

Conservation Section, Planning & Property Development Department
Civic Offices, Wood Quay, Dublin 8

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Date: 19/11/20

To the Chairperson and Members of the Central Area Committee

Initiation of the Statutory Process for the Proposed Addition of 139-149 North King Street, Dublin 7 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 Central Area Committee of Dublin City Council at its monthly meeting on the 8th of December 2020

Photograph of Structure:



Introduction:

It is proposed to initiate procedures under Section 55 of the Planning & Development Act 2000 (as amended) to add 139-149 North King Street, Dublin 7 to Dublin City Council's Record of Protected Structures.

Name and Address of Owner: Rabbitte Catering Services Limited and Covington Limited, part of Rabbitte Group Properties Ltd., Mabestown, The Ward, Co. Dublin

Name of Applicants:

- Minister for Culture, Heritage and the Gaeltacht on the 4th of June 2014.

Summary of Applicant's Reasons for Seeking Addition:

- *Minister for Culture, Heritage and the Gaeltacht:* List of recommendations for inclusion on the RPS of structures deemed as being of 'Regional' significance or higher identified during Stage 1 of the Dublin Survey carried out by the National Inventory of Architectural Heritage. Nos. 139-149 North King Street, Dublin 7 has been assigned a Regional rating. The Stage 1 recommendations were issued to Dublin City Council on the 4th of June 2014.

Addition of Significant 20th Century Structures:

Policy CHC3 of the Dublin City Development Plan 2016-2022 provides as follows: *To identify and protect exceptional buildings of the late twentieth century; to categorise, prioritise and, where appropriate, add to the RPS. Dublin City Council will produce guidelines and offer advice for protection and appropriate refurbishment.*

In June 2014, the Minister recommended that this structure be included on Dublin City Council's RPS. 139-149 North King Street has been assigned a Regional rating by the NIAH.

Following on from the above, in June 2018, the Conservation Section carried out a screening process for the 20th century Stage 1 Ministerial Recommendations (137 in total). These were then screened for National and high level Regional significance using the criteria provided in the *Architectural Heritage Protection Guidelines for Planning Authorities, 2011*. Twenty-eight significant structures were identified to be prioritised for addition including this structure.

Site Location & Zoning Map:

Nos.139-149 North King Street are located on the south side of North King Street, occupying a block between Brown Street North and Bow Street.



Zoning map: The map (above) is an extract from Map E of the *Dublin City Development Plan 2016-2022*, illustrating the land use zoning and specific objectives for the area. The objectives include the following:

- Land Use Zoning Objective: 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 site is located within a designated Conservation Area hatched red on the above Zoning Map. Policy CHC4 of the *Dublin City Development Plan 2016-2022* states that it is the policy of Dublin City Council 'To protect the special interest and character of all Dublin's Conservation Areas. Development within or affecting a conservation area must contribute positively to its character and distinctiveness, and take opportunities to protect and enhance the character and appearance of the area and its setting, wherever possible.

Recent Planning History:

Planning Ref	Description	Decision
0706/93	New warehouse/storage units and wholesale/retail outlet to replace existing warehouse/storage unit and wholesale/retail outlet	GRANT PERMISSION 23-Jun-1993
0432/98	Retention of existing 48 sheet advertising sign at high level on the east face of the building.	REFUSE PERMISSION 23-Apr-1998
3315/11	Planning permission is sought for (1) internal alterations to existing shop layout (2) external changes to existing front elevation, incorporating the placing of customer entrance and signage on King Street North (3) external changes to rear elevation incorporating placing of new customer entrance and signage (4) external changes to existing side elevation incorporating reduction in size of side entrance located on Brown Street North (5) all ancillary site works.	GRANT PERMISSION 24-Jan-2012

Recent Enforcement History:

There is no recorded planning enforcement history for the subject site.

Summary Description:

Permission for a site inspection was requested in letters posted on 18th June 2020 to the building's occupants. Responses were not received to these letters. A survey of the exterior of the building was carried out on 29th July 2020. Following completion of the Legal Title Search for the property, a further request letter was posted on 21st August 2020. An inspection of the interior was carried out on 7th October 2020, with access granted to the eastern and western ends of the building. It was not possible to access the central thirteen bays of the building.

A review of Google Maps street views provided evidence of changes to the east elevation between 2012 and 2014.

Imagers of the property are contained in Appendix 1 of this report.

Exterior:

Nos.139-149 North King Street is a twenty-six-bay two-storey former factory building, with eastern eleven-bays constructed c.1880, extended westwards c.1923 with further alterations c.1934 and c.1954. The east elevation to Bow Street has multiple-bays, with higher (possibly three-storey) section to southern end and is slightly curved at its northern end to follow the line of Bow Street. There are two-storey blocks to the rear

The roof to the majority of the building is pitched and clad in metal of recent date with a low-pitched metal clad roof to the western six bays, set perpendicular to the main roof. A brick parapet with granite coping hides the roof to the north (front) and west elevations. Cast-iron hoppers serve the parapet gutter to the front elevation with some surviving cast-iron downpipes. Aluminium rainwater goods serve the eastern elevation.

The north elevation is of red brick, laid in Flemish bond having granite quoins and plinth and brick dogtooth detailing beneath the parapet coping. A change in brick between the eastern eleven bays is discernible from the rest of the building. The east elevation was re-rendered c.2013 in a roughcast cement render with granite plinth and quoins at southern end surviving. The west

elevation, which is a rebuild dating to c.1994, is smooth-rendered with a painted plinth and applied moulded render arcade detailing. The eastern three bays of the north elevation contain a rendered shopfront with stepped detailing to the reveals of the display window. This replaces an earlier shopfront. The rear (south) elevation is of recent construction.

The north elevation has segmental-arched window openings with gauged brick heads, bull-nosed brick to reveals and soffits and granite sills. Four early twenty-pane metal windows with central four-pane pivot opening sections were noted to the first floor towards the eastern end. Nine twenty-pane metal windows four-pane bottom-hinged opening section to first floor of the c.1935 section. Early timber four-pane windows were noted to three ground floor openings with hopper light formed by top two panes and early metal window guards to two openings. The remainder of the window openings contain replacement aluminium and uPVC windows with recent metal grilles to ground floor openings. Segmental-headed window openings with granite sills to the ground floor of the east elevation were blocked up c.2013, and uPVC replacement windows have been inserted to the first floor openings. There are three recent square-headed openings to the ground floor at the northern end of the east elevation. Later square-headed window openings to the first floor of the west elevation have uPVC windows.

A segmental-arched integral carriage towards the east end of the north elevation has a granite block-and-start surround with voussoirs to arch having projecting keystone, recent timber doors and overlight. The keystone shows possible traces of a carved insignia and date, which are not legible. Square-headed goods entrance to north elevation with bull-nosed brick reveals and recent metal security shutter. Square-headed door openings were inserted to two former window openings with gauged brick heads, moulded brick to reveals and soffits, granite steps and recent doors. The western of the two openings has been partially blocked up. Later square-headed door opening with security shutter and later shopfront inserted to west elevation.

Nos.139-149 North King Street is situated on the south side of the North King Street, encompassing the block between the junctions of Brown Street North and Bow Street and fronts directly onto the street with a yard to the rear accessed via a gateway on Brown Street North.

Interior:

An internal inspection of the eastern seven bays and western six bays show the building show little surviving internal fabric of significance to these areas. Drawings submitted with planning application reference 0706/93 provide evidence of a complete rebuilding of the structure behind the front elevation to the western six bays. Furthermore, an image provided by the present owners predating the 1993 planning application shows a single-storey structure at the western end of the site at this time. The eastern end of the property was accessed entirely with concrete floors, stairs and partition walls of recent date visible throughout. Reordering of the interior is evidenced by the current location of the basement stairs inside the historic shopfront. A surviving historic timber beam was noted across the shopfront opening. It is possible that some of the internal walls are historic, though with finishes of recent date. Partition walls to the basement do appear to contain historic fabric with brick visible at openings.

The central section of the building was not accessed, however, images of the first floor are available on Google Maps and show the possibility of some surviving historic fabric in the form of square-profile metal columns rising from the floor to a suspended ceiling. This construction differs from that in the other sections of the buildings and may date from the building's use as a factory.

Summary of Historical Background:

The block formed by Nos.139-149 North King Street are depicted as fully occupied by a terrace of houses on Rocque's *An Exact Survey of the City and Suburbs of Dublin* of 1756. The c.1847 and 1864 (Fig. 13) Ordnance Survey maps of Dublin continue to show the block as comprising individual plots numbered 139 (west end) to 149 (east end). Outbuildings are indicated to the rear of some of the properties. The 1864 map shows a larger structure across the rear sites of Nos.145-149 which appears to have resulted in the removal rear returns and outbuildings. *Thom's Almanac*

and *Official Dictionary for the Year 1862* lists Nos.145-148 as being occupied by Patrick Farrell & Son, soap boilers and tobacconists. The structure shown to the rear of these plots in 1864 may have been where industrial processes took place. *Thom's Almanac* for 1862 lists an entrance to O'Farrell & Sons' chandlery and soap-boil works at No.38 Bow Street.

By the 1886 Ordnance Survey (Fig. 14) of the City of Dublin, the entirety of the area equating to Nos.145-149 was a single concern with an integral carriage arch leading to a small central yard surrounded by buildings indicated in the centre of the structure. By 1889, James Crean & Co. had a premises at 147 North King Street. Crean & Son (also known as Phoenix Soap Factory or Phoenix Works) were one of the main producers of soap in Dublin by the early decades of the twentieth-century. The c.1910 Ordnance Survey revision continues to depict a large industrial concern occupying Nos. 145-149, named *Phoenix Works*.

In September 1916, a claim was made by James Crean & Son to The Property Losses (Ireland) Committee, 1916 (PLIC) in respect of damage caused to their premises at North King Street following its occupation by the military during the Rising. Documents submitted in respect of the claim were typed on letterheads that included a sketch of the company's factory on North King Street at this time (Fig. 15). This image is of particular interest in so far as it demonstrates that the eastern end of the structure retains the form of the factory as it was in 1916. The structure at this time was of eleven bays and two storeys with a three-bay shopfront at the eastern corner. An integral carriage arch is shown within the fifth bay from the west and the windows are shown with arched heads. The fenestration depicted to the Bow Street elevation can be traced in the current rendering of that elevation, with more recent interventions clearly discernible. The claim makes note of metal windows to the property requiring repair as well as sash windows. It would therefore appear that later interventions to the building, as it was extended westwards, respected this earlier factory including the fenestration pattern.

An entry in the *Irish Builder* dated 24th March 1923 noted that Messrs. Jones & Kelly had prepared plans for an additional wing to the Erne Soap Factory at North King Street for Messrs Crean & Son. This may have been to incorporate Nos. 141-144 into the factory as the firm had acquired these by the early 1920s. The firm of Jones & Kelly had a longstanding relationship with James Crean & Son, designing a number of interventions to the property at North King Street during the twentieth century.

In June 1933, the *Irish Builder* recorded that an extension was in progress at Messrs. Crean & Son, North King Street. In 1934, the *Irish Builder* records the opening of what is described as '...the new factory of Messrs Crean & Son...' by the Minister of Industry and Commerce, Seán Lemass on the 8th of January 1934. The Ordnance Survey revision of c.1936 (Fig. 16) shows the structure titled as *Phoenix Works* as taking up the plots approximately equating to Nos. 141-149 with two integral carriage arches shown running through the building to the rear yard; these openings appear to be incorporated in the current structure.

Nos. 139 and 140 were acquired by James Crean & Son c.1942 based entries in Thoms Directory for the years 1941 and 1943. The address for James Crean & Son in 1941 was 141-149 North King Street but in 1943 the address was given as 139-149 North King Street. An entry in the *Irish Builder* in August 1954 reports that plans had been approved by Dublin Corporation for alterations to 139-149 North King Street for James Crean & Son. The extent of this work is unknown but the difference in roof structure over the western six bays, approximately the location of Nos. 139 and 140, may indicate that this element of the structure was constructed then.

A planning application was made in 1993 for the construction of a wholesale/retail outlet, which relates to the section now occupied by Little Italy (i.e. the eastern six bays of the site). The drawings submitted with the application were viewed by the Conservation Section and clearly show this area of the building was substantially rebuilt, save for the front façade which was retained. An image provided by the current owners of unknown date, but likely to pre-date the planning application, shows the northwest corner of the property with a two-storey façade but a single-storey

structure behind (Fig. 17). This clearly demonstrates that the structure at the western end of the site dates to the 1990s.

Conclusion

An examination of available documentary sources reveals that the site of Nos.139-149 North King Street has a longstanding association with the manufacture of soap and candles, with an enterprise operating out of Nos.145-149 by the 1860s, and a purpose-built premises constructed on this site by 1886. James Crean & Son had a presence on the site by 1889.

While the current factory appears to be a single construction, evidence suggests that the eastern eleven bays date to the latter decades of the nineteenth century. The distribution of bays and profile of window opening appears largely unaltered from a sketch of the property on a letterhead dating to 1916, as well as the positions of the integral carriage arch and shopfront. Four first floor openings in this section retain early metal windows. Cartographic evidence indicates a single structure occupying Nos.145-149 by 1886. The factory was extended further westwards in the early 1920s when James Crean & Son acquired the plots of Nos. 141-144. This extension followed the design of the earlier factory with a similar fenestration pattern and roofline. Subtle differences, other than the change in brickwork, can be seen with a shortening in the distance the window sills extend beyond the window reveals in this phase of works compared to the earlier factory.

In 1934, it was recorded that a new factory had been constructed on site. It is unclear the extent of building on the site in the 1930s. Nine bays at first floor level contain metal windows, which may date to either the 1920s building works or the 1930s. Nos.139 and 140 were acquired c.1942 and a new phase of building works was carried out in the mid-1950s. The only perceptible difference to the building is the survival of metal windows, which are of a different profile to the remaining historic windows, to the ground floor of the westernmost six bays.

It is concluded that 139-149 North King Street was constructed over a number of phases with the earliest section dating to the latter decades of the nineteenth century. The later phases of the building's construction respected the design of the earlier building, creating a harmonious block that appears as a single building. Internally the building has undergone significant alterations at its eastern and western ends with little surviving historic fabric of note save for some internal walls at the western end. It is possible that the central thirteen bays may contain some historic fabric, but access to this area was not possible.

References:

- (Digital records accessed 29/06/2020)
<http://map.geohive.ie/>
<https://gallica.bnf.fr/ark:/12148/btv1b5967586q/f1.item.zoom>
City of Dublin, held by Ordnance Survey Ireland. © Public domain. Digital content: © Ordnance Survey Ireland, published by UCD Library, University College Dublin
<http://digital.ucd.ie/view/ucdlib:40833> 1847, Sheet 13
City of Dublin, held by Ordnance Survey Ireland. © Public domain. Digital content: © Ordnance Survey Ireland, published by UCD Library, University College Dublin
<http://digital.ucd.ie/view/ucdlib:40834> 1864, Sheet 13
City of Dublin, held by Ordnance Survey Ireland. © Public domain. Digital content: © Ordnance Survey Ireland, published by UCD Library, University College Dublin
<http://digital.ucd.ie/view/ucdlib:40896> 1886, Sheet 18_46
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- Casey, C. *Dublin: The City within the Grand and Royal Canals and the Circular Road with the Phoenix Park*, New Haven, CT, and London, 2005
- *Irish Builder* 65, 27 Jan 1923, p.61
- *Irish Builder* 64, 24 Mar 1923, p.217
- *Irish Builder* 75, 17 Jun 1933, p.508

- *Irish Builder* 76, 13 Jan 1934, p.30
- *Irish Builder* 96, 28 Aug 1954, p.839
- The National Inventory of Architectural Heritage Survey of Dublin City, Stage 1 Ministerial Recommendations issued on the 04/06/2014
- Thom's Almanac and Official Dictionary for the Years 1862, 1887, 1888, 1889, 1892, 1912, 1921, 1924, 1934, 1936, 1948, 1952, 1954, 1956, 1958

Significance/NIAH Rating:

The National Inventory of Architectural Heritage (NIAH) has been carried out for this area under Stage 1 of the Dublin City survey.

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 2 of this report has assigned a 'Regional' rating to 139-149 North King Street, Dublin 7. These are structures or sites that make a significant contribution to the architectural heritage within their region or area.

The building was included in the list of Ministerial Recommendations for inclusion on the RPS of structures deemed as being of 'Regional' significance or higher identified during Stage 1 of the Dublin Survey. The Stage 1 Ministerial Recommendations were issued to Dublin City Council on the 4th of June 2014, in accordance with Section 53 of the Planning and Development Act, 2000 (as amended).

Assessment of Special Interest under the Planning and Development Act 2000:

The National Inventory of Architectural Heritage assigned this building ARCHITECTURAL; HISTORICAL & SOCIAL interest.

The Conservation Section, following an inspection of the site at 139-149 North King Street, Dublin 7, has considered the opinion of the NIAH and is in agreement with the three categories of special interest assigned. As a result, 139-149 North King Street is considered to be of special interest under the following headings:

- ARCHITECTURAL:
 - Nos.139-149 North King Street is an example of good quality commercial design, influenced by the classical tradition. Occupying a block of significant size on North King Street, the harmonious rhythm of the building's many bays would have allowed it to sit comfortably within the surrounding terraces along North King Street. The restrained decorative embellishments are skilfully executed, with the use of granite dressings adding textural interest to the structure. The use of subtle detailing like the bull-nosed brick to window openings and the segmental arches to the openings further enhances the building's aesthetic appeal, camouflaging the functionality of the original building. Architectural detailing and design are clearly apparent in the former factory's form and construction.
 - Though elements of the building's fabric have been replaced, including its roof of the structure behind the façade, it retains some early metal windows, with the varying profiles providing an insight into the evolution of the building westwards as well as illustrating different styles of metal windows through the twentieth century. The survival of the early carriage arch is also of note.
 - James Crean & Son had a long-standing association with the architectural partnership of Jones & Kelly, commencing in 1923 and continuing through to 1954. The partnership

was formed between Alfred Edwin Jones and Stephen Stanislaus Kelly in 1919 and lasted until Kelly's death in 1951, with Alfred Jones carrying on the practice. The firm has continued under the name of Jones & Kelly until the present day and has had a large and varied practice. Their work throughout the twentieth-century was primarily ecclesiastical and educational but also included public housing, cinemas, theatres, commercial and industrial buildings. In 1923, they gained wider recognition as the winning entrants in the competition to construct a new City Hall in Cork, which was completed in 1932. While some of the structure predates their involvement with the site, their respect of the original factory building succeeded in creating a structure which presents a harmonious façade.

- The scale and form of the building makes a positive addition to the streetscape and it is one of the few surviving historic structures along this section of North King Street. Though the interior of the structure has been largely replaced, the building's importance as a historic survivor within the streetscape of this area of the city is not diminished. In addition to its importance on North King Street, the eastern elevation is a key survivor along Bow Street. Further significance is added due to the dating of a large part of the structure to the twentieth-century.
- HISTORICAL:
 - The site has had a long industrial tradition, with soap manufacturing taking place on part of the site from at least the 1860s. James Crean & Son, who had a presence on the site by the late 1880s, were a significant manufacturer of soap in Dublin by the early twentieth-century. The building is therefore of historical significance in its representation of the longstanding industrial use of the site. It is also reminiscent of a time when industry had a strong presence in the city, and industries such as soap-making and candle-making developed close to the source of one of their main ingredients – animal fat.
 - Further historical significance is added through the occupation of the factory by the military during the 1916 Rising. North King Street was the scene of intense fighting during the week and the occupation of the factory occurred as the military were seeking to loosen the Volunteer's stronghold on the street.
- SOCIAL:
 - The site's use as a former factory, and therefore an employer of some significance in the area, places it as a focal point with the community and attributes social interest to the site.

Conclusion:

Dublin City Council Conservation Section has carried out an assessment of 139-149 North King Street, Dublin 7 and has also considered the NIAH record for the site (see Appendix 2). The Conservation Section concludes that 139-149 North King Street, Dublin 7 merits inclusion on the Record of Protected Structures.

However, acknowledging evidence for the substantial rebuilding of the interior of the building at the east and west ends and the replacement of its roof and rear elevation, it is proposed that protection be limited to the north (front) and east elevations. Any future development proposals for the site should have regard for the potential for surviving historic fabric within the central thirteen bays which were not accessible during the preparation of this report.

The purpose of this report is to seek the approval of the Central Area Committee of Dublin City Council for the initiation of 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.

Recommendation:

It is recommended that the statutory process is initiated for the proposed addition of 139-149 North King Street, Dublin 7 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)
139-149 North King Street, Dublin 7	Former Factory (north and west elevations only)



24/11/2020

Deirdre Scully
Deputy City Planner

Date

The initiation of the statutory addition process was agreed by the Central Area Committee of Dublin City Council at its monthly meeting on the 8th of December 2020

Extent of Protected Structure Status

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



Fig. 1: 139-149 North King Street, Dublin 7: Extent of Protected Structure status and curtilage outlined in red



Fig. 2: 139-149 North King Street, Dublin 7: Aerial Photograph showing location of building

Appendix 1: Short Photographic Record & Historical Maps/Images



Fig. 3: View from northwest



Fig. 4: View from northeast



Fig. 5: East elevation from northeast



Fig. 6: West elevation from northwest



Fig. 7: West elevation of N-S running section of building along Bow Street



Fig. 8: View of west end of building from southeast



Fig. 9: Dogtooth course, north elevation



Fig. 10: Metal window, north elevation



Fig. 11: Former goods entrance, north elevation



Fig. 12: Detail of brickwork to openings, north elevation

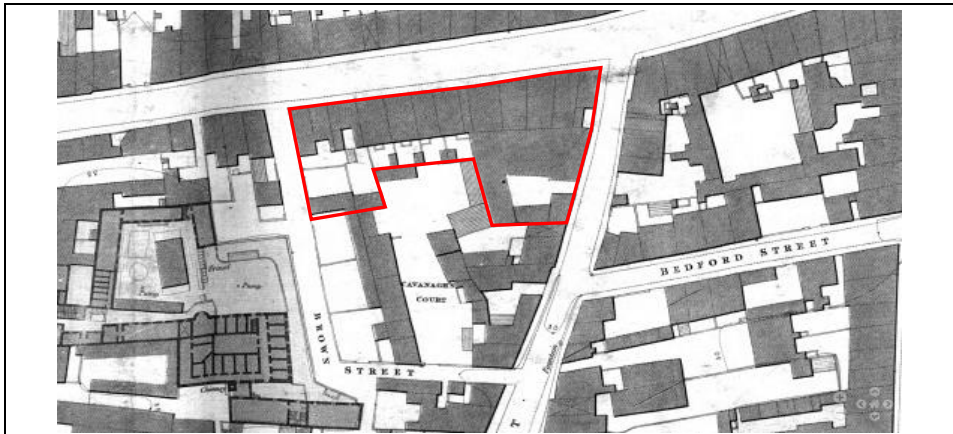


Fig. 13: Extract from 1864 Ordnance Survey City of Dublin: Sheet 13 with approximate location of Nos.139-149 North King Street outlined in red



Fig. 14: Extract from 1886 Ordnance Survey City of Dublin: Sheet 18_46 with approximate location of Nos.139-149 North King Street outlined in red



Fig. 15: Letterhead from 1916 claim, (National Archives website - Ref PLIC/1/3382)

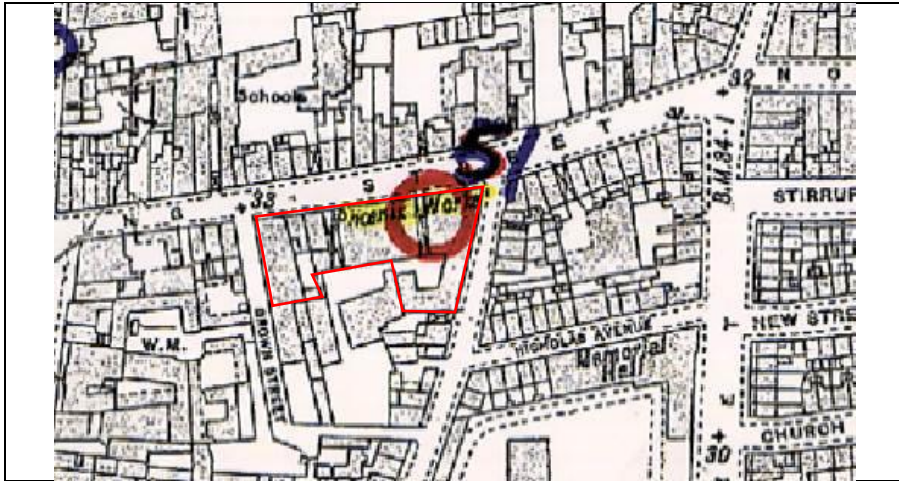



Fig. 16: Extract from c.1936 Ordnance Survey revision with approximate location of Nos.139-149 North King Street outlined in red



Fig. 17: Image dated c.1990 with two-storey façade to northwest corner of 139-149 North King Street arrowed red; note single-storey structure behind

Appendix 2: NIAH Record

NIAH and Ministerial Recommendations for 139-149 North King Street, Dublin 7

	<p>Reg. No. 50070319 Address 139-149 North King Street, Dublin 7 Date 1920-1940 Previous Name N/A County Dublin Coordinates 314837, 234640 Categories of Special Interest Architectural, Historical, Social Rating Regional Original Use Factory, craft industry site, industrial</p>
<p>Description: Twenty-six-bay two-storey terrace of commercial buildings, built c.1930. Pitched metal roof having parapet to front (north) elevation with granite coping. Red brick front elevation laid in Flemish bond having granite quoins and plinth. Rendered shopfront to three eastern-end bays to ground floor front elevation. Rendered gables. Segmental-arched window openings having rounded reveals, granite sills. Early twenty-pane steel windows to thirteen central bays of first floor having four-pane vent to upper portion. Replacement uPVC windows to remaining upper floor openings. Metal grilles, boarding and replacement UPVC windows to ground floor openings. Granite block-and-start surround to segmental-arched opening having voussoirs with projecting keystone, recent timber doors and overlight. Square-headed opening with recent metal security shutter. Square-headed openings to shopfront having chamfered sills, metal grille inserts.</p>	
<p>Appraisal: This terrace of commercial buildings forms a cohesive south edge to King Street North. The detailing is simple yet the granite quoins and arch surround add a refined level of detail, and the bull-nosed bricks are a typical feature of early-twentieth century brickwork which create a pleasing effect. The surviving early metal windows are typical of early twentieth-century commercial building windows and remain in good condition. The block appears to have been built for the Crean Soap Factory, Jones and Kelly are recorded as designing an 'additional wing' in 1923, and a chimney in 1933/4.</p>	