

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

An Rannóg Caomhantais, An Roinn Pleanála & Forbairt Maoine  
Oifigí na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8  
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Date: 08/03/18

To the Chairperson and Members of the Central Area Committee

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**Addition of 4 Meeting House Lane, Dublin 7 to the Record of Protected Structures in accordance with Section 54 and 55 of the Planning and Development Act, 2000 (as amended).**

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**Photo of Structure:**



**Introduction:**

It is proposed to initiate procedures under Section 55 of the Planning & Development Act 2000 as amended to add 4 Meeting House Lane, Dublin 7 to Dublin City Council's Record of Protected Structures.

### **Request for Addition:**

The request to assess the site came from the following:

- Minister for Culture, Heritage and the Gaeltacht (National Inventory of Architectural Heritage)
- Conservation Section, Planning and Development Department, Dublin City Council.

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

It follows a recent assessment for addition and clarification of historic structures and existing protected structure in the surrounding vicinity which identified this building as worthy of assessment.

- *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 the Dublin Survey carried out by the National Inventory of Architectural Heritage. 4 Meeting House Lane, Dublin 7 has been assigned a Regional rating received by Dublin City Council on the 09/08/17.
- *Dublin City Council Conservation Section:* Early 19<sup>th</sup> century warehouse with surviving internal fabric stretching over and possibly incorporating the archeologically important remains of St Mary's Abbey.

### **Planning History:**

<b>Ref. No</b>	<b>Description</b>	<b>Decision</b>
2084/09	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). The development will consist of: the demolition of nos. 5,6,7,7a and 8 Meeting House Lane, nos. 136a and 136b Capel Street, Nos. 10-12 Mary's Abbey, Nos. 21-33 Arran Street East and Nos. 16-20 and part of no. 23 Little Mary Street (11,026sqm), principally comprising warehousing, distribution and commercial buildings; the change of use of disused gym to office use (552sqm), dressmakers to office use (431sqm) and part language school to office use (192sqm); the continued use of 1,114sqm (including renovation works where necessary); and the construction of a mixed use retail/commercial, residential and office development with a total gross floor space of 34,710sqm (over 1,875sqm at basement level (for the parking of cars, cycle parking, plant, waste storage areas and ancillary uses)), provided in 3no. blocks as follows: Block A: (10 storeys (including setbacks) mixed use building comprising 11no. retail/commercial units (to accommodate Use Classes 1 and 2 such as retail, professional/financial services) (1,161sqm), office units (523sqm), 77no. residential apartments (11no. 1 bed apartments, 35no. 2 bed apartments and 31 no. 3 bed apartments) (balconies/terraces are provided at north, south, east and west elevations at second, third, fourth, fourth mezzanine, fifth, sixth and seventh mezzanine floor levels and south, east and west elevations at seventh floor level)	WITHDRAWN ARTICLE 33 (NO SUB) 14-Jan-2010

	<p>(7,299sqm) and ancillary floorspace (1,838sqm)); Block B/C: (Blocks B and C are linked at second to seventh floor levels, thus making their floorspace shared at these levels) (8-10 storeys (including setbacks) mixed-use building comprising 12no. retail/commercial units (to accommodate Use Classes 1 and 2 such as retail, professional/financial services) (2,147sqm), 3 no. cafe/restaurant uses (1,045sqm), 9no. office units (16,416sqm), the continued use of 576sqm of education facilities and ancillary floorspace (3,595sqm). Ancillary space includes areas such as refuse areas, service corridors, circulation, toilets, staff areas, plant areas, substations and switchrooms. The proposed development will also consist of: the provision of 63no. car parking spaces at basement level; provision of vehicular access via car lift from Arran Street East; the continued use of access points at Meeting House Lane and Capel Street; the provision of 2no. new pedestrian-only covered streets through the site to Arran Street East and Little Mary Street; cycle parking; associated waste areas; associated plant; lifts; hard and soft landscaping works; boundary treatments (including temporary hoarding (for the period of construction) to surround the site with associated lettering/signage employed for the purpose of advertising, announcement and direction); the provision of ESB sub-stations and associated switchrooms; services provision; diversion of services; changes in level; and all other associated site development and excavation works above and below ground.</p>	
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**Site Location & Zoning Map:**

Z5: To consolidate and facilitate the development of the central area, and to identify, reinforce, strengthen and protect its civic design character and dignity.



Symbol denotes protected structure ref no. 5073 Chapter House of St Mary's Abbey

## Summary Description: taken from the National Inventory of Architectural Heritage

(Source: <http://www.buildingsofireland.ie/niah> accessed 02/02/18)

ISI English Language School Dublin, 4 Meetinghouse Lane, Dublin 7, Dublin City



Reg. No.	50060654
Date	1780 - 1880
Previous Name	N/A
Townland	
County	Dublin City
Coordinates	315303, 234409
Categories of Special Interest	ARCHITECTURAL ARCHAEOLOGICAL TECHNICAL
Rating	Regional
Original Use	store/warehouse
In Use As	college

### Description

Warehouse, comprising two-bay four-storey northern block of c.1860 and two-bay three-storey southern block of c.1800. Slighter lower two-bay three-storey return running southwards from east part of west elevation of southern block. Lean-to concrete and corrugated-iron structure to front of southern block. Now in use as language school. Pitched slate roofs, with cut-stone copings and oculi with red brick surrounds to front, west, elevation. Cast-iron rainwater goods. Exposed calp limestone walls, squared, coursed and snecked to northern block and uncoursed and random rubble to southern block, and with brick quoins to north-west and south-east corners of warehouse. Square-headed window openings to northern block, with red brick jambs and having concrete lintelling and flush stone sills. Camber-arch window openings to southern block with brick voussoirs and jambs and mainly concrete, flush, sills. Segmental-arch entrance to northern block with brick voussoirs and having double-leaf sheet metal outer door and glazed inner door. Granite wheel-guard to junction of blocks. Southern block has, within ground floor and basement, chapter house and slype of St Mary's medieval Cistercian abbey

### Appraisal

This substantial warehouse shows evidence of at least two periods of construction and qualities of stonework, likely both within the nineteenth century. It is a typical industrial building of the era in an area noted for large industrial and commercial structures at the edge of Dublin City centre. The varied openings and the gabled treatment add interest to the facade. The survival within of the chapter house of the nationally important St Mary's Cistercian Abbey (50060660) adds special extra significance to this building. The area continued its religious association with the building of a Presbyterian meeting house, shown on Roque's map 1756, at the north end of the laneway. The congregation dated to 1667 and was one of the earliest of the denomination in the city.

## **Summary Description of St Mary's Abbey: taken from the Register of Monuments and Places RMP**

(Source: <http://webgis.archaeology.ie/historicenvironment/> accessed 12/02/18)

**DU018-020048-**

**Class:** Religious house - Cistercian monks

**Townland:** Dublin North City

**Scheduled for inclusion in the next revision of the RMP:** Yes

**Description:** The Cistercian Abbey of St. Mary is located on the N bank of the River Liffey between Capel Street and Arran Street East. It was founded in 1139 as a daughter house to the Benedictine Order of Savigny in France. In 1147 the Order adopted the Cistercian rule was made subject initially to Combermore (Cheshire) and then in 1156 a charter granted it to Abbot Ranlulf of Buildwas (Shropshire). It became one of the largest and most important medieval monasteries in Ireland (Gwynn and Hadcock 1970, 131) expanding to its greatest extent of 1,200 hectares, from Dublin and adjacent counties into Westmeath, Galway, Roscommon, Mayo and Cork. The monastic grange or farm of St Mary's, a triangular block of land which has maintained its integrity within the streetscape was bound to the west by the course of the river Bradoge from the abbey green running along Bolton Street, Dorset Street, Drumcondra Hill and Parnell Street, Summerhill and Ballybough in the south well illustrated in Speeds map of 1610 (Stout 2012, 141). All that is obvious now is the chapter house with adjoining passage or slype but and although the abbey's fine masonry was robbed out for various building projects in the general vicinity such as the construction of Essex bridge in 1687 archaeological remains may survive within and below adjacent buildings.

The chapter house is rectangular in plan (L 14.3m, Wth.7.1m) with 4 rib-vaulted bays which spring from corbels and is composed of semi-circular arcs. The ribs are moulded and of Dundry stone from Bristol (Bradley & King 1987, 2, 141-144). The interior was lit by three lancet windows in the E wall (now blocked) and a S window. Excavations in 1886 exposed a stone built coffin underneath the Chapterhouse and fragments of inlaid and incised floor tiles in the area of the S. transept (Donnelly 1887, 19). A portion of its cloister arcade was discovered in Cook Street in 1975 during demolition of a 17th century wall. These are stored at St. Audeon's church (Stalley 1987, 131). In the modern Carmelite Friary on White Friar St. is a medieval statue to the Blessed Virgin which apparently belonged originally to St. Mary's Abbey (FMD map (1978), H5). Extensively documented in Clarke (2002, 18-19, B6; Doran, B & L 2009, 188-201).

**Compiled by:** Geraldine Stout and Margaret Keane

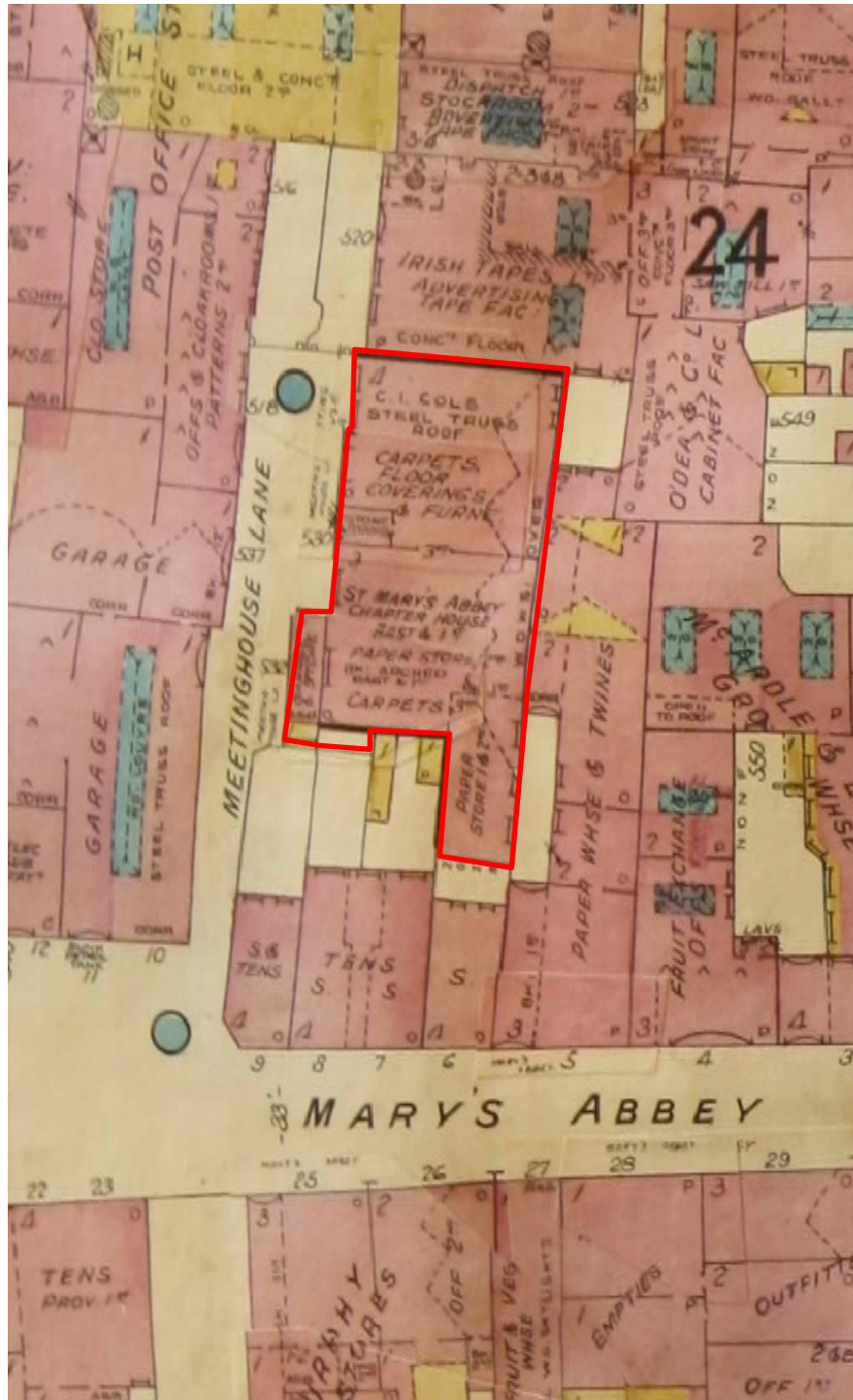
**Uploaded on:** 21 September 2012

**Revised on :** 01 February 2018

**Historic Background:**



1<sup>st</sup> Edition OS map 1847 The building outline appears to have a different building form to the 1961 footprint at the northern rear section.



Goad's Dublin City map revised 1961 show warehouses in use as stores for paper and carpets/floor coverings and furniture. St Mary's Abbey is noted as being located under 4 Meeting House Lane.

**References:**

<http://www.buildingsofireland.ie/niah> (accessed 02/02/18)

<http://webgis.archaeology.ie/historicenvironment/> accessed 12/02/18

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

This building is considered to be of Regional significance as a C19th century warehouse building constructed over the site of the nationally significant St Mary's Abbey. Regionally

significant structures are considered to make a significant contribution to the architectural heritage within their region or area.

The structure in question is considered to be of special interest under the following headings:

Archaeological: This structure would be considered to have extra special significance due to the survival within it of the chapter house of the nationally important St Mary's Cistercian Abbey (NIAH ref. 50060660) (Record of Monuments and Places ref. DU018-020048 description states that archaeological remains may survive within and below adjacent buildings (National Monuments ref. 401).

Architectural: This structure would be considered an exemplar of good quality industrial architecture. It makes a positive contribution to its setting within a grouping of similar quality warehouse buildings. It is a reminder of the commercial function of the laneways running at the back of Capel Street, a historically busy commercial street.

Technical: The warehouse building displays structural/construction innovation in its use of cast/wrought iron columns and structural elements.

**Significance/NIAH Rating:**

The National Inventory of Architectural Heritage (NIAH) has been carried out for this area in the Dublin City Council area; its categories of special interest (architectural, historical, archaeological, artistic, cultural, scientific, technical & social) 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.

Under the Dublin Survey carried out by the National Inventory of Architectural Heritage (NIAH), the building at No. 4 Meeting House Lane, Dublin 7 has been assigned a Regional rating; *These are structures or sites that make a significant contribution to the architectural heritage within their region or area.* The building is included on the list of Ministerial recommendations for addition to the RPS received by Dublin City Council on the 09/08/17.

**Recommendation:**

It is recommended that 4 Meeting House Lane, Dublin 7 be added to the Record of Protected Structures, in accordance with Section 54 and 55 of the Planning and Development Act, 2000 (as amended).

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**Paraic Fallon,  
Senior Planner.**



**Extent of Protected Structure Status & Curtilage**

The proposed protected structure and its curtilage are outlined below in red. The curtilage extends to the boundaries as shown on the zoning map below.



Approximate outline of 4 Meeting House Lane. The entrance steps to St Mary's Abbey runs along the front of the warehouse and the lean-to shed at the site of the warehouse may be associated with the warehouse.

**Photos**



Front elevation of 4 Meeting House Lane with covered entrance steps to St Mary's Abbey



Jostle Stone to front



Side annex shed buildings