

30th October 2020

To the Chairperson and Members of the Central Area Committee

Initiation of the Statutory Process for the Proposed Addition of No.8 Parkgate 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 Central Area Committee of Dublin City Council at its monthly meeting on the 10th November 2020

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 'No.8 Parkgate Street, Dublin 8' to Dublin City Council's Record of Protected Structures.

Proposal for Addition

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

Summary of 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. No.8 Parkgate Street, Dublin 8,

together with the neighbouring properties at Nos.7 and 8 Parkgate Street, Dublin 8 has been assigned a 'Regional' rating. The Stage 1 recommendations were issued to Dublin City Council on the 4th of June 2014.

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 1 Ministerial Recommendations as per the agreed methodology. Nos.6, 7 and 8 Parkgate Street, Dublin 8 were identified as Early Buildings (appearing on Roque's map of 1756) and were prioritised for assessment in June 2020.

Site Location & Zoning Map

No.8 Parkgate Street, Dublin 8 is located to the north of the River Liffey near the junction of Parkgate Street with Temple Street West and Barrack Street. The subject site is one of three similar terraced buildings which front onto Parkgate Street, overlooking Croppies Acre Memorial Park. The red luas line runs parallel to the front/south of the property. To the east, is The National Museum of Ireland, Collins Barracks (the Former Royal Barracks).

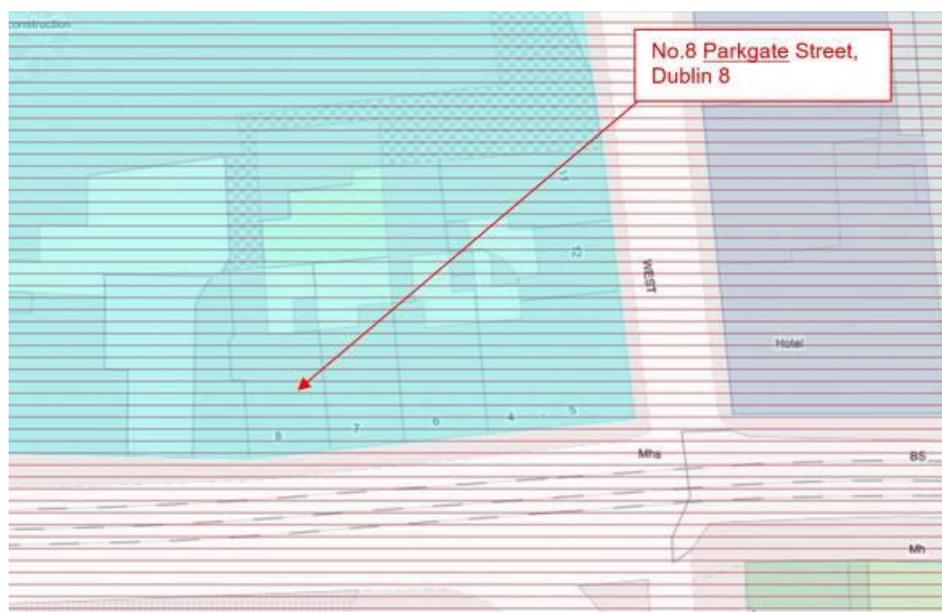


Fig.1: Site location and zoning map for No.8 Parkgate Street, Dublin 8 (arrowed red). Note that the property is located within a red hatch Conservation Area.

Zoning: 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 is located within a defined red hatch Conservation Area which includes the Liffey Quays, Croppies Acre, The National Museum of Ireland, Collins Barracks and Heuston Station.

Recent Planning History:

There is no recorded planning history for the subject property.

Recent Enforcement History:

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

Site Access

A site inspection of the property was requested by letters issued on the 19th June 2020 and on the 6th July 2020. These were addressed for the attention of the owner and occupier. A response was received from the owner on the 14th July 2020 stating that they were unable to facilitate access at this time. An external inspection of the property was carried out from Parkgate Street and vantage points along Temple Street West on 22nd July 2020. Aside from areas which were visible from the public realm no access was afforded to the rear of the site or to the interior of the property.

Summary Description*Exterior:*

Terraced two-bay three-storey house with substantial chimney stack, built c.1740 having two-storey extension to rear (northwest corner of plan) with further two-storey extension to rear (northeast corner of plan). Flat roof replacing the historic roof structure. One of three surviving similar properties (along with No.6 and No.7 Parkgate Street). Formerly in use as shop at ground floor with rendered shop fascia. Small enclosed yard to rear/north.

Interior:

Access to the interior of the property was not provided during the course of this assessment.

Historical Background

During the late 17th and early 18th century, medieval Dublin was transformed by the Duke of Ormond, the Viceroy of Ireland into a renaissance capital. Under Ormond a number of ambitious public projects were undertaken to include the construction of The Royal Hospital Kilmainham (Irish Museum of Modern Art), The Royal Barracks (The National Museum of Ireland, Collins Barracks) and the Liffey quays. Parkgate Street, located between the set pieces of the Royal Deer Park (The Phoenix Park) and the Royal Barracks developed during this period as one of the principal gateways to the 18th century city. Montpellier Hill, to the immediate north, was established as a fashionable residential district, which today retains some of the oldest domestic buildings in the city (O'Meara, 2008). The 18th century surveyor Charles Brooking records a strip of early development along the northern side of Parkgate Street in his map of 1728. Though Brookings depiction (not reproduced here) is limited in terms of detail it does suggest that the site at No.7 Parkgate Street had already been developed by the opening decades of the 18th century.

John Rocque's Map of 1756 depicts Parkgate Street in greater detail and clearly illustrates the subject property as one of a terrace, located close to the junction of Barack Street and Temple Street (fig.8). The Royal Barracks, distinguished by its parade grounds and large courtyard ranges is located to the east. The Liffey, still without quay walls or river crossing at this point, flows to the immediate south with the water's edge directly accessible (in part) from Parkgate Street.

The 1756 map records No.8 Parkgate Street on a rectangular footprint with a sizeable yard to the rear (fig.8). The property layout is similar to that of the adjacent site to the immediate west (formerly No.9 Parkgate Street – now demolished). At this

date the lands bounded to the immediate north by Montpellier Hill, remain undeveloped and are hatched by Rocque to reflect the steep gradient of the site, rising north above the Liffey basin.

The prevailing house type built in Dublin during the late 17th and early 18th century is commonly referred to as the 'Dutch-Billy' (Craig, 2006 pg.112). This comprised a cruciform roof plan with curvilinear gable-front and shared corner chimney breasts often with a closet return (Keohane, 2005, pg.8). Though the original roof and roof structure have been removed the presence of a substantial chimney breast is indicative of an early construction date and may suggest the building conforms to a variant of the 'Dutch-Billy' typology.

A survey of Parkgate Street for the Wide Streets Commissioners c.1790 in relation to the proposed redevelopment of the western half of the street, captures the subject property (fig.9). This records a small outbuilding placed to the rear yard. A discrepancy in the representation of No.9 Parkgate Street is highlighted between Rocques map and that of the Wide Streets Commissions, this being depicted by the later as occupying a much reduced and irregular shaped site (compare fig.8 and fig.9). Giles's Livery Stables arranged around an open sided courtyard is located to the west of the subject site.

By the mid-19th century a rear extension has been added to the property corresponding with the footprint of the two-storey extension recorded to the northwest corner of the present plan (fig.10). The subject property, recorded as 'house and small yard' is listed in the Valuation Books from 1855 as No.5 Parkgate Street. An entry in the Valuation Record Book dated 1886 indicates that the street addresses were 'altered' in that year to reflect their present numbering, with the subject property thereafter listed as No.8 Parkgate Street. By c.1876 the enclosed yards and outbuildings to the rear of both No.7 and No.8 Parkgate Street had been removed to facilitate the construction of livery Stables with the Valuation Record Book for 1863-1878 confirming that the newly built stables, which were accessed from Temple Street, were directly associated with No.8 Parkgate Street, despite in part occupying lands which had previously appeared to belong to No.7. An amended valuation entry dated 1876 records the description of No.8 Parkgate Street as 'House, Livery Stables and Yard'.

The opening of Kings Bridge (Sean Hueston Bridge) in 1828 followed by Kingsbridge Station (Hueston Station) in 1846 led to further development and commercialisation of the area. It is unclear if No.8 incorporated a shop at the outset or whether the ground floor was converted from private residence at an early date however by 1860 Thom's directory records a 'Brewer & Vintner' trading from the premises followed during the 1880's by a 'Provisions Dealer'. The 1911 O.S map records the re-enclosure of the rear sites to both No.7 and No.8 Parkgate Street (fig.11). The yards are represented on a diminished scale with both sharing a common boundary line to the north and having back-to-back outbuildings. The property operated as 'Dinning Rooms' between c.1930 to 1951 when it was purchased by the family of the current owner in 1951.

References

- Irish Architectural Archive.
- Keohane, F. (2005) *Period Houses: A Conservation Guidance Manual*, First Edition. Dublin: Dublin Civic Trust.
- Ordnance Survey Mapping.
- National Library of Ireland.

- Rocque, J. (1756) An Exact Survey of the City and Suburbs of Dublin.
- Thom's Irish Almanac and Official Directory, (1850-1995).
- Tipperary House. 2020. Tipperary House budget accommodation in Dublin. Available at: <https://www.tipperaryhousedublin.com/>. [Accessed 11 August 2020].
- Valuation Records Valuation Office of Ireland, (covering 1855 to the present day).
- Craig, M (2006) Dublin 1660-1860, The Shaping of a City, Dublin: Liberties Press
- Dublin Civic Trust (2012), A Survey of Gable-Fronted Houses and Other Early Buildings of Dublin City. Dublin: Dublin Civic Trust.
- O'Meara. T.J, (2008) Montpelier Hill, Dublin 7: An Architectural Heritage and Conservation Assessment (unpublished higher diploma thesis, Trinity College Dublin).

NIAH Rating:

The National Inventory of Architectural Heritage (NIAH) survey has been carried out for the area under Stage 1 of the Dublin City survey programme (see Appendix 2).

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 assessed No.8 Parkgate Street, Dublin 8 as a group with the adjacent properties at No.6 and No.7 Parkgate Street and has assigned these a 'Regional' rating. These are structures or sites that make a significant contribution to the architectural heritage within their region or area.

Note. The NIAH incorrectly assigns a late 19th century date for the structures. Research conducted as part of this assessment indicates that the property numbers for Parkgate Street were revised to their current iteration in 1886 and that the subject building, now with an address of No.8 Parkgate Street, had originally been numbered as No.5 Parkgate Street, a building which Thom's directory of 1860 records as a 'Brewer & Vintner'. Review of the historic record, external site inspection and comparison assessment of documentation submitted in relation to No.6 Parkgate Street as part of planning application Ref:4160/17 would suggest that No.6, 7 and 8 Parkgate Street date to the early 18th century.

Assessment of Special Interest under the Planning & Development Act 2000

No.8 Parkgate Street, Dublin 8, is considered by the Conservation Section of Dublin City Council to be of special interest under the following headings:

- ARCHITECTURAL:
 - No.8 Parkgate Street represents a hitherto unidentified early 18th century building possibly conforming to a variant of the gable-fronted 'Dutch Billy' typology. Despite the loss of the original roof structure, the restrained detailing to the principal/south elevation displaying a disproportionate ratio of solid to void and diminutively scaled window openings together with the presence of a substantial chimney stack indicate an early construction date for the building.

- Though the interior has not been inspected as part of this assessment this may retain its original early 18th century plan form and other salient features characteristic of the period to include substantial corner chimney breasts, low floor to ceiling heights, timber staircase and other joinery items.
 - No.8 is located on a prominent gateway entry point to the city and although the street is now dominated by the Ashling Hotel, the property which presently shares a common building height with that of No.6 and No.7, provides a human scale and historic context which makes a positive contribution to the streetscape and the character of the wider area.
 - The former shop unit at ground floor with modest rendered fascia board is almost vernacular in character drawing sharp contrast with the high Victorian frontage of W.Ryans Public House, further west at No.28 Parkgate Street. Though now in sole residential use the surviving shopfront reflects the past commercial use of the building and the separate door access to the private quarters demonstrates how commerce and domestic accommodation once existed side-by-side.
- **HISTORICAL:**
 - The property may chart the development of urban domestic architecture in Dublin at a time when the 'Dutch Billy' typology was in decline.
 - No.8 was constructed in the early part of the 18th century when Parkgate Street, situated between the set pieces of the Royal Deer Park and Ormond's Royal Barracks developed into one of the principal thoroughfares of the Georgian city. Its construction reflects the ascent of the area stimulated by plans under the Duke of Ormond to reshape Dublin into a renaissance capital and its survival is a physical reminder of Ormond's legacy.

Conclusion:

Dublin City Council has considered the applicants' reasons for seeking addition. It is noted that the NIAH incorrectly assigns a 19th century date for the structure however research conducted by the Conservation Section indicates that the property dates to the early 18th century. Few early buildings survive unaltered within the city and a review of Dublin Civic Trust's *A Survey of Gable-Fronted Houses & Other Early Buildings 2010* indicates that later modifications and refurbishment is commonplace. In the case of No.8 Parkgate Street the Conservation Section considers that the loss of the roof is amply counterbalanced by the survival of the building's superstructure, characterised by elements typical of early Dutch Billy/transitional townhouses to include the substantial chimney stack and distinctive fenestration pattern displaying a disproportionate ratio of solid to void. It is likely that early fabric survives to the interior. Although No.8 possess intrinsic interest in its own right, the property shares a similar form and scale with No.6 and No.7 Parkgate Street which are considered to be of group value and heightened significance as the sole survivors of a form which was once typical on the street. In addition to architectural interest, this structure has been assigned historic significance being strongly representative of the character and development pattern of the area from the early 18th century.

Having assessed the site and upon review of the historic record Dublin City Council recommends that No.8 Parkgate Street, Dublin 8 comprising the two-bay three storey

house with rear two-storey extensions and to include the rear yard and boundary's be proposed for addition to the City's Record of Protected Structures.

The extent of the proposed Protected Structure status and curtilage is outlined in Fig.2 of this document (below).

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.

Note: The initiation of the statutory addition process was agreed by the Central Area Committee of Dublin City Council at its monthly meeting on the 10th of November 2020

Recommendation:

It is recommended that the statutory process is initiated for the proposed addition of No.8 Parkgate 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
No.8 Parkgate Street, Dublin 8	Terraced House, two-storey extensions and rear yard

Deirdre Scully

30/10/2020

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 10th of November 2020

Extent of Protected Structure Status

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



Fig.2: No.8 Parkgate Street, Dublin 8: extent of Protected Structure status and curtilage outlined in red.

Appendix 1: Short Photographic Record & Historical Maps



Fig.3: Principal/south elevation. Note the disproportionate ratio of solid to void to the elevation indicating an early construction date.



Fig.4: Context view of No.6 (right), No.7 (centre) and No.8 (left) Parkgate Street taken from the east showing the properties now dominated by the Ashling Hotel.



Fig.5: Context view of No.8 Parkgate Street taken from the west showing part of the National Museum of Ireland, Collins Barracks to the extreme right of image.



Fig.6: Rear aspect of No.8 showing significant chimney stack (arrowed) indicative of an early date.



Fig.7: Detail of former shopfront to ground floor. Note the separate access to residential accommodation and rendered fascia board.

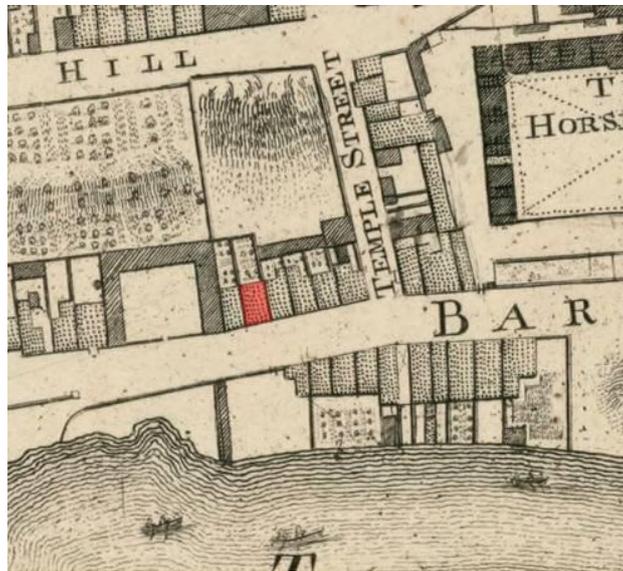


Fig.8: 1756 Survey of the City and Suburbs of Dublin by John Rocque. No.8 Parkgate Street is hatched red.



Fig.9: Detail of survey map of Parkgate Street c.1790 available at <http://digital.libraries.dublincity.ie/vital/access/manager/Repository/vital:5132?query=parkgate&queryType=vitalDismax>. No.8 Parkgate Street has been highlighted in red. No.9 Parkgate Street is arrowed blue.



Fig.10: 1847 Ordnance Survey Map of the City of Dublin. No.8 Parkgate Street is highlighted in red.

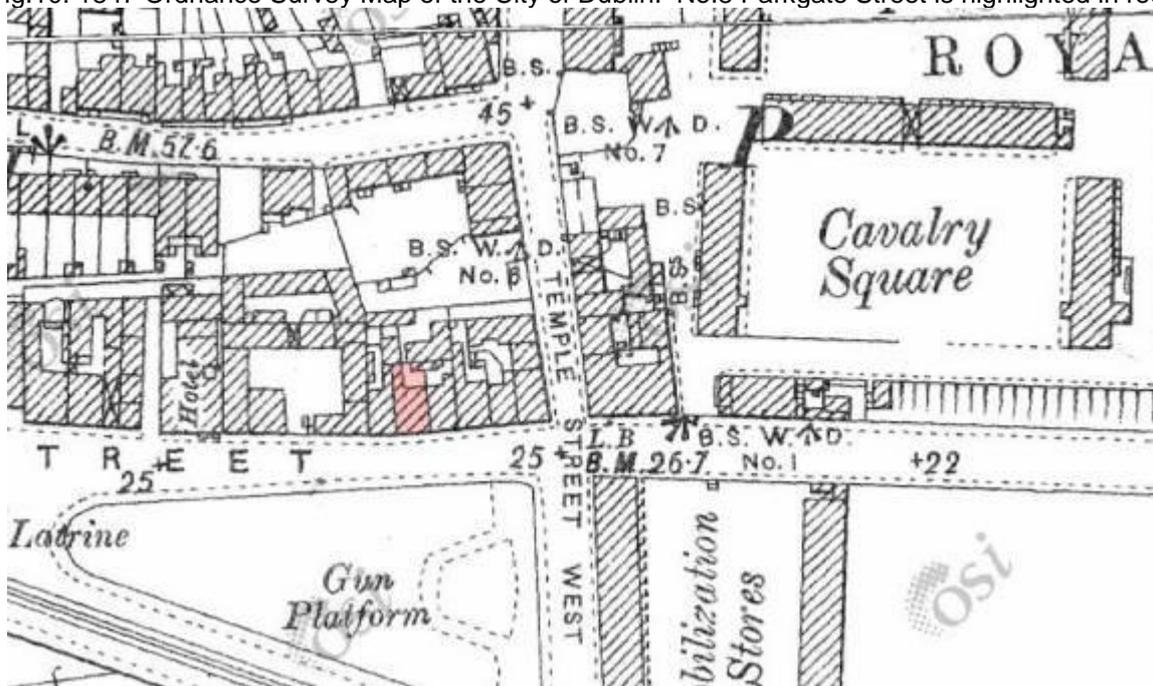


Fig.11: 1911 Ordnance Survey Map of County Dublin. No.8 Parkgate Street has been highlighted red. Note the reduced plot size.

Appendix 2: NIAH Record

NIAH Assessment for No.8 Parkgate Street, Dublin 8

	<p>Reg. No.50070147</p> <p>Date 1875-1885</p> <p>Previous Name N/A</p> <p>Townland</p> <p>County Dublin City</p> <p>Coordinates 313906, 234428</p> <p>Categories of Special Interest ARCHITECTURAL</p> <p>Rating Regional</p> <p>Original Use House</p> <p>In use As guest house/b&b</p>
<p>Description: Terrace of three two-bay three-storey houses, built c.1880. Formerly in use as shops, No.7 now in use as guesthouse. Hipped slate roof with terracotta ridge tiles and red brick chimneystack having clay chimneypots, behind raised rendered parapet with painted masonry coping. Roughcast render, with render quoins and string course over fascia to ground floor, to No.8, smooth rendered walls to others, render plinth course throughout. Square-headed window openings throughout, painted masonry sills, render surrounds to No.8, replacement uPVC windows. One-over-one pane timber sash windows to No.6. Square-headed window openings to ground floor to No.6 having timber framed bipartite display windows and steel grilles over, square-headed display windows to No.7, square-headed window opening to ground floor to No.8 with render surround and timber framed display window, cast-iron railings. Pair of square-headed door openings to each, render surrounds and timber panelled doors to No.8, timber panelled doors to No.7, door opening to No.6 having timber architrave surround and half-glazed timber panelled door, door opening with half-glazed timber panelled door and steel grille over.</p>	
<p>Appraisal: The unusual fenestration arrangements and the pair of doors to the ground floors of these buildings indicates the commercial purpose they each served in the past. Sharing a parapet height and fenestration alignment to the upper floors, they make a pleasing contribution to the streetscape. Although they have been somewhat altered, some timber sash windows and timber doors have been retained, adding to the overall architectural significance of the terrace. Thom's Dublin Street Directories from 1860 to 1885 indicates that a livery stables and horse repository was sited here, indicating that the current buildings were constructed in the late nineteenth-century.</p>	