

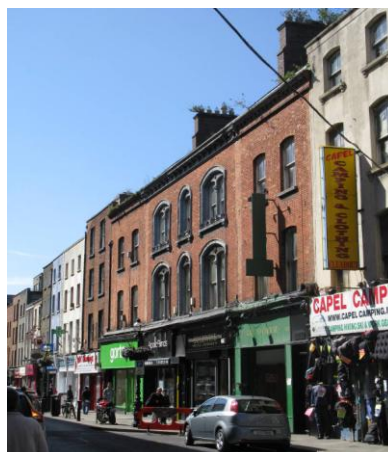
---

**Amendment of current entry for 133, 134, 135, 136 Capel Street, Dublin 1 to now read: 133, 133A, 133B 134, 135, 136, 136A, 136B Capel Street, Dublin 1 to the Record of Protected Structures in accordance with Section 54 and 55 of the Planning and Development Act, 2000.**

---

Recommendation		
2016-22 Ref No	Address	Description
1213	133, 133A and 133 B Capel Street, Dublin 1	Commercial premises: Gateway House and former Boland's Bakery including structures to rear (current use car park and offices) opening onto Meeting House Lane
1214	134 Capel Street, Dublin 1	Commercial premises and part of former Boland's bakery, including shopfront (currently 'Goodwin') and structures to rear (current use car park and offices) opening onto Meeting House Lane
1215	135 Capel Street, Dublin 1	Commercial premises and part of former Boland's bakery, excluding shopfront (currently 'Apollo Blinds'), and including structures to rear (current use car park and offices) opening onto Meeting House Lane
1216	136, 136A and 136B Capel Street, Dublin 1	Commercial premises and part of former Boland's bakery, excluding shopfront (currently 'Gorta'), and including structures to rear (current use car park and offices) opening onto Meeting House Lane

**Photograph of Structures**



## Introduction

In accordance with Section 55 of the Planning & Development Act 2000 it is proposed to make amend the current entries for **133, 134, 135, 136 Capel Street, Dublin 1** to now read: **133, 133A, 133B 134, 135, 136, 136A, 136B Capel Street, Dublin 1** on Dublin City Council's Record of Protected Structures (RPS).

The proposed amendments are associated with the proposed addition of No. 7 Meeting House Lane, Dublin 1 to the RPS (per Report No. 404/2017 of the Assistant Chief Executive to this, December meeting of the City Council).

The combined proposals for the addition of 7 Meeting House Lane and the modifications to the entries for 133-136 Capel Street above are intended to provide greater clarity as to the number and extent of the structures protected at this location (former Boland's Bakery). It is also proposed to provide for cross references between Capel Street and Meeting House Lane on the RPS.

Proposed Listing: Changes to addresses and descriptions to include the structures to the rear amending the description to include the full extent of the former Boland's Bakery on Capel Street and associated buildings to rear. It is proposed to amend the RPS to provide the following:

2016-22 Ref No	Address	Description
1213	133, 133A and 133 B Capel Street, Dublin 1	Commercial premises: Gateway House and part of former Boland's Bakery including structures to rear (current use car park and offices) opening onto Meeting House Lane
1214	134 Capel Street, Dublin 1	Commercial premises and part of former Boland's bakery, including shopfront (currently 'Goodwin') and structures to rear (current use car park and offices) opening onto Meeting House Lane
1215	135 Capel Street, Dublin 1	Commercial premises and part of former Boland's bakery, excluding shopfront (currently 'Apollo Blinds'), and including structures to rear (current use car park and offices) opening onto Meeting House Lane
1216	136, 136A and 136B Capel Street, Dublin 1	Commercial premises and part of former Boland's bakery, excluding shopfront (currently 'Gorta'), and including structures to rear (current use car park and offices) opening onto Meeting House Lane

## 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 amend of current entry for **133, 134, 135, 136 Capel Street, Dublin 1** to now read: **133, 133A, 133B 134, 135, 136, 136A, 136B Capel Street, Dublin 1** on Record of Protected Structures. The proposed amendment to the RPS entry was first advertised in the Irish Independent on the **Thursday, 10<sup>th</sup> of August 2017**. The public display period was from Thursday, **10<sup>th</sup> of August 2017** to **Thursday 21<sup>st</sup> of September 2017** inclusive.

## Request for Addition

- Conservation Section Dublin City Council.
- Minister for Culture, Heritage and the Gaeltacht (National Inventory of Architectural Heritage).
- Motion passed by Central Area Committee 11/07/2017

### **Summary of Applicants Reasons for Seeking Addition:**

There have been a number of enquiries to the Conservation Section regarding the extent of protection to structures listed on the RPS at Nos. 133, 134, 135, 136 Capel Street, Dublin 1. During subsequent research it was noted that the current RPS does not include all of the addresses and structures at this location that are associated with the former Boland's Bakery on Capel Street and Meeting House Lane.

Therefore, it was considered important for the purposes of clarity to expand the existing entries to read **133, 133A, 133B 134, 135, 136, 136A, 136B Capel Street, Dublin 1**, and also to propose the addition of No. 7 Meeting House Lane, Dublin 1, the RPS (addressed in Report No. 404 of the Assistant Chief Executive) to ensure that all the remaining, principal structures associated with the former Boland's Bakery premises at this location are clearly protected and appropriately referenced on the RPS, for the purpose of clarity.

### **Site Location & Zoning Map:**

The area is zoned Z5: To consolidate and facilitate the development of the central area, and to identify, reinforce, strengthen and protect its civic design character and dignity. It is also included in the hatched Architectural Conservation Area zoning for Capel Street



### **Recent Planning History:**

Reg. Ref: 3097/98: permission granted for change of use of the first and second floor levels from showrooms and workshops to offices and ancillary uses at 133 Capel Street together with forming a new entrance, stair and lift shaft at No. 23 Little Mary Street, Dublin 1, new windows at first floor level on the East and North Elevations and a new fire escape enclosure from second floor level exiting onto Meeting House Lane, Dublin 1.

Reg. Ref: 2084/09 – application withdrawn for permission for development of a mixed use retail/commercial, office, residential, cafe/restaurant and ancillary scheme on a site of 0.7071 ha, approximately, at Nos. 133a, 133b, 136a and 136b Capel Street, Nos. 3-8 Meeting House Lane, Nos. 10-12 Mary's Abbey, Nos. 21-33 Arran Street East, Nos. 16-20 and no. 23 Little Mary's Street, Dublin 7. No. 23 Little Mary's Street and the Chapter House of St Mary's Abbey (at no. 3 Meeting House Lane) are Protected Structures (Reference nos. 5161 and 5166, respectively). The

modern ground floor level and rear modern stair/lift accesses of No. 23 Little Mary's Street will be removed to provide new pedestrian access as part of the subject proposal, with no works proposed to the first and second floor levels. There are no works proposed to the Chapter House and Slype of St Mary's Abbey (this is outside the control of the applicant, but resides at lower levels to no. 3 Meeting House Lane).

### **Summary Description and Historical Background**

The original Boland's bakery premises fronting onto Capel Street comprised a "Seven-bay three-storey building, c. 1865, designed by Charles Geoghegan as Patrick Boland's Bakery. There are three shopfronts where an original timber fascia runs across the entire having massive stucco brackets at the terminals adjoining no. 132 and 137. A carriage arch at no. 133 gives access to the rear ...". (James, 2002).

The carriage arch from No. 133 Capel Street affords access to an open plan, arched space to the rear, used for car parking, with a separate vehicular access via the subject property to Meeting House Lane. The upper levels are in commercial use.

The Boland Family originally lived at No. 135 Capel Street.



**Boland's Bakery 133-136 Capel Street, Dublin 1**

source accessed 29/06/17: <http://archiseek.com/2015/1870-bolands-capel-street-dublin/>

The following is an extract from the Conservation Report for the Meeting House Mixed Use Development in relation to Reg. Ref: 2084/09

*"2.1 7, 133A, 133B, 136A and 136B Capel Street.*



#### *2.1.1 General Description*

*No's 7 Meeting House Lane, 133A, 133B, 136A and 136b Capel Street make up approximately 60% of the original Boland's bakery site. The bakery original occupied a larger site including No. 5, 6, 7A and 8 Meeting House Lane. The main ground floor area of the former bakery is currently in use as a private car park, with the floor over occupied by offices".*

### **NIAH and Ministerial Recommendation**

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, these buildings were included in the Ministerial Recommendations for Dublin City issued on the 11<sup>th</sup> August 2017.

133 Capel Street, Dublin 1	
<b>NIAH Ref No:</b> 50010440	
<b>Rating:</b> Regional	
<b>Importance Values:</b> ARCHITECTURAL ARTISTIC HISTORICAL	
<p><b>Description:</b> Terraced two-bay three-storey house, built c.1840, adapted for bakery 1867, having recent vehicular entrance to ground floor and doorway providing access to upper floors, housed within recent timber shopfront. M-profile slate roof, hipped to north, with red brick chimneystacks, hidden behind red brick parapet having moulded masonry bracketed cornice over moulded cornice. Red brick walls laid in Flemish bond, quoin strips flanking façade now removed. Gauged brick segmental-headed window openings to upper floors, with masonry sills and two-over-two-pane timber sliding sash windows. Square-headed door opening with recent timber door, and overlight. Rendered and glazed barrel-vaulted corridor to interior, opening into double-height rendered brick corridor and hall to interior flanked by arcades, with rendered columns having plinths and cornices, painted brick arches. Gauged brick round-headed arch to south of hall flanked by red brick engaged pilasters supporting moulded red brick cornice and plaque inlaid with date 1882</p>	
<p><b>Appraisal:</b> Capel Street was laid out in the late seventeenth century, although most of the surviving architecture dates from the succeeding two centuries, such as this aesthetically pleasing Victorian building. This building and those nearby were modified to become Boland's bakery, established by Charles Geoghegan in 1867. the exterior of the building has a pleasant brick facade, much of a good shopfront and eye-catching eaves detailing. The arcaded structure within the building is well built and architecturally and historically intriguing.</p>	
134-135 Capel Street, Dublin 1	
<b>NIAH Ref No:</b> 50010441	
<b>Rating:</b> Regional	



<b>Importance Values:</b> ARCHITECTURAL ARTISTIC	
<p><b>Description:</b> Terraced three-bay three-storey building, built c.1870, with replacement shopfronts inserted to ground floor, flanking door opening giving access to upper floors. M-profile mansard slate roof with rebuilt red brick chimneystacks to either end having clay pots. Roof hidden behind parapet wall with deep moulded cornice supported on console brackets to frieze. Red brick walls laid in Flemish bond to lead-lined cornice over shopfronts. Segmental-headed window openings with lugged-and-knead moulded architrave surrounds, masonry sills on brackets and inset segmental-headed window openings with bowtell reveals and decorative inscribed tympana. Single-pane timber sliding sash windows throughout, paired to either end bay with central colonette and stiff-leaf capital. Second floor windows have decorative cast-iron window guards. Full-span lead-lined cornice to shopfronts. Granite paving slabs to pavement some spanning from façade to kerb. Former Presbyterian meetinghouse accessed through this site.</p>	
<p><b>Appraisal:</b> Capel Street was laid out in 1680 by Humphrey Jervis as a prestigious residential street and named after Arthur Capel, Earl of Essex. By 1800 the street had become one of the city's principal commercial thoroughfares with the current plot ratios reflecting the layout of that period. This building appears to be a complete rebuild from the mid-nineteenth century and there was formerly an entrance alley on the site that led to a Presbyterian meetinghouse to the rear of this building and the neighbour to each side. The decorative Gothic Revival detailing, in addition to the rare paving slabs, adds further interest to the streetscape as a whole.</p>	

136 Capel Street, Dublin 1	
<b>NIAH Ref No:</b> 50010442	
<b>Rating:</b> Regional	
<b>Importance Values:</b> ARCHITECTURAL	
<p><b>Description:</b> Terraced two-bay three-storey building, built c.1870, as part of group of three, with shopfront to ground floor. M-profile mansard slate roof, hipped to south, with rebuilt brick chimneystacks to north. Roof hidden behind red brick parapet wall with red brick mouldings and corbels. Red brick walls laid in Flemish bond to lead-lined former cornice over ground floor. Gauged brick segmental-headed window openings with granite sills and one-over-one pane timber sliding sash windows. Replacement timber shopfront to ground floor with over-sized fascia and timber door to south giving access to upper floors.</p>	
<p><b>Appraisal:</b> Capel Street was laid out in 1680 by Humphrey Jervis as a prestigious residential street and named after Arthur Capel, Earl of Essex. By 1800 the street had become one of the city's principal commercial thoroughfares with the current plot ratios reflecting the layout of that period. This building appears to be a complete rebuild from the mid-nineteenth century and is</p>	

reputed to incorporate a former Presbyterian church along with Nos.133-135 adding further interest to this layered streetscape.

### **Assessment of Special Interest Under the Planning & Development Act 2000**

The National Inventory of Architectural Heritage has assigned these building the following categories of special interest: Architectural, Artistic & Historical.

### **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 133, 134, 135 & 136 Capel Street, Dublin 1 Regional ratings. These are structures or sites that make a significant contribution to the architectural heritage within their region or area.

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; "*These are structures or sites that make a significant contribution to the architectural heritage within their region or area*".

### **Submissions/Objections Received**

Two submissions were received in relation to these amendments.

1. Submitted by Molloy & Associates Architects on behalf of the owners of 133, 133a and 133b Capel Street dated 20/09/17.

In summary as agents for the owner Cathedral Leisure Ltd, they wish to positively acknowledge the Conservation's Offices proposal to add the subject buildings to the Record of Protected Structures. This recently new owner is an hotelier and wishes to develop the site while presenting and protecting its architectural heritage. This is to be reflected in an imminent planning application.

2. Submitted by Paul Pringle, Capel Barber, 143 Capel Street. He objects to the amendment as he states 133-136 Capel Street are already on the Record of Protected Structures and are thus protected by inclusion on the listed buildings list. He also includes a history of the buildings taken from James, Olwyn (2002) *Capel Street, A Study of the Past, A Vision for the Future*. Dublin Civic Trust and the NIAH Buildings of Ireland website.

### **Response to Submissions/Objections**

1. No further response required; the positive sentiment of the submission is noted.
2. In response to Mr Pringle's objection, there is no intention whatsoever to remove 133-136 Capel Street from the RPS. Instead the amendment is in response to an enquiry as to whether the RPS entries for 133, 134, 135, 136 Capel Street, Dublin 1 sufficiently defines the complex of buildings associated with the former Boland's Bakery. Following investigation it is considered necessary to propose the amendment (only) of the RPS to provide a comprehensive listing of the relevant structures, per **133, 133A, 133B 134, 135, 136, 136A, 136B Capel Street, Dublin 1** to ensure that all the remaining, principal structures associated with the former Boland's Bakery site are specifically referred to in the RPS and protected accordingly.

### Conclusion:

The Conservation Section have assessed the complex of structures that make up the former Boland's Bakery along with the NIAH assessment and concluded that the structures are of special interest and, accordingly, merit inclusion amendments to the current Record of Protected Structures listing to ensure all significant structures are adequately protected.

Proposed Listing: Changes to addresses and descriptions to include the structures to the rear amending the description to include the full extent of the former Boland's Bakery on Capel Street and associated buildings to rear. It is proposed to amend the RPS to provide the following:

2016-22 Ref No	Address	Description
1213	133, 133A and 133 B Capel Street, Dublin 1	Commercial premises: Gateway House and former Boland's Bakery including structures to rear (current use car park and offices) opening onto Meeting House Lane
1214	134 Capel Street, Dublin 1	Commercial premises and part of former Boland's bakery, including shopfront (currently 'Goodwin') and structures to rear (current use car park and offices) opening onto Meeting House Lane
1215	135 Capel Street, Dublin 1	Commercial premises and part of former Boland's bakery, excluding shopfront (currently 'Apollo Blinds'), and including structures to rear (current use car park and offices) opening onto Meeting House Lane
1216	136, 136A and 136B Capel Street, Dublin 1	Commercial premises and part of former Boland's bakery, excluding shopfront (currently 'Gorta'), and including structures to rear (current use car park and offices) opening onto Meeting House Lane

### 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 amend these RPS entries.

### Recommendation

That Dublin City Council notes the contents of Report No.405/2017 and approves the amendment of the current entries for **133, 134, 135, 136 Capel Street, Dublin 1** to now read: **133, 133A, 133B 134, 135, 136, 136A, 136B Capel Street, Dublin 1** on 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.

**Richard Shakespeare**  
Assistant Chief Executive

22<sup>nd</sup> November 2017