

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

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12th June 2017

To the Chairperson and Members of the Central Area Committee

Recommendation:

Addition of 2-3 Mary's Abbey, Dublin 7 to the Record of Protected Structures in accordance with Section 54 and 55 of the Planning and Development Act, 2000.

Recommendation	
Proposed Entry	2-3 Mary's Abbey, Dublin 7

Photo of Structure



Introduction

It is proposed to initiate procedures under Section 54 and Section 55 of the Planning & Development Act 2000 to add 2-3 Mary's Abbey, Dublin 7 to the Dublin City Council's Record of Protected Structures (RPS).

Name and Address of Owner: Ownership of the building has recently changed hands. According to the occupants of the building, the new owner is reputed to be Tom O'Rahilly, the owner of the leprechaun museum.

Introduction & Reason for Amendment/Addition

The request for addition came from Tim Elford, Director of New Art Studio, 2-3 Mary Street, Dublin 7 who have been a tenant in the building for 34 years. The building is considered to be of Architectural merit.

Planning History:

Planning Ref	Description	Decision
0422/90	Retention of satellite T.V. dish on gable wall.	Refuse permission 30/04/90
2960/11	The development will consist of the removal of the existing glazing & doors and the construction of a new shopfront and relocated office entrance to ground floor street frontage	Grant permission 01/09/11


Development Plan Zoning & location map:

Building is located on the north side of Mary's Abbey which forms a section of street between Abbey Street and Chancery Street. It is in a terrace of buildings that front directly onto the street.



Summary Description and Historical Background (taken from NIAH inventory)

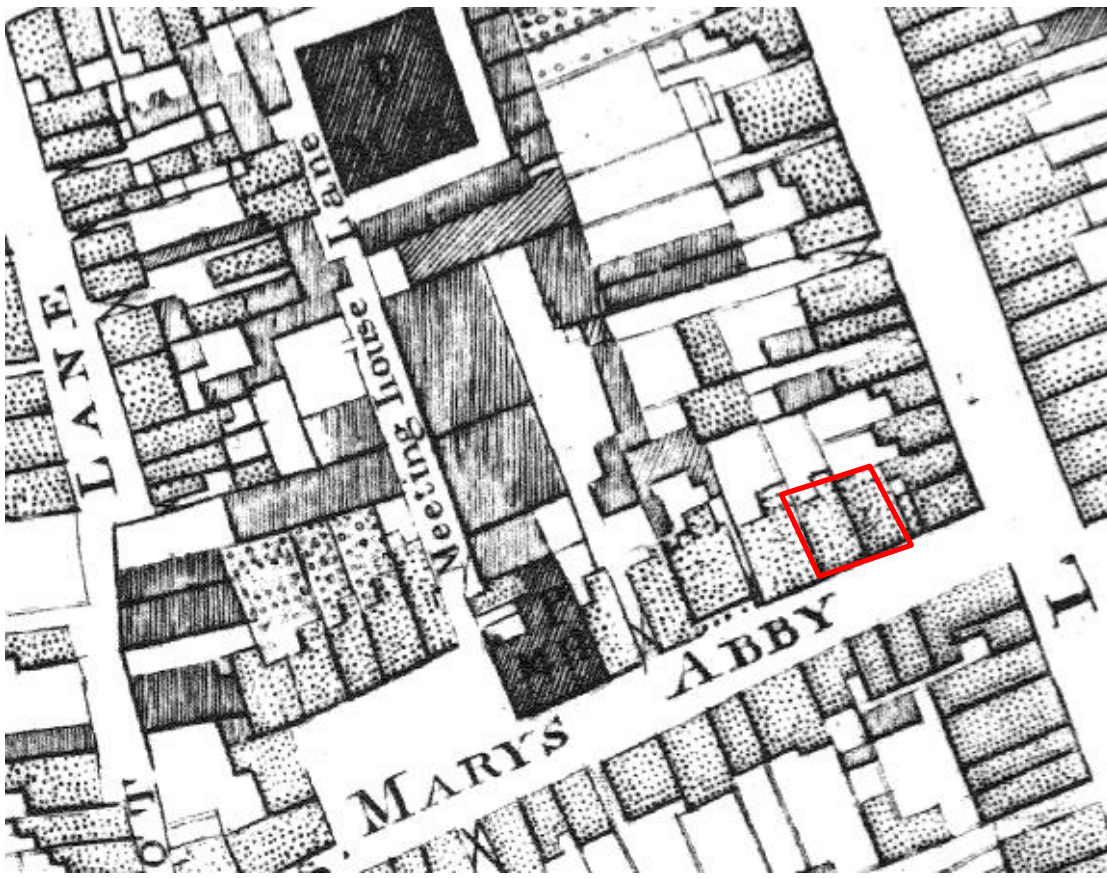
The building was surveyed by the National Inventory of Architectural Heritage (NIAH). The NIAH has assigned a regional rating to this building in its Draft survey of the area. The NIAH categories of special interest (architectural, historical, archaeological, artistic, cultural, scientific, technical & social) and its rating system have been used by the author to assess this structure. 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 deemed worthy of inclusion on the RPS. This building will be included in the next phase of Ministerial Recommendations for Dublin.

Cycle Bike, 2-3 Mary's Abbey, Dublin 7, Dublin City	
NIAH Ref No: 50060659	
Rating: Regional	
Importance Values: ARCHITECTURAL	
Description: Terraced four-bay four-storey commercial building, constructed c.1880, having recent shopfronts to ground floor. Hipped slate roof with rendered chimneystacks. Yellow brick walling to upper floors of front (south) elevation, framed by red brick pilasters to ends and flanking bays, with corbelled brickwork to parapet level, and with plain corbel detailing to base of pilasters. Red brick arching to top floor supported on decorative stone brackets. Rendered walling visible to side elevations. Segmental-arch openings to upper floors having block-and-start red brick voussoirs with projecting yellow brick keystone detailing and having casement windows. Cut-stone sill course to second floor supported on cogged brickwork and cut-stone sills to top floor openings. Recent square-headed openings to ground floor.	
Appraisal: This brick-built commercial premises is flanked by somewhat lower structures, giving it prominence in the streetscape. The pilaster and arch details provide a decorative rhythm to the building. The polychrome brickwork and the keystone details add further visual interest.	

The building in question, 2-3 Mary's Abbey, is a former factory which was constructed circa 1880. A later rear extension and internal partitions have been added. However its central staircase with glazed walls largely survive which allowed light through the north and south sides of the building. Features of interest include the metal windows, floorplan/staircase and some internal joinery.

The name comes from the Abbey of St. Mary, a foundation affiliated with the monastery of Savigny founded in 1139. The remains of the Chapter House of St. Mary's Abbey may be viewed at Meeting House Lane (Bennett 1991, 132) which is located a short distance to the NE. It was in the Chapter House that Silken Thomas Fitzgerald renounced his allegiance to Henry VIII and began his unsuccessful rebellion of 1534. The Abbey was closed in 1539 after the suppression of the monasteries (ibid.). The lands of the Abbey were purchased by Sir Humphrey Jervis and Richard Reynall in 1675. Jervis commenced the construction of Capel Street in 1675. This was soon

followed by development of the surrounding streets. By John Rocque's map of 1756, the street layout around Mary's Abbey is remarkably similar to today's.



Rocque Map 1756, showing approximate location of 2-3 Mary Street prior to it's construction.



1847 OS Map, showing approximate location of 2-3 Mary Street prior to it's construction.

Significance/NIAH 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.

Ministerial Recommendations have not yet been issued for this location, however the draft survey has assigned 2-3 Mary's Abbey a Regional rating. *These are structures or sites that make a significant contribution to the architectural heritage within their region or area.* According to the NIAH, this structure is anticipated to be included in the next batch of Ministerial Recommendations which are to be issued shortly.

Assessment of Special Interest under the Planning & Development Act 2000

- *Architectural:* This brick-built commercial premises is flanked by somewhat lower structures, giving it prominence in the streetscape. The pilaster and arch details provide a decorative rhythm to the building. The polychrome brickwork, keystone details and surviving upper floor windows add further visual interest.

Conclusion & Recommendation:

2-3 Mary's Abbey is considered to be of Regional significance. It is therefore recommended that **2-3 Mary's Abbey (main 1880's structure excluding later extension to rear), Dublin 7** be added to the Record of Protected Structures in accordance with Section 54 and 55 of the Planning and Development Act, 2000.

Recommendation	
Proposed Entry	2-3 Mary's Abbey (main 1880's structure excluding later extension to rear), Dublin 7

Paraic Fallon
Senior Planner

Date

Extent of Protected Structure Status

Extent of proposed protection for 2-3 St. Mary's Abbey is shown on the map below outlined in red. The proposed protection is limited to the main street fronted four-storey structure. The rear extensions are not covered by the protection.



Photographic Record (09/05/2017):

Front exterior



Street context view of 2-3 Mary's Abbey



View of front elevation



Polychromatic brickwork, keystone details and surviving upper floor windows.



Surviving upper floor window with metal window still intact.

Rear exterior



View of rear elevation with extension to LHS of photo and later extension to ground floor shop occupying all of former yard.



View of two-storey extension. Upper floor is used as studio space. Extension is heavily subdivided.



View of two-storey extension (LHS) and later ground floor extension which occupies original rear yard.



View of flat roof to northern end of rear extension



Main building interior



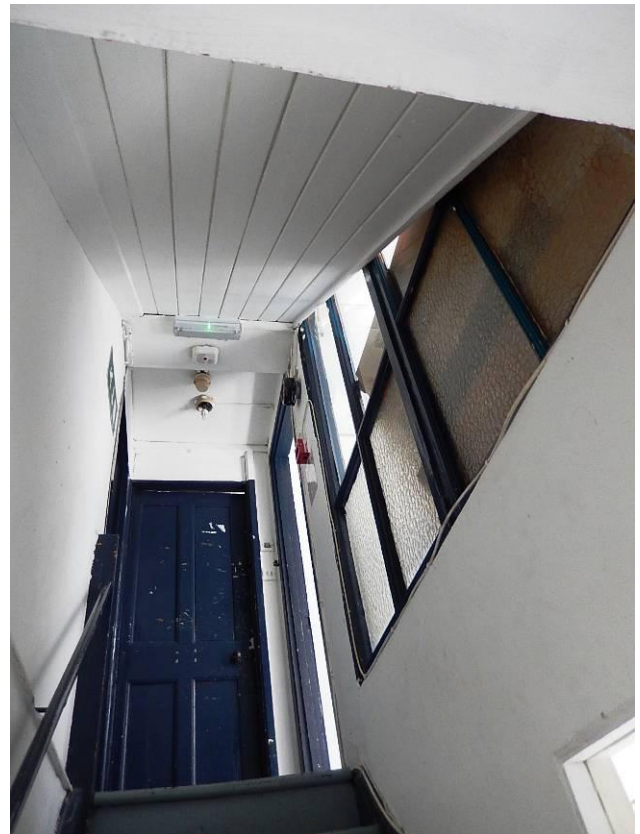
1st floor landing.



1st floor, street fronted studio with original metal windows.



1st floor landing with original metal window.



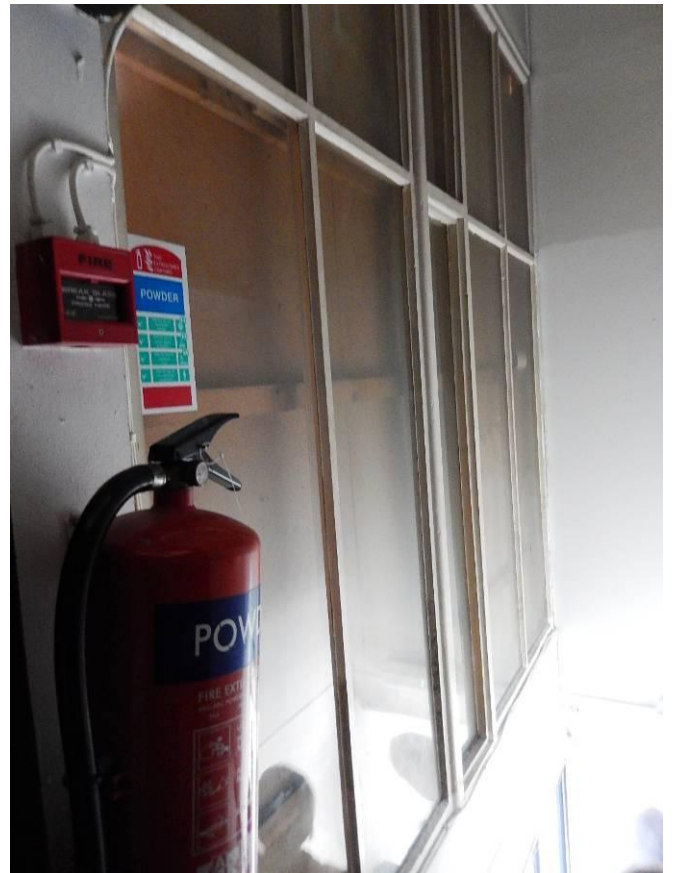
1st floor, view up to 2nd floor landing with original door and glazing.



2nd floor, view of original metal window.



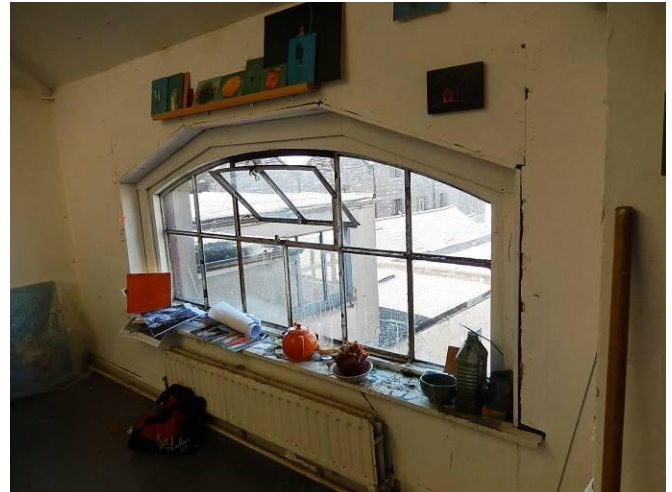
2nd floor with original door intact.



3rd floor glazing to central staircase.



3rd floor, view out of rear extensions.

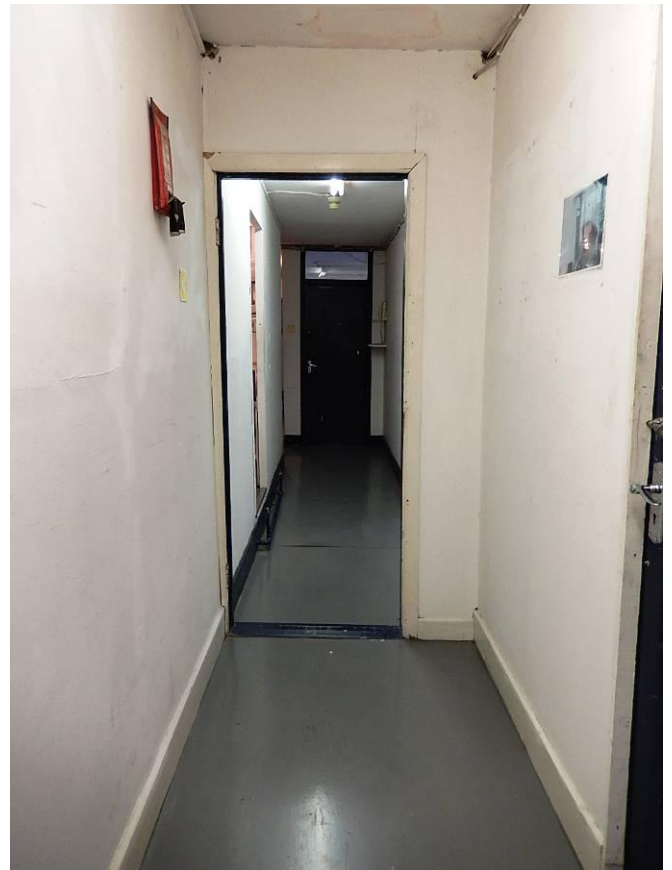


3rd floor, window.

Rear extension interior



1st floor extension, view of corridors. No joinery or any other features of interest were identified in the extension.





1st floor rear extension, view of studio spaces.

