

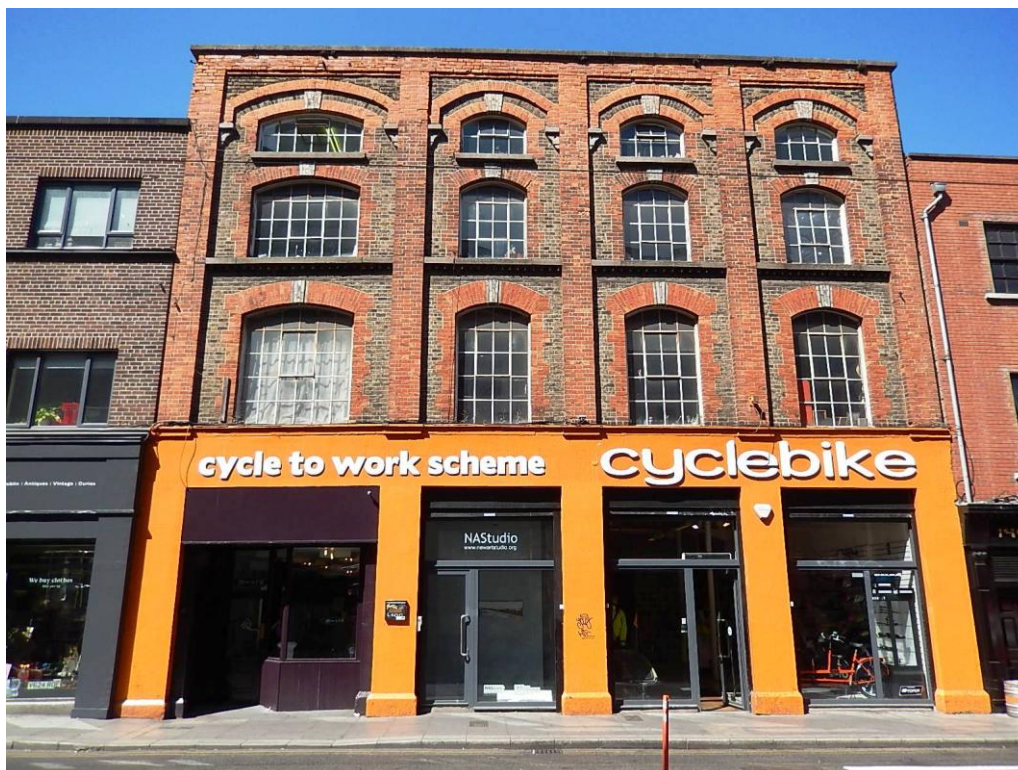
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**Addition of 2-3 Mary's Abbey, Dublin 7 to the Record of Protected Structures in accordance with Section 54 and 55 of the Planning and Development Act, 2000.**

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Recommendation	
<b>Proposed Entry</b>	2-3 Mary's Abbey (main 4 storey over basement 1880's structure excluding later extension to rear), Dublin 7

**PHOTOGRAPH OF STRUCTURE**



**Introduction**

In accordance with Section 55 of the Planning & Development Act 2000 it is proposed to make the addition of 2-3 Mary's Abbey, Dublin 7 to Dublin City Council's Record of Protected Structures in accordance with Section 55 of the Planning and Development Act, 2000.

**Procedure Followed**

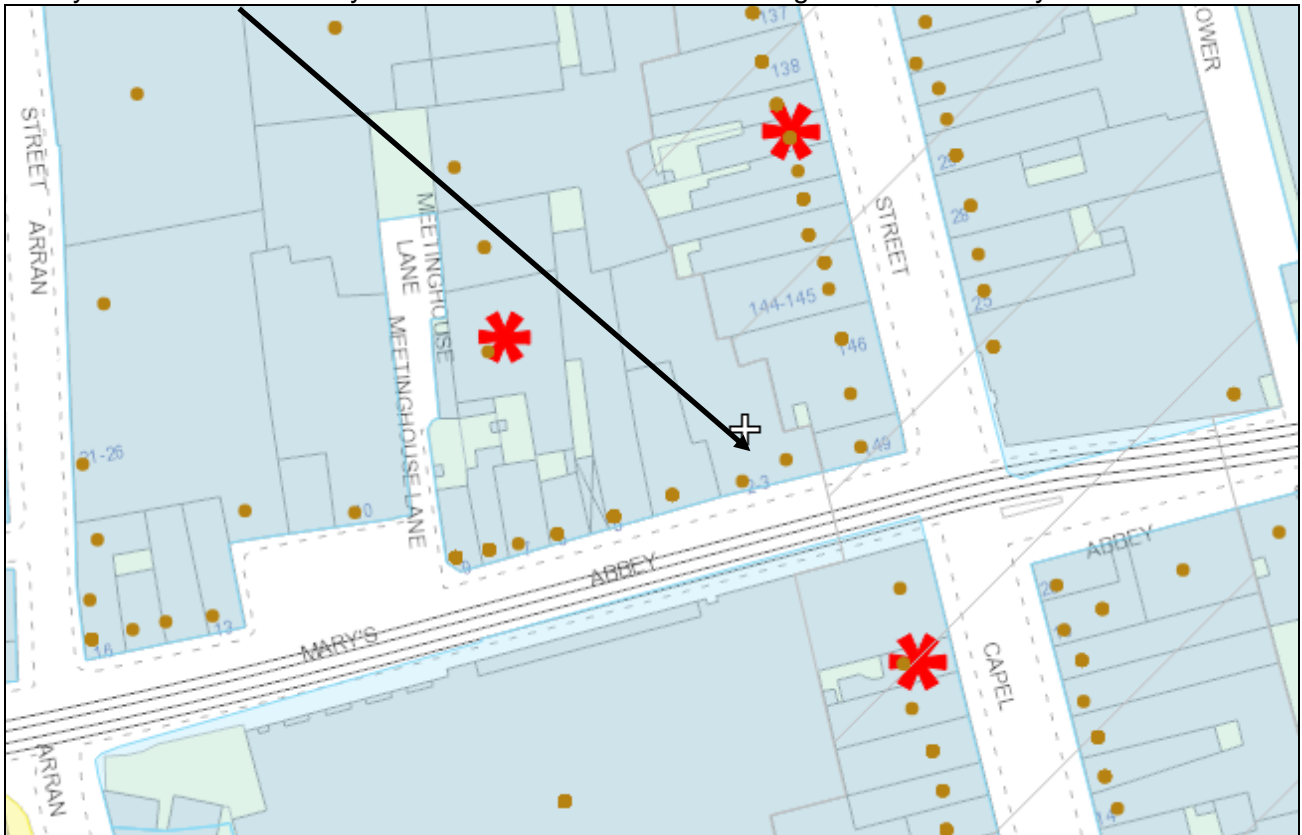
In accordance with the procedures set out in Section 54 and 55 of the Planning and Development Act, 2000, Dublin City Council indicated its intention to add 2-3 Mary's Abbey, Dublin 7 to the Record of Protected Structures. The proposed addition of this structure was first advertised in the Irish Independent on the **10<sup>th</sup> of August 2017**. The public display period was from **10<sup>th</sup> of August 2017** to **21<sup>st</sup> of September 2017** inclusive.

### **Request for Addition & Summary of Reasons for 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. The building has also been surveyed by the National Inventory of Architectural Heritage (NIAH) and given a 'Regional' rating (see below). Subsequent to the request for addition, the building was included on the list of Ministerial recommendations for the addition of structures to the RPS issued on the 11<sup>th</sup> August 2017, in accordance with Section 53 of the Planning and Development Act, 2000 (as amended).

### **Site Location & Zoning 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.




### **Planning History:**

<b><i>Planning Ref</i></b>	<b><i>Description</i></b>	<b><i>Decision</i></b>
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

### **Summary Description and Historical Background (taken from NIAH inventory)**

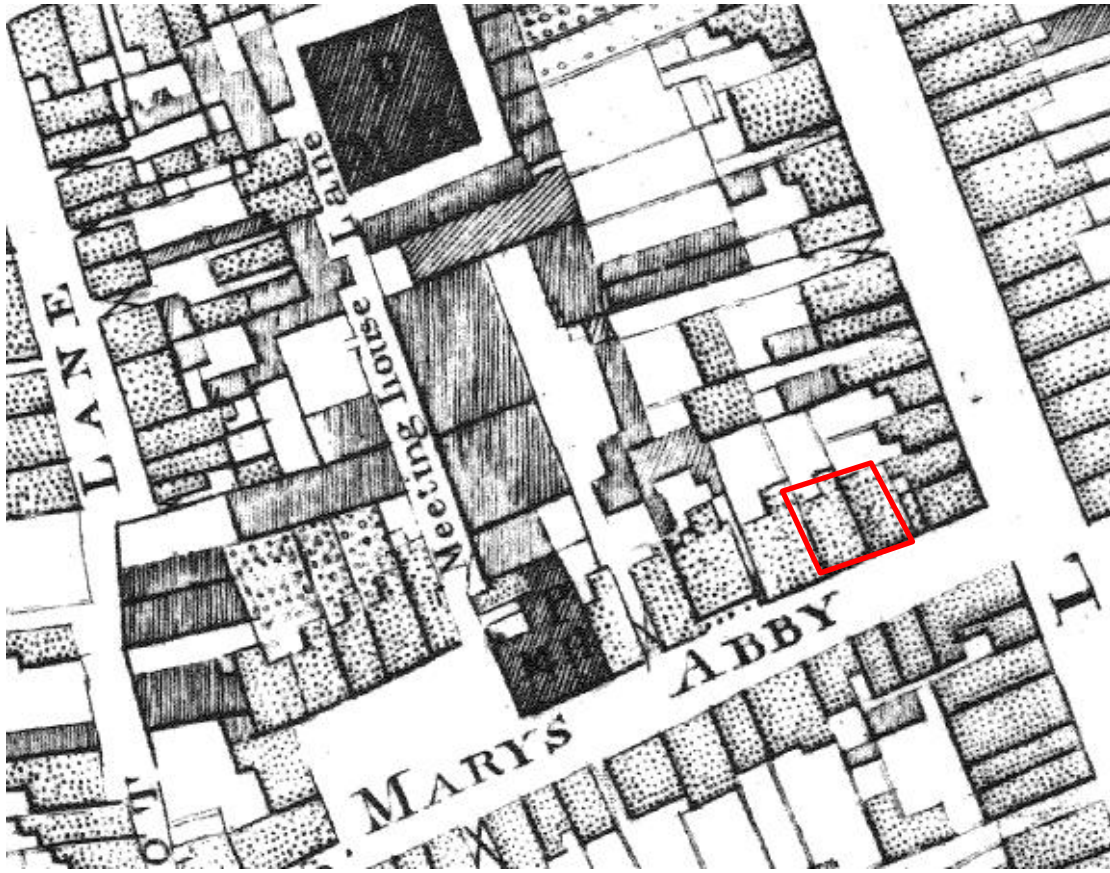
The building was surveyed by the National Inventory of Architectural Heritage (NIAH). The NIAH has assigned a regional rating to this building in its Draft survey of the area. The NIAH categories of special interest (architectural, historical, archaeological, artistic, cultural, scientific, technical & 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. Subsequently, this building is included in the Ministerial Recommendations for Dublin City issued on the 11<sup>th</sup> August 2017.

<p><b>Cycle Bike, 2-3 Mary's Abbey, Dublin 7, Dublin City</b></p>	
<p><b>NIAH Ref No:</b> 50060659</p>	
<p><b>Rating:</b> Regional</p>	
<p><b>Importance Values:</b> ARCHITECTURAL</p>	
<p><b>Description:</b> 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.</p>	
<p><b>Appraisal:</b> 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.</p>	

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 it's 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 that of today.*



**Rocque Map 1756**, showing approximate location of 2-3 Mary Street prior to its construction.



**1847 OS Map**, showing approximate location of 2-3 Mary Street prior to its construction.

### **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.

### **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.

A 'Ministerial Recommendation' under Section 53 of the Planning and Development Act, 2000 (as amended), has been issued for this building. A list of Ministerial recommendations for addition to the RPS was received for this and other buildings/structures by the City Council on the 11<sup>th</sup> of August 2017. The corresponding survey assigned 2-3 Mary's Abbey a Regional rating (NIAH Ref 50060659). *These are structures or sites that make a significant contribution to the architectural heritage within their region or area.*

### **Conclusion**

2-3 Mary's Abbey is considered to be of Regional significance. It is therefore recommended that **2-3 Mary's Abbey (main 4 storey over basement 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.

<b>Recommendation</b>	
<b>Proposed Entry</b>	2-3 Mary's Abbey (main 4 storey over basement 1880's structure excluding later extension to rear), Dublin 7

### **Submissions/Objections Received & Response**

5 submissions were received in relation to the addition of this structure. Four in support and one request for amendments to the report.

The submissions are summarised below followed by a response from Dublin City Council:

**Kevin Duff, An Taisce:** Submission supporting addition of 2-3 Mary's Abbey, Dublin 7 to the RPS.

**Ciarán Cuffe, Green Party Councillor:** Submission supporting addition of 2-3 Mary's Abbey, Dublin 7 to the RPS.

**John & Clare O'Rourke, K&M Evans Trading Ltd., 5-6 Meeting House Lane:** Submission supporting addition of 2-3 Mary's Abbey, Dublin 7 to the RPS. *This building is a good example of a purpose designed textile factory built in the early 1900's, with an impressive front and rear facade and with its internal structure intact. This building was in use as a textile factory until the early 1980's. The ground floor of the building was the site of the first Bank of Ireland in 1783, when this portion of the building was part of a private dwelling. While the basement of the building adjoins the foundations of Marys Abbey, and could well be part of a much older building. Placing this building on the RPS is important because so much of this part of the city has in the past been demolished and redeveloped. This is a key building to preserve as part of our industrial heritage.* **DCC Response:** The archaeological interest is protected under the National Monuments Legislation. 2-3 Mary's Abbey is within the Zone of Archaeological Constraint for the Recorded Monuments

DU018-020 (Dublin City), DU018-285 (Structure), DU0180-020048 (Religious House), and DU018-020380 (Prison) which are subject to statutory protection under Section 12 of the National Monuments (Amendment) Act 1994. Further, the site in question is located within the Zone of Archaeological Interest in the Dublin City Development Plan 2016-2022.

**Mary Burke, Niall Wright & Tim Elford, Directors of New Art Studios who occupy the upper floors of 2-3 Mary's Lane:**

Submission supporting addition of 2-3 Mary's Abbey, Dublin 7 to the RPS: *New Art Studio have been tenants in the building for the last 35 years. During this time the Directors and the members of the Studios have become very well acquainted with the building.*

*The structure was originally built as an industrial textile plant in the late 1800s/ early 1900s. The design of the building with an internal staircase lit from the large windows on the outside of the building is unique to this type of building. As Artist's Studios this design has suited our own use. There are very few of this type of building left in Dublin City Centre, the majority have been demolished and the land reused for development.*

*The front part of what is now the ground floor shop unit building was the site of the first branch of the Bank of Ireland. There is a safe/strong box in the wall covered by a wall panel, on the right hand side behind a wall panel in the shop unit.*

- 1783 – 25 June 1783, the Bank of Ireland opened for business at Mary's Abbey (Off Capel St., Dublin) in a private house previously owned by one Charles Blakeney.<sup>[3]</sup> (taken from the Wiki entry for the history of the Bank of Ireland)

*There are two basements below the shop unit, one of which adjoins the foundations of Marys Abbey which is already on the list of RPS. It is our view that because of the historical nature and the good condition of this structure, with the original windows, external brick work and the internal staircase, that this building be added to the list of RPS.* **DCC Response:** The archaeological interest is protected under the National Monuments Legislation. 2-3 Mary's Abbey is within the Zone of Archaeological Constraint for the Recorded Monuments DU018-020 (Dublin City), DU018-285 (Structure), DU0180-020048 (Religious House), and DU018-020380 (Prison) which are subject to statutory protection under Section 12 of the National Monuments (Amendment) Act 1994. Further, the site in question is located within the Zone of Archaeological Interest in the Dublin City Development Plan 2016-2022.

**Grainne Shaffrey, M.R.I.A.I., RIAI Grade 1 Conservation Architects and Director, Conservation Architect on behalf of owner Mr. Tom O'Rahilly:**

1. **The Proposed Entry Description:** *This is currently proposed as "2-3 Mary's Abbey (main 1880's structure excluding later extension to rear) Dublin 7". It is understood that this refers only to the 4 storey narrow section onto Mary's Abbey. For clarity, it may be preferable to amend the Proposed Entry Description as follows: "2-3 Mary's Abbey (main 4 storey 1880's structure excluding later extension to rear), Dublin 7".* **DCC Response:** This is acceptable as the extent of the proposed protection does not change. However it is proposed to include the basement in the listing to ensure there is no confusion.
2. **Rear Extension:** *It is acknowledged that the remainder of the building, i.e., the rear extensions, do not contribute to the special interest criteria and architectural heritage value of the proposed protected structure. While incorporating fabric of varying historic layers, there has been such a degree of intervention and alteration, that any architectural coherence and integrity has been compromised by the various alterations.* **DCC Response:** No response required as this are is not proposed for protection.
3. **External:** *The primary architectural heritage value of the building is its impressive brick façade onto Mary's Abbey. Possibly by Charles Geoghegan (ref Dictionary of Irish Architects which refers to extensive alterations carried out by Geoghegan in 1866 for a George John Alexander, published in Dublin Builder, 1 October 1886, 242).* **DCC Response:** The interior of the main building while modest is also considered to contribute interest to the structure and reflects its past industrial use.
4. **Windows:** *It is noted that some of the front steel windows survive. Their condition is variable and will require considerable investment to repair. The extremely limited number of specialist firms currently available with necessary skills to repair such windows can impact*

on the economic feasibility of repair. **DCC Response:** The windows are considered to be of significance as they are part of the original fabric and contribute to the character and special interest of the building. It should be noted that Dublin City Council operate an annual conservation grant scheme towards conservation repairs to protected structures on behalf of the Department of Culture, Heritage and Gaeltacht.

5. **Interior of main 4 storey 1880's section:** *The interiors are plain, lack the industrial character which might be expected where original fabric, layout and finishes had survived, have been considerably altered and do not, in our opinion, contribute to the special character of the protected structure. The report prepared by Dublin City Council which supports the proposed RPS addition, refers to the survival of the central staircase with glazed walls. The narrow and relatively steeply inclined stairs, covered in modern vinyl is of very basic quality. It is not clear if this stairs is original, and may be a 20th century alteration. Notwithstanding this, it lacks the quality of material, design and construction apparent in the façade of this building. With regard to the adjoining glazed partitions, the glazing comprises a number of different panels and glazing bar profiles which suggest it has been altered through several repair cycles. The extent of alteration has severely diminished any architectural (industrial) character and quality. The internal layout and plan form of this front 4 storey element has also been altered as apparent in the modern partitioning to provide individual studios. In the context of any future refurbishment of the building and its adaptation to a new use, it is likely significant alteration of the existing plan form and upgrading/renewal/replacement of fabric will be required included complete renewal of building services. A new use is likely to require works to ensure compliance with Building Regulations. In this context it is suggested that a future refurbishment of the building offers an opportunity to improve the architectural quality and order of the interior. The interior decoration and reordering of layout does not contribute to the architectural heritage value of the building. It is recommended that the addition of 2-3 Mary's Abbey to the RPS should not explicitly require the retention of the internal partitions.* **DCC Response:** While it is acknowledged that the interior of the main building has been altered and lacks detail, there is no evidence to suggest that the layout is not historic in nature. The layout is reflective of the past industrial use of the building and is considered to contribute to the buildings interest.

### Conclusion

In conclusion, it is considered that the building is of sufficient special interest to be added to the Record of Protected Structures; also having regard to the survey findings of the NIAH and the associated Ministerial recommendation for the addition of this building to the RPS.

### Meeting of the Area Committee

The proposed addition of the structure was originally brought forward to the Central Area Committee on the 11<sup>th</sup> of July 2017 where it was agreed by the elected members to initiate the procedure to add it to the RPS.

### Recommendation

That Dublin City Council notes the contents of Report No. 402//2017 and approves the addition of **2-3 Mary's Abbey (main 4 storey over basement 1880's structure excluding later extension to rear), Dublin 7 to the Record** of Protected Structures in accordance with Section 54 and 55 of the Planning and Development Act, 2000. The making of any addition to the Record of Protected Structures is a reserved function of the City Council.