
Addition of '58 Blessington Street, Dublin 7 (exterior elevations only, excluding modern fascia, shop window & door to front elevation) to the Record of Protected Structures in accordance with Section 54 and 55 of the Planning and Development Act, 2000.

PHOTO OF STRUCTURE



Introduction

In accordance with Section 55 of the Planning & Development Act 2000 (as amended), it is recommended to make the addition of 58 Blessington Street, Dublin 7 to Dublin City Council's Record of Protected Structures.

Procedure Followed

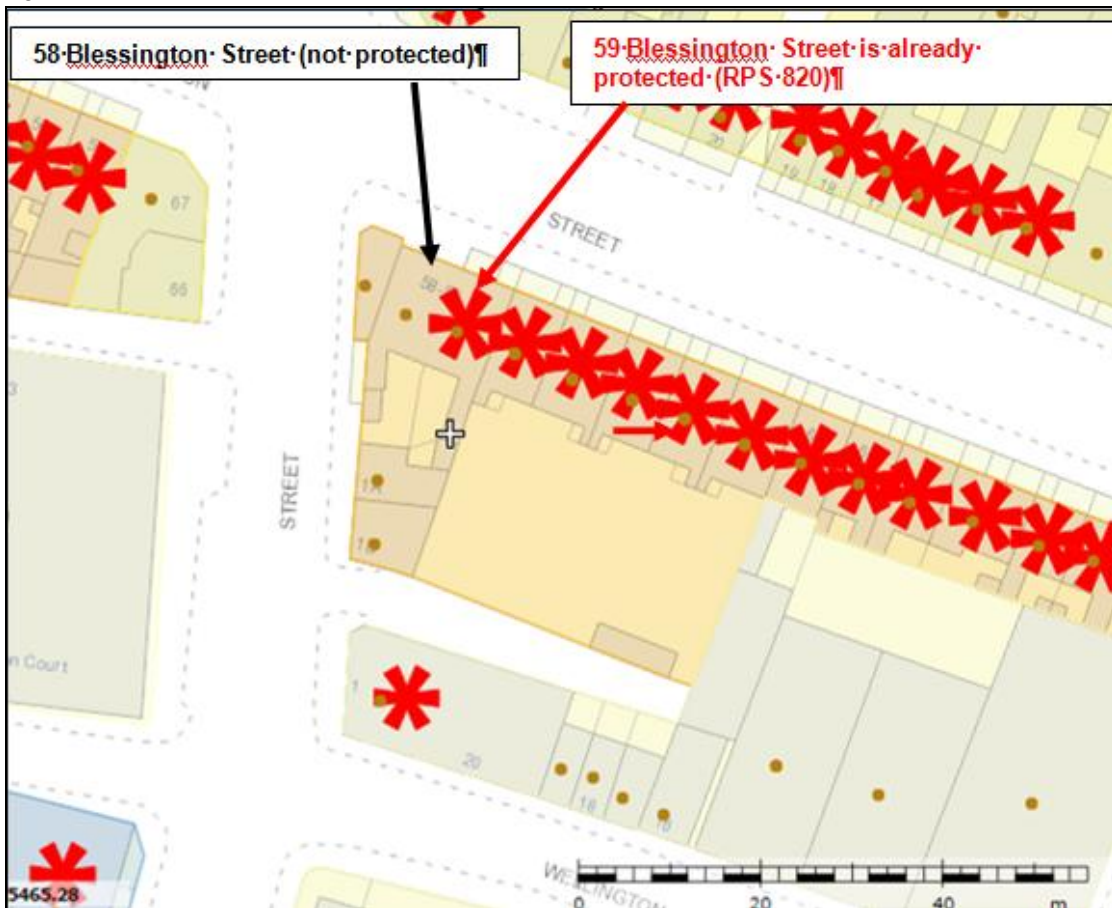
In accordance with the procedures set out in Section 54 and 55 of the Planning and Development Act, 2000, Dublin City Council indicated its intention to add **58 Blessington Street, Dublin 7** to the Record of Protected Structures. The proposed addition of this structure was first advertised in the Irish Independent on the **19th of June 2017**. The public display period was from **19th of June 2017** to **Monday 31st of July 2017** inclusive.

Request for Addition & Summary of Reasons for Addition

- *Conservation Section:* It has recently come to light that 58 Blessington Street, Dublin 7 is not included on the RPS. The flanking building 59 Blessington Street is included on the RPS. It is the only building of its date along this terrace which is not included on the RPS. This is believed to be an error in the RPS.
- *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 Phase 1 & 2 of the Dublin Survey carried out by the National Inventory of Architectural Heritage. 58 Blessington Street has been assigned a Regional rating.

Site Location & Zoning Map


The building in question is located on the south side of Blessington Street near the junction with Mountjoy Street. The zoning objective for the site is Z8: *To protect the existing architectural and civic design character, to allow only for limited expansion consistent with the conservation objective.*



Recent Planning History:

Planning Ref	Description	Decision
2326/16	The development will consist of the conversion of the ground floor and basement from a commercial unit to two apartments.	Application declared invalid 02-03-16

Summary Description and Historical Background (taken from NIAH inventory)

Pegas Computers, 58-59 Blessington Street, Dublin 7, Dublin City	
NIAH Ref No: 50070027	
Date: 1780 - 1820	
Rating: Regional	
Importance Values: Architectural	<p>Description: Pair of terraced two-bay four-storey over basement former houses, built c.1800, now in use as flats with shop to ground floor of no.58. Pitched M-profile roof, hipped to west, hidden behind continuous parapet to front (north) elevation. Cut granite coping. Brown brick and rendered chimneystacks. Brown brick walls laid in Flemish bond. Cut granite plinth course over rendered walls to basement area of no.59. Front basement area to no.58 infilled. Painted brickwork and cornice to ground floor of no.59. Recent channelled render to ground floor of no.58. Brown brick laid in English garden wall bond to rear elevations having recent red brick to third floor of no.59. Rendered walls to west elevation. Square-headed window openings having painted cut stone sills and patent reveals. Cast-iron balconettes to first floor windows. One-over-one pane timber sash windows. Replacement uPVC window to basement, ground floor and third floor of no.59. Three-over-three pane timber sash windows to third floor. Mixed one-over-one pane timber sash windows and replacement windows to rear elevations. Round-headed stair windows to rear elevations, having replacement windows. Round-arched door opening to no.59 having painted masonry surround with engaged Doric columns supporting plain frieze. Cobweb fanlight and timber panelled door. Cut granite steps to entrance platform having cast-iron railings and corner posts. Basement area to no.59 enclosed from pavement by cut granite plinth wall with cast-iron railings. Recent external metal stairs provides access from entrance platform to basement. Metal shutters to shopfront of no.58.</p>
<p>Appraisal: This pair of houses makes an important contribution to the streetscape. The proportions and details are shared with neighbouring houses on Blessington Street resulting in a coherent terrace. Both houses retain early fabric and form including structural brickwork and vertical diminishing windows. Although the windows are a later addition, as such large panes were not available in the Georgian era, the retention of timber sashes gives a pleasing depth and texture to the facade. Blessington Street was laid out in the late eighteenth century. It terminates to the west end at Blessington Street Basin, constructed in 1810 as a city reservoir supplied from the nearby canal, it is now a public park.</p>	

Assessment of Special Interest Under the Planning & Development Act 2000

The National Inventory of Architectural Heritage assigned this building Architectural interest.

Architectural: A site inspection was carried out on the 21/12/15 by Conservation and Planning Enforcement including an internal inspection. The interior has been extensively remodelled with a retail function at ground floor. The original staircase appears to have been removed as part of this work and in its place a timber Victorian dog leg staircase with turned newels and balusters is housed in a return structure. The rooms to the upper floors have been remodelled into multiple occupancy accommodation. The exterior of the building retains the majority of its architectural street setting including the rear and side elevations including curtilage.

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.

The NIAH has assigned 58 Blessington Street a Regional rating. *These are structures or sites that make a significant contribution to the architectural heritage within their region or area.* As a result it is included in the list of recommendations for inclusion on the RPS of structures deemed as being of 'Regional' significance or higher identified during Phase 1 & 2 of the Dublin Survey.

Conclusion

Dublin City Council Conservation Section has reviewed the NIAH recommendation and is in agreement. 58 Blessington Street is considered to be of Regional significance. However given the level of interventions to the building's interior it is recommended to limit protection to the building's exterior. In conclusion, it is recommended to add *58 Blessington Street, exterior elevations only, excluding modern fascia, shop window and door to front elevation* to the Record of Protected Structures in accordance with Section 54 and 55 of the Planning and Development Act, 2000.

Submissions/Objections Received

No submissions were received in relation to the 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 14th of March 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 that 58 Blessington Street, Dublin 7 (exterior elevations only, excluding modern fascia, shop window & door to front elevation) be added to the Record of Protected Structures in the Dublin City Development Plan 2016-2022. The making of any addition to the Record of Protected Structures is a reserved function of the City Council.

Richard Shakespeare
Assistant Chief Executive

Dated 20th September 2017