

14th of January 2021

To the Chairperson and Members of the South Central Area Committee

Initiation of the Statutory Process for the Proposed Addition of 134 Thomas Street, Dublin 8, to the Record of Protected Structures in accordance with Section 54 and 55 of the Planning and Development Act, 2000 (as amended).

The initiation of the statutory addition process was agreed by the South Central Area Committee of Dublin City Council at its monthly meeting on the 17th of February 2021.

PHOTOGRAPH OF STRUCTURE



Introduction

It is proposed to initiate procedures under Section 54 and Section 55 of the Planning & Development Act 2000 (as amended) to add 134 Thomas Street, Dublin 8 to Dublin City Council's Record of Protected Structures.

Request for Addition

- Minister for Culture, Heritage and the Gaeltacht on the 9th of August 2017.
- Graham Hickey, Dublin Civic Trust on the 21st November 2016.

Summary of Reasons for Seeking Addition

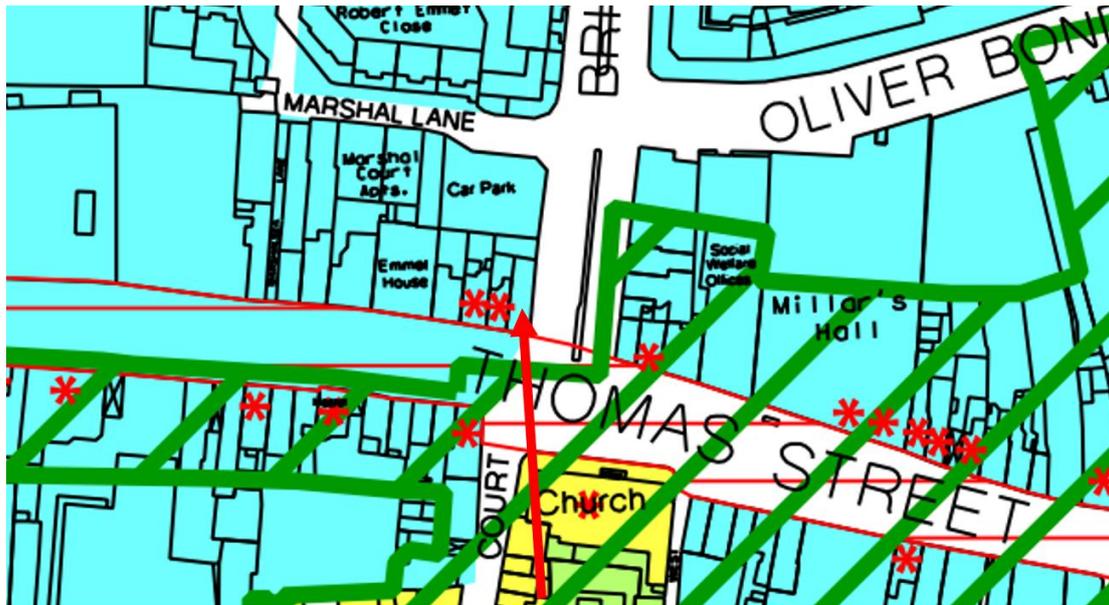
- *Minister for Culture, Heritage and the Gaeltacht: Stage 2 Ministerial Recommendations. List of recommendations for inclusion on the RPS of structures deemed as being of 'Regional' significance or higher identified during Stage 2 of the Dublin Survey carried out by the National Inventory of Architectural Heritage. No. 134 Thomas Street has been assigned a Regional rating. The Stage 2 recommendations were issued to Dublin City Council on the 9th of August 2017.*
- *Graham Hickey, Dublin Civic Trust: Graham Hickey states that No. 134 is 'a Dutch Billy, or formerly gable-fronted house, constructed c.1720s and whose façade was refaced c.1900. The rear return retains its rare original proportions, including its distinctive saw-tooth profile to the roof pitch. Also surviving are the camber-headed window opes to the rear and the massive central chimneystack shared with No.135. The upper floor interiors may well be intact and deserve further inspection. The adjoining houses were demolished to make way for the widening of Bridgefoot Street in the late 20th century, hence the red brick buttress wall that now flanks its eastern side'.*

Methodology for Assessing Early Buildings:

In November 2019, the Planning & Property Development SPC agreed a methodology to expedite the proposed additions/deletions to the RPS in a systematic manner, based on the Architectural Heritage Protection Guidelines 2011 and NIAH/Ministerial Recommendations under Section 53(1) of the Planning and Development Act, 2000 (as amended). The methodology agreed to prioritise underrepresented and significant structures from the early 1700's. On foot of this, the Conservation Section carried out a screening process for Early Buildings under the Stage 2 Ministerial Recommendations as per the agreed methodology. No. 134 Thomas Street, Dublin 8 was identified as an early building (appearing on Speed's map of 1610 and Rocque's map of 1756) and was prioritised for assessment in June 2020.

Site Location & Zoning Map

No. 134 Thomas Street, Dublin 8 is located on the north side of Thomas Street at its junction with Bridgefoot Street. The building is the end of a terrace of four houses, two of which are already protected, marked by red stars in the map below.



Zoned Z5 - To consolidate and facilitate the development of the central area, and to identify, reinforce, strengthen and protect its civic design character and dignity. The property abuts a red hatch Conservation Area which runs along Thomas Street. The building is located just outside the Thomas Street Architectural Conservation Area (green hatched area).

Recent Planning History

Planning Ref.	Description	Decision
0957/04	4 no. 1 bed apartment (gross floor area totalling 610sq.m) at first, second and third floor level; 2 no. 2 bed duplexes at first, second, third and fourth floor level and 1 no. 2 bed apartment with set backs at fifth floor level.	Grant Social Housing Exemption Cert 28-Jan-2005
6082/04	I, Gerry Merrick intend to apply for Permission for development at this site at 134 Thomas St. / Bridgefoot St. Dublin 8. The development will consist of ; The demolition of the existing four storey building (gross floor area 273sqm) No. 134 Thomas Street, Dublin 8, and the reconstruction of the premises to include existing retail unit (gross floor area totalling 110sqm) and basement (gross floor area totalling 90sqm) and the provision of 4 no. 1 bed apartment (gross floor area totalling 610sqm) at first, second and third floor level: 2 no. 2 bed duplexes at first, second, third and fourth floor level and 1 no. 2 bed apartment with set backs at fifth floor level. The total gross floor area of the proposed development is 810sqm, and on a site of 126sqm.	REFUSE PERMISSION 23-Feb-2005
ABP Ref: PL29S.211413 of Planning Ref 6082/04	Dublin City Council: Demolition of existing four storey building and reconstruction of the premises to include retail unit and 7 no. apartments. <i>Case reference:</i> PL29S.211413 & <i>Case type:</i> Planning Appeal	Grant permission. 02-Sept-2005
3907/07	Retention permission for retention of 1 no. 6.4m x 3.2m illuminated trivision rotating advertising sign with painted metal surround.	REFUSE -- PERMISSION 10-Aug-2007
ABP Ref: PL 29S 225189 of Planning Ref 3907/07	Dublin City Council: Retention of illuminated trivision rotating advertising sign Rear of Morellis takeaway at corner of Thomas Street and Bridgefoot Street. <i>Case reference:</i> PL29S.225189 & <i>Case</i>	REFUSE -- PERMISSION 13-Feb-2008

Planning Ref.	Description	Decision
	<i>type: Planning Appeal</i>	

Recent Planning Enforcement History

Ref. No.	Opened	Reason	Closed	Reason
E1177/96	28-Nov-1996	Advertising hoarding	27-Jun-2006	Not expedient to take action
E0488/07	24-May-2007	Advertising hoarding	12-Mar-2008	Enforcement notice complied with
E0662/08	23-Jun-2008	Alleged that a large advertisement sign has been erected on the above property	02-Mar-2009	Enforcement notice complied with
E0413/09	19-May-2009	Alleged fabric banner has been erected without benefit of pp	29-Aug-2013	Settled/Struck out

Site Access

Access was requested on the 19th of June 2020. No response was received. An earlier request made in 2017 also went unanswered.

Summary Description

Formerly terraced, now end of terrace, two-bay, four-storey house, built c. 1740, with late nineteenth century façade with modern shopfront to ground floor. Four-storey return to the rear which projects as a pair with No 135. Replacement flat roof to main roof hidden behind a raised parapet with large brick cruciform chimneystack shared with No 135. Pitched roof to rear return.

External Description

Red brick front elevation, c. mid 19th century, with red brick quoins and platband to parapet Square-headed window openings to front elevation with replacement uPVC windows and granite sills. Modern shopfront inserted across the full width of ground floor. Side elevation has late 20th century brick façade/retaining wall probably constructed as part of the works undertaken when the adjoining building (No.133) was being demolished by Dublin City Council to allow for road widening at Bridgefoot Street. Segmental-arched window openings to rear elevation with square-headed replacement uPVC windows. Modern cement based render to rear elevation.

While the original roof is no longer present, it is likely to have been similar in form to its neighbour No. 135 Thomas Street with whom No. 134 shares a large cruciform chimneystack. The roof of 135 Thomas Street is cruciform in plan, with the main roof ridge line running from front to back, perpendicular to the street. At some stage in the recent past, this original roof was removed from No. 134 Thomas Street and replaced with a modern flat roof.

The front entrance to the shop is a recent construction with utilitarian framing, and a large projecting fascia. A solid post separates the glazed area to the restaurant from the entrance to the accommodation overhead. See Appendix 1 for external photographs.

Internal Description

There was no access to the interior or rear courtyard. However, floorplans and photographs from a Structural Appraisal (2005) of the building show a floorplan typical of early buildings found elsewhere on Thomas Street and Aungier Street. The

building also has the following characteristics: corner fireplaces, large central cruciform chimneystack, evidence of an earlier cruciform roof plan/ gable-fronted roof profile (Dutch Billy) and large loadbearing beams known as bressumer beams.

The 2005 floorplans and photographs were also used by Lotts Architecture in their 2018 record of the building for the National Monuments Service which states: *No. 134 has a rectangular internal plan. At ground floor level there is a shop accessed directly off the street. A door to the E end provides access to a corridor along the E party wall leading to the upper floors and basement. There is an angled chimneybreast centred along the W party wall. At basement level, the ceiling is comprised of square-section joists bearing into large bressumers. All of these structural timbers are whitewashed with distemper and some original plaster sarking remains between the joists. These timbers are contrasted with the rectangular-section, deep joists noted to the upper floors. The staircase at basement level is also whitewashed on its soffit, and the treads and risers are comprised of timbers that are roughly 60mm in thickness. The structure of the dog-leg staircase at the upper floors is likewise comprised of more lightweight timbers. Notable are the turned, robust balusters, the shared newel post to both the ascending and descending flights at every landing, and the rising handrail which is vertically aligned with the one above. These details suggest that the basement level is at least late-17th century in date, and that the upper floors were reconstructed c.1730. The third floor of the return features an early plank partition, and the pitch of the roof is internally articulated. Corner fireplaces are noted throughout, though no chimneypieces are believed to survive in recent years (Lotts 2018).*

Note: The internal floorplan and photographs that are referred to are found in Appendix 4 and 5 of this report.

The Structural Appraisal dated 2005 accompanied an appeal to An Bord Pleanála for demolition of the building and redevelopment of the site. The conclusion of that report was that the building had structural defects and that the building be demolished and rebuilt (Barrett Mahony, 2005, 10). However, it is important to note that this report was not a conservation engineering report. Historic buildings do not perform like modern buildings. Structural appraisals of historic buildings require specialist conservation knowledge. The Architectural Heritage Protection Guidelines (2011) advises that *the analysis of the structural stability of a historic building generally requires the skill and experience of a specialist structural engineer rather than one who is a general practitioner (DoHLG&H 2011, 116)*. Any future structural appraisal should be carried out by an experienced conservation engineer.

Historical Background

No. 134 Thomas Street is situated on the north side of Thomas Street on the corner of Bridgefoot Street and Thomas Street. No. 134 Thomas Street was originally a mid-terrace building. No. 133 was demolished by 1980, while No.132 was subsequently also demolished.

The site of No. 134 Thomas Street is shown on historic mapping from the beginning of the 17th century to today. Speed's map of 1610 shows a gable-fronted (Dutch Billy) building where No. 134 Thomas Street is located. Gable-fronted buildings are the dominant house type shown on this map. No. 134 is also shown on Rocque's map of 1756. See Appendix 2 for detailed historic mapping.

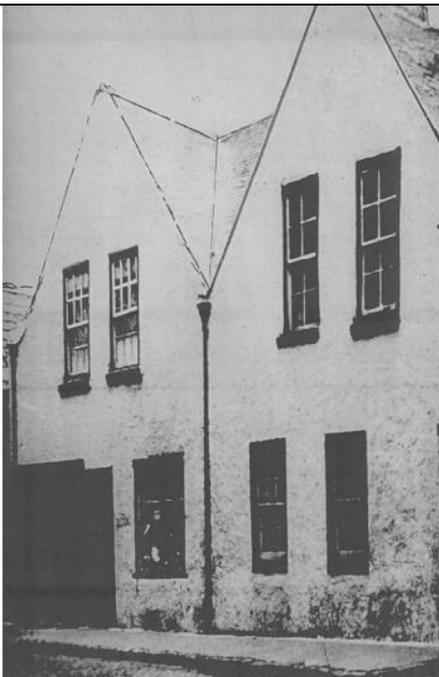
Thomas Street was an important early access route into the medieval city *forming the east end of the ancient Slige Mór or road to the West* (Casey 2005, 669). Thomas

Street was the main street of the Liberties, located west of the city walls. The name derives from *the Augustinian priory of St. Thomas, founded in 1177 (near the modern Thomas Court)*.... *Extensive rebuilding appears to have been carried out in the 1690s and again in the 1740s and 1780s....A good number of Late Georgian houses survive (Nos. 7, 8, 19, 25, 30, 45, 47-48, 52, 55, 135-136, 141) some concealing a roof ridge perpendicular to the street and containing fabric of an earlier date (Nos. 50, 141), but the street is now largely C19 and commercial in character' (ibid., 670).*

Development occurred during the 12th and 13th centuries and declined in the 14th and 15th centuries. The area became associated with the silk and weaving trade, and Huguenot immigration which sparked a wave of development in the late 17th century and peaked in the early 1800s (Lotts, 2018).

Emmeline Henderson dates No. 134 Thomas Street to the early 18th century in her gazetteer of buildings: *Early 18th century, two-bay, four-storey corner building, refaced in the late 19th century. Walls of red brick laid in English garden-wall bond. Side elevation of 1980's dating to demolition of adjoining house. Quoin pattern formed by bricks at returns. Timber casement windows (Henderson 2001, 75).*

Until recently, it was believed that the earliest buildings on Thomas Street dated from the late 17th to the early 18th centuries (Dublin Civic Trust 2009, 10). However, recent investigations into a number of buildings on the street and elsewhere in the city's historic core has revealed that more early buildings survive behind later facades than was previously thought. These buildings have characteristics common to No. 134 Thomas Street: cruciform roof plan with large central cruciform plan chimneystacks, corner fireplaces, evidence of former gable-fronted (Dutch Billy) facades, large structural support beams (bressumer beams) and small full height rear returns. A number of houses on Thomas Street and Aungier Street with these characteristics have been subject to Dendrochronology (tree-ring dating). These include Nos. 9/9a Aunger Street (dendrodate of 1664); No. 130 Thomas Street (dendrodate of 1639) and Nos. 61/62 Thomas Street (dendrodates of 1620's).



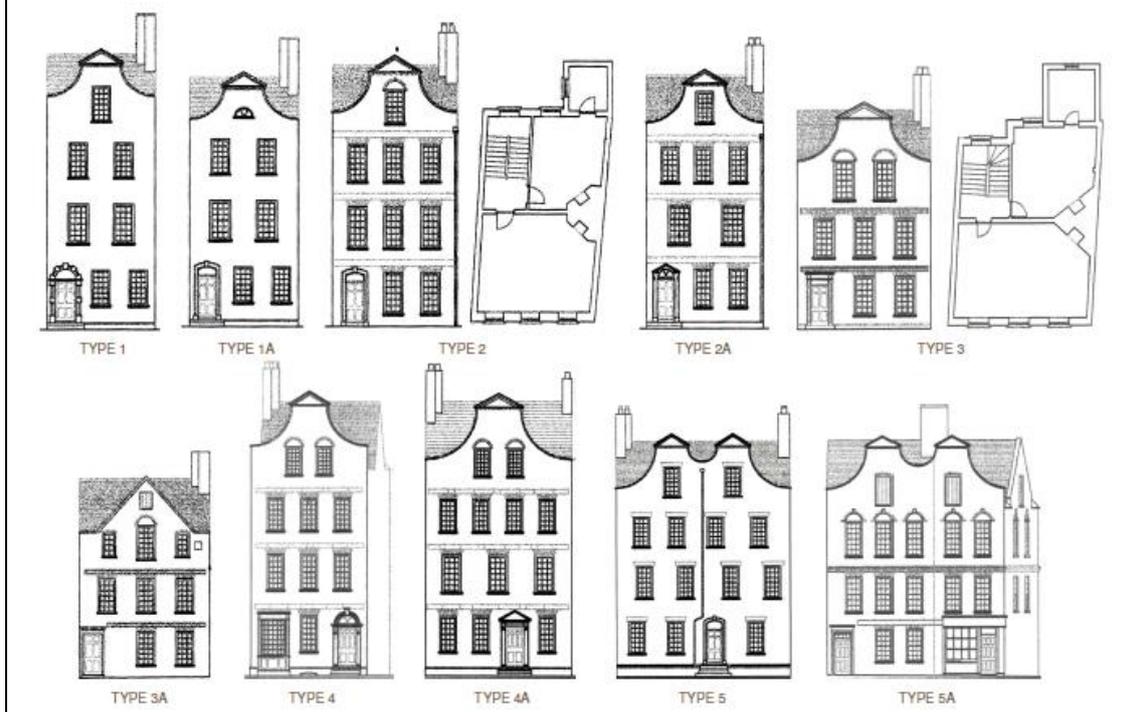
View of gable-fronted Dutch Billy house in Pimlico



Evidence of former Dutch Billy house on Meath Street

Dublin Civic Trust outlines that the term ‘Dutch Billy’ as follows: commonly used to describe the distinctive gable-fronted house architecture that flourished in Dublin and many other Irish towns and cities during the study period of c.1650 - 1750. The style has its origins in simple triangular gabled houses of the early seventeenth century, which in turn developed from timber-cage medieval houses. Waves of Huguenot and Quaker immigrants arriving in Ireland during the 1600s, as well as many tradespeople from Britain, helped develop the style into the elaborate curved and sometimes stepped gables that came to dominate many streets of the city. Earlier building types, which pre-dated and often ran concurrently with the gabled era, tended to feature dormered roofs, usually steeply pitched and substantial in construction. They often reflect the change in construction techniques during the 1600s, moving away from timber-framed construction towards mass masonry building, sometimes exhibiting techniques from both traditions. Building characteristics of the late 1600s include exceptionally low floor to ceiling heights, diminutive façade proportions, massive square chimneystacks, extensive use of timber within the construction, and chunky interior joinery details. Characteristics of gable-fronted buildings include cruciform-shaped roofs, corner chimneybreasts responding to centrally-placed chimneystacks, and joinery details such as barley-sugar staircase balustrades, wall panelling and lugged and shouldered architraves. Changes in architectural fashion and building uses in the eighteenth and nineteenth centuries resulted in many early buildings being modified rather than being demolished and replaced. This typically involved extensive interventions to walls and roof structures in the case of buildings of the late 1600s, while later gable-fronted buildings of the early eighteenth-century were often simply cloaked by building up gables into flat parapets, refacing brickwork, and often adding a shallower roof structure above a new attic storey in place of a formerly inhabited roofspace. Change was regularly so comprehensive and convincing that it is often impossible to identify early buildings from their exterior appearance alone (Dublin Civic Trust 2012, 3).

Dublin Civic Trust image showing some of the different Dutch Billy house types (2012, 5). The floorplan of No. 134 Thomas Street appears similar to Type 2 shown below.



References

- Barrett Mahony (2005) 'Structural Appraisal of No. 134 Thomas Street' report submitted to ABP as part of Planning Appeal. ABP Ref: PL29S.211413 of Planning Ref 6082/04.
- Dublin Civic Trust (2012), *Survey of Gable-Fronted Houses and other Early Buildings of Dublin City*. Unpublished.
- Dublin Civic Trust (2009), *Thomas Street & Environs Architectural Conservation Area*. Dublin City Council.
- DoHLG&H (2011), *Architectural Heritage Protection Guidelines for Planning Authorities*. The Stationary Office, Dublin.
- Casey, Christine. (2005), *The Buildings of Ireland – Dublin*. Yale University Press, New Haven and London.
- Henderson, E. (2001), *Thomas Street, D8, A Study of the Past, A Vision for the Future*. Dublin Civic Trust.
- Lennon, Colm (2008), *Irish Historic Towns Atlas No. 9, Dublin Part II, 1610 to 1756*, Royal Irish Academy, Dublin.
- Lennon, Colm & Montague, John (2010), *John Rocque's Dublin*, Royal Irish Academy. Dublin
- Lotts Architecture (2018) *Archaeological Inventory – Dublin City Houses*. Unpublished report for National Monuments Service.
- Mandal, Robin (2017), Draft Dublin City Council Addition report for No. 134 Thomas Street.
- National Inventory of Architectural Heritage Stage 2 Ministerial Recommendations issued on the 9th of August 2017.

NIAH Significance/Rating

The National Inventory of Architectural Heritage (NIAH) has been carried out for this area. The NIAH uses eight categories of special interest (architectural, historical, archaeological, artistic, cultural, scientific, technical & social) and identifies five categories of rating in seeking to rank buildings. The NIAH rating values are International, National, Regional, Local and Record Only (I, N, R, L, O). Structures which are considered of International, National, and Regional significance are deemed worthy of inclusion on the RPS.

The NIAH record provided in Appendix 3 of this report has assigned No. 134 Thomas Street a Regional rating. *These are structures or sites that make a significant contribution to the architectural heritage within their region or area. They also stand in comparison with similar structures or sites in other regions or areas within Ireland. Examples would include many Georgian terraces; Nenagh Courthouse, Co. Tipperary; or the Bailey Lighthouse, Howth. Increasingly, structures that need to be protected include structures or sites that make a significant contribution to the architectural heritage within their own locality. Examples of these would include modest terraces and timber shopfronts.*

The NIAH record is based on an external appraisal of the building. This building was recommended for inclusion in Dublin City's Record of Protected Structures by the Minister of Culture Heritage and the Gaeltacht on the 9th of August 2017.

Assessment of Special Interest under the Planning & Development Act 2000

The National Inventory of Architectural Heritage assigned this building ARCHITECTURAL interest.

The Conservation Section, following an (external) inspection of No. 134 Thomas Street, has considered the opinion of the NIAH and is in agreement with the category of special interest assigned. The Conservation Section also considers this building to be of HISTORICAL interest.

134 Thomas Street, Dublin 8 is considered by the Conservation Section of Dublin City Council to be of special interest under the following headings:

- **ARCHITECTURAL:** Despite considerable alterations, this house retains features typical of early Dutch Billy Dublin townhouses. Its plan form with corner fireplaces/large central cruciform chimneystack; small rear return/closet, bressumer beams (visible in the basement), interlocking staircase and possible surviving panelling to upper floor. Dutch Billys were a common building type in the seventeenth and early eighteenth century, with gabled front facades, and many were later altered with the addition of the parapet roof fashionable in the Georgian era. Like many of the neighbouring houses, the ground floor subsequently had a commercial use. Thomas Street was laid out by the early eighteenth century and is an important thoroughfare linking the city centre with the west.
- **HISTORICAL:** Thomas Street was an important early access route into the medieval city forming the east end of the ancient *Slige Mór* or road to the West. Thomas Street was the main street of the Liberties, located a short distance west of the city walls. The name derives from the Augustinian priory of St. Thomas, founded in 1177, which was located to the south of No. 134 Thomas Street (near the modern Thomas Court). The site of No. 134 Thomas Street is shown on historic mapping from the beginning of the 17th century to today. Speed's map of 1610 shows a gable-fronted (Dutch Billy) building where No. 134 Thomas Street is located.

Conclusion

Dublin City Council Conservation Section has carried out an assessment of 134 Thomas Street, Dublin 8. The section has considered the Ministerial Recommendation and the reasons for seeking addition and concludes that the structure merits inclusion on the Record of Protected Structures.

It is now proposed to initiate the statutory process for the proposed addition of this structure to the Record of Protected Structures. This includes undertaking a statutory public consultation process in accordance with Section 55 of the Act. Following the statutory consultation process, a further report will be prepared taking any submissions and observations received into consideration, with a recommendation to the City Council to proceed or not with the proposed addition, or with a recommendation including amendments to the proposed addition.

The extent of the proposed Protected Structure status and curtilage is outlined in below.

Recommendation

It is recommended that the statutory process is initiated for the proposed addition of 134 Thomas Street, Dublin 8 to the Record of Protected Structures, in accordance with Section 54 and 55 of the Planning and Development Act, 2000 (as amended).

Recommendation	
Address	Description (to appear on RPS)
134 Thomas Street	Commercial Premises

Deirdre Scully

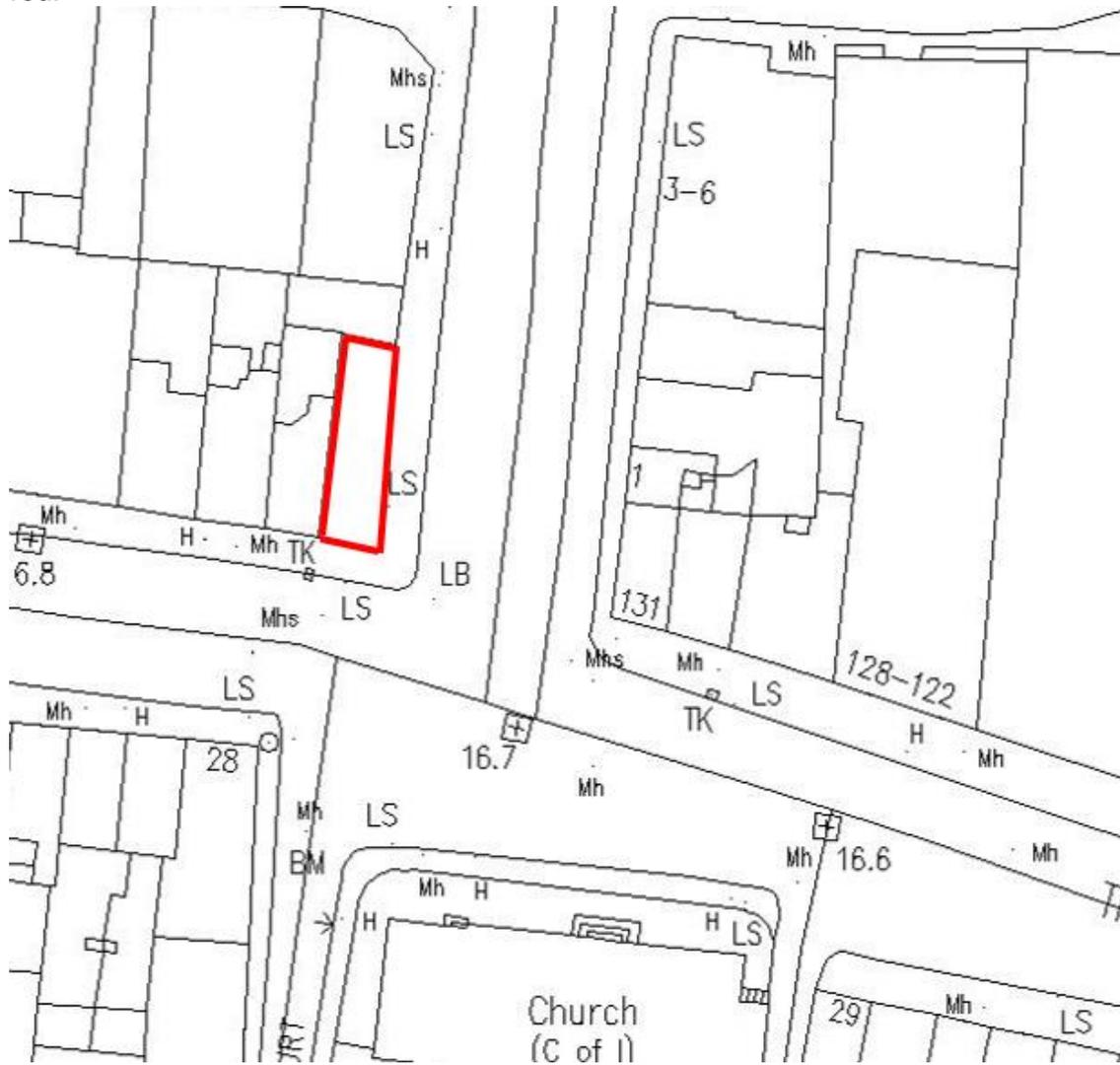
14/01/2021

Deirdre Scully
Deputy City Planner

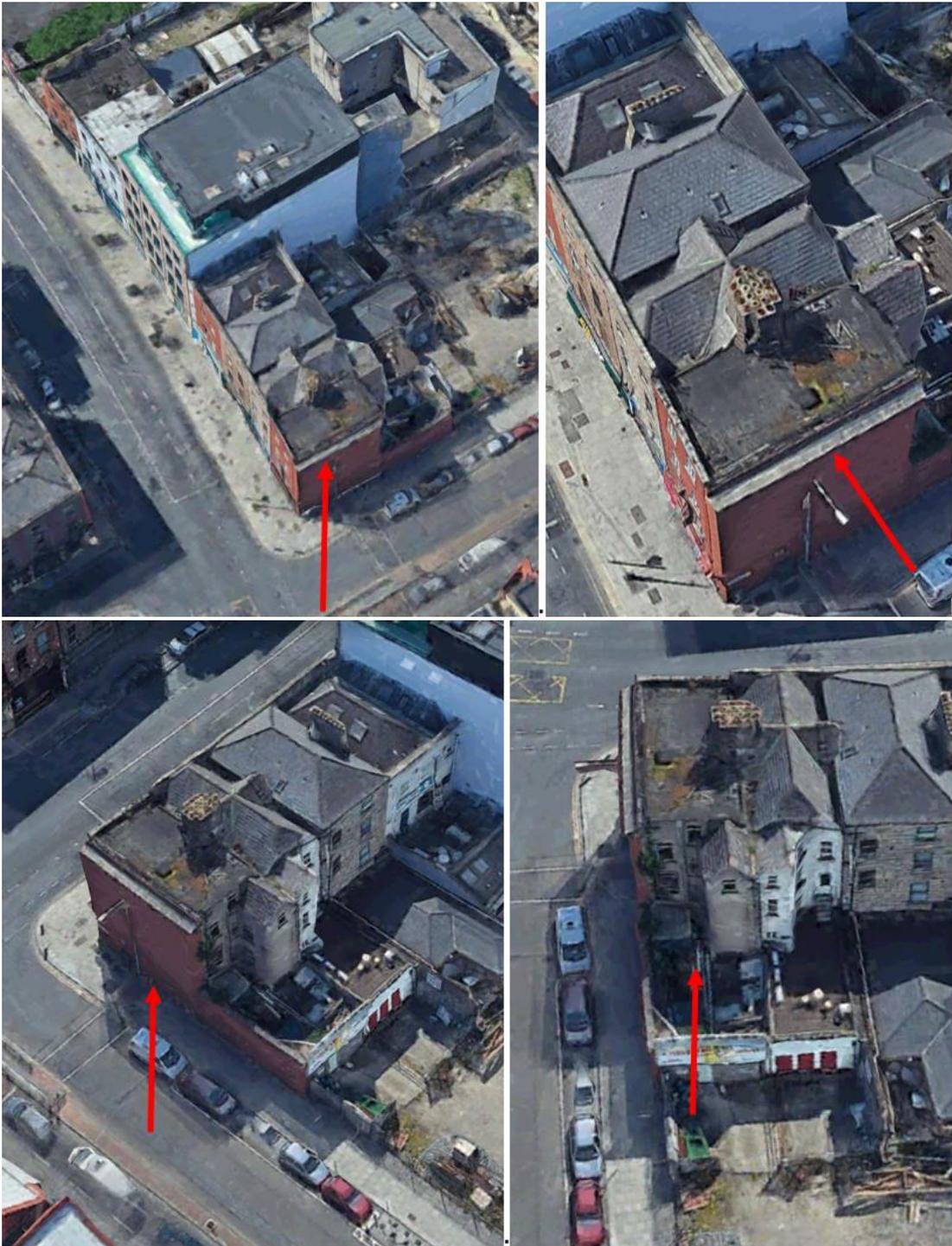
Date

Extent of Protected Structure Status

The extent of protected structure status & curtilage is shown on the map below in red.



Google Earth Aerial Photographs showing location of building



Note the large cruciform chimneystack shared with neighbour No. 135. No. 134 currently has a modern flat roof but originally had a gable-fronted (cruciform plan) roof like its neighbour at No. 135.

Appendix 1: Photographic Record



View of front elevation of end of terrace building at No. 134 Thomas Street and surrounding streetscape



View of front elevation of end of terrace building at No. 134 Thomas Street and surrounding streetscape



View of modern shop front to No. 134 Thomas Street



Detail of Nos. 134/135 Thomas St with modern façades



View of modern side elevation with detail of early cruciform chimney

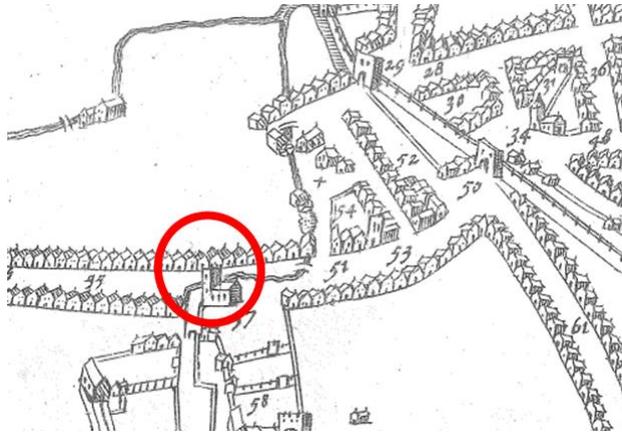


View of rear elevation with rear return

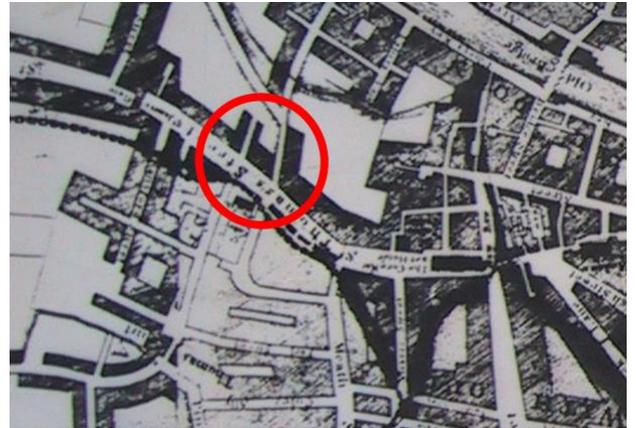


Appendix 2: Historic Mapping:

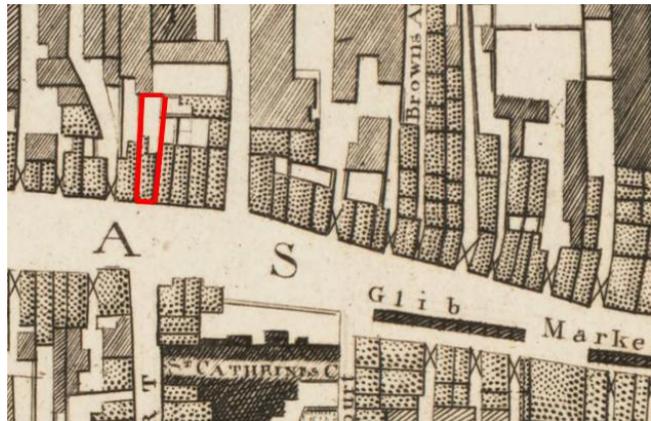
Historic mapping showing location of building at No. 134 Thomas Street from 1610 to 1847



The 1610 map shows a terrace of gable-fronted buildings in the approximate location of the present Nos. 134-136 Thomas Street. Saint Catherine's church is also shown but this building is likely to be the early 13th century Medieval parish church which predates the present building. The present church was built c. 1765 on the same site as the earlier church.



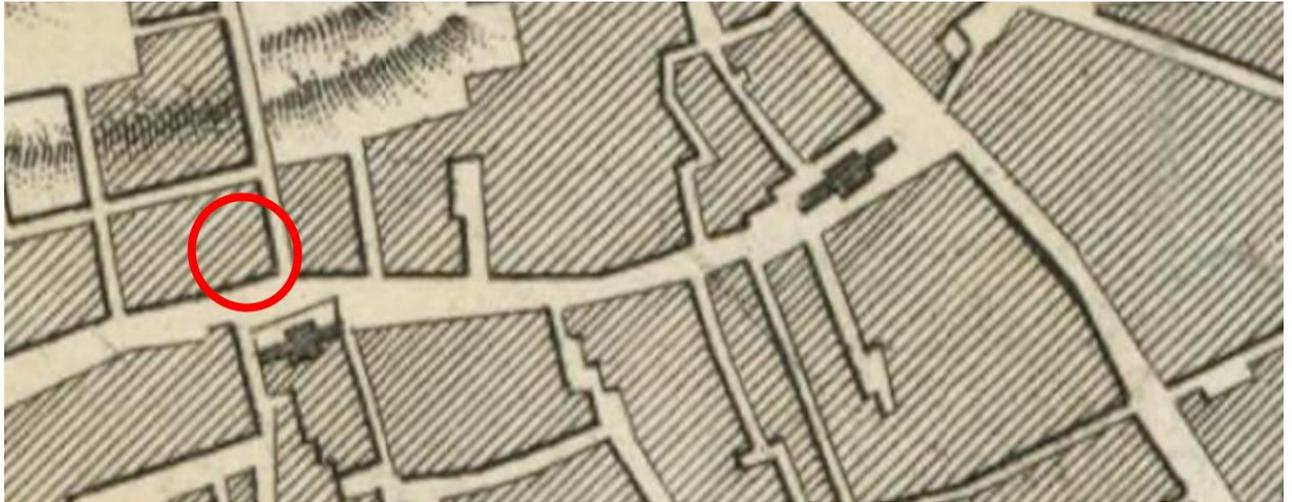
Charles Brooking's map of 1728 shows a terrace of buildings in the present day location of No. 134 Thomas Street. The earlier 13th century Church of St. Catherine is also shown to the south with a terrace of houses in front of it facing Thomas Street. Bridgefoot Street is also clearly shown to the east running north from Thomas Street.



Rocque's map of 1756 shows Nos. 134 and 135 Thomas Street with their small rear returns. No. 134 Thomas Street (outlined in red) also has an additional outbuilding attached to the rear of the return. Bridgefoot Street was narrower at this time with 4 buildings to the east of No. 134 Thomas Street rather than the two shown on the later 1847 OS map. The 13th century church of St Catherine's is still in place with buildings constructed in front of it facing Thomas St.



The later Rocque map of 1764 is smaller in scale and no changes can be discerned.



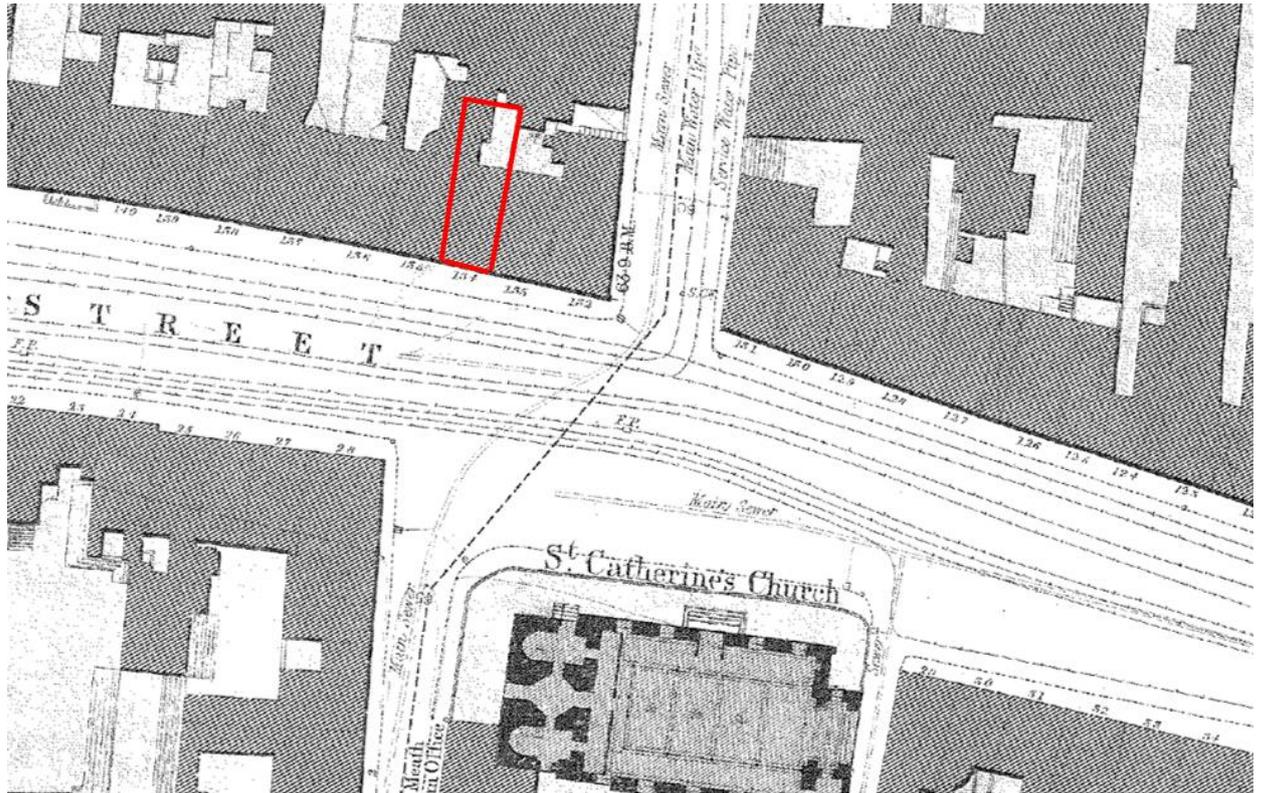
Belin's maps of 1764 still shows the 13th century St. Catherine's Church and the terrace of houses where No. 134 Thomas Street is located. Thomas Street has been made wider at this location with the buildings which were located to the front of the church are now demolished.



Poole & Cash, 1780. The new St Catherine's church is shown as constructed with a clear courtyard to the front of it. Buildings are shown as constructed to the NW of the church at the corner of Thomas Court and Thomas St. A small narrow laneway is shown located to the west of Nos. 134/135 Thomas Street. This can also be seen on Rocque's 1756 map above.



Taylor's map of 1816. There is no discernible change between this map and the earlier one.



1847 Ordnance Survey – No. 134 Thomas St is clearly shown with rear return and additional outbuildings to rear site. Nos. 132 and 133 Thomas Street are also clearly shown which have since been demolished. St Catherine's church, constructed c. 1765 is also shown to the south. There are no buildings to the front of the church.

Appendix 3: NIAH Record

NIAH Assessment for 134 Thomas Street, Dublin 8

	<p>Reg. No. – 50080339 Date - 1720 – 1760 Previous Name – N/A Townland – N/A County – Dublin City</p> <p>Categories of Special Interest – ARCHITECTURAL Rating –Regional Original Use – House In Use As – Apartment/Shop</p>
<p>Description: Formerly terraced, now end-of-terrace two-bay four-storey house, built c.1740, having late nineteenth-century facade, with recent shopfront to ground floor. Four-storey return to rear. Recent flat roof hidden behind parapet to front (south) having granite capping. Pitched roof to return. Brown brick cruciform shared chimneystack. Red brick walls having red brick quoins and platband at parapet level. Rendered walls to rear. Recent red brick to east elevation. Square-headed window openings having granite sills. Segmental-arched window openings to rear having square-headed windows with rendered infill above. Replacement uPVC windows. Ground floor openings shuttered.</p>	
<p>Appraisal: Despite considerable alterations, this house retains early proportions typical of Dublin townhouses. Its large central cruciform chimneystack shared with its neighbour to the west is a feature of Dutch Billys. Dutch Billys were a common building type in the seventeenth and early eighteenth century, with gabled front facades, and many were later altered with the addition of the parapet roof fashionable in the Georgian era. Like many of the neighbouring houses, the ground floor subsequently had a commercial use. Thomas Street was laid out by the early eighteenth century and is an important thoroughfare linking the city centre with the west. Originally a mid-terrace building, no.133 was demolished by 1980, while no.132 was subsequently also demolished.</p>	

Appendix 4: Internal Photos from 2005 Barrett Mahony 'Structural Appraisal of No. 134 Thomas Street' report submitted as part of appeal to An Bord Pleanala. ABP Ref: PL29S.211413 of Planning Ref 6082/04



Underside of stairs to basement



Intermediate bressumer in rear room of basement



Underside of stairs to basement with remains of distemper (whitewash)



Intermediate bressumer in rear room of basement



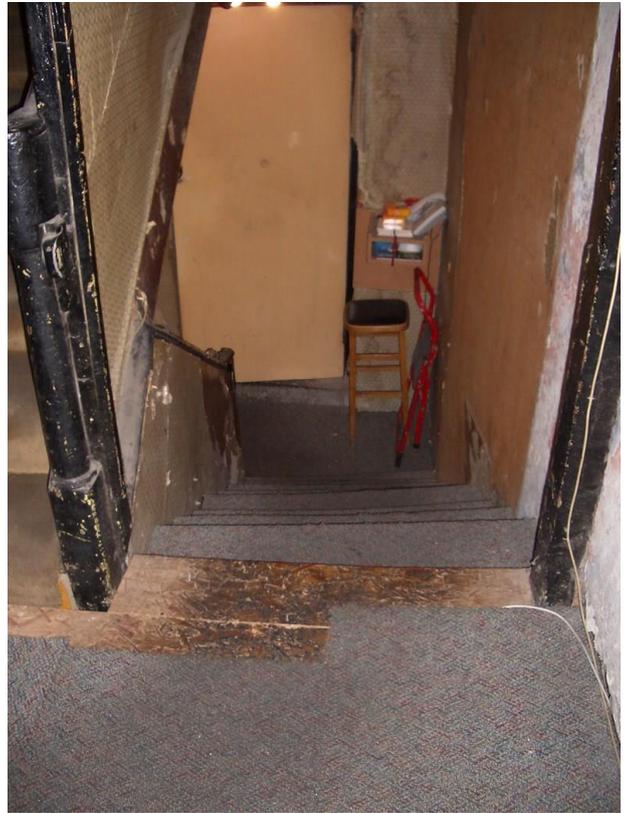
Rear basement bressumer, looking to chimney. Note plaster sarking between joists.



Rear basement floor joists, looking to rear



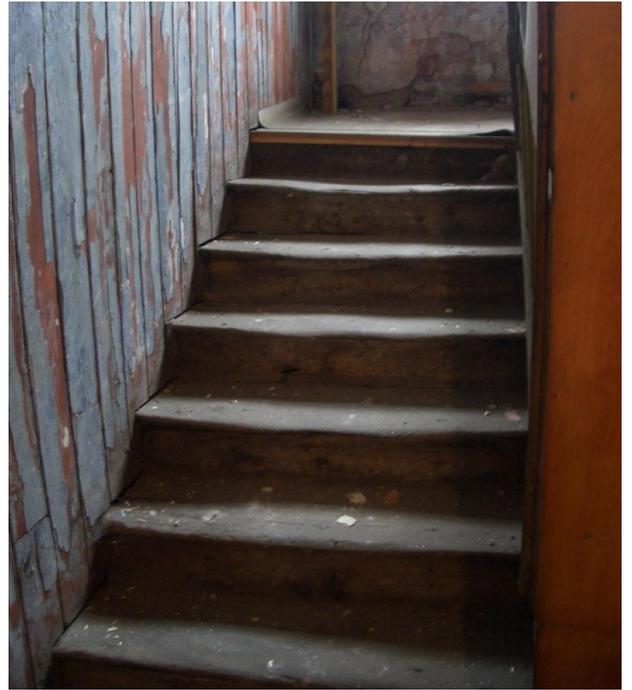
Half landing between ground and first, looking down



First floor landing, looking down with shared newel post



Underside of stairs from half landing to third floor



Stairs from 2nd to 3rd floor, looking to half landing showing early plank partition



East window spandrel, third floor. Early plank partition also visible.



West corner adjoining No.135, third floor

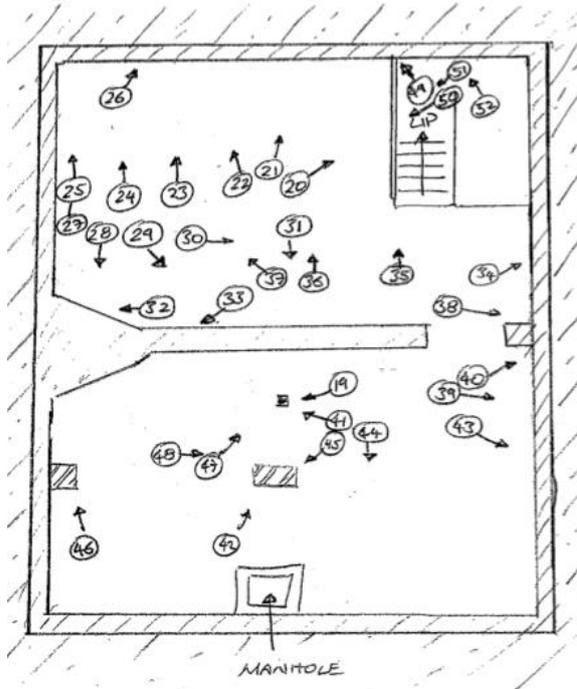


Door from rear room to third floor landing showing possible surviving panelling

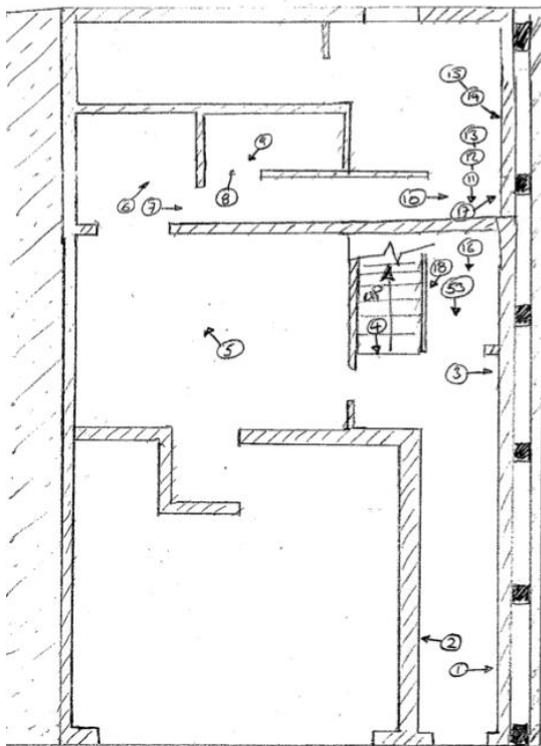


View of top of return looking north

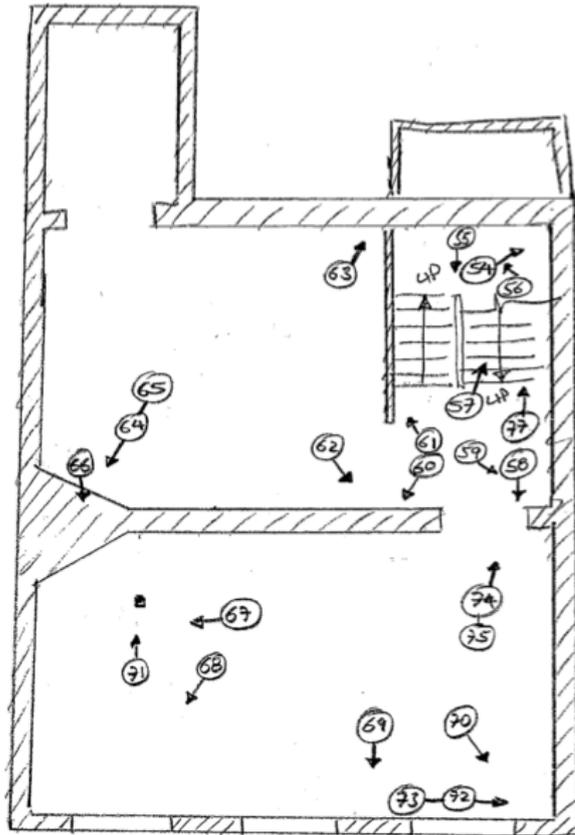
Appendix 5: Sketch floorplan drawings found in 'Structural Appraisal of No. 134 Thomas Street, Dublin 8' by Barrett Mahony Consulting Engineers. Submitted as part of an Bord Pleanala appeal. ABP Ref: PL29S.211413 of Planning Ref 6082/04



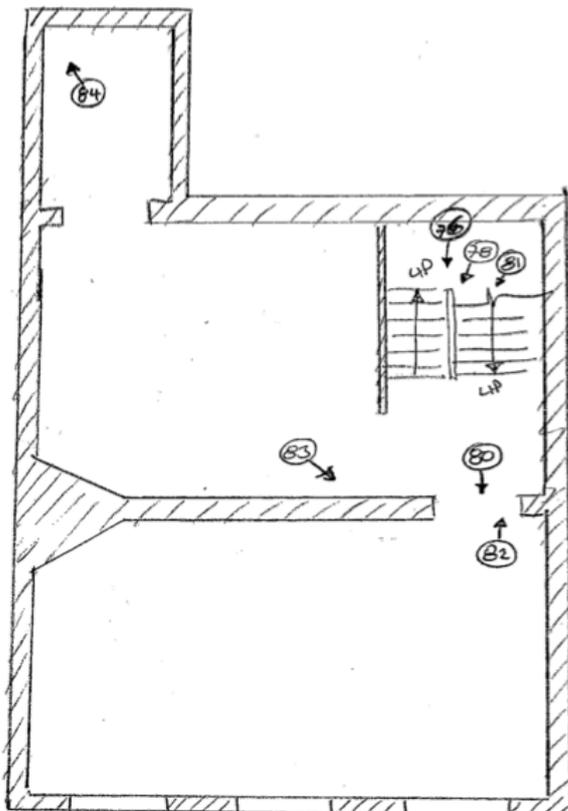
Basement floorplan with typical early floor plan: corner fireplaces and interlocking staircase.



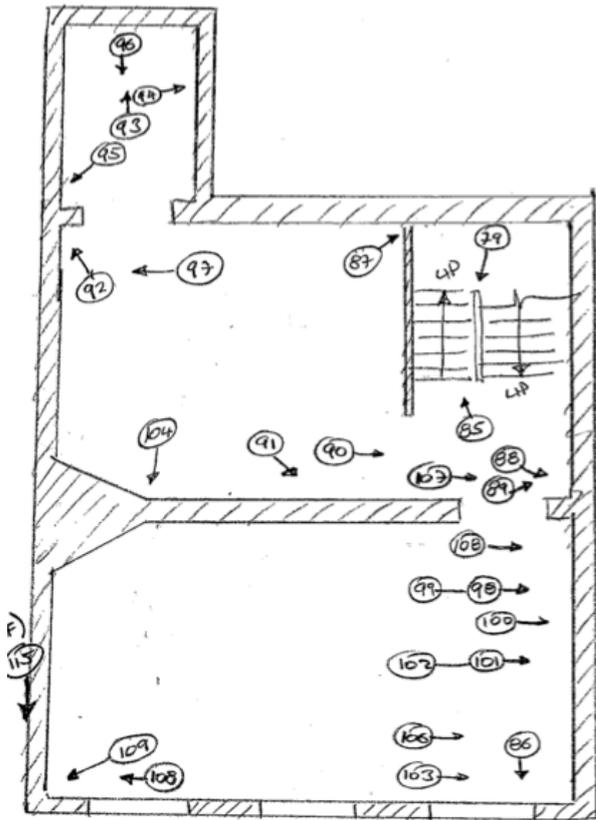
Ground floor plan



First floor plan with typical early floor plan: corner fireplaces, small rear return and interlocking staircase.



Second floor plan with typical early floor plan: corner fireplaces, small rear return and interlocking staircase.



Third floor plan with typical early floor plan: corner fireplaces,