

Addition of Nos. 27, 30, 31, 32 and 33 Nassau Street, Dublin 2 to the Record of Protected Structures and amendments to the descriptions in the Record of Protected Structures in respect of 1 Dawson Street, Dublin 2 and 28 and 29 Nassau Street, Dublin 2, in accordance with Sections 54 and 55 of the Planning and Development Act, 2000,

Proposed new Entry (Additions)	27 Nassau Street, Dublin 2, Commercial premises (forms part of limestone building at corner of Nassau Street & Dawson Street); 30 Nassau Street, Dublin 2, Commercial premises (forms part of limestone building at corner of Nassau Street & Dawson Street); 31 Nassau Street, Dublin 2, Commercial premises (forms part of limestone building at corner of Nassau Street & Dawson Street); 32 Nassau Street, Dublin 2, Commercial premises (forms part of limestone building at corner of Nassau Street & Dawson Street); 33 Nassau Street, Dublin 2, Commercial premises (forms part of limestone building at corner of Nassau Street & Dawson Street);
Amendments to existing Entries	1 Dawson Street, Dublin 2, Commercial premises (forms part of limestone building at corner of Nassau Street & Dawson Street); 28 Nassau Street, Dublin 2, Commercial premises (forms part of limestone building at corner of Nassau Street & Dawson Street); 29 Nassau Street, Dublin 2, Commercial premises (forms part of limestone building at corner of Nassau Street & Dawson Street);

Photos of Structure



Introduction & Reasons for Proposed Additions and Amendments

It came to light in the recent past, that only certain elements of this stone commercial building at the corner of Nassau Street and Dawson Street is protected. No.1 Dawson Street, together with Nos. 27, 28, 29, 30, 31, 32 and 33 Nassau Street comprise a single building, constructed in the early 20th Century for the North British and Mercantile Insurance Company. Currently only 1 Dawson Street and the shop-fronts of 28 and 29 Nassau Street are protected.

It is proposed to initiate procedures under Section 54 and Section 55 of the Planning & Development Act 2000 to amend entry description of 28 and 29 Nassau Street to include the upper floors and to include the missing buildings (27, 30, 31, 32 & 33 Nassau Street) on Dublin City Council's Record of Protected Structures.

The current entry in the RPS reads:

RPS	Address	Description
2246	1 Dawson Street, Dublin 2	Former bank
5803	28 Nassau Street, Dublin 2	Shopfront
5804	29 Nassau Street, Dublin 2	Shopfront

It is recommended that the current entry be amended to extend protection to entire building of Nos. 28 and 29 Nassau Street by means of amending their description, to also amend the description for No. 1 Dawson Street for the same purpose and to make additions to the RPS in respect of Nos. 27, 30, 31, 32 and 33 Nassau Street; as these are currently not entered on the RPS and therefore unprotected.

As recommended, the combined additions and amendments would result in the RPS entries to read as follows:

RPS	Address	Description
2246	1 Dawson Street.	Commercial premises (forms part of limestone building at corner of Nassau Street & Dawson Street)
<i>new ref no.</i>	27 Nassau Street, Dublin 2	Commercial premises (forms part of limestone building at corner of Nassau Street & Dawson Street)
5803	28 Nassau Street, Dublin 2	Commercial premises (forms part of limestone building at corner of Nassau Street & Dawson Street)
5804	29 Nassau Street, Dublin 2	Commercial premises (forms part of limestone building at corner of Nassau Street & Dawson Street)
<i>new ref no.</i>	30 Nassau Street, Dublin 2	Commercial premises (forms part of limestone building at corner of Nassau Street & Dawson Street)
<i>new ref no.</i>	31 Nassau Street, Dublin 2	Commercial premises (forms part of limestone building at corner of Nassau Street & Dawson Street)
<i>new ref no.</i>	32 Nassau Street, Dublin 2	Commercial premises (forms part of limestone building at corner of Nassau Street & Dawson Street)
<i>new ref no.</i>	33 Nassau Street, Dublin 2	Commercial premises (forms part of limestone building at corner of Nassau Street & Dawson Street)

Procedure Followed

In accordance with the procedures set out in Section 54 and 55 of the Planning and Development Act, 2000, Dublin City Council indicated its intention to add **27, 30, 31, 32 and 33 Naussau Street' Dublin 2** to the Record of Protected Structures, and make amendments to the descriptions in the Record of Protected Structures in respect of: **1 Dawson Street, 28 Nassau Street and 29 Nassau Street, Dublin 2.**

The proposed addition of these structures, together with the proposed amendments to the Record of Protected Structures was first advertised in the Irish Independent on the **15th of May 2017**. The public display period was from **15th of May, 2017 to 27th of June, 2017** inclusive.

Request for Additions and Amendments

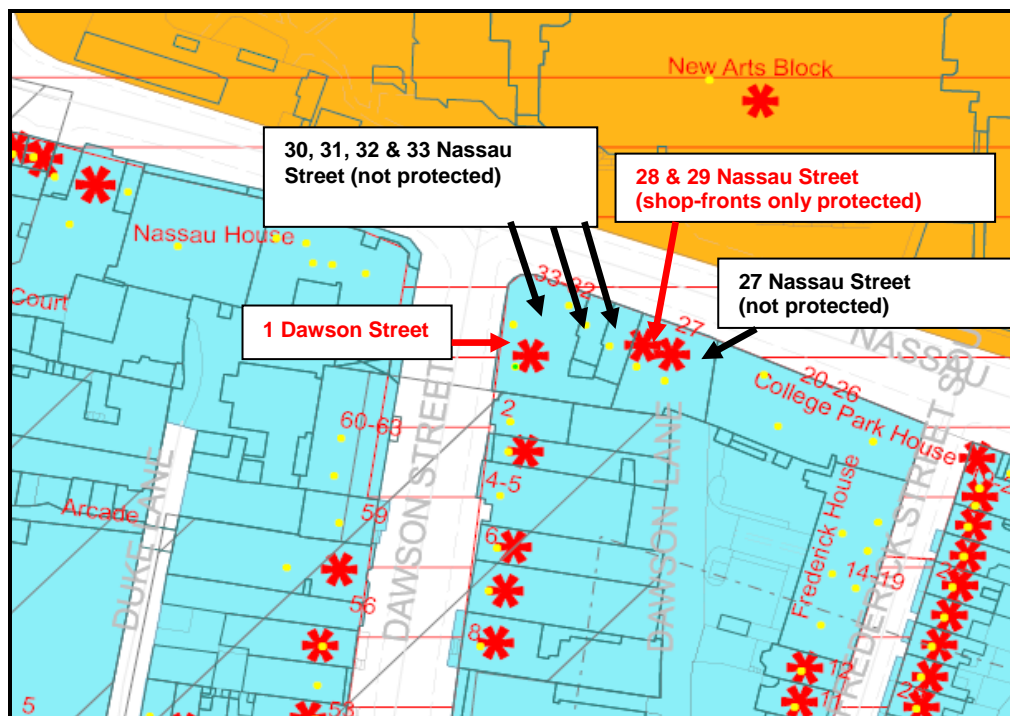
- Conservation Section, Planning and Property Development Department, Dublin City Council.

Summary of Applicants Reasons for Seeking Addition:

- It came to light in the recent past, that only certain elements of this stone commercial building at the corner of Nassau Street and Dawson Street is protected. The building comprises No. 1 Dawson Street and Nos. 27, 28, 29, 30, 31, 32 & 33 Nassau Street. Currently only No. 1 Dawson Street and the shop-fronts of 28 and 29 Nassau Street are protected.

Site Location & Zoning Map:

The location of the building on the corner of Dawson Street and Nassau Street comprising 1 Dawson Street 27-33 Nassau Street is shown in green below. There are protected structures stars shown on 1 Dawson Street and 28-29 Nassau Street (only the shop-fronts of these structures are currently protected). 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". It lies just outside the South City Retail Quarter Architectural Conservation Area (grey hatched lines) and lies outside the Conservation Area (red hatched lines) associated with Trinity College and Nassau Street.



Recent & Relevant Planning History:

<i>Planning Ref</i>	<i>Location & description of Works</i>	<i>Decision</i>
D0122/00	Section 57 Declaration. 32, Nassau Street & 1 Dawson Street, Dublin 2.	S57 Issued 04-Jan-2001
1053/08	27, Nassau Street (basement), 28/29, Nassau Street, 1, Dawson Street, Dublin 2: The development will consist of the removal of existing modern counter and bookshelf fittings throughout with demolition of modern raised platform and gallery accommodation in no. 1 Dawson Street; all to uncover original timber wall panelling and ceiling features to allow for installation of new clothing display units, retail counters, internal doors and changing facilities. Existing external signage and roller shutters to be replaced with new commercial advertisement signage throughout and new metal gates at no. 28/29 Nassau Street both Protected Structures, with a minor alteration to shop front display window of No. 28 Nassau Street. Original internal and external finishes to be repaired and reconditioned.	GRANT PERMISSION 27-Feb-2008
2812/10	27, Nassau Street (basement), and nos 28 / 29 Nassau Street, Dublin 2 (ground floor and basement): The development will consist of the subdivision of the ground floor of nos. 28/29 Nassau Street from no. 1 Nassau Street from no. 1 Dawson Street, and change of use of the ground floors of nos. 28/29 mezzanine office of no. 28 Nassau Street and basements of nos. 27/28/29 Nassau Street from retail to coffee shop / restaurant for the sale of food for consumption on and off the premises together and internal fit out works to the ground floor mezzanine office and basement including installation of toilets to ground floor, creation of 1 no. additional internal wall opening between units nos. 28/29 Nassau Street, alteration of services and new finishes, and revised signage externally to nos 28/29 Nassau Street.	REFUSE PERMISSION 08-Jul-2010
2880/10	1, Dawson Street & 27/28/29 Nassau Street, Dublin 2: The development will consist of the subdivision of the ground floor of no. 1 Dawson Street from nos. 28/29 Nassau Street, and basement of no. 1 Dawson Street from nos. 27/28/29 Nassau Street, and change of use of the ground floor and basement of no. 1 Dawson Street from retail to coffee shop/restaurant for the sale of food for consumption on and off the premises together with internal fit out works to the ground floor and basement including new servery counter, raised seating area, disabled accessible ramp and installation of a disabled accessible toilet to ground floor, alteration of services, including installation of light fittings and wall mounted air-conditioning units. External works will consist of the provision of window planters and revised signage.	REFUSE PERMISSION 08-Jul-2010

Planning Ref	Location & description of Works	Decision
3765/10	27, Nassau Street (basement), 28-29 Nassau Street, & 1 Dawson Street, Dublin 2: The development will consist of (1) the sub-division of the ground floor at nos. 28/29 Nassau Street from No.1 Dawson Street and the sub-division of the basements at nos. 27/28/29 Nassau Street from no. 1 Dawson Street; (2) the change of use (328sqm) of the ground floors at nos. 28/29 Nassau Street and the basement at no. 29 Nassau Street, from retail to whole foods shop and cafe including for the sale of food for consumption off the premises and the change of use (256sqm) of the mezzanine office at no. 28 Nassau Street and the basements at nos. 27/28 Nassau Street from ancillary for retail to ancillary for whole foods shop and cafe; and (3) all associated internal fit out works including new toilets and new 2500mm wide internal opening between nos. 28/29 Nassau Street at ground floor level, alterations to services and new 10sqm fascia sign to replace permitted external signage at nos. 28/29 Nassau Street.	GRANT PERMISSION 14-Mar-2011

Summary Description

Former North British and Mercantile Insurance Company building, occupying a corner site at the junction of Nassau Street and Dawson Street. The building in question is a four-storey, multiple bay building of *blue grey limestone with a giant Greek Ionic order to the first and second floors and semi-circular corner tower* (Casey 2005, 515). Built circa 1900-1905 and comprises 1 Dawson Street (former main entrance) and 27-33 Nassau Street. The North British and Mercantile Insurance Company was built *on the site of the Morrison Hotel*, which was a fashionable spot in Regency and Victorian Dublin. Charles Stewart Parnell was a frequent guest and was arrested here in 1881. Much of the early 20th Century financial building was in use as a bank until the late 1990's.

The architects of the North British and Mercantile Insurance Company building were Peddie and Brown, a very successful *Scottish architectural partnership, of Edinburgh, formed in 1895 or 1896 between John More Dick Peddie (1853-1921) and George Washington Browne (1853-1939)* who worked primarily in Scotland. The supervising architect was John Wilson and the contractor was Collen Bros, Dublin & Portadown.

http://www.dia.ie/architects/view/4289/PEDDIE%26BROWNE%23#tab_biography
http://www.scottisharchitects.org.uk/architect_full.php?id=200363

Significance/NIAH Rating:

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 to be included on the 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.



Image of former North British and Mercantile Insurance Company at 1 Dawson Street and 27-33 Nassau Street. Taken from archiseek: <http://archiseek.com/2010/1905-morrison-chambers-nassau-street-dublin/>

Assessment of Special Interest Under the Planning & Development Act 2000

The structure is considered to be of special interest under the Architectural heading:

- The building is an imposing landmark building at the junction of Nassau Street and Dawson Street. The work of the successful Scottish architects, Peddie and Brown, the building is an exemplar of good quality architectural design.

Conclusion:

The former North British and Mercantile Insurance Company building, which comprises No. 1 Dawson Street (former main entrance), together with Nos. 27 to 33 Nassau Street, Dublin 2 is considered to be of Regional significance/special interest.

It is therefore recommended to make an addition to the City Council's Record of Protected Structures in respect of 27, 30, 31, 32 and 33 Nassau Street on Dublin City Council's Record of Protected Structures, and to amend the RPS entry descriptions of 1 Dawson Street, 28 Nassau Street and 29 Nassau Street to include the upper floors, in order that the entire building of the former North British and Mercantile Insurance Company is on the RPS.

Submissions/Objections Received

No submissions were received in relation to the proposed addition of this structure.

Response to Submissions/Objections

No response required.

Meeting of the Area Committee

The proposed addition of the structure was originally brought forward to the Central Area Committee on the 8th of May 2017 where it was agreed by the elected members to initiate the procedure to add it to the RPS.

Recommendation

In accordance with Section 55 of the Planning and Development Act 2000, it is recommended to

- make an addition to the City Council's Record of Protected Structures in respect of 27, 30, 31, 32 and 33 Nassau Street on Dublin City Council's Record of Protected Structures, and
- amend the RPS entry descriptions of 1 Dawson Street, 28 Nassau Street and 29 Nassau Street to include the upper floors and provide a more accurate description.

The current RPS entry reads:

<i>RPS</i>	<i>Address</i>	<i>Description</i>
2246	1 Dawson Street, Dublin 2	Former bank
5803	28 Nassau Street, Dublin 2	Shopfront
5804	29 Nassau Street, Dublin 2	Shopfront

As recommended (above) the combined additions and amendments would result in RPS entries that read as follows:

<i>RPS</i>	<i>Address</i>	<i>Description</i>
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<i>new ref no.</i>	32 Nassau Street, Dublin 2	Commercial premises (forms part of limestone building at corner of Nassau Street & Dawson Street)
<i>new ref no.</i>	33 Nassau Street, Dublin 2	Commercial premises (forms part of limestone building at corner of Nassau Street & Dawson Street)

The making of an addition and material amendment to the Record of Protected Structures is a reserved function of the City Council.

Richard Shakespeare
Assistant Chief Executive

Dated this day 23rd August 2017