

To the Chairperson and Members
of the South East Area Committee

Addition of: Fumbally Exchange, 5 Dame Lane, Dublin 2 to the Record of Protected Structures in accordance with Section 54 and 55 of the Planning and Development Act, 2000.

Photo of Structure



Introduction

It is proposed to initiate procedures under Section 54 and Section 55 of the Planning & Development Act to add the **Fumbally Exchange, 5 Dame Lane, Dublin 2** to the Dublin City Council's Record of Protected Structures (RPS).

Request for Addition

George Boyle, Fumbally Exchange, 5 Dame Lane, Dublin 2

Summary of Applicants Reasons for Seeking Addition

George Boyle, a founder of Fumbally Exchange and occupant of the building, makes the following case for the inclusion of no. 5 Dame Lane on the Dublin City Council Record of Protected Structures:

'This building – the former Hely's Printworks, workplace of Leopold Bloom in Ulysses, built by Samuel Beckett's grandfather and first example of Hennebique architectural construction in Dublin ... showcasing an enormous array of cultural, architectural, engineering, technical and scientific features of significance, not to mention the cultural resonance of its role as a home of industry,

fictional workplace for James Joyce's hero and currently one of the richest national centres for design and innovation in the city.'

2011-2017 Development Plan Zoning & Location Map: Fumbally Exchange, 5 Dame Lane, is located along the south of Dame Lane, bound to the east by a public house, no.4 Dame Lane, and to the west by a building occupied by Eircom Ltd. There is a large open car park site to the south, accessed from St Andrew's Lane.

The location of the Fumbally Exchange, 5 Dame Lane, Dublin 2 is shown in green. The zoning objective for the site is 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.



Recent Planning History:

There are no recent planning permission applications pertaining to no.5 Dame Lane.

There is one planning permission application for the site to rear of no.5 Dame Lane, also in ownership of Eircom Ltd.

Planning Ref: 3057/00

Two No. single storey sub-stations.

Summary Description:

Attached three-bay four-storey office building over basement, retail unit and shopfront to ground floor, built c.1906. Triple gabled slate roofs, set parallel to street elevation, mansarded to front, with three dormer windows to front (north) elevation. Reinforced concrete structure employing the Hennebique system, rendered façade to upper floors featuring rusticated piers supporting moulded cornice with modillions. Glazed brick piers to ground floor, having rounded corners and moulded brick course. Square-headed window openings, with replacement glazing. Curved corner glazing to retail unit. Recessed stepped approach to entrance. Recent decorative signage to horizontal bands. Smooth rendered façade to rear elevation.

Exposed timber roof trusses to third floor, supported on Hennebique concrete structure. Exposed concrete structure and open plan arrangement to ground, second and third floors. Suspended ceilings and partitioned cellular rooms to first floor.

Assessment of Significance:

The National Inventory of Architectural Heritage (NIAH) has not been carried out for this area; however, its categories of special interest (architectural, historical, archaeological, artistic, cultural, scientific, technical & social) and its rating system has been used to assess the structure in question. The NIAH 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 recommended by the Minister to the relevant planning authority for inclusion in their RPS. Using the NIAH System of rating this structure is considered to be of Regional significance. These are structures or sites that make a significant contribution to the architectural heritage within their region or area. The Fumbally Exchange is worthy of a Regional Rating.

Rationale for Regional Rating: 5 Dame Lane, formerly Hely's Printworks, is significant for its early use of the Hennebique system, or 'Ferro-Concrete', which was developed in France the late nineteenth century. Completed in 1906, it is reputedly the earliest example of the structural system in Dublin. Hely's Printworks was the former workplace of Leopold Bloom, the fictional hero in Joyce's *Ulysses*.

References

- Casey, Christine, *The Buildings of Ireland: Dublin* (Yale, 2005)
Department of the Environment, Heritage and Local Government, *Architectural Heritage Protection – Guidelines for Planning Authorities* (Dublin, 2004)
Joyce, James, *Ulysses* (Paris, 1922)
Loeber, Campbell, Hurley, Montague and Rowley (eds), *Architecture 1600-2000: Art & Architecture of Ireland Vol.IV* (Yale & the RIA, 2014)
Marnham, Niamh, *Fumbally Exchange, No.5 Dame Lane – Heritage Statement* (2015)
Rothery, Seán, *Ireland and the new Architecture 1900-1940* (Dublin, 1991)

Online Sources

UCD Digital Library:

<https://digital.ucd.ie/view/ucdlib:38376>

<https://digital.ucd.ie/view/ivrla:30653>

TCD Digital Library:

<http://digitalcollections.tcd.ie/content/1032/pdf/1032.pdf>

BBC Radio Documentary – Hely's Printers:

<http://www.bbc.co.uk/programmes/p01s8whl>

Wikipedia (Denis O'Kelly, Fumbally Exchange):

https://en.wikipedia.org/wiki/Dame_Lane

Dictionary of Irish Architects:

<http://www.dia.ie/works/view/34534/building/CO.+DUBLIN%2C+DUBLIN%2C+DAME+STREET%2C+NO.+027-30+%28HELY%29>

Name: BATCHELOR & HICKS

Building: CO. DUBLIN, DUBLIN, DAME STREET, NO. 027-30 (HELY)

Date: 1906

Nature: Additions. Contractors: Mssrs. Thompson, Belfast & Dublin. Hennebique reinforced concrete frame used 'reputedly for the first time in Dublin' (Casey).

Refs: IB 48, 5 May, 22 Sep 1906, 366,770; IA & C 1, 8 Apr 1911, 144; Christine Casey, *The Buildings of Ireland: Dublin* (2005), 415.

Assessment of Special Interest Under the Planning & Development Act 2000

The structure is considered to be of special interest under the following headings:

Architectural:

5 Dame Lane was designed by Frederick George Hicks and Frederick Batchelor of Batchelor & Hicks, a Dublin-based architectural firm established in 1905, with their offices at 86 Merrion Square (www.dia.ie). They were responsible for the design of the Great Southern Hotel in Killarney (1906),

Weirs on Grafton Street (1906) and the RIAC building on Dawson Street, among other works. Hicks' works also include the Iveagh Markets (1902) and St Thomas's Church on Cathal Brugha Street (1931).

The conservative architectural language of the façade, with its stripped classical detailing, conceals a sophisticated reinforced concrete structure within. Designed as an industrial complex, the interiors are defined by the Hennebique structural system, allowing for impressive spaces on the upper floors.

'Though designed to be utilitarian in character, it is the flexibility and adaptability of the Hennebique structure employed at No.5 Dame Lane that is its virtue and has ensured its continued use. Similarly, though the principal architectural interest lies in its neo-classical street-facing elevation, its purely functional rear elevation addresses the interior courtyard, the former industrial inner sanctum, which itself echoes the site's medieval 'court' antecedents and partially stands on the former site of Trinity Hall, the first home of the RCSI.' (Marnham, 2015).

There is some fine detailing evident, notably the glazed brick piers to the entrance façade, the decorative detailing to the cornice and pilasters, and the steel windows to the rear.

Historical significance

5 Dame Lane formed part of the larger Hely's complex. From 1906, Hely's Printworks became known as The Acme Works, Dame Court. At this time, Hely's were involved in printing playbills for productions at the Abbey Theatre, at the time of the Irish Literary Revival. They also published the report of the Great Exhibition of 1907 in Herbert Park. When World War I broke out in 1914, Hely's were responsible for printing a number of propaganda posters urging men to fight in the British Army. Alongside this, the company were engaged to document the 1916 Rising, printing postcards and booklets depicting the '*Sinn Féin Revolt*'.

Cultural:

Hely's Printworks on Dame Lane / Dame Court was the former workplace of Leopold Bloom, the fictional hero in Joyce's *Ulysses* (1922), and is referenced later in the novel when Bloom encounters sandwich-board men advertising Hely's Printworks (Chapter 8 "The Lestrygonians" and Chapter 10 "Wandering Rocks").

"He read the scarlet letters on their five tall white hats: H.E.L. Y.S." (Joyce, 1922)

The building was constructed by prominent Dublin builders J & W Beckett. W Beckett was the grandfather of writer Samuel Beckett (www.dia.ie).

Technical:

5 Dame Lane is significant for its early use of the *Hennebique* system, or 'Ferro-Concrete' which was developed in France the late nineteenth century. Francois Hennebique patented his pioneering reinforced concrete system in 1892, combining separate structural members to create a singular monolithic element.

In 1897, the engineering firm LG Mouchel & Partners was licensed to use the new technique of reinforcing concrete using iron bars developed by engineer François Hennebique.

'As Hennebique's agent, Mouchel effectively established the use of reinforced concrete in Britain, particularly for framed buildings. At this time, when reinforced concrete was developed and marketed by rival patentees, Hennebique was expanding his organization rapidly.' (www.oxforddnb.com)

A definitive handbook for engineers and architects, outlining the theory and practice of 'Hennebique Ferro-Concrete' was published in 1909, written by LG Mouchel & Partners:

'The concrete is invariably made with the best qualities of genuine Portland cement, clean sharp sand, and aggregate consisting of gravel or hard stone. The steel employed is of the type generally described as mild steel, and alternatively known on the Continent as weld iron or ingot iron, in contradistinction to qualities of metal which in this country are designated high-carbon steel or hard steel.'

Ellen Rowley cites Batchelor & Hicks' work on the Hely complex as an early example of the Hennebique system (it should be noted that the address for Hely's Printworks is generally listed as Dame Street, as their headquarters were located on Dame Street):

'De Courcy has estimated that there were eighty-three Hennebique structures built in Ireland between 1905 and 1920. Aside from engineering or industrial projects, the system of interlocking posts, beams and lintels lent itself well to multi-storey urban civic architecture, and the first application of it in Dublin streets was at Hely's premises, Dame Street (Batchelor and Hicks, 1906).'

Christine Casey makes reference to the first use of the Hennebique system in Dublin in 1906, referencing the architects Batchelor & Hicks:

'Similar ornaments to Nos.27-28, whose structure was altered on many occasions, most significantly in 1906 when Batchelor & Hicks employed the Hennebique system of reinforced concrete framing reputedly for the first time in Dublin.'

Sean Rothery highlights a number of Hennebique structures constructed in Ireland, among them the Maize Mill and Grain Silos in Sligo (1905), Monarch Laundry in Belfast (1907) and the Granary in Westport (1908). He refers to an Irish Builder article from 1906, confirming that Batchelor & Hicks' building at Dame Street was the first use of the Hennebique system in Dublin.

Conclusion & Recommendation:

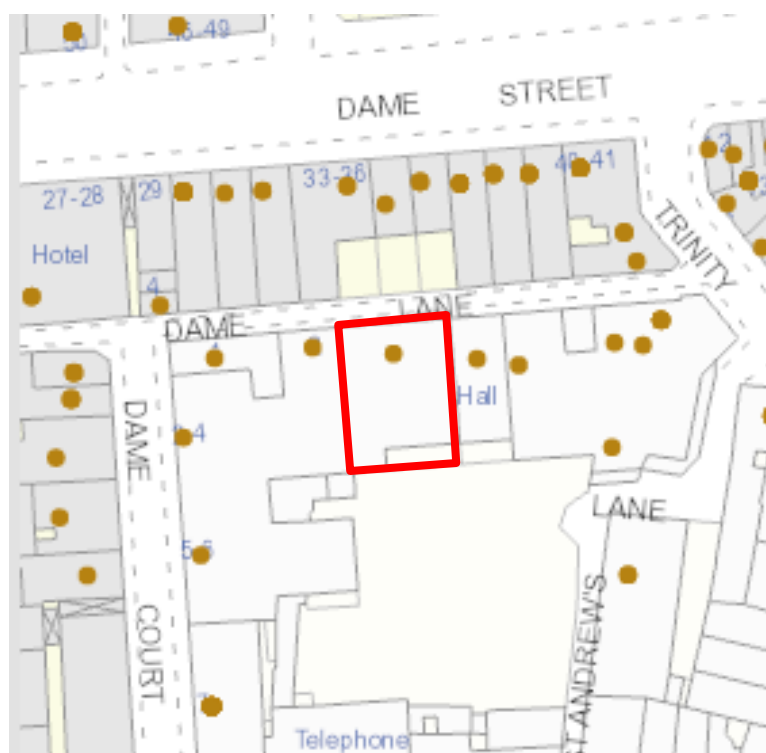
Fumbally Exchange, 5 Dame Lane, Dublin 2 is considered to be of Regional importance having architectural, technical and cultural significance.

Dublin City Council's Conservation Section therefore recommends the addition of the Fumbally Exchange, 5 Dame Lane, Dublin 2 to the Record of Protected Structures in accordance with Section 54 and 55 of the Planning and Development Act, 2000.

Paraic Fallon
Senior Planner

Extent of Protected Structure Status

Approximate extent of protected structure curtilage is shown on the map below in red.



Short Photographic Record (taken 16/12/16)



Front elevation onto Dame Lane



Interior spaces with exposed Hennebique concrete structure



Rear elevation (Niamh Marnham, 2015)



This is a view of our Factory—

THE ACME WORKS, DAME COURT.

Though only ten years built we have recently had to erect an extensive addition to enable us to deal with the rapidly increasing business. Our Labour Bill is now £300 per Week.

We appeal to you for support, and are confident it will be to your advantage. We can give you **Good Service, Good Work,** and **Good Value,** and you will be helping to keep more of our local workers employed.

HELY'S, LIMITED,

MANUFACTURING STATIONERS,

Lithographic and Letterpress Printers,

ACCOUNT BOOK MAKERS, &C.,

ACME WORKS, DAME COURT,

AND

27, 28, 29, & 30 DAME STREET, DUBLIN.

Hely's Advertisement, 1906