral and to Christchurch/Dublinia. If the gateway location along Nicholas Street were to be identified, the strong sense of place and the route from Dublin Castle as far as Cornmarket/St. Audoen's would be an easily identifiable and visually interesting one.

Proposed redevelopment at Lamb Alley/Back Lane (Mother Redcaps) can also be used to support this.

Further opportunities for reinforcing the sense of place in the old city on its fractured western side can be identified in the grounds of the Civic Offices and



Plate 13 The existing pavement treatment marking the line of the wall below ground at the Civic Offices.



Plate 48 City Wall marker.

the 'gateway' location on Winetavern Street. Additional tourist parking along Cook Street might support a pedestrian route that could be created from Cook Street, through a newly created gateway location on Winetavern Street into the grounds of the Civic Offices along the alignment of the City Wall, to support the existing route from *Dublinia* through John's Lane. While such a development would require significant investment and possibly an alteration to the Civic Offices boundary along Winetavern Street (including the re-design of its car park entrance) the benefit to the area would be immense.

Enhancement of this sector of the walled circuit would further support the already well-developed and attractive 'old city' quarter of Temple Bar and its seamless link back to the commercial heart of the city to the east.

One of the keys to creating the opportunities outlined above lies in the control of traffic flow especially where this has been facilitated by street

widening in recent decades. The introduction of traffic calming measures at the gateway points of entry might easily achieve an effect far beyond simply slowing traffic down. Also, the opportunity exists in a number of locations including those just described to exploit the wall footprint for pedestrian routes.

5.2 Use of Materials

The use of materials is important and would help to create an atmosphere and identity for the old city. The landscaping should be hard with an emphasis on natural stone and textures. There are two good examples of appropriate hard urban landscaping; the Castle steps; and the southern side of the route from St. Audoen's to Cook Street (Plates 23 and 3). The main thoroughfares at Werburgh Street, Nicholas Street, Cornmarket and Winetavern Street could be highlighted with appropriate materials and landscaping to create a sense of entry and change. This could be easily supported by the fact that virtually all approaches to the 'old city' are on hills, approaching one of the highest elevations in the city at High Street/Christchurch Place. The alignment of the wall at Exchange Street Lower/Wood Quay on its approach to Isolde's Tower could be supported.

5.3 Marking the Wall Alignment in the Pavement (Plate 13)

Where the wall alignment accurately marks the position of the belowground structure, the material should be Dublin Calp and the pattern could be the distinctive square random rubble, which can be seen in extant sections of the wall. Additional information would also be needed at intervals to assist in the public interpretation of this.

5.4 Marking the Gateways into the Old City:

There are a number of sites of gates located in prominent positions on the main thoroughfares into the city. These include Cornmarket, Nicholas Street, Werburgh Street, Dame Street, Essex Gate, Fishamble Street and Lower Bridge Street (Plates 41 and 16). Marking these gateway locations would help to identify the old city as a precinct. The design of the gateway locations would need to be site specific, but it could be undertaken with an identifiable, unifying theme. The approach should be contemporary, and the subject of a design competition. A good example of a contemporary approach to an empirical entrance is the entrance to Limerick University (Plate 42).

5.5 The Identity / 'Brand'

There are a number of markers throughout the old city marking the position of the wall. The existing logo is powerful and captures in essence the footprint of the old city. The logo's presentation, however, is too subtle and needs to be upgraded to include relevant landmarks, like the river to help focus the reader (Plate 47).



Plate 41 Cornmarket, from the west. An important gateway into the city.

The identity could be further enhanced to include other information in printed form, such as a design link to signage and the literature relating to the proposed guided walk of the walled circuit. It could also be used to help the reader link the extant remains, which currently stand physically and visually isolated from each other. Consideration could be given to moving the bronze markers to a position in the pavement (in line with other very successful projects of this nature) with supportive, similarly presented text placed, instead, in the standing granite bases (Plate 48).

5.6 Site Specific Information

Each site with standing remains and with exhibited, belowground remains needs support from surface treatment, lighting and landscaping to enhance the immediate surroundings and discourage anti-social behaviour after dark. Information panels – in ground, on walls, or free standing would aid the visitor/reader in understanding the position, context and significance of the location.

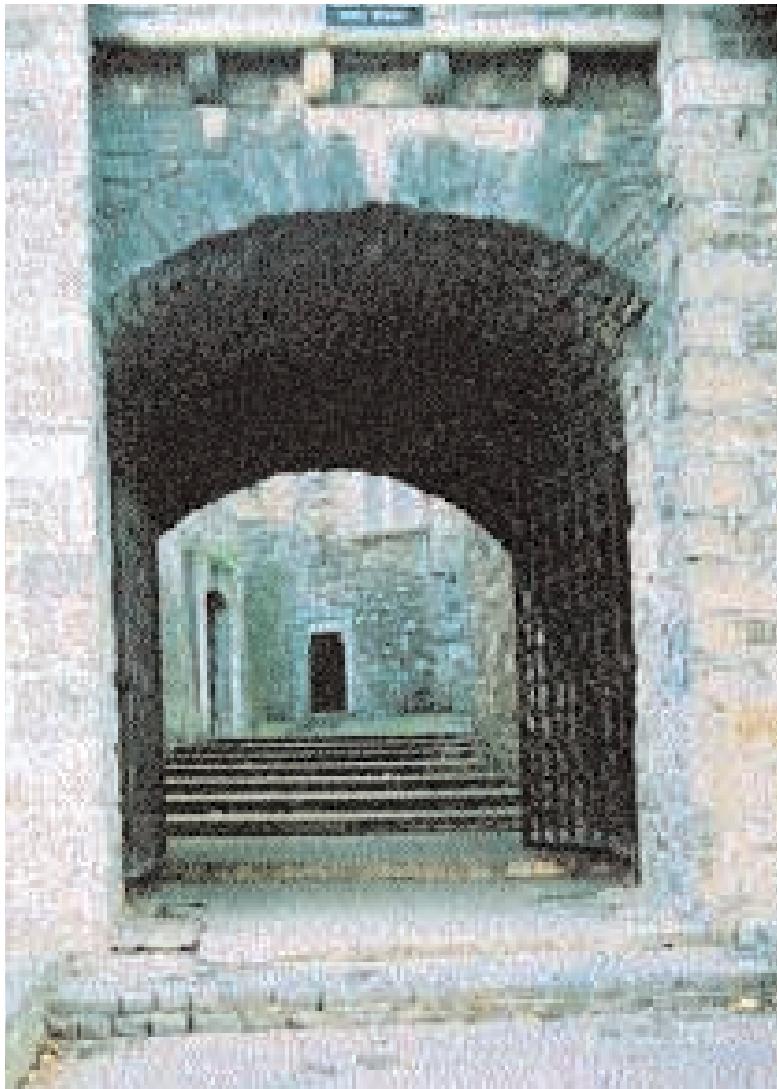


Plate 3 Cook Street provides a good example of hard urban landscaping.

6. POLICIES

6. POLASAITHÉ

6.1 Policy Aims

The policies outlined in this Plan aim to encourage and support a general acknowledgement of the historical significance of the Dublin's City Walls and Defences while advocating principles for the improved understanding, protection, conservation, maintenance of the structures that survive. The policies also focus on improved public awareness of the composite monument and the historic core of the city. They recommend mechanisms for supporting and enhancing of the setting of the elements of the monument and its circuit and for the creation of linkages with associated sites and buildings.

6.2 Policies

Policy 1: Protection and Retention of the Historic Integrity of the Site

- Place the identity, significance and function of the City Walls and Defences at the heart of future planning and development for this sector of the city.
- Acknowledge the status and integrity of the walled circuit as a single, composite entity.
- Create a 'vision' for the future of the formerly enclosed historic heart of the city and for the protection and setting of surviving structural and archaeological remains of the city walls that once enclosed it, providing them both with a strong and consistent identity.
- Ensure that Dublin City Council assumes the overall guardianship and care of the surviving and presented portions of the monument, as a defining civic entity of immense cultural and historic significance, and that it actively seeks to continue to protect its associated archaeological resource.
- Acknowledge the varied functions of the composite monument as contributing to defining the status of the historic core of the city and as a civic resource for the city's population, for visitors and for the historical and archaeological knowledge of the city.
- Formulate an over-arching development-focused Strategic Plan for enhancing the physical and visual identity of the 'old city' with a realistic, phased, long-term view to implementation.

- Designate Areas of Special Planning Control as the appropriate planning mechanism for determining the urban context and future change to the environs of the wall at particular locations.
- Consider the preparation of Area Action Plans for locations where urgent or particular action is required in relation to the physical integrity of the wall and its setting and for any development issues.
- Support and develop existing development control policy in relation to planning decisions that involve elements of the composite monument having regard to the significance of the monument and its setting.
- Strengthen the circuit by linking the extant sites.

Policy 2. Conservation, Maintenance and Repair of the Standing and Exhibited Belowground Structural Remains

- Undertake any proposed conservation and repair with reference to the principles outlined in the ICOMOS Venice and Burra Charters, adopting an approach of minimum intervention, rather than restoration.
- Develop programmes for structural maintenance and repair with particular attention to urgently required actions.
- Develop a programme for the effective cyclical monitoring of all locations, but especially vulnerable locations, such as at Ship Street Lower and sites with limited access, such as Genevel's Tower.
- Ensure that all works are carried out in compliance with statutory requirements for the protection of the monument and associated archaeological remains.
- Retain historical interventions and additions to fabric where appropriate and where these do not diminish the integrity of the structure.
- Ensure that all works undertaken are informed by a clear understanding of the monument and are preceded by appropriate investigations.

- Ensure that any works undertaken are carried out by suitably experienced personnel under the supervision of an archaeologist, where necessary, or a suitably qualified conservation specialist.
- Create a detailed location-specific record of all new repairs and conservation work undertaken and an archive for this record.
- Ensure that any physical additions are clearly identified.

Policy 3. Information, Recording and Research

- Create a single specific archive, linked to the City Council GIS, for all existing and future survey records related to the circuit of the City Wall and Defences, including copies of reports on relevant archaeological excavations and all existing and future records of conservation interventions.
- Encourage historical and archaeological research and analysis of the walled historic core of the city and its circuit and support and promote the public presentation of the results through publication, exhibition and display.
- Create a research framework for future archaeological, architectural and historical research and investigation of a targeted nature and for consideration when opportunities arise in the context of development.

Policy 4. Legibility, Access and Presentation

- Create a supportable identity ('brand') for the walled city using a cohesive and consistent graphic design to create linkages between signage, information panels, publications, leaflets and maps.
- Establish a set of urban design frameworks and guidelines for civic works, traffic calming and new development in the 'old city'.
- Mark the gateway sites at the entrance to the 'old city' especially at the key locations along its Hiberno-Norse walled circuit where this can be appropriately achieved (e.g. Cornmarket, Winetavern Street, Fishamble Street, Essex Gate, Werburgh Street and Nicholas Street).
- Support the *Walks around Medieval Dublin* recently prepared by the *Friends of Medieval Dublin* in association with Dublin City Council, and use this to develop a strategy for enhancing tourist/public circulation between sites with standing and belowground remains having full regard to disabled access.
- Develop site-specific information panels at locations with publicly presented remains.

- Seek ways to improve public access to Isolde's Tower and Genevel's Tower.
- Support the existing markers and consider re-positioning them.

Policy 5. Implementation, Management and Review

- Promote and publicise Dublin City Council's commitment to preservation and conservation of the City Walls and Defences and the archaeological resource contained by, and associated with, the circuit.
- Seek the integration of the policies outlined in this Plan with those of the forthcoming Dublin City Development Plan.
- Seek partnership funding from the *Heritage Council* and other stakeholders for policy development and the preparation of Area Action Plans arising from this Conservation Plan and with a link to the existing Heritage Plan for the city and its heritage policy provisions.
- Promote active liaison with local interest groups, the Department of the Environment, Heritage and Local Government, the National Museum of Ireland, the *Friends of Medieval Dublin* and the international *Walled Towns Friendship Circle*.
- Seek to adopt a phased and flexible, sometimes necessarily location-specific approach to implementation notwithstanding the necessary reference to over-arching policies of a Strategic Plan for the enclosed 'old city'.
- Create a framework for cyclical review and for the continuation of any necessary surveys and condition assessments in line with surveys already completed.
- Assume co-ordination and overall management responsibility for the City Walls and Defences and the associated archaeological resource by the City Council through the exiting offices of the City Archaeologist and Heritage Officer.
- Create a series of design competitions—potentially for:
 - The development of a new identity and 'brand' for the 'old city' and the circuit of the City Walls and Defences
 - The design of hard landscaping and street treatment of the gateway locations
 - An urban renewal proposal for Werburgh Street
 - A visitor facility at Genevel's Tower
- Create a Steering Group to assist in overseeing the implementation of the Plan's policies through a phased programme of planning and actions with a short-term, medium-term and long-term focus.

Plate 4 Open joints in the City Wall.



Plate 5 Missing stones in the buttress of the City Wall on Cook Street.

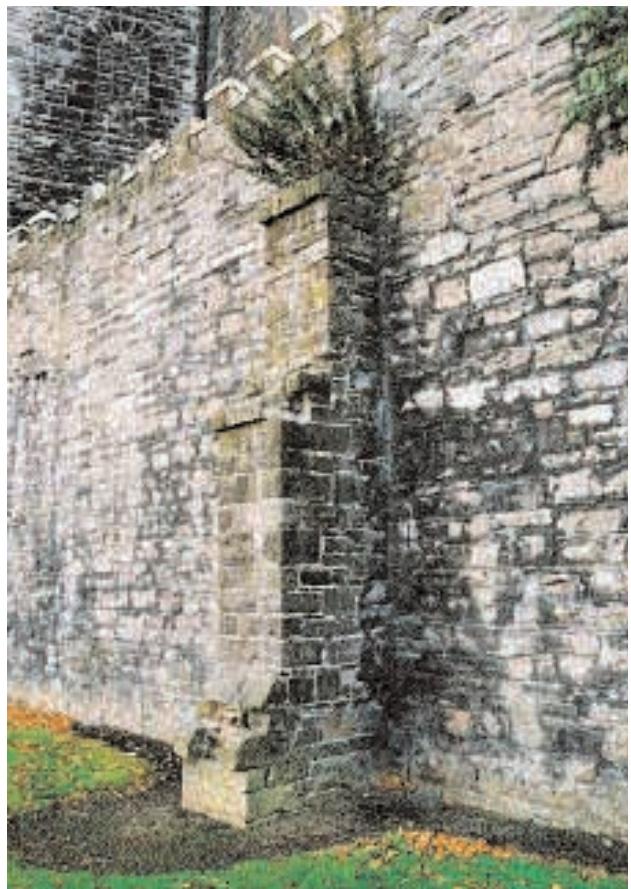


Plate 6 Atmospheric staining at Cook Street.

Plate 7 Close up of the atmospheric staining and gypsum crust to the Cook Street section of the wall.

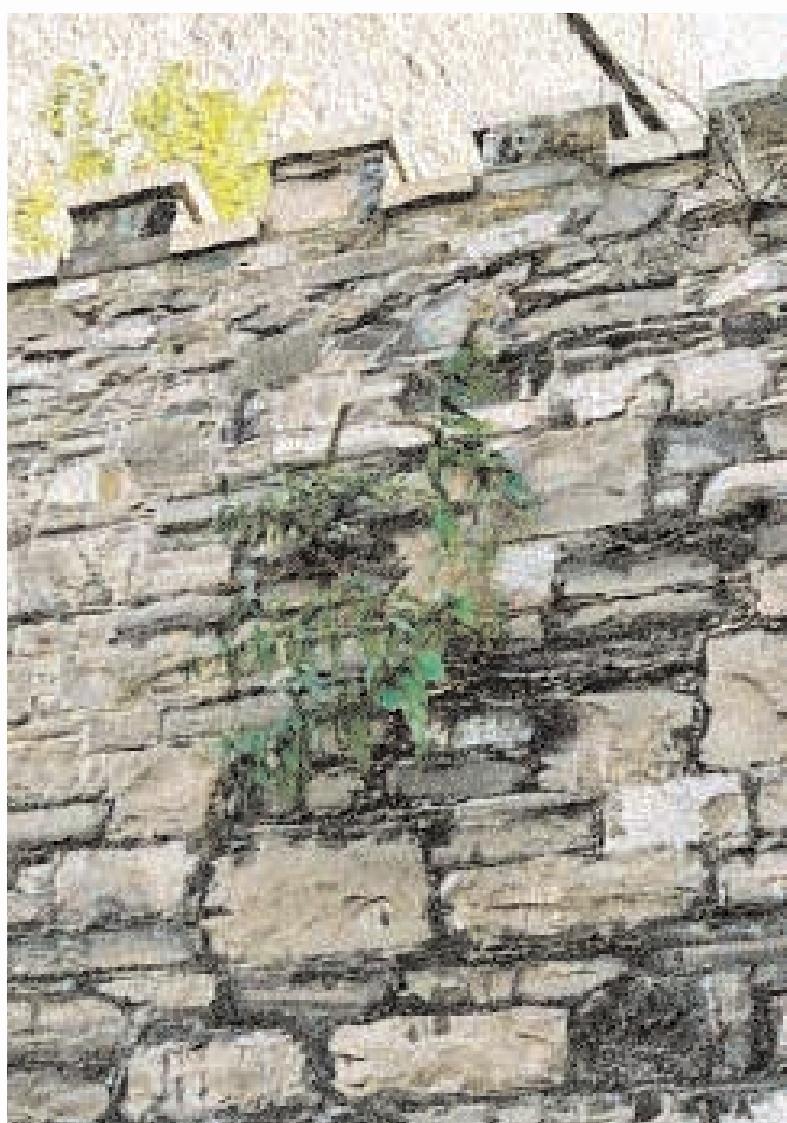


Plate 8 Sulphation of mortar.



Plate 9 Moss and algae seen in the green of the City Wall.

Plate 10 Lichen seen in yellow on the City Wall.

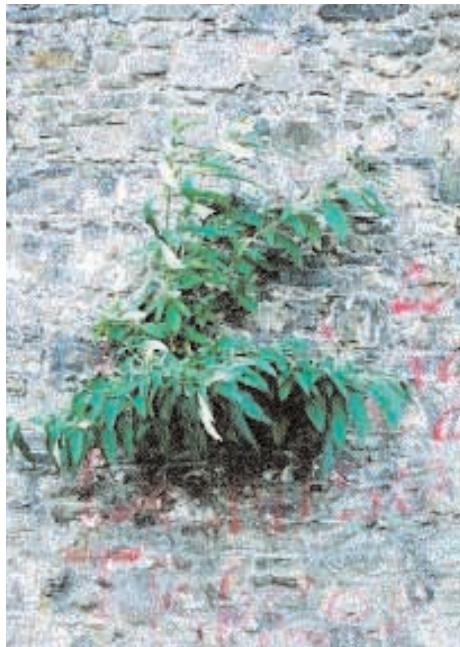


Plate 11 Vegetation and graffiti to the Cook Street section of the wall.

Plate 12 Possible improvements to the landscaping along Cook Street.

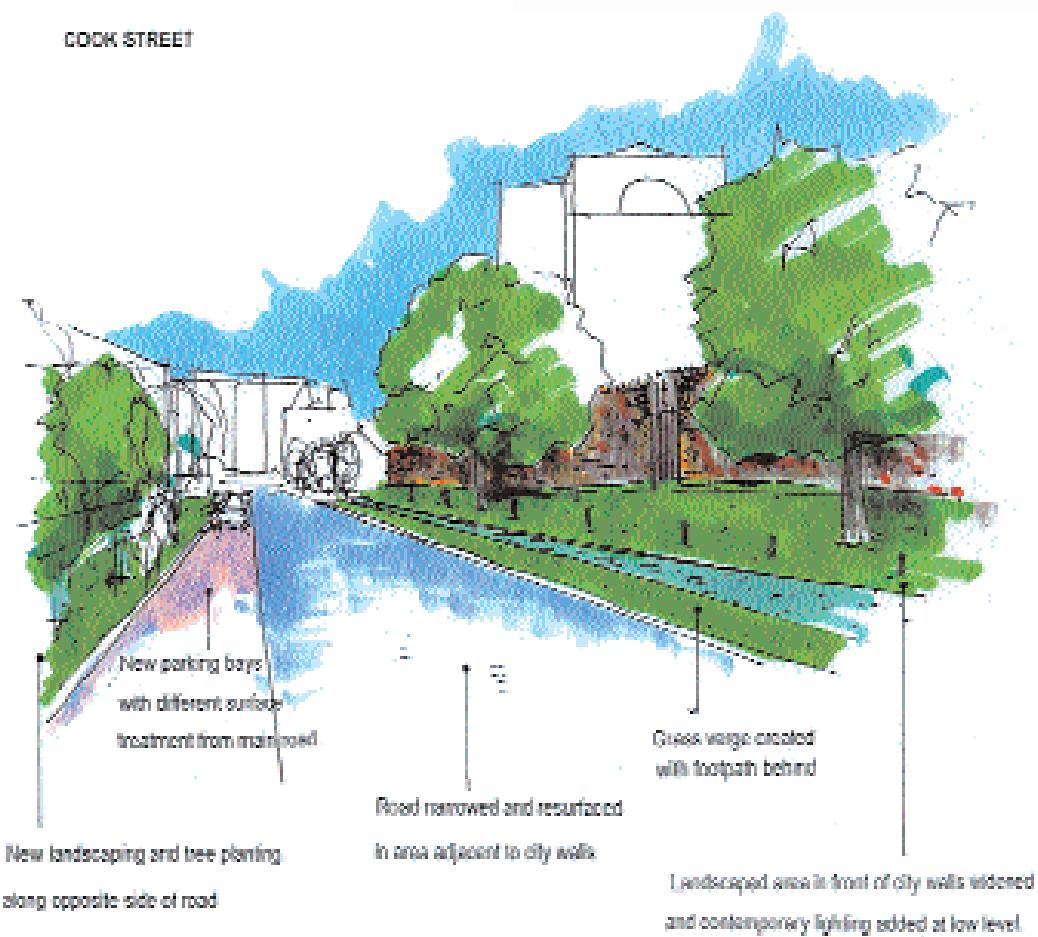


Plate 17 Record Tower,
Dublin Castle.



Plate 20 Bermingham Tower, Dublin Castle.

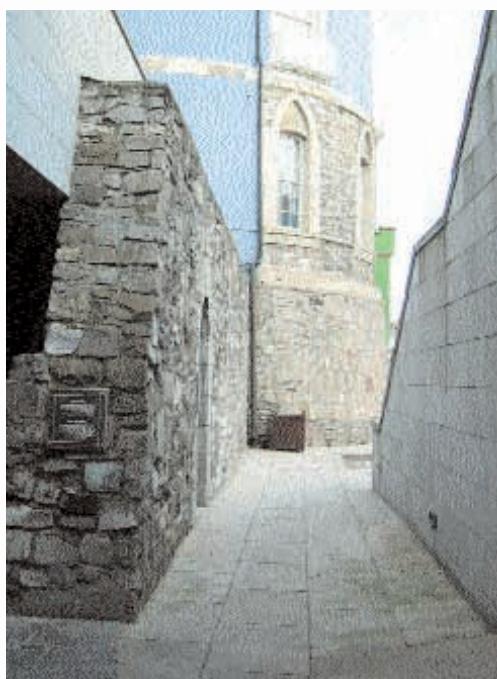


Plate 21 Restored section of the
standing wall leading to
Bermingham Tower, Dublin Castle.

7. GAZETTEER OF SPECIFIC OBSERVATIONS AND OPPORTUNITIES IDENTIFIED FOR THE ENHANCEMENT, DEVELOPMENT AND MANAGEMENT OF INDIVIDUAL LOCATIONS ALONG THE CIRCUIT OF THE WALLS

7. GASAITÉAR D'FH AISNÉIS AGUS DE DHEISEANNA AR LEITH A AIMSÍODH CHUN ÁITEANNA AONAIR MÓRTHIMPEALL NA MÚRTHA A FHEABHSÚ, A FHORBAIRT AGUS A BHAINISTIÚ.

7.1 Cook Street / St. Audoen's (Plates 1–12)

The church grounds/park could become more "peopled" by encouraging further use, such as:

- Routing walking tours through this area
- Increasing and encouraging further tourist parking
- Encouraging circulation from the street through the park
- Increasing the level of activity within the park space by providing additional features, such as a children's play area

The wish to pass through the park to shorten a journey or increase the pleasure of a journey could be encouraged.

The City Wall is in stable condition structurally but suffers from plant growth, graffiti, atmospheric staining, gypsum crusts and missing stones (Plates 4–11). All plant growth is to be removed after an application of an appropriate biocide. Any missing stones to the buttresses and capstones to the battlements should be replaced to arrest water ingress into the inner substrate. There is an abundance of loose stones originally part of the City Wall, now stored in the basement of the Civic Offices. These should be considered for stone replacement where stones have become dislodged in standing areas of the City Wall. Cleaning of gypsum crust should be carried out and cleaning of the atmospheric staining may be considered for aesthetic purposes.

There is an opportunity at Cook Street to enhance the overall streetscape (Plate 12). At present many of the tour buses park here, and look directly onto the largest extant standing section. The immediate area would be greatly improved by: the provision of dedicated, landscaped, parking bays for tourist buses thereby encouraging increased visitor use. It could be further enhanced by additional landscaping along the street and narrowing the overall width of the road.

The landscaping improvements to nearby Parliament Street provide ample evidence for the success of such an approach. Additional and improved site-specific information would also assist the area greatly.

7.2 Winetavern Street Gateway Location

There is currently no visible identification of this important entry point into the medieval city. Heavy, fast-moving traffic from Christchurch Place severs the link between the Cook Street section of the wall and the Civic Offices. Some form of new gateway identification could be created in this location with reference to the Civic Offices, through traffic calming structures and an alteration in the texture of the hard and soft landscaping at the point of 'entry'. Existing features at the entrance to John's Lane and *Dublinia* would be significantly enhanced as a consequence, as would the important, central location of the Civic Offices in the heart of the old city.

7.3 Grounds of Civic Offices (Plates 13–14)

The line of the wall could be marked to the west of the Civic Offices in a way that would enhance the understanding of the standing section of the wall at the western entrance to the building and the standing portion within the basement of the Civic Offices.

Consideration at some point in the future could also be given to the archaeological excavation to uncover the belowground remains of the wall for display purposes in this location.

Repair and stabilization work is required to the section of wall still standing and hidden under the parapet to the side of the Crèche (Plate 14). This portion of the wall has little shelter from the elements and shows advanced stages of weathering. The condition report recently commissioned by the City Archaeologist on behalf of Dublin City Council outlines some of the repairs required.

7.4 Civic Offices–Basement (Plate 15)

In this location, as in no other, the remains of the wall can be regarded in the context of a *monument as document*. The wall has retained its monumental quality within the space and needs little assistance for the purposes of presentation. Restoration is *not* recommended. Without the requirement for any overt presentation the remains of the wall—and their recent history – will speak for themselves.

The clever development of the double-height space around the wall would greatly enhance the view of the wall from outside the building and an appreciation of the wall within the space.

The value of the opportunity to enhance Dublin City Council's reputation as caretakers of the heritage and monuments of the city cannot be overstated.

In spite of the undertakings to restore the wall at the time of the development of the Civic Offices, no attempt should now be made to restore it, or the line the wall within the space with the original material. That would detract from the remains of the wall itself.

The remains are in stable condition structurally and suffer from minimum weathering or potential for weathering by virtue of being sheltered from the elements. There are areas however of open-joints and dislodged stones and evidence of damp caused by both condensation and water migration. Solutions and repair methods using minimum intervention are identified in the condition report recently commissioned by the City Archaeologist on behalf of Dublin City Council and the Heritage Council.

In the short term, the space needs to be checked for openings. This needs to be undertaken as a matter of urgency (as part of general building maintenance, perhaps) to seal all areas where birds and cats are entering. All dead birds and animal debris should be removed from this basement area as they represent a health hazard.

The existing random and squared stone rubble currently stored in the area might be stored successfully, once again in gabion baskets, but carefully stacked in the dog leg section of space (on site and *in situ*, so to speak) with the provision for the use of the remaining random unsquared blocks for repair of the wall. Obviously assessment of the load-bearing capacity of the slab would have to be undertaken in this event.

The space could be made accessible to the public, but that need not be a primary concern or motivation for the development of the space. A new entrance directly to the basement from the western side of the building could perhaps be considered, adjacent to where the wall currently protrudes from the basement.

The approach to such an entrance to the basement

exhibition space could be supported by using gabion baskets of stone to mark the wall line to the west of the building towards Winetavern Street and forming a feature in the park space.

7.5 Fishamble Street

The curvature of Fishamble Street goes back to its Viking origin. The significance of the street and its origin should be identified and supported by an identifiable link to the city wall alignment, a sense of entry at the junction with Essex Street West and a link to the visible alignment of the wall at the eastern entrance to the Civic Offices.

The difficulties experienced in relation to anti-social behaviour in this area are acknowledged and the potential need for a gated entrance is accepted. Managed, daytime public circulation through the Civic Offices complex, however, is considered a priority and should be encouraged.

7.6 Essex Street West (Plate 16)

The line of the wall can be walked along the full length of this street. This could be demarcated in some visual / textural way at footpath level (possibly using some of the material currently stored in the basement of the Civic Offices). The marking of the wall position could then culminate in a significant vertical identification or announcement of the location of **Essex Gate** using the opportunity presented by the potential redevelopment of the composite site at the junction of Exchange Street Lower and Essex Street West (Plate 16).

7.7 Parliament Street

Demarcation in the footpath / road surface as for Essex Street West could be considered, though it would probably be less successful than in Essex Street West as its former alignment is completely subsumed beneath the current layout and presentation of the street and its current identity leading from Essex Bridge to its summit at City Hall.

7.8 Dame Street Gateway

It might be possible to mark this gateway location and distinguish between the ecclesiastical feeling of the upper end of the street (Lord Edward Street) and the more recent structures and cosmopolitan atmosphere of Dame Street. There is much to compete with this identity, however (such as City Hall, the entrances to the Dublin Castle complex, the junctions with Parliament Street and Castle Street etc.). Consideration should be given to the potential for this nonetheless, especially if the identification and marking of other gateway locations is undertaken.

7.9 Dublin Castle (Plates 17–23)

Corke Tower/ Birmingham Tower / City Wall just to west of Birmingham Tower



Plate 22 Bermingham Tower,
Dublin Castle. Note the character
of the masonry.

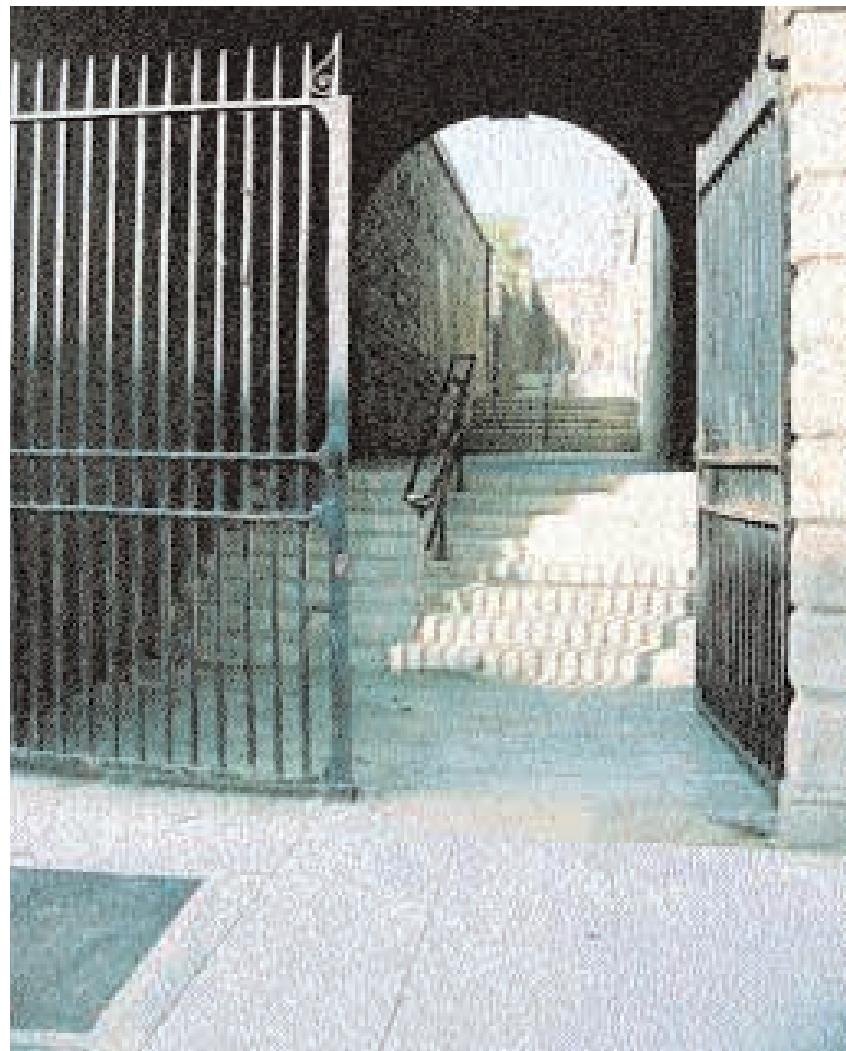


Plate 23 The steps of the
Ship Street Gate at Dublin
Castle are a good example
of hard landscaping.

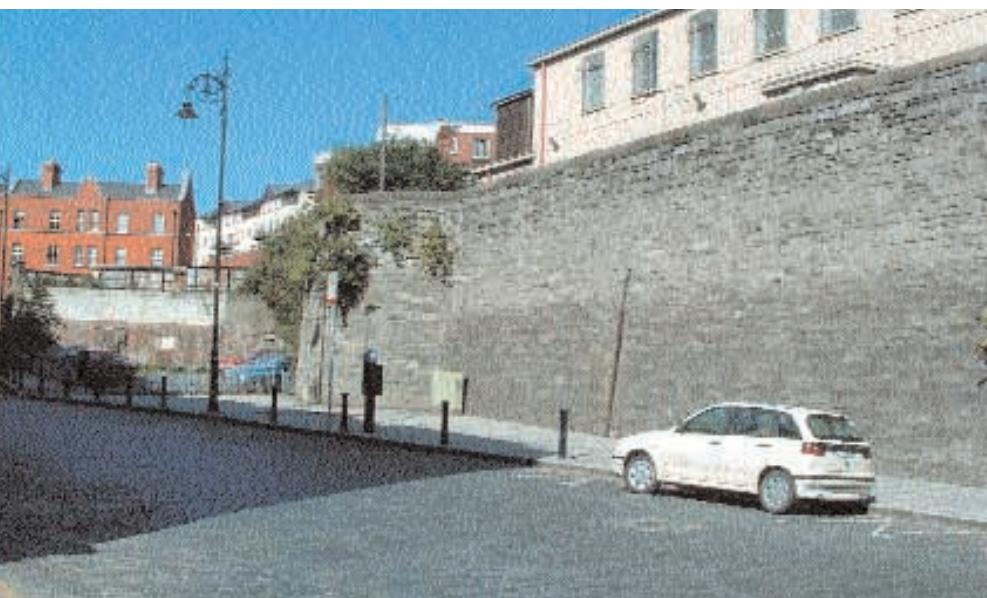


Plate 24 Ship Street Little from the east.

Plate 25 Coles Bastion at Ship Street Little, leading to the Ship Street Gate of Dublin Castle.



Plate 26 Original masonry and later interventions at Ship Street Little, near Werburgh Street.

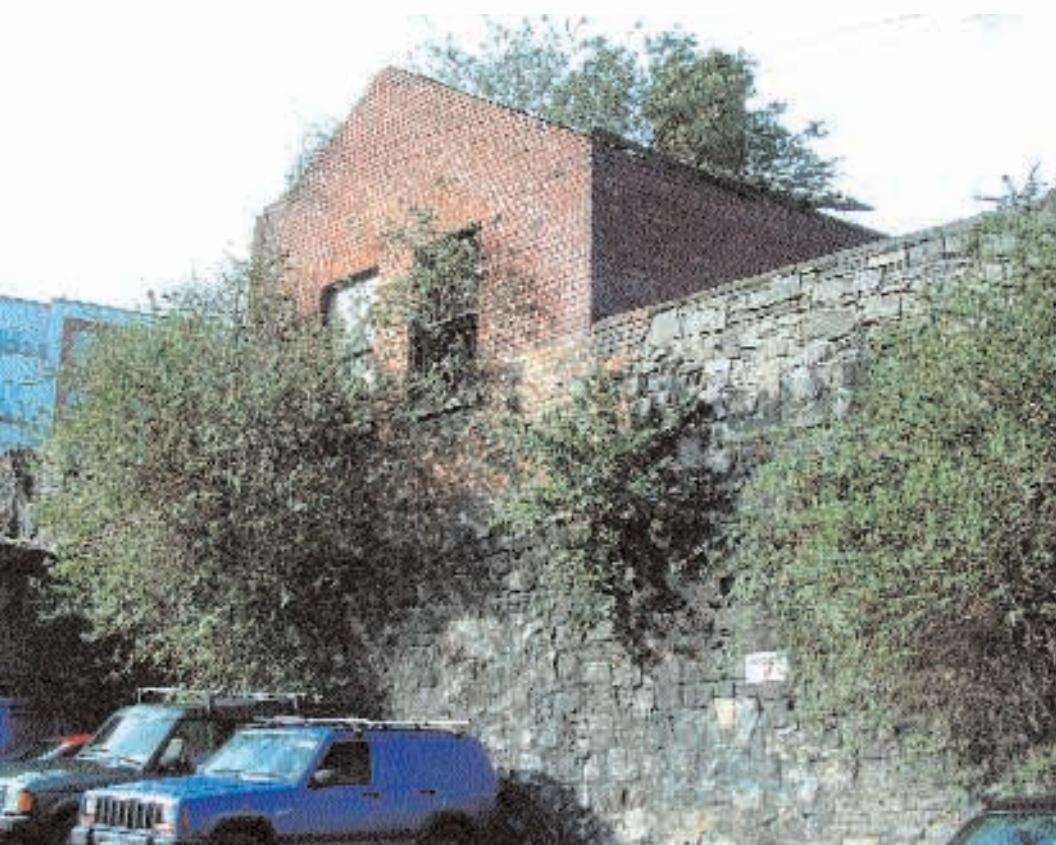


Plate 27 The most vulnerable stretch of the City Wall along Ship Street Little.



THE WALL
SHIP STREET

Plate 29 Impression of a potential street treatment of the wall and setting on the approach to the Ship Street Gate at Dublin Castle.

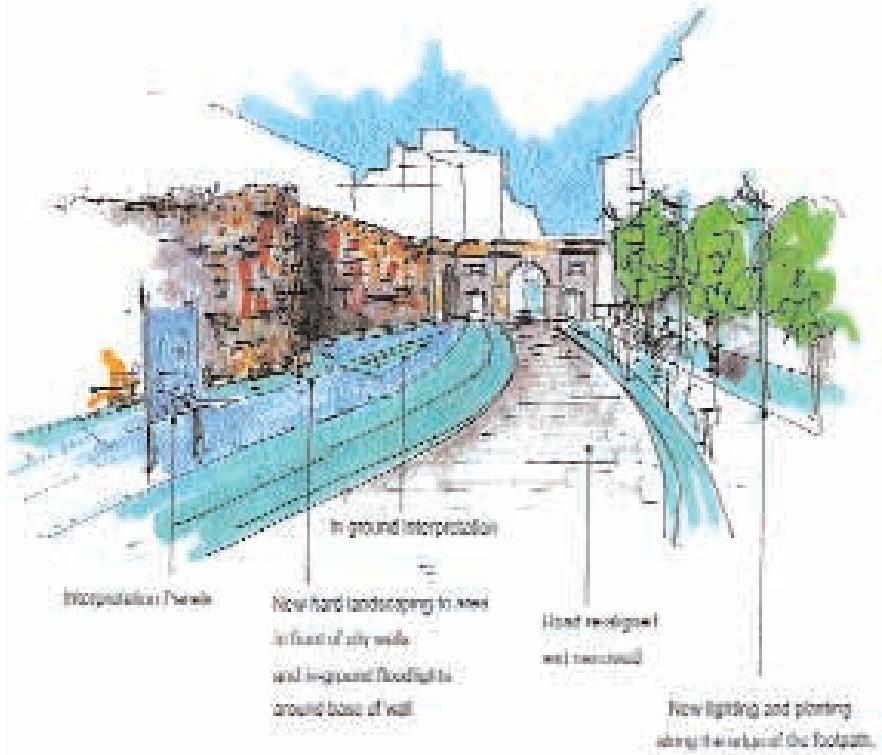


Plate 31 Condensation to the concrete ceiling over Genevel's Tower.

ROSS ROAD - OLD PLAYGROUND

Plate 32 Potential treatment of a new 'pavilion' access to the Genevel's Tower crypt.

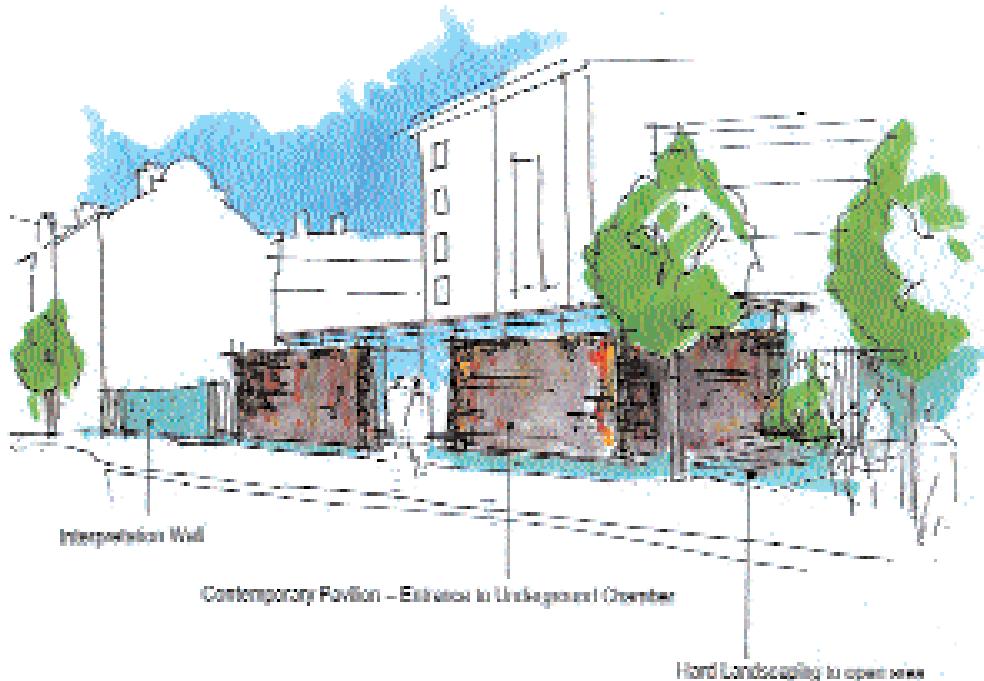




Plate 33 Section of possible medieval wall in Power's Square.

Plate 34 Detail of masonry in the St Vincent de Paul property where it backs on to Power's Square.



Plate 35 The grounds of the St Vincent de Paul property backing on to Power's Square.

Large sections of Dublin Castle were demolished in the eighteenth century to make way for the State Apartments but there is one surviving upstanding tower, the Record Tower (south-east, Plate 17) and the partially upstanding Bermingham Tower (south-west, Plates 20–22), as well as a square tower attached to the Bermingham Tower. A series of archaeological excavations in the 1960s and especially in the 1980s also revealed evidence of belowground sections of the castle walls, including the foundations of the Corke (north-west) and Powder (north-east) towers (Plate 19). The latter can be viewed in the underground visitor facility together with the remains of part of the curtain wall of the castle and the remains of a primary earthen bank revealed beneath the core area of the tower's interior where it is faced with a stone revetment (Plate 18). The visitor facility has been remarkably successful attracting approx. 150,000 visitors annually to a tour that includes the State Apartment and the Chapel Royal.

The exhibited remains of the tower, curtain wall and exhibition space has well-produced information panels and tour guides lead small groups through the space with an explanatory presentation. The space has been open for over 10 years and requires some upgrading of its explanatory information boards. Any such development could and should be linked graphically to the new identity and 'brand' recommended for the circuit generally.

The short section of wall stretching from the Ship Street Little entrance of Dublin Castle to the Bermingham Tower is in good condition and appears well maintained. However the tower was previously repointed with a cementitious mortar (Plate 22). As explained earlier the application of cementitious mortar on stone can increase the erosion rate of the underlying stone therefore any failing or flaking mortar should be raked out and repointed using an appropriate lime mortar.

7.10 Ship Street Little (Plates 24–29)

Structural Issues

In conjunction with the preparation of the Conservation Plan a detailed condition and structural survey of this section was commissioned by Dublin City Council at the behest of the City Archaeologist. This was urgently required particularly in light of the requirement to stabilise one section with emergency temporary works.

The structural survey carried out as part of the condition report showed that the part closest to Werburgh Street is in extremely poor condition, with a section that was indeed highly unstable – that which is now temporarily stabilized (Plates 27 and 28). The long-term proposals for this section of wall to allow the removal of the temporary works include some dismantling and rebuilding. The report also showed that other sections along this street are vulnerable to further structural movement particularly in view of the potential for redevelopment works both north and

south of this section of wall. Solutions and further information with respect to detailed policies in this area are described in the condition report.

Due to the imminent redevelopment of at least one site along this section of wall and the findings of stakeholders consulted as part of the compilation of this Plan, funding was successfully sought from the Heritage Council to assist in the commissioning of an Framework Plan for Ship Street and Werburgh Street.

For example, by realigning the road at Ship Street, the site of the wall would be protected from future development on its external side, the rather harsh elevation of the building on the south side of the street could be softened by the provision of a wider pavement and some tree planting and improved lighting (Plate 29).

Urgent Planning Issues

In this location, as in no other, poorly defined rights of private, State and local authority ownership has resulted in serious neglect. This coupled with serious and concerted redevelopment pressure from the privately owned surrounding sites, and consequence neglect of standing buildings on these sites, has left the monument in a precarious and seriously vulnerable state. In places the upper portions of the wall structure incorporate the neglected derelict structures described.

The findings of this Plan through its consultation with stakeholders, State and Local authority consultees and its steering group, (and in line with the recommendations of the Cultural Committee of Dublin City Council) are that redevelopment of the narrow site on the Ship Street Little side of the street, at its junction with Werburgh Street, should no longer be considered an option. This site is privately owned, however and was purchased after the development of the site was actively promoted by Dublin City Council. It has also been the subject of at least two planning applications.

At Hoey's Court a second recent planning submission has been made and a two metre zone of "no build" at foundation level has been stipulated by the City Archaeologist and Planners in their initial discussions with the design team and their consultant archaeologist (this two metre zone is as read from nearest section of wall not outer face of wall.) It is recommended that this two-metre zone needs to be continued into the airspace above the wall to allow possibility of future "Wall Walk" and pedestrian route inside the wall to the Castle Steps.

Opportunities

In this location the potential for a land swap has became evident (between the State/Office of Public Works and the private owner of the site on the Ship Street Little side of the wall) and could resolve one of the greatest and most active threats to the one of the longest surviving above ground stretches of the City Wall.

A development of this nature would see the duty of care and maintenance of the wall falling within the remit of the adjacent land user i.e. "Dublin Castle" in the context of its use as an approach to one of its principle vehicular entrances.

Repairs

The careful integration of repair works along with the sensitive development of the site to the north side is crucial and is the subject of the detailed report commissioned by the City Archaeologist on behalf of Dublin City Council.

7.11 Werburgh Street Gateway Location

Two vacant sites on either side of the street at this important gateway location provide a significant opportunity for:

- A modern treatment to describe one of the gateways to the city,
- For redevelopment on both sides of the street and
- For the creation of a link between the wall at Ship Street Little and at Genevel's Tower (albeit along Ross Road rather than along the route of the wall alignment itself).

The topography of the street in this location with sharply rising ground towards Christchurch Place and falling away to Bride Street towards St. Patrick's Cathedral allows for a dramatic vista.

Coordination with plans for Ship Street Little would facilitate the integration of development on the western side of the street, which is also required to ameliorate the impact of the current unsightly entrance to Jury's Car Park.

Attempts by Dublin City Council to develop a substantial residential building on this triangular site have failed due to the difficulties presented for structural design as a consequence of the presence of the Poddle Culvert and significant archaeological remains. The latter include the coalescing alignment, below ground of the pre- and post-Norman city walls on their approach to Werburgh Street.

Correct architectural treatment to finishing the entrance to the Jury's Car Park would lead to the softening of the visual impact of the car park elevation at its entrance, and help support the cohesion required at the Werburgh / Ship Street junction.

The Werburgh Street elevations of any proposed new development immediately adjoining the Gateway location are, therefore, crucial.

7.12 Genevel's Tower (and the corridor of waste space to rear of Apartment Blocks linked to the triangular site described above, Plates 30–32)

The farsighted decision to encrypt the remains of the foundations of Genevel's Tower and providing a

viewing space for the substantial and very well-preserved remains of the Hiberno-Norse wall has served to protect the remains admirably and provides the template and opportunity for future development.

Use of the space to the rear of the apartment blocks for public access is very unlikely to succeed and is more likely to result in the creation a security problem. It is therefore is not recommended, though the corridor is defined on its northern side by the line of the Anglo-Norman City Wall.

The significance of the alignment and its function as a property boundary between the residential complex and the car park building together with the location of the Poddle Culvert adjacent to it, however, ensures the long-term protection of the integrity of the wall in this location.

The recent works to redevelopment of Ross Street and Ross Road appear to have been very successful and the creation of a separate, new pedestrian thoroughfare would detract from this.

The currently vacant corridor therefore would be better served by incorporating it into a garden/parking area associated with the apartments thereby ensuring upkeep and active use.

The former playground, a triangular plot adjoining Ross Road, has to be considered as the most suitable access point to Genevel's Tower.

Create a New Visitor Centre at Ross Road:

Genevel's Tower provides a great opportunity to view a large and very well preserved section of the wall (Plate 30). Such an access would require the development of a small visitor facility externally and this site would lend itself very well to a visitor centre (Plate 32). The centre could provide access to the tower, currently only accessible via a manhole. The centre could house a small exhibition describing the wall and the city, to supplement the exhibition at Dublin Castle and Dublin City Hall. The new building should be contemporary in design and would have the effect of encouraging circulation from the existing visitor centres at City Hall and Dublin Castle, along Ship Street, through Ross Road to this site. Upon leaving circulation could be encouraged onward to Christchurch Place, *Dublinia* and Cornmarket /St. Audoen's and even perhaps to a newly developed retail facility at the Iveagh Markets and the markets in Meath Street.

In the meantime the site should be retained by Dublin City Council as an amenity space, this space could be used once more as a playground for the children in the complex until development proposals can be considered.

The enclosed belowground remains of **Genevel's Tower** adjacent to **Ross Road** are in good condition

Plate 36 Section of walling at Lamb Alley (right), looking north.



Plate 37 Section of walling at Lamb Alley (right), looking north.



Plate 38 Wall along, Lamb Alley incorporating original City Wall fabric and thought to follow its original line. Note the stringcourse.

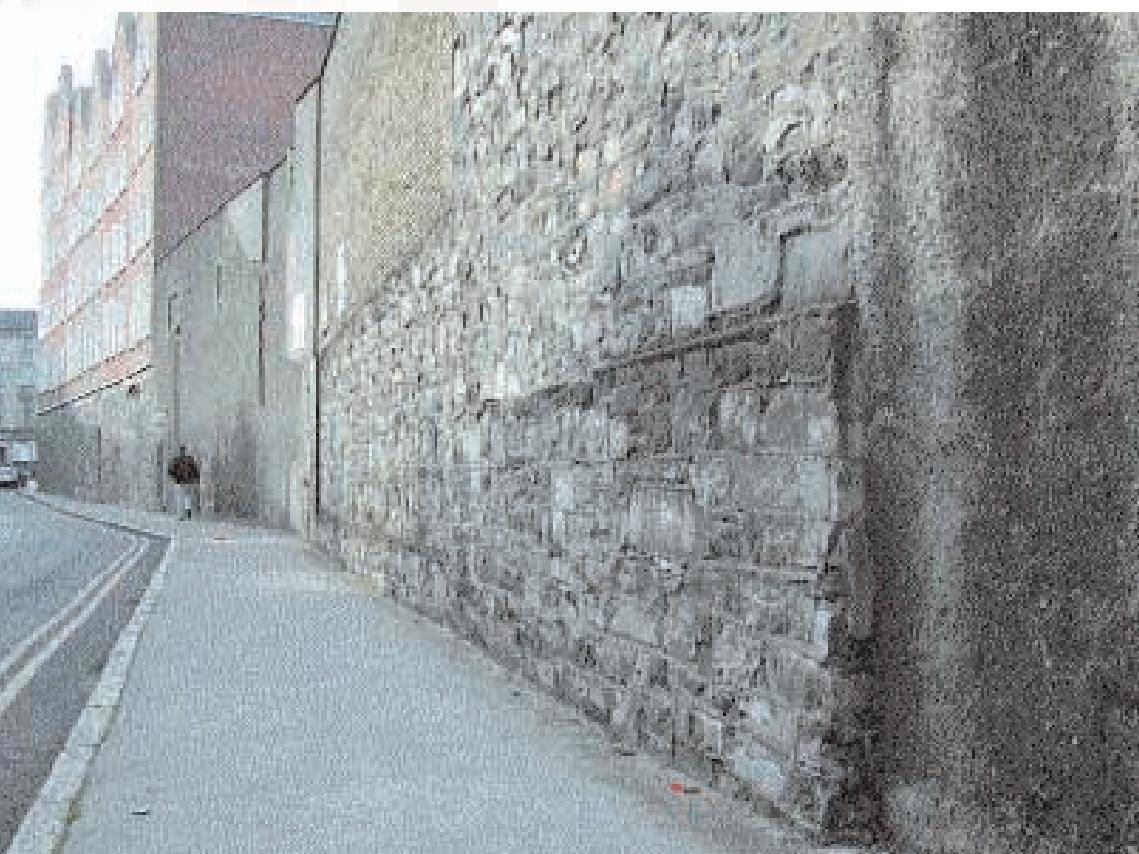


Plate 39 Section of medieval wall in Lamb Alley.

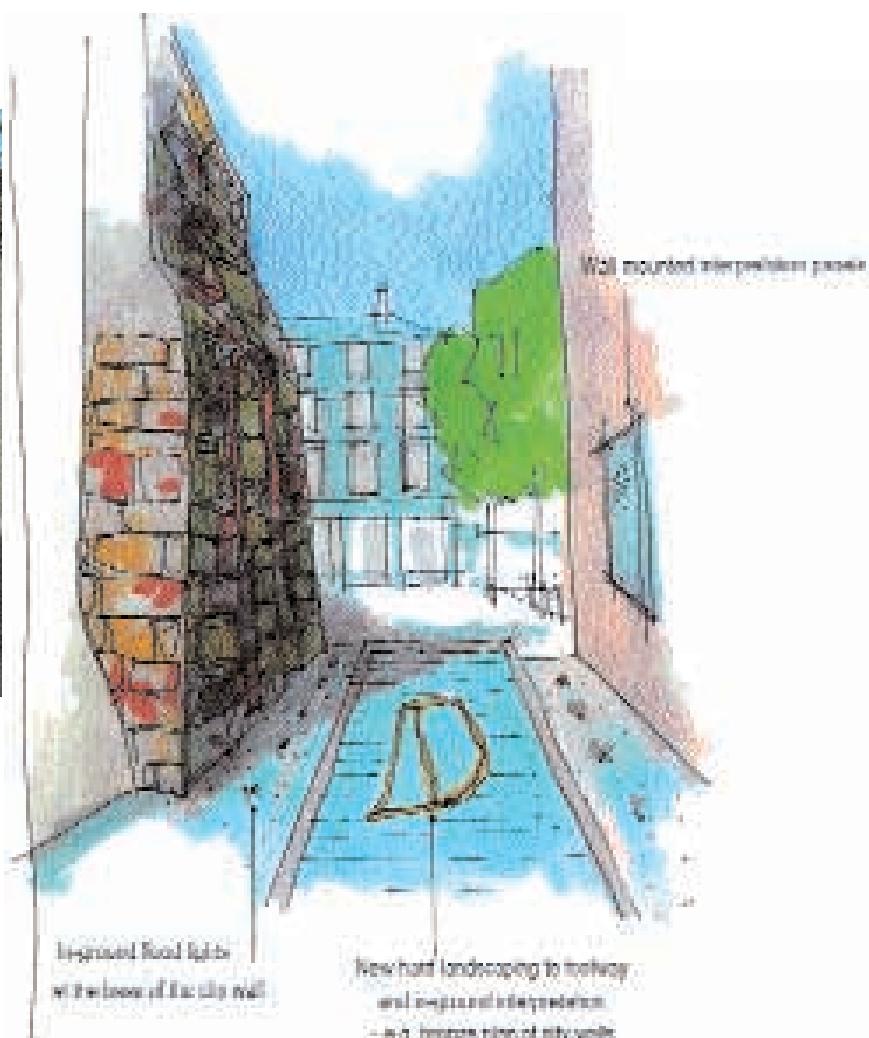


Plate 40 Possible improvements at Lamb Alley.



Plate 42 A successful gateway treatment at University of Limerick.

Plate 43 Park at Exchange Street Lower. Removal of the railings and a hard landscaping treatment would help 'lead' towards the site of Isolde's Tower.



Plate 45 Site of Isolde's Tower. Note the litter proof screen, designed by Grace Weir, which allows viewing from the pavement level.

Plate 46 Existing issues for bin storage at Isolde's Tower have to be managed and modified.



and suffer from little weathering. However water condensation was noted to the concrete ceiling and signs of sustained condensation dripping to the concrete platform floor (Plate 31). A service engineer should make an investigation as soon as possible and suitable ventilation provided to arrest any condensation. General maintenance is also required here.

7.13 Nicholas Street Gateway

The opportunity to describe a gateway location on this major thoroughfare is self evident, with Christchurch Cathedral at the summit of the vista northwards and St. Patrick's Cathedral and park filling the vista at its southern end.

7.14 Powers Square (Plates 33–35)

This remarkable stretch of the wall alignment, which possesses some of its original masonry, survives virtually unbroken from Nicholas Street through Powers Square as far as the southern end of Back Lane. It cannot be easily accessed, however. At this stage access should not be considered a priority, as visitor circulation will occur along Nicholas Street in the short to medium term in any event. However, once the Iveagh Market and Mother Redcap developments come on stream, the creation of a pedestrian route linking both developments to Nicholas Street and taking a route at least close to this section of the wall should be given consideration as it also leads onwards seamlessly to Cornmarket and St. Audoen's.

7.15 Lamb Alley (Plates 36–40)

This long stretch of "virtual" wall can be walked in a reasonably untrafficked realm (Plates 36–38). The presence of the wall alignment needs to be announced in this location and would greatly assist the understanding of the space and help set in context for the exhibited remaining section at the Cornmarket end. This small surviving section of the City Wall is in good condition as it was conserved in c.2000 (Plate 39).

7.16 Cornmarket (Plates 41–42)

This important gateway location needs recognition, and to be marked as a gateway location notwithstanding the volumes of traffic that need to flow through it (Plate 41). Located on the major historic western route way, the *Sí/Mór*, out of Dublin it has a significance that requires definition. It could be linked to the development, perhaps at a much later stage of a similar treatment at Mullinahack. The section of wall at the Cornmarket end of Lamb Alley and redevelopment of the southern end of Lamb Alley could be used to support any new treatment of the 'gateway' and the alignment of the city wall in that location (Plates 39 and 40). At the same time the opportunity to remove the loitering/drug exchange corner could be dealt with.

Consideration might also be given to the use of traffic

calming measures to support the identification of the location and to ameliorate the impact of traffic flow on pedestrians circulating in the area.

7.17 No.9 Merchants Quay

Plans by Dublin City Council to provide visitor access to the remains of a late medieval slipway found in recent excavations provide an opportunity to set the position of this site in the context of the overall walled circuit.

7.18 Wood Quay/Exchange Street Lower

In this location, the redevelopment of the public space towards Exchange Street Lower and Isolde's Tower is under consideration. Hard landscaping can be used to great effect in this location to describe the alignment of the wall and provide an identifiable visual link to Isolde's Tower.

7.19 Isolde's Tower (Plates 44–46)

This structure, though preserved only at foundation level (Plate 44), is as significant to the circuit of Dublin City Wall and defences as Reginald's Tower is to Waterford's medieval walls and is an important monument in its own right.

The walls as remain are structurally stable but there is a long-term issue of the stability as a result of the continual flooding of the standing structure. There is indeed much evidence of open-joints and dislodged stones.

The condition report recently commissioned by the City Archaeologist on behalf of Dublin City Council identifies this amongst other points and outlines a proposed course of action.

The foresight that guided the creation of a display area beneath the residential scheme with very clever use of modern materials externally, linked to a public art commission has had its planning and development values seriously eroded through lack of management (Plate 45). Of particular note is the current use of the visitor gallery at ground floor level being used as a bin store (Plate 46). This gallery opens to the monument and not to the residential complex or the street and at present public access has to compete with large rubbish bins as the arising litter drifts down into the unmanaged space below.

A significant opportunity exists in this location to easily present and enhance the space visually and to improve the public interpretation of the remains.

A simple mechanism for the management of the space would be for the City Council to take it over through the mechanism of a lease agreement and 'peppercorn rent'. Very simple lighting would present the remains and a simple programme of maintenance, after and initial, straightforward clean-up operation, would only be required once the use of the gallery as a bins store was brought to an end.

BIBLIOGRAPHY

CLÁR SAOTHAIR

- Brooks, E. St John, (ed.), 1936 *Register of the hospital of St John the Baptist without the Newgate*. Dublin.
- Clarke, H. B., 2002 *Dublin Part 1, to 1610*. Irish Historic Towns Atlas, Royal Irish Academy. Dublin.
- Coughlan T., 2000 'The Anglo-Norman houses of Dublin: evidence from Back Lane' in S. Duffy (ed.), *Medieval Dublin I*, 203-233. Dublin.
- Duffy, S., 1996 'The political narrative', in the 'Archaeological Excavation at 33-34 Parliament Street/Exchange Street Upper' Stratigraphic report by Georgina Scally lodged with (former) Dúchas: the Heritage Service.
- Hayden, A., 2000 'West side storey: archaeological excavations at Cornmarket and Bridge Street Upper – a summary account' in Seán Duffy (ed.) *Medieval Dublin I*, 84-116. Dublin.
- Healy, P., 1973, 'The town walls of Dublin', in E. Gillespie (ed.) 1973 *The Liberties of Dublin* p. 20, Dublin.
- Kerr, J. S., 1999 "Opening Address: The Conservation Plan" in K. Clarke (ed.) *Conservation Plans in Action, Proceedings of the Oxford Conference English Heritage*, London
- Lynch, A. and Manning, C., 2001 'Excavations at Dublin Castle, 1985-7' in S. Duffy (ed) *Medieval Dublin II*, 169-204. Dublin
- McNeill, C., 1921 'Newgate Dublin' *R.S.A.I.* Vol. 51, 152-65
- Orpen G. H., 1892 *The song of Dermot and the Earl*. Oxford.
- Scally, G., 2003 'The earthen banks and walled defences of Dublin's north-east corner in S. Duffy (ed.) *Medieval Dublin III*, 11-13, Dublin.
- Scott A. B., and Martin F. X., (eds) 1978 *Expugnatio Hibernica: The conquest of Ireland, by Giraldus Cambrensis*. Dublin.
- Simpson, L., 1994 *Excavations at Isolde's Tower, Dublin*. Dublin.
- Simpson, L., 1997, 'Historical background to the Patrick Street excavations' in C. Walsh 1997, *Archaeological excavations at Patrick, Nicholas and Winetavern Streets, Dublin*.17-33. Kerry.
- Simpson, L., 2000 'Forty years a-digging: a preliminary synthesis of archaeological investigations in medieval Dublin' 11-68 in S. Duffy (ed.) *Medieval Dublin I*, Dublin.
- Speed, J., 1988 *Dublin, from theatre of the empire of Great Britain*, reproduced by Phoenix maps. Dublin.
- Swan, D. L., 2000, Archaeological excavations at Usher's Quay 1991 in S. Duffy (ed.) *Medieval Dublin I*, 126-158. Dublin
- Sweetman H. S., (ed.) 1875-86 *Calendar of documents relating to Ireland, 1171-1307* (5 Vols.) London.
- Wallace, P. F., 1981 'Anglo-Norman Dublin, continuity and change' in D. O'Corráin (ed) *Irish Antiquity*, 247-66.
- Wallace, P. F. 1992 'The Archaeological Identity of the Hiberno-Norse Town' *JRSAI Vol 122*: 35-66
- Walsh, C., 1997 *Archaeological excavations at Patrick, Nicholas and Winetavern Streets, Dublin*. Dingle.
- Walsh, C., 2001 'Dublin's southern defences, ten to the fourteenth centuries: the evidence from Ross Road' in S. Duffy (ed) *Medieval Dublin II*) 88-127. Dublin
- Walsh P., 1973, 'Dutch Billys in the Liberties' in E. Gillespie (ed) 1973 *The Liberties of Dublin* pp. 58-75 Dublin

APPENDIX 1: AGUISÍN 1:

SPECIFIC RECOMMENDATIONS IN RELATION TO CARE, MAINTENANCE AND CONSERVATION OF THE FABRIC OF THE STANDING WALLS ABOVE AND BELOW GROUND (SEE FIGURE 2)

Detritus Build Up

A build up of detritus was noted mainly to **Isolde's Tower** and **Ship Street**, where leaves and rubbish have been allowed to build up. Rubbish has become lodged in open-joints and cavities and looks unsightly (Plate 28).

All build up of detritus should be cleaned out under the supervision of an archaeologist. A general maintenance plan should be put in place to keep the areas of the wall clean and free from rubbish.

Open-Joints

Open-joints are evident to all sections of the City Wall. Open-joints between stonework occur when the mortar binder dissolves and the aggregate becomes detached, eventually falling away. The continued action of rainwater on exposed skyward surfaces such as buttresses and battlements causes dissolution of mortar. Open-joints are a breeding ground for plant life and allow water ingress into the substrate, causing erosion (Plate 4).

Open joints should be raked out using hand tools. The joints should be raked out to a suitable depth and repointing using a lime based pointing mortar. The joints should be hand finished slightly recessed with the stone surface and any excess removed. It is recommended that a contractor experienced in such work be employed to carry out the above.

Missing Stones

A number of areas of missing stones were noted predominantly along **Ship Street** and **Cook Street**. Along Cook Street a number of the modern granite capstones are missing to the battlements and a number of the buttresses have missing stones (Plates 5 and 6). Missing stones create cavities in which moisture can penetrate and enter into the substrate. These cavities also provide ideal locations for plant life to take hold. The plant life may then cause further damage and result in other adjacent stones becoming dislodged.

Missing stones should be replaced in order to arrest any chance of water ingress to the inner substrate. Replacement stones should be found to match the properties and colour of the existing stone type. Loose stones stored in the basement of the Civic Offices are to be considered for replacement stones. Any stone replacement should be carried out by a stonemason with conservation expertise.

Atmospheric Staining

A concentration of black atmospheric staining arises mainly

along **Cook Street** and **Ship Street**. Ireland as a whole is relatively free from air pollution when compared with other, more industrial countries. However emissions such as sulphur dioxide, black smoke, lead and nitrogen oxides, are the common causes of atmospheric staining. These strongly influence the amount of soiling and subsequent decay of building materials.

The heaviest atmospheric staining is found on the **Cook Street** section of City Wall (Plates 6 and 7). Atmospheric staining can be cleaned with a light chemical clean; to be specified only after trial panels have been tested. Test panels help determine the effectiveness of the cleaning method and the condition of the stone post application. Trials should be carried out in a visually unobtrusive location on the City Wall.

Gypsum Crust

A number of patches of gypsum crusts were noted on sheltered areas of the Wall especially on the **Cook Street** section. Gypsum Crusts appear as protruding black deposits with irregular rough surfaces showing abundant folds and pores (Plate 7). They are formed when sulphuric acid, produced when fossil fuels such as coal, oil and gas are burned. Gypsum crusts exert an internal stress on the original material brought about by the crystallisation of gypsum and over time replaces the stone cements and mortar.

A chemical cleaner to be specified after appropriate trials have been carried out should be applied to areas of heavy gypsum crusts in order to remove them. If the crusts are not removed in this process, they should be removed mechanically. Care must be taken not to unduly damage the surface of the stone.

Sulphation of Mortars

Sulphation of mortar was found on the **Cook Street** section of the City Wall. Efflorescence occurs when mortar material is saturated with water, in which there is substantial amount of soluble salts. The most common salts found in efflorescence are compounds of sulphates. As evaporation proceeds, the concentration of salts increases at the surface of the material and the formation of growth crystals will often appear on the surface (Plate 8). Efflorescence itself does not physically damage the material because it is merely a deposition on the surface. Its presence does, however, compromise the aesthetic integrity of the fabric and signal the potential for damaging salt formation below the surface.

Where sulphation of mortars has occurred, the level of moisture in the wall is high. Therefore areas close to mortar

sulphation should be inspected for open-joints and poor coping. The crystal growth should be carefully brushed away with a bronze phosphorus brush and the joints raked out and repointed

Biological Growth

Mosses and Algae

Concentrations of green moss and algae growth are found along weathering surfaces, on ledge and in areas sheltered from the sun on the majority of above ground sections of wall (Plate 9). Particularly heavy moss can be found on the concrete coping on Ship Street. Mosses are commonly found on stone surfaces in Ireland. They occur on sheltered location with little direct sunlight. Mosses and algae can damage stone through penetration of their root, by increasing the amount and duration of moisture held on the stone surface. The mosses can provide the nutrients for higher-order plants and facilitating possible mineral alteration of the stone surface.

Lichen

Lichen can be found throughout the wall. The north elevations, which are normally more moistened than south elevations not benefiting from the thermal radiation of the sun, show a higher concentration of lichen.

Lichen is a form of biological growth that is typically red, mustard, yellow or brilliant white in colour and thrives in microclimates of little airborne pollutants (Plate 10). Lichen feed on acidic rainwater and minerals contained within the stone and as such slowly breaks down the internal structure of the material, which weakens it for other forms of weathering. Material damage can also result from the repeated expansion and contraction of the lichens, which contain a high proportion of gelatinous material and can hold up to 300% of their dry weight in water. This retention of water may also increase absorption of atmospheric pollutants and water-induced decay processes.

Moss, Algae and Lichen deposits must be removed mechanically in order to allow the surfaces of the stone to dry out. Any loose moss is to be brushed away. The colonisation of the algae, moss and lichen can then be treated with an appropriate biocide, which must be applied to the effected areas. The biocide will kill the growth penetrating to the roots, releasing any bond the biological growth has on the stone. As part of a sustained maintenance programme any accumulation of organic matter should not be allowed to remain.

Vegetation

Along with the moss and algae, there are a number of patches of plant life present on the City Walls (Plates 11 and 5). They occur in open-joints and on badly eroded weathering surfaces of buttresses and can be found mainly on **Ship Street, Cook Street and Power's Square**.

Advanced plant life, is made possible by the continued availability of moisture and nutrients available in the surrounding building materials. Plant life also requires a certain amount of shelter to develop. Plants can damage stonewalls by growing tendrils through the mortar joints of masonry, which dislodges the material and allows water penetration to the substrate.

Any plant life must be first treated with a biocide in order to kill the growth and the roots before mechanical removal. This will ensure the successful removal of the growth. Forced removal of the green plant life could result in increased plant growth and even the dislodgement of the stonework.

Metal Fixings/Redundant Pipes

Metal fixings were noted to areas of the wall including **Ship Street, Civic Offices and Power's Square**. If allowed to corrode, these metal fixings can crack as well as discolour the stone with rust staining. In addition the resulting holes in the limestone may facilitate the penetration of moisture into the interior of the substrate and encourage freeze-thaw mechanical erosion. There are also a number of cast-iron pipes that appear to be redundant, entering into or attached to the City Walls (Plates 24, 27 and 28).

All the redundant and corroded metal fixings should be carefully removed from the stonework and the holes made good using a suitable mortar repair mixture.

Inappropriate Pointing—Cementitious Mortar

There is evidence of cementitious pointing on the south elevation of the **Bermingham Tower** (Plate 22). Lime mortars were in universal use up to the late eighteenth and early nineteenth centuries when experiments resulted in the development of cements for mortars and rendering. The popularity of cement mortars grew, due to their reduced working time compared with lime. With this new widespread use, cement products unfortunately began to be employed incorrectly on traditional and historic structures. Traditionally the lime mortar, which is softer than the stone, acted as a sacrificial framework, allowing moisture to escape easily and efficiently through the pointing. Cement based mortars with a high cement content can often be harder and more impenetrable to moisture than the stone. In these cases, water movement through the masonry increases.

'As a consequence, salt dissolved in water can also travel through the masonry, increasing risk of salt attack. Also when masonry remains wet for long periods, pollutants easily adhere to and accumulate on the stone surface. Another damaging effect of combining permeable masonry with impermeable mortars is the wetting drying episodes in the masonry, which lead to an increase in mineral alteration and frost damage¹'.

Therefore these high volumes of moisture forced into the stone gradually break down the internal bond, eroding it away over time, while the pointing remains intact and standing proud.

Treatment

As the level of erosion to where cementitious pointing was noted does not appear accelerated and taking into consideration that the removal of cementitious pointing may unduly damage the stone it is recommended that it is left as is. However any areas of pointing that may fail or flake at a future date should be raked out and repointed using an appropriate lime mortar and to an appropriate finish. It should be noted here that these areas of repointing will appear visually different from surrounding areas of existing pointing and although this may not aesthetically

attractive in the short term, the long-term benefits to the stone take precedence.

Inappropriate Finish

Buttered pointing is noted to the south elevation of the **Bermingham Tower**. This may prevent the walls of the tower from drying out when wet and may accelerate decay in the softer stones. In addition to the inappropriate mortar mix, the method of application over recent years has been largely incorrect. Traditional pointing finished flush or slightly recessed from the surface of the stone but modern methods of pointing leave the edge of the mortar finished proud of the stone face. This type of raised pointing is aesthetically disruptive and more seriously, it allows water to lodge on top of any ledges thus setting up decay in the masonry.

Graffiti

There are a small number of places where graffiti was noted on the City Walls. These were mainly found on **Cook Street and Ship Street** (Plate 11). Graffiti is not detrimental to the stonework in the walls, it is however aesthetically distracting.

After areas have been biocidied and cleaned of atmospheric staining a further inspection of graffiti should be carried out to determine whether or not a further cleaning method would be necessary. If it is still necessary trials are to be carried out before any chemical cleaning agent is specified.

Replacement of Coping

Any sections of wall where coping has been lost or damaged require immediate repair, as prolonged moisture ingress will cause the rate of various decay mechanisms to increase.

Condensation

Condensation was noted to the concrete ceiling in the basement of the **Civic Offices** and over Genevel's Tower (Plate 31). Sustained dripping, a direct result of the ongoing condensation, was also noted to the concrete floor of both areas. The resulting damp can be seen in the base of the wall in the basement and iron staining coming to the surface is further evidence of moisture ingress to the substrate. In Genevel's Tower no moisture ingress to the wall was noted but the lighting system has been damaged and is presently not working.

The condensation found to the concrete ceiling of **Genevel's Tower** should be investigated by a service engineer and suitable ventilation be provided.

APPENDIX 2:

AGUISÍN 2:

ZONING OBJECTIVES OF THE 1999 DUBLIN CITY DEVELOPMENT PLAN IN THE VICINITY OF THE CITY WALLS

- **Dublin Castle/North by City Hall/Parliament Street/Isolde's Tower/Wood Quay**
Generally zoned Z5;
Small extent of open space to east of City Hall (the western third) zoned Z9;
Small area to north of St. John's Church on Essex Quay zoned Z9
Area of Temple Bar West within City Walls (west to Fishamble St.) zoned Z1
Open space within the City Council site zoned Z9
 - **Merchant's Quay/Bridge St./Augustine Street**
Generally zoned Z4;
Franciscan Church and Friary zoned Z1;
St Audoen's House and School Zoned Z1
 - **Lamb Alley/Rear John Dillon St. /Nicholas St.**
Generally zoned Z1;
Houses along John Dillon St. (and in vicinity of Thomas Davis St.) zoned Z2;
Buildings on south side of High Street and Back Lane Zoned Z5
Site at junction of Dean Swift Square and Lamb Alley zoned Z4
 - **Nicholas St./Ross Road/Ship Street/Dublin Castle**
Mix of zoning between Z1 and Z5;
 - **Bridge St./St. Audoen's/Cook Street/Winetavern St.**
St. Audoen's and grounds zoned Z9;
Catholic Church adjoining zoned Z8;
St. Audoen's Terrace zoned Z1;
Site at junction of Winetavern St. and Cook St. zoned Z5
Dublin City Council Offices zoned Z5
- Z1–To protect and/or improve residential amenities**
- Z2–To protect and/or improve the residential amenities of Residential Conservation Areas**
- Z4–To protect and improve mixed service facilities**
- Z5–To consolidate and facilitate the development of the Central Area and to identify, reinforce and strengthen and protect its civic design, character and dignity**
- Z8–To protect the existing Architectural and Civic Design character, to allow for only limited expansion consistent with the Conservation Objective. To allow primarily Residential and compatible Office and Institutional use**
- Z9–To preserve, provide and improve recreational amenity and open space**
- Z1 Permissible Uses Include**
Buildings for the health, safety and welfare of the public
- Childcare Facility
Community Facility
Education (excluding a night time use)
Embassy
Enterprise Centre
Home Based economic activity
Medical and related consultants
Neighbourhood shop
Open space
Park and Ride facility
Place of public worship
Public Service Installation
Residential
Training Centre
- Z1 Uses Open for Consideration Include**
- B & B
Betting Office
Civic and Amenity/Recycling centre
Cultural/Recreational building
Guest House
Hostel
Hotel
Light Industry
Media Recording and general media associated uses
Night Time Education use
Petrol Station
Public House
Restaurant
- Z2 Permissible Uses Include**
Buildings for Health and Safety and Welfare of the Public
Childcare Facility
Home Based Economic Activity
Embassy
Medical and Related Consultants
Residential
- Z2 Uses Open for Consideration Include**
- Cultural/Recreational Building
Education
Media Recording and General Media Associated Uses
Neighbourhood Shop
Restaurant
- Z4 Permissible Uses Include**
Amusement /Leisure complex
B & B
Betting Office
Building for the Health and Safety welfare of Public

Car Park	Science and Technology based Industry
Cash and Carry	Shop
Car Trading	Small Scale manufacturing
Childcare Facility	Takeaway
Civic Offices	Training Centre
Community Facility	Warehousing (including retail non-food)
Cultural/Recreational building	
Education	Z5 Uses Open for Consideration Include
Enterprise Centre	Civic and Amenity/Recycling Centre
Guest House	Financial Institution
Home Based Economic Activity	Storage Depot (open)
Hostel	Transport Depot
Hotel	
Light Industry	Z8 Permissible Uses Include
Media Recording and general media associated uses	Childcare Facility
Medical and Related Consultants	Cultural/Recreational Building
Motor Sales Showroom	Education
Night-club	Embassy
Office (max 600 m ²)	Guest House
Petrol Station	Home-Based Economic Activity
Place of Public Worship	Hostel
Public House	Hotel
Residential	Medical and Related Consultants
Restaurant	Office (50% of unit and excluding retail branch bank/building society)
Science and Technology based Industry	Residential
Service Garage	
Shop (District and Neighbourhood)	Z8 Uses Open for Consideration Include
Takeaway	Buildings for Health, Safety and Welfare of the Public
Training Centre	Night-club
	Place of Public Worship
Z4 Uses Open for Consideration Include	Public Service Installation
Car Park (Underground; short term multi-storey)	Restaurant
Civic and Amenity/Recycling Centre)	
Conference Centre	Z9 Permissible Uses Include
Outdoor Poster Advertising	Kiosk
Small Scale Manufacturing	Open Space
Warehousing and Office (max 1,200 m ²)	Tea Room
Z5 Permissible Uses Include	Z9 Uses Open for Consideration Include
Betting Office	Car Park for recreational purposes
Building for Health and Safety and welfare of the public	Community Facility
Car Trading	Craft Centre/Craft Shop
Childcare Facility	Cultural/Recreational building
Conference Centre	Residential
Cultural/Recreational Building	
Education	
Enterprise Centre	
Funeral Home	
Guest House	
Home Based Economic Activity	
Hostel	
Hotel	
Light Industry	
Media Recording and General Media Associated Uses	
Medical and Related Consultants	
Motor Sales Showroom	
Night Club	
Office	
Place of Public Worship	
Public House	
Public Service Installation	
Residential	
Restaurant	

APPENDIX 3: AGUISÍN 3:

RECORD OF MONUMENTS AND PLACES LIST OF DESIGNATIONS FOR THE DUBLIN CITY WALLS AND DEFENCES

Record of Monuments and Places for County Dublin as established under
Section 12 of the National Monuments (Amendment) Act 1994

Issued by Dúchas the Heritage Service, National Monuments and Historic Properties (1998)

Monument No.	Map	Nat. Grid	Townland Or Street Name	Classification
DU018-020---	3197C	31438/23427	Central Dublin	HISTORIC CITY
	3197D			
	3198C			
	3262B			
	3263A			
	3263B			
	3263C			
	3263D			
	3264A			
	3264B			
	3264C			
DU018-02001-	3263B	31538/23393	Dublin Castle	TOWER, PART OF
DU018-02002-	3263B	31548/23397	Dublin Castle	TOWER
DU018-02003-	3263B	31550/23391	Dublin Castle	TOWER
DU018-02004-	3263B	31546/23388	Dublin Castle	TOWER SITE
DU018-02005-	3263B	31540/23387	Dublin Castle	TOWER SITE
DU018-02006-	3263B	31533/23383	Ship Street Little	TOWER SITE
DU018-02007-	3263B	31519/23380	Ross Road	TOWER SITE
DU018-02008-	3263B	31505/23380	John Dillon Street	TOWER SITE
DU018-02009-	3263B	31496/23388	Lamb Alley	TOWER SITE
DU018-02010-	3263B	31494/23390	Lamb Alley	TOWER SITE
DU018-02011-	3263B	31486/23398	Bridge Street Upper St Augustine Street	TOWER SITE
DU018-02012-	3263	31481/23412	St Augustine Street	TOWER SITE
DU018-02013-	3263B	31484/23414	Merchant's Quay	TOWER SITE
DU018-02014-	3263B	31513/23411	Winetavern Street Wood Quay Merchant's Quay	TOWER SITE

Monument No.	Map	Nat. Grid	Townland Or Street Name	Classification
DU018-02015-	3263B	31526/23413	Exchange Street Lower Wood Quay	TOWER SITE
DU018-02016-	3263B	31532/23413	Essex Quay Exchange Street Lower	TOWER SITE
DU018-02017-	3263B	31538/23414	Exchange Street Lower	TOWER
DU018-02018-	3263B	31540/23411	Essex Gate	TOWER SITE
DU018-02019-	3263B	31545/23406	Parliament Street	TOWER SITE
DU018-02020-	3263B	31543/23395	Dublin Castle	GATEWAY SITE
DU018-02021-	3263B	31527/23382	Werburgh Street	GATEWAY SITE
DU018-02022-	3263B	31513/23375	Nicholas Street	GATEWAY SITE
DU018-02023-	3263B	31490/23393	Cornmarket	GATEWAY SITE
DU018-02024-	3263B	31491/23400	St Audoen's Park	GATEWAY SITE
DU018-02025-	3263B	31500/23400	St Audoen's Park Cook Street	GATEWAY
DU018-02026-	3263B	31512/23400	St Michael's Close	GATEWAY SITE
DU018-02027-	3263B	31515/23401	Winetavern Street	GATEWAY SITE
DU018-02028-	3263B	31547/23403	Dame Street	GATEWAY SITE
DU018-02029-	3263B	31483/23401	Cornmarket (Wormwood Gate)	GATEWAY SITE
DU018-02030-	3263B	31487/23414	Bridge Street Lower Fr Matthew Bridge	GATEWAY SITE
DU018-02031-	3263B	31481/23353	The Coombe	GATEWAY SITE
DU018-02032-	3263B	31432/23398	Watling Street Thomas Street West	GATEWAY SITE
DU018-02033-	3263D	31504/23348	Francis Street	GATEWAY SITE
DU018-02034-	3263B	31571/23404	Dame Street	GATEWAY SITE
DU018-02035-	3263B	31430/23393	James's Gate	GATEWAY SITE
DU018-02036-	3263D	31558/23324	Wexford Street	GATEWAY SITE
DU018-02037-	3263B	31513/23353	Patrick Street	GATEWAY SITE
DU018-02038-	3263D	31461/23349	Pimlico John Street South	GATEWAY SITE
DU018-02039-	3263B	31549/23370	Ship Street Great Stephen's Street Upper	GATEWAY SITE

APPENDIX 4: AGUISÍN 4:

OBSERVATIONS ON THE 1999 DUBLIN CITY DEVELOPMENT PLAN AND THE 2004 DRAFT CITY DEVELOPMENT PLAN AND CITY PLANNING GENERALLY IN RELATION TO THE CITY WALLS AND DEFENCES (TEXT BY RPS MCHUGH)

App. 5.1

It is a stated objective (7.24.0) of the 1999 City Development Plan to seek:

"the restoration of the extant remains of the city wall above ground, and the marking out of the line of the city wall where the wall only exists below ground"

The objective to seek the restoration of above ground elements of the walled circuit is an important one and remains a core component of policy in the new Development Plan. Current conservation philosophy, however, cautions against significant levels of restoration to the fabric of historic structures and espouses a principle of conservation and management of the existing fabric.

App. 5.2

The circuit and its enclosed area is linked to nine zoning objectives with no single overarching zoning objective defined for either the enclosing elements of the city walls and defences or the enclosed area/s. (The Zonings are listed in Appendix 3).

App. 5.3

Core Functions of the Wall

Leaving aside the expert historical and structural knowledge of the wall there are a number of core functions of the wall that might usefully be applied to development planning. These are:

- The function of the wall as a component of urban views and places of civic design quality (i.e. Dublin Castle quarter, St. Audoen's)
- The function of the wall as a place of attraction and accessibility in itself for visitors (i.e. St. Audoen's complex, underground elements at Isolde's Tower, Genevel's Tower, Dublin Castle, Ross Road and the Civic Offices).
- The function of the wall as an historical research resource, (for example the underground elements (above) and locations where belowground remains may provide opportunities for archaeological excavation).
- The function of the wall as one element within a wider urban design redevelopment context

(i.e. Ship Street/Werburgh Street and Cook Street).

These four functions present an overlap amongst the Development Plan categories of Conservation, Civic Design and Tourism. It is recommended that reference to City Wall objectives could be made under these headings.

App. 5.4

Tourism

The 1999 Plan states that it is the policy of the City Council is to protect and improve the tourism and leisure amenities of Dublin.

Apart from the Cook Street section and the undercroft of Dublin Castle, the City Wall remains do not constitute a tourism draw in themselves at present. However their positioning within the historic core of the city and the quality of their presence at key tourism locations such as the Dublin Castle quarter and (less so at present) at the St. Audoen's area, mean that a coherent form of information and referencing in conjunction with the overall strategy for tourism in this city area could greatly improve visual and historical understanding of the wall.

The tourism policies of the 1999 Development Plan are quite generic. It is recommended that the tourism policies in the new Plan might make clear reference to certain key attractors. For example, the city core including the Cathedrals, the Castle quarter and the City Walls could be defined as a single resource.

The success of a tourism function for the wall will depend on the attraction of coming to the walls. This means a more direct link with current Policy TA5 to encourage and promote pedestrian tourist routes throughout the city by linking major tourist attractions. This might be embellished by mapping in the Plan or a dedicated Appendix similar to Appendix 1 Civic Design Guidelines.

A potential objective under Tourism could be presented as follows:

"The remains of the City Walls and defences present an opportunity for enhancing understanding of the story of Dublin and a sense of place within the medieval core of the city. The Walls are subject to conservation and civic design objectives. In relation to tourism it is the objective

of Dublin City Council to ensure that the development of pedestrian tourist routes and tourist support facilities, incorporates the City Wall remains as a linking element of the overall medieval core attraction."

App. 5.5

Civic Design and Function

A key function of the extant remains of the City Wall is their contribution to the urban context of their locations.

There are locations such as St. Audoen's and Dublin Castle quarter where the function of the wall is relatively certain in that the civic design is established and well managed (though surface parking in the Castle complex might be addressed).

There are other locations (principally Ship Street/Werburgh Street) where the wall remains are positioned within a location where urban redevelopment objectives are important. In that specific location the function of the wall needs to be determined urgently. For example this location has a particular significance for research and study. It is not simply a matter of setting back new buildings on lands on both sides that merit a redevelopment consideration.

Equally, the creation of a narrow protection zone will not be the best way to exploit the overall value of the standing wall remains here.

If the wall were to be subsumed into an otherwise modern design solution, it would suffer a total loss of its monumental character and identity.

In short there are different civic design imperatives for the wall remains depending on location.

The 1999 Plan states "*it is the policy of Dublin Corporation to develop a Civic Design Framework which will address these pressures [demand for new development] and seek to bring greater cohesion, unity and vitality to the inner city, while building and reinforcing local identity and distinctiveness".*

The Civic Design objectives within the 1999 Plan refer to certain key areas such as the Quays, and to more generic design aspirations such as the nodal spaces, gateways to the city etc.

If it becomes an objective of Dublin City Council to raise the profile of the City Wall in policy terms, then a specific objective might be appropriate under this Chapter of the new Development Plan.

Such an objective might state (in italics below):

"Although no longer a complete circuit, there are several remaining above-ground elements of the Dublin City Walls. The walls are of national importance and play a key role in the civic design context of the locations where above ground evidence remains. It is an objective of Dublin City Council to enhance the civic prominence of the above ground elements of the City Walls in the overall design strategies for those locations. This will be undertaken by reference to urban design criteria for the wall and environs at the various above ground locations. These criteria are listed at Appendix 1E."

The City Council recommends that development in the immediate environs of the City Walls, is assessed by reference to the following criteria:

The need to preserve and restore the remaining above ground elements of the wall,

The need to identify the principal civic design function of the wall at each location and to ensure that new development enhances this function and does not detract from it,

The need to enhance the legibility of the wall within the overall urban context. This may include new provisions for coherent signage and information sources,

The need to deliver a good quality of public domain at the City Wall and its approaches to enhance its legibility. (This may include set back or curtilage areas where viewing is important, means of access where direct use of the walls is possible, improving the relationship between the separate wall elements and other components of major civic design) by clear pedestrian routings

Ensuring an independent architectural and urban design contribution to the adjudication by Dublin City Council of any planning application for new development in the immediate environs of the wall,"

App. 5.6

Conservation

The walls are of national importance. Their conservation is necessary under all circumstances. Of course the protection of structures or parts of structures, which are of historical or archaeological interest, is a mandatory objective in a development plan. The Conservation objective as recorded in the 1999 Plan should be reasserted as follows:

"It is an objective of Dublin City Council to seek the protection, preservation and conservation of the extant remains of the city wall above ground."

This is a clear and unambiguous objective. It would serve its conservation purpose and in conjunction with explicit objectives under the categories of tourism and civic design would ensure the conservation of the monument.

The Act Protects by way of exceptional circumstances and could not be demolished

The term conservation should be used in this instance as the objective of restoration (i.e. rebuilding) is both unrealistic and runs contrary to accepted conservation philosophy. A focus on protection, preservation and conservation (i.e. repair, maintenance and maintaining the integrity of the setting of the wall) needs to be emphasised.

Overall the direct policies and objectives of the current City Development Plan pertinent to the City Walls have provided protection for the structure, as it exists above ground. This protection does not appear however to have been matched by a coherent interlinkage with other land use development policies including issues such as civic design and tourism in particular. The effect is that the wall structure remains 'unharmed' in certain locations but somewhat isolated from ongoing development and use schemes elsewhere in the old

city area. This is because the resource of the City Wall has been (quite correctly) protected but not considered in terms of contribution to the wider changing urban form. We have examined potential new policies, which could steer an appropriate balance between protection and contribution to the city form. These are set out in the policies presented in Section 6 of the Plan.

App. 5.7

Marking the Line of the Wall

In relation to the marking out of the line of the wall this has been less satisfactory to date. The purpose of the objective as worded in the 1999 Plan is presumably to ensure that the historical representation of the walled area is not lost, notwithstanding the wealth of historical and more recent city overlay since the time of the wall.

Having regard to the reality, in perception terms, of the wall remains at present as a piecemeal resource, communicating the '*history*' of the walls (at plaques for example) may not be well served even with well presented secure notices with some historic commentary.

Instead a more reasonable aspiration might be to ask people to make use of memory (i.e. try to create in their own minds a picture of what went before so as to enjoy the remains now before them) using poetry or relevant prose. People might react with more interest to this approach. The use of literature might deliver a unity to the wall resource that is not at present apparent in policy.

In this regard objective 7.23.0 of the 1999 Plan is instructive, but perhaps not helpful. This states as an objective, "*the establishment of a City of Dublin Museum within the medieval city area which will provide an educational, archaeological and tourist function*". The exhibitions at *Dublinia* and at *City Hall* already serve much of this function while the National Museum in Kildare Street exhibits the artefacts of the city's earliest foundations and its Viking period.

The provision for a museum, therefore, could be seen less as a priority than the provision for the protection, conservation and enhancement of the surviving physical remains of the city walls and defences and the presentation of the circuit in its own right.

Furthermore, in relation to the educational and tourist function, emphasis could be very usefully placed on the collation, detailed analysis and public presentation of the findings of archaeological excavations and historical research projects undertaken in the past twenty years as a response to development. Support for academic and popular publication, the production of supporting pamphlets for walking tours, and web-based presentation possibly linked to a Dublin City Council GIS could be considered in this regard.

The above recommendations for the development plan policy would lead from the overall objectives and policies of the City Walls Conservation Plan as set out in the brief.

These include:

- Improving the local understanding of the monument and its significance,
- Promoting the recognition and protection of the monument,
- Putting in place management measures for the effective maintenance of the monument,
- Protecting the setting of the monument from adjacent development, and
- Improving access to the monument where feasible.

The above recommendations would be compatible with the nature and extent of detailing commonly prepared for Development Plan policies and objectives.

App.5.8

Urban Area Identities within/along the Circuit and Development Designations

The wall remains are positioned within the historic core of Dublin city. However this fact is not easily appreciated at all locations where the city wall remains are still identifiable. This is because the dynamics of urban change and development have been particularly strong at certain locations including:

- Werburgh Street
- High Street/Cornmarket/Lamb Alley
- Bridge Street
- Civic Offices/Winetavern Street
- Temple Bar

Within these areas the principal focus of urban management over the last decade or so has been rejuvenation by means of new building development with a focus on residential accommodation. This has produced new townscapes of varying quality but with a discernibly new character.

The urban context does not announce the walls as a legible whole or even as a series of linked segments. Importantly the historic gateway locations have no presence in the urban context. Now the 'gates' are principally road corridors and a shift in this function is unlikely to be achieved. There is no sense of entering or leaving a former walled old city area.

In practice, the urban grain has evolved on the basis of separate needs and demands, such as vehicle movement corridors, clearance of parts of the earlier street and building patterns, redevelopment originally driven by incentive procedures.

Notwithstanding the above historic buildings and city fabric play a strong role in the urban context of the old city area. A series of identifiable focal points include:

- Dublin Castle,
- Cook Street/St. Audoen's
- Christchurch

In addition to this there is of course a large older building resource throughout this area.

Into this area has come a significant amount of more recent construction including:

Jury's Inn-hotel and car park,
Bridge Street/Cornmarket-new office and residential buildings,
Civic Offices
Exchange Street -residential development.

As noted above traffic flows are a prominent component of the urban context here. Traffic flows dictate pedestrian behaviour; they are the source of many people's perception of the 'old city' (if any such perception exists). The perception for pedestrians/cyclists is that motor vehicles dominate and prohibit any easy linkage of the historic focal points. The wall footprint crosses these busy road corridors but actually runs through 'quieter' more pedestrian friendly routes. The ability to exploit the wall footprint as non-motorised movement corridors, where feasible, together with traffic calming measures at the 'point of entry' may be key to levering a more successful public perception of the wall.

From within motor vehicles the 'old city' may read simply as a passing townscape to get through. The main arteries through the walled area are busy and important city road routes. They accommodate considerable volumes of city-based traffic as well as local access requirements. This city role is unlikely to be removed. However, the approaches from the north and south are on rising ground crowned by Christchurch Cathedral and this could be used to reinforce the old city's identity, even to traffic. To the east rising ground outside City Hall along Lord Edward Street reinforces the topographic location while to the west, the exit to Thomas Street could be used.

App 5.9

Draft Dublin City Development Plan 2005-2011

The Draft Dublin City Development Plan 2005-2001 refers the City Walls and their history under Chapter 10, 'Heritage' as follows:

"Like most mediaeval cities, the defensive perimeter wall of the mediaeval city of Dublin was one of its most distinctive features. The dominance of the wall with its gates and mural towers are clearly reflected in the first available map of Dunlin, Speede's map of 1610. By that time the city had expanded outside the city wall along Thomas Street, Francis Street, the Coombe, Bride Street/Stephen Street areas. This expansion of the city led to the installation of gates further out along the main routes where development had taken place. Most of the mediaeval city wall had been demolished to make way for the urban expansion of the eighteenth and nineteenth centuries. However, parts of the wall above ground, including re-built sections, survive at Ship Street, Dublin Castle, Back Lane and Cook Street. Archaeological investigation has also as Isolde's Tower at Exchange Street Lower, at the Civic Offices and at other sites."

The Draft Plan goes on to state the following policies with regard to the conservation and significance of the walls:

Policy H37

It is the policy of Dublin City Council to preserve, and enhance where feasible, the surviving sections of the city wall. (Page 108)

Policy H38

It is the policy of Dublin City Council that in evaluating proposals for development in the vicinity of the surviving sections of the city wall that due to recognition be given to their national significance and their special character. (Page 108)

Furthermore, Objective H 12 states:

"It is an objective of Dublin City Council to identify suitable mechanisms such as signage and markings to articulate the line of the former city wall."

These policies and objectives indicate the Council's increased commitment both to the preservation of the City Walls, and the increased public awareness of the area. The fact that the Draft Development Plan suggests the Wall be given 'national significance' for their special character further underlines the Council's commitment to raising the profile of the walls in policy to their preservation.

Section 10.3.3 'The Medieval City' makes reference to the remaining parts of the City Wall being located in part of the City, which contains important archaeological remains. On foot of this, the Draft Plan states in Policy H18 that:

'It is the policy of Dublin City Council that in evaluating proposals for development, due recognition shall be given to the special character of the medieval city area, its scale street pattern and historic buildings.'

The Draft Development Plan also makes reference to the idea of preparing a Conservation Plan to ensure the proper management of historic sites and monuments. It has stated an objective to pursue a conservation plan framework, where appropriate to cover vulnerable sites of heritage value, during the currency of the Development Plan. (Page 104)

There are also a number of overall objectives indicating an increased level of commitment by the Council to the conservation of archaeological sites and monuments within the City. One such objective states:

'It is an objective of Dublin City Council to promote the conservation, enhancement, increased access, management and interpretation of archaeological sites and monuments in Dublin City.' (Page 109)

In short, the Draft Dublin City Development Plan indicates the Council's commitment to the preservation of and enhanced awareness of the City Walls. This is evident in the policies and objectives devised to protect and promote the Walls as an integral element of the medieval quarter of Dublin and indeed of the archaeology of the City.

