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Date: 30th April 2018

To the Chairperson and Members of the South Central Area Committee

Addition of 30, 32, 33 and 36 Thomas Street, Dublin 8 to the Record of Protected Structures in accordance with Section 54 and 55 of the Planning and Development Act, 2000 (as amended).

Recommendation	
Proposed Entry	30 Thomas Street, Dublin 1, House
Proposed Entry	32 Thomas Street, Dublin 1, House including mid 19 th century wall to rear.
Proposed Entry	33 Thomas Street, Dublin 1, House
Proposed Entry	36 Thomas Street, Dublin 1, House

Photo of Structures:



Introduction:

It is proposed to initiate procedures under Section 55 of the Planning & Development Act 2000 (as amended) to add 30, 32, 33 and 36 Thomas Street, Dublin 8 to Dublin City Council's Record of Protected Structures.

Request for Addition:

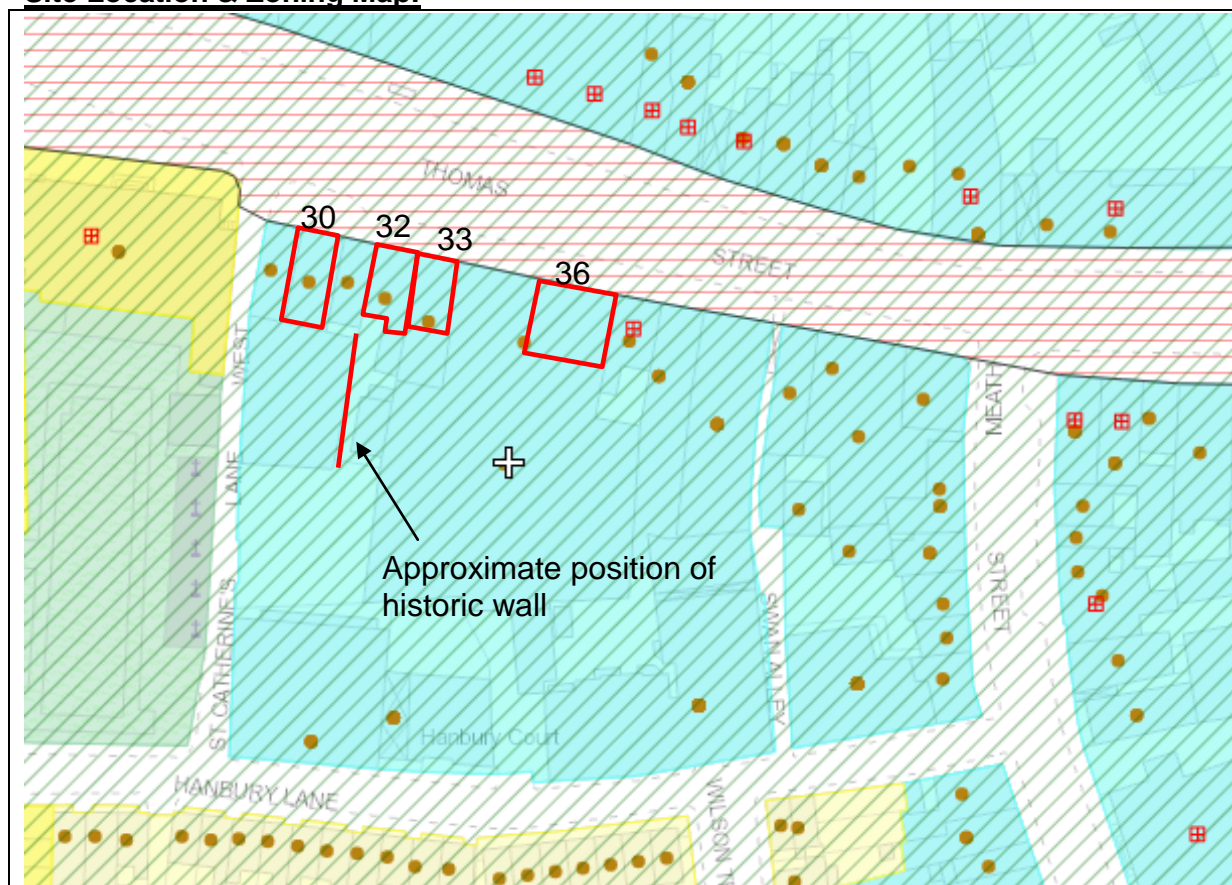
The request to assess the site came from the following:

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

Summary of Applicants Reasons for Seeking Addition:

- *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 Stage 2 of the Dublin Survey carried out by the National Inventory of Architectural Heritage. 30, 32, 33 and 36 Thomas Street have been assigned a Regional rating.
- *Dublin City Council Conservation Section:* Nominated for addition as evidence has come to light that these are significant early buildings. The owners are due to receive grant aid for 32, 33 and 36 Thomas Street under the Built Heritage Investment Scheme and the Structures at Risk Scheme.
- *Dublin Civic Trust:* 32, 33 and 36 were included in the 2012 *Survey of Gable-Fronted Houses and Other Early Buildings of Dublin City*.

Site Location & Zoning Map:



Recent Planning History:

Planning Ref	Description	Decision
2453/15	<p>30, 32 -36 Thomas Street and 10 Hanbury Lane, Dublin 8. Permission for development of a site of c.0.31ha. at Nos. 30 & 32-36 Thomas Street and 10 Hanbury Lane, Dublin 8. The site is bounded generally to the north by Thomas Street, to the west by St. Catherine's Lane West, to the east by No. 37 Thomas Street, to the south by an existing office building on the corner of Hanbury Lane and St. Catherine's Lane West and the Hanbury Court Apartments on the corner of Hanbury Lane and Swan Alley. The development comprises a 247 unit (296 student bedspaces) Student Accommodation Facility with ancillary facilities, together with retail uses at the ground floor of the existing Thomas Street properties. The overall proposal includes the conservation and refurbishment of Nos. 30 & 32-36 Thomas Street along with the change of use of these buildings to accommodate the development now being proposed, along with the construction of new buildings that range in height from 3-6 storeys over ground which are set back behind the existing Thomas Street buildings via a newly formed private pedestrian street. The overall development comprises approx. 8625sqm in floor area (existing and new building combined). The main entrance to the student accommodation complex is proposed via No. 32 Thomas Street providing a ground floor reception area and leisure/recreation space with student accommodation on the 1st-3rd floors above Nos. 30, 33, 34-35 and 36 Thomas Street will provide 4 no. ground floor retail units (c. 28 sqm, 54 sqm, 108 sqm, 80 sqm respectively) with student accommodation from 1st floor to 3rd/4th floor above. There is also ancillary student accommodation to the rear of No. 30 at ground floor level. Nos. 30 & 32-36 Thomas Street are being conserved and refurbished as part of this proposal. An additional fourth floor in Nos. 34-35 Thomas Street is being accommodated in the roof space following works to repair/replace the roof. There is a new building proposed set back from the rear of the existing Nos. 30, 32-36 Thomas Street buildings which will house the majority of the student accommodation at lower ground, ground floor and upper floors, with communal living/dining accommodation and associated facilities (c. 6740 sqm GFA in total). The development proposed is being accommodated in a building that ranges in height as follows; 6 storeys over lower ground at rear of existing Thomas Street buildings, 5 storeys plus roof terrace along St. Catherine's Lane West, 5 storeys plus roof terrace over lower ground floor along eastern site boundary, stepping down to 4 storeys plus roof terrace; the proposal also includes 1 no. 3 storey townhouse (c. 213 sqm) on Hanbury Lane which will accommodate 8 no. student accommodation bedspaces; all associated site development and landscape works, including the demolition of structures at the rear of the site (approx 2195 sqm), provision of courtyards and roof terraces, a bicycle parking facility and 2 no. controlled pedestrian / cycle entrances are also proposed on St. Catherine's Lane West and 1 no. controlled pedestrian / cycle entrance on Hanbury Lane, 1 no. ESB substation plus switchroom. All of a site of c.0.31ha.</p>	Grant Permission 15-Feb-2016
3220/16	<p>30, 32 -36 Thomas Street and 10 Hanbury Lane, Dublin 8. Hattington Student Housing Ltd intends to apply for Permission for development at Nos. 30 & 32-36 Thomas Street and 10 Hanbury Lane, Dublin 8. The overall site of 0.31 Ha is bounded generally to the north by Thomas Street, to the west by St. Catherine's Lane West, to the east by No. 37 Thomas Street, to the south by an existing office building on the corner of Hanbury lane and St. Catherine's Lane West and the Hanbury Court Apartments on the corner of Hanbury Lane and Swam Alley. The development comprises:- Modifications to accommodation at Lower Ground floor level to accommodate an additional 13 no. student accommodation bed spaces at Lower Ground floor, including an extension southwards to Block C; An additional 6 no. student accommodation bed spaces are provided within an extension to Block C at Ground and First Floor levels over lower ground floor, including an external fire escape; Overall, an increase of 19 no. student</p>	Grant permission 22-Aug-2016

Planning Ref	Description	Decision
	accommodation bed spaces are proposed; An increase in the overall gross floor area within the scheme from 7,692 sqm (permitted) to 7,775 sqm (proposed); Associated adjustments to the landscaping in the external courtyard spaces. These proposed changes amend the Student Accommodation facility permitted under Register Ref. 2453/15. The already permitted scheme provides 244 student bed spaces with ancillary facilities, together with the conservation and refurbishment of Nos. 30 & 32-36 Thomas Street. The overall scheme, if permitted, will comprise 263 student accommodation bed spaces.	
0087/17	30, 32 - 36, Thomas Street and 10 Hanbury Lane, Dublin 8. EXPP - Whether the enclosure of the permitted escape stairs to the rear of Block A and C, the provision of stepped access to Block B, and the provision of a breaching valve to 3 no. stair dry risers, as required by fire safety certificate No. FSC 2857/16, is or is not development and is or is not exempted development	Grant Exemption Certificate 11-Apr-2017
4616/17	30, 32 -36 Thomas Street and 10 Hanbury Lane, Dublin 8. Permission for development at a site (c.0.31ha), at Nos. 30 & 32-36 Thomas Street and 10 Hanbury Lane, Dublin 8, bounded generally to the north by Thomas Street, to the west by St. Catherine's Lane West, to the east by No. 37 Thomas Street, to the south by an existing office building on the corner of Hanbury Lane and St. Catherine's Lane West and the Hanbury Court Apartments on the corner of Hanbury Lane and Swan Alley. Proposed development comprises the proposed use of the permitted student accommodation (257 no. student bedspaces and ancillary facilities: DCC Reg Ref 2453/15, as amended by 3220/16 (ABP Ref PL29S.247275), refers) also as tourist or visitor accommodation during academic holiday periods only, consistent with the definition of 'Student Accommodation' in the Planning and Development (Housing) and Residential Tenancies Act, 2016. The principal permitted use as student accommodation during academic term time, and the external and internal built form of the permitted scheme, will remain unchanged.	Grant permission 23-Feb-2018

Recent Enforcement History:

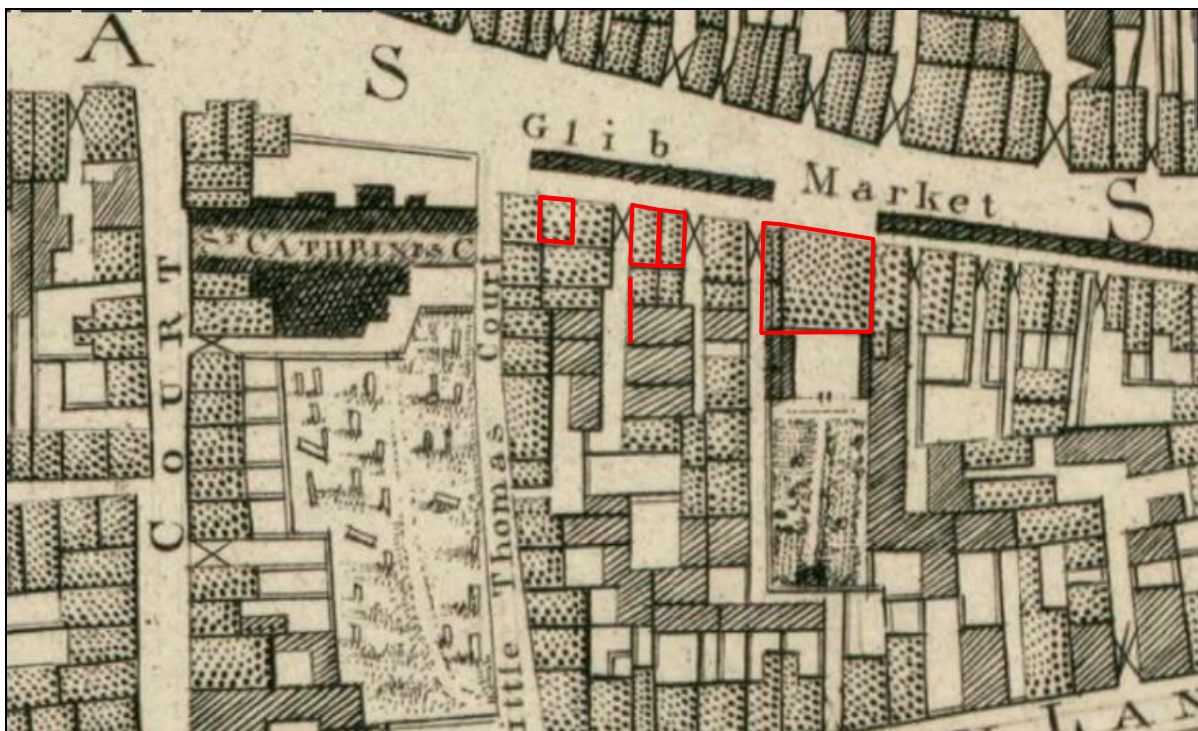
Reference	Description	Dates
E0033/18	30-36, Thomas Street, 10 Hanbury Lane, Dublin 8. Breach C10 PP 2453/15. Condition 10 states: 10. The site and building works required to implement the development shall only be carried out between the hours of: Mondays to Fridays - 7.00am to 6.00pm Saturday - 8.00 a.m. to 2.00pm Sundays and Public Holidays - No activity on site. (b) Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from Dublin City Council. Such approval may be given subject to conditions pertaining to the particular circumstances being set by Dublin City Council. No activity, which would reasonably be expected to cause annoyance to residents in the vicinity, or deliveries of materials, plant or machinery, shall take place on site between the hours of 6.00pm and 7.00am. Reason: In order to safeguard the amenities of adjoining residential occupiers	Date opened: 25-Jan-2018 File still open.

Summary Description and Historical Background

The historic thoroughfare of Thomas Street follows the path of the ancient highway of Ireland, *Slige Mór*. Thomas Street became the main street of The Liberties, running parallel to the Liffey. The Liberties area was an ecclesiastical and later commercial district located W of Newgate on the outskirts of the former city walls. Development occurred during the 12th and 13th centuries and declined in the 14th and 15th centuries. The area became associated with the silk and weaving trade, and Huguenot immigration which sparked a wave of development in the late 17th century and peaked in the early 1800s (Lotts Architecture, April 2018).

In recent years a number of early buildings have been identified on the street by dating of construction timbers through dendrochronology. Dendrochronology (or tree-ring dating) is the scientific method of dating tree rings (also called growth rings) to the exact year they were formed. Across the road, number 130 Thomas Street dates to circa 1639. Further east along the street, 61 Thomas Street dates to circa 1631.

Dublin Civic Trust highlighted a number of potential early buildings along Thomas Street in their 2012 *Survey of Gable-Fronted Houses and Other Early Buildings of Dublin City*. A recent development at 30-36 Thomas Street revealed early fabric. Dendrochronology dating on the development site revealed dates spanning the mid 16th century to the later 17th century.



Extract from Rocque's Map of 1756 showing 30, 32, 33 and 36 Thomas Street.



Extract from 1847 OS Map showing 30, 32, 33 and 36 Thomas Street.

30 Thomas Street



View of front elevation with recently repointed facade with wiggled detail



View of the cruciform roof and substantial chimney stack

No. 30 is shown by Rocque (Rocque, 1756) having the same plot depth as No.29, with a wider plot and a carriageway along the E boundary. The width of the plot shown may suggest No.30 and No.31 were originally built as a single house which was later subdivided. As with No. 29, a structure with the same plot width adjoins No.30 to the S (Lotts Architecture, April 2018).

Summary Description: Terraced two-bay four-storey house, dating to circa 1675 with shop-front to ground floor. The NIAH dated the building to circa 1780 based on style and detail. *The building was refurbished mid nineteenth century according to Alistair Lindsay. It was probably part of a pair with 31 and had an alleyway through house leading to rear in 1723 (Crimmins 16.11.2017). A horizontal oak beam imbedded in the west wall on the third floor was dated to circa 1552. There are indications of reuse because of redundant mortice holes and wood working (Crimmins 16.11.2017). The timber date, the cruciform roof, substantial chimneystack, angled chimneybreasts internally and rear return all indicate a 'Dutch Billy' typology (Lotts Architecture, April 2018).*

Recent building works have revealed that the 30, 32 and 33 Thomas Street buildings were subject to water ingress for a considerable period of time which has resulted in extensive damage to the buildings.

Roof: *Number 30 has a Cruciform slated roof to main house and flat roof to modern return. Most of the cruciform roof was rotten and recent and has been rebuilt using traditional materials. However, a very early section of roof to the rear, containing historic timbers has been retained within a newer structure with the same form 'entombing' the historic timbers which will only be accessible through an attic hatch and roof light. The sections of chimney where not structurally sound have been taken down and rebuilt in brick where needed, lime render stacks (Crimmins 16.11.2017).*

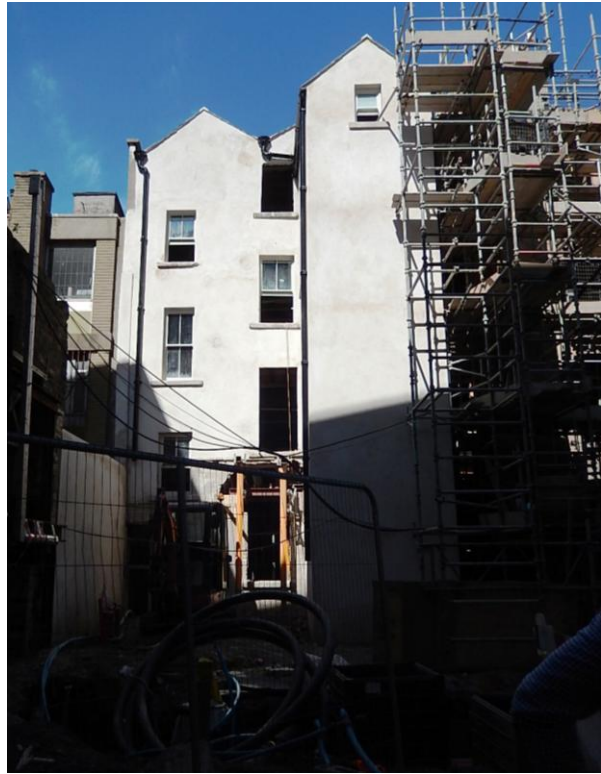
Walls: Traces of wiggling pointing survived to the front facade under the later Portland Cement render. The front facade has been repointed with a wiggled finish. The building had no remaining significant window joinery. Slimlite double glazed acoustic glazing was installed.

Interior: *Many floor joists/ floor boards/ timber beams and internal wall render have had to be replaced due to advanced state of decay (Crimmins 16.11.2017). There was so little left of the stair that it had to be mostly rebuilt (ibid. 16.11.2017).*

32 Thomas Street



View of newly repointed facade with reinstated wigged joint and new sash windows



View of lime rendered rear facade



View of large chimneystacks



View of new sash windows and repointed facade

Rocque (Rocque, 1756) shows No.32 having a deeper and much narrower plot than No.30/31 to the W. No.32 and No.33 have the same plot width and depth with a smaller structure of the same proportions adjoining to the S, which may suggest they were originally built as a pair. A carriageway along the W boundary of No.32 provides access to buildings and sheds to the rear (Lotts Architecture, April 2018).

Summary Description: Terraced two-bay four-storey over basement house, dating to *circa* 1675 with shop-front to ground floor. The NIAH and Dublin Civic Trust dated the building to circa 1730-1750 based on style and detail. The building was heavily modified in 1864. However the building retains early elements such as corner fireplaces; small rear return/closet; bressumer beams on each floor and an earlier roof structure which are indicative of a mid to late 17th century date and 'Dutch Billy' typology. A timber sample was

taken from one of the bressumer beams for the purposes of dating, however this was not successful (Crimmins 16.11.2017).

Recent building works have revealed that the 30, 32 and 33 Thomas Street buildings were subject to water ingress for a considerable period of time which has resulted in extensive damage to the buildings.

Roof: It retains a rare roof form with two perpendicular roofs to the street and long central valley, offset roof to return. The long perpendicular beams were very decayed and saturated and judging from the sawn edges and 'laminated' central beam and subsequent investigations were not original, but in the position of early eighteenth century timbers. The rotten timber roof and beams are to be removed and replaced with a timber roof on steel beams in exactly the same positions as the removed structural elements (*ibid.* 16.11.2017). An earlier roof form was exposed behind the removed plaster.

Walls: The brick was painted brick externally but with evidence of wiggled joints. The brick has been cleaned and repointed with a wiggled joint. The rear walls were rendered in the 20th century with a hard cement plaster and will be replastered with a lime render (*ibid.* 16.11.2017). The repaired shopfront is now reinstated in number 33 Thomas Street

Interior: All sound plaster and lath sections will be retained in situ and treated for rot. The front second floor room ceiling is badly sagging / damaged but is very interesting with a large beam spanning between the party walls. The original bressumer beams located on each floor will be exposed in situ. The stairs which has sections of early eighteenth century fabric is to be retained where possible in sections and rebuilt where necessary. It is intended to retain a full (double) flight from first to second floor (the ground to first floor no longer existed) using salvaged material from upper flights if possible. What few joinery items such as architraves and surrounds are to be kept for reuse in their original positions where possible, where an architrave is to remain it is estimated that about 50% of it will have to be re-run on average (*ibid.* 16.11.2017).



Photos of 32 Thomas Street taken from 2012 Dublin Civic Trust Study

The Dublin Civic Trust 2012 *Survey of Gable-Fronted Houses and Other Early Buildings of Dublin City* describes the building as a terraced two-bay four-storey rendered former townhouse, built c.1740-60, with shop-front inserted to the ground floor. Double-span artificial slate roof with ridges running parallel to the street, hipped to the rear pile and to the east of the front pile abutting rendered chimneystack to the west. Stepped rendered large chimneystack abutting the rear elevation. Roof set behind parapet wall with masonry coping. Painted cement rendered walls, tiled to the ground floor and cement rendered to the rear. Square-headed window openings with painted stone sills and nineteenth-century single-pane timber sash windows. Replacement shopfront spanning the ground floor with a square-

headed door opening to the east bay with replacement door. Windows replaced c.1850-70. Render finish probably twentieth-century.

It further states that this former townhouse appears to be a typical example of the transitional house type of the mid eighteenth-century, where front gables had fallen out of fashion but the tradition of steeply pitched roofs and other 'heavy' features such as substantial chimneystacks lived on. In the case of No.33, the distinctive, almost pyramidal rear roof is characteristic of the transitional period, as is the rear chimneystack which may be seen on similar houses in Camden Street and St. Stephen's Green. The relatively steeply pitched roof to the front responds at one side to support the front pile chimneystack. A house of considerable distinction, typifying the firmness and solidity of the terraced Dublin house of this period, a full internal inventory should form part of any future works on the building to ascertain if any earlier built fabric may survive embedded in the building, as well as any original internal fabric. The building should be added to the Record of Protected Structures.

Historic Wall to Rear



This wall is located to the rear of 32 Thomas Street. It dates to the mid 19th century and is the remains of a former multiple-bay warehouse structure. This is sitting on top of earlier archaeological deposits.

The following works are to be grant aided under the Built Heritage Investment Scheme in 2018: Repair of largely nineteenth century industrial wall to the rear of the houses is in need of substantial structural consolidation and repair.

33 Thomas Street



View of front elevation in 2012 prior to present works



View of front roof elevation surviving steeply pitched roof with large chimneystack



View of shopfront (originally from number 32 prior to repair in joiners workshop and shortly after installation in number 33)



View of bressumer beam to ground floor



View of internal stairs hall wall to be repaired

Rocque (Rocque, 1756) shows No.33 having a shallower plot depth than No.34 to the E and the same plot width and depth as No.32 to the W with a smaller structure of the same proportions adjoining to the S which may suggest No.32 and No.33 were originally built as a pair. A carriageway along the E boundary of No.33 provides access to the buildings and sheds to the rear (Lotts Architecture, April 2018).

Summary Description: Terraced two-bay, four-storey over basement house dating to *circa* 1675 with shop front to ground floor. *The surviving steeply pitched roof, almost pyramidal rear roof and rear chimneystack all indicate an early housing typology (ibid., April 2018).* The NIAH and Dublin Civic Trust date the house to *circa* 1750 based on style and detail. However the building dates to the late 17th century. It was heavily modified *circa* 1700 when the corner fireplaces were removed and new chimneystacks and fireplaces installed. The building was modified again in 1842 with new windows installed.

A number of timbers were sampled and dates were provided by dendrochronology. The timbers dated provided dates of *circa* 1641 and 1675. These were taken from the oak fireplace lintel on the second floor (*circa* 1641) and the oak fireplace lintel on the 3rd floor (*circa* 1675). These are believed to come from earlier timbers from the late 17th century construction of the house (Crimmins 16.11.2017).

Recent building works have revealed that the 30, 32 and 33 Thomas Street buildings were subject to water ingress for a considerable period of time which has resulted in extensive damage to the buildings.

Roof: *There is an existing half hipped roof to front, hipped roof to rear. Later flat roofed section over front parapet. The roof which has been substantially rebuilt over time and was mostly rotten is being rebuilt in the same form (ibid 16.11.2017).*

Walls: Existing front elevation wall has two coats of cementitious render over brick externally and is plastered internally. The brick was too damaged to be reasonably repaired and thus the decision is to remove the hard cementitious render and apply a lime render. *The rear wall which was originally thought to be unsalvageable will now be largely retained, along with its fireplaces and significant embedded timbers (ibid 16.11.2017).* The recently repaired shopfront from number 32 has been installed in number 33.

Interior: *Plans have been revised to retain more spine walls, express chimney breasts and retain more of the original room proportions. The stairs is similar in condition to number 32 and is to be treated in the same way (ibid 16.11.2017).* The following works are to be grant aided under the Built Heritage Investment Scheme in 2018: The spine wall of the stairs which is nine inch brick with embedded timbers every four or so courses, has been subject to massive ingress of water over the years to the extent that the embedded timbers have all but rotted away as far as the middle of the second floor. This is to be carefully taken down (provisionally a storey and a half) treat all remaining elements for organic growth carefully; rebuild brick wall in salvaged bricks and lime mortar tying into the rear wall and replaster the wall in lime putty.



Photos of 33 Thomas Street taken from 2012 Dublin Civic Trust Study showing early roof form.

The Dublin Civic Trust 2012 *Survey of Gable-Fronted Houses and Other Early Buildings of Dublin City* describes the building as a *terraced two-bay four-storey rendered former townhouse, built c.1740-60, with shopfront inserted to the ground floor. Double-span artificial slate roof with ridges running parallel to the street, hipped to the rear pile and to the east of the front pile abutting rendered chimneystack to the west. Stepped rendered large chimneystack abutting the rear elevation. Roof set behind parapet wall with masonry coping. Painted cement rendered walls, tiled to the ground floor and cement rendered to the rear. Square-headed window openings with painted stone sills and nineteenth-century single-pane timber sash windows. Replacement shopfront spanning the ground floor with a square-headed door opening to the east bay with replacement door. Windows replaced c.1850-70. Render finish probably twentieth-century.*

It further states that *this former townhouse appears to be a typical example of the transitional house type of the mid eighteenth-century, where front gables had fallen out of fashion but the tradition of steeply pitched roofs and other 'heavy' features such as substantial chimneystacks lived on. In the case of No.33, the distinctive, almost pyramidal rear roof is characteristic of the transitional period, as is the rear chimneystack which may be seen on similar houses in Camden Street and St. Stephen's Green. The relatively steeply pitched roof to the front responds at one side to support the front pile chimneystack. A house of considerable distinction, typifying the firmness and solidity of the terraced Dublin house of this period, a full internal inventory should form part of any future works on the building to ascertain if any earlier built fabric may survive embedded in the building, as well as any original internal fabric. The building should be added to the Record of Protected Structures.*

36 Thomas Street



View of front facade prior to recent works



Rear elevation with largely rebuilt facade



View of front elevation with original 1715 Portland cornice and keystones



Front elevation with evidence of original wiggled brick pointing

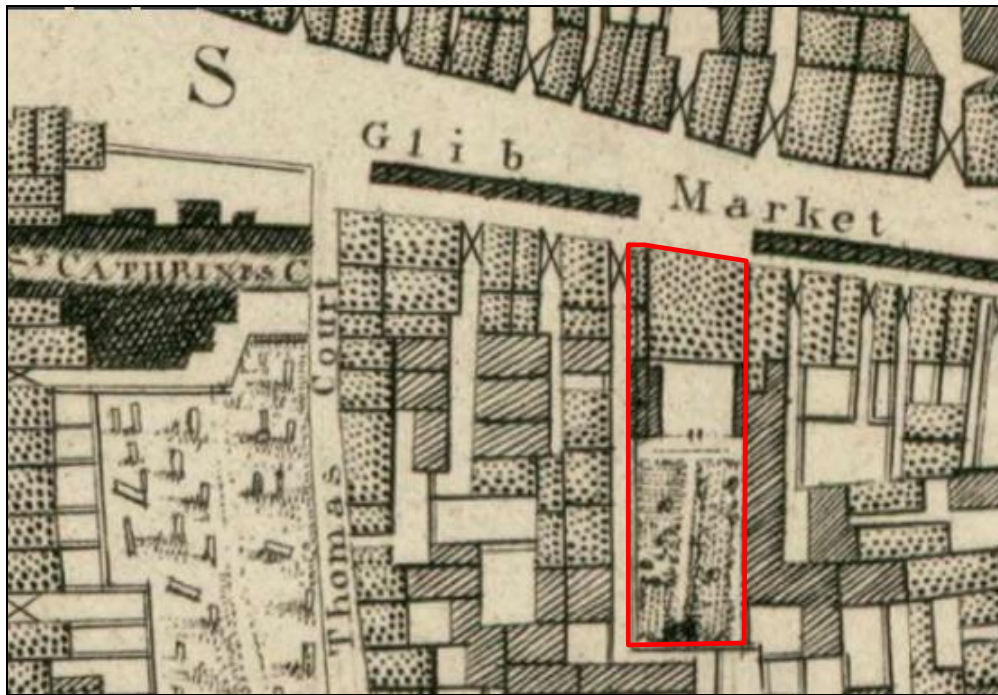


Portland cornice and granite quoin stone detail



Top of granite arch to ground floor

No.36 was built as the residence and bank of Richard Fade, a Quaker and prominent banker who established his premises on Thomas Street c.1716. His son Joseph Fade, also a banker, went into partnership with Isaac & John Wilcocks of Bristol in 1728, and expanded the business (Lindsay, 2015). No. 36 is shown by Rocque (Rocque, 1756) as square in plan, occupying the full width of the plot. The Glib Market is indicated on Rocque's map, named after the ancient Glib watercourse, which is illustrated in the 1633 map. The line of the Glib Market along Thomas Street breaks in front of no.36, suggesting a grand frontage. An expansive yard and landscaped gardens are shown to the rear. The yard is lined with narrow outbuildings to the east and west boundaries. A carriageway and lane to the W connect Thomas Street to Hanbury Lane (Lotts Architecture, April 2018).



Summary Description: Terraced five-bay three-storey former mansion, built circa 1715, renovated, reroofed, refenestrated and refaced circa 1937, having later shopfront to front (north) elevation. In the 1930s, the rear wall, floor and roof were all replaced, however the original structural walls and corner fireplaces survive. The NIAH and Dublin Civic Trust date the house to circa 1715-1720 based on style and detail. *It is an early example in the city of Palladian architecture, probably the work of an architect (ibid., April 2018).*

Roof: Flat roof dating to circa 1937.

Walls: The existing wall had two layers of hard cement render externally over brick which was extensively broken to give a key and hard plaster internally. Recent investigation revealed that the original brick facade was wiggled. Evidence of the original Portland stone cornice was found. Elements of the original profiled Portland stone cills remain as do the granite quoin stones. The Portland keystones above the windows were also original to the early 17th century mansion. The following works are being funded under the Built Heritage Investment Scheme and Structures at Risk Scheme in 2018: *reinstate the wiggled brick facade, reinstate the Portland stone cornice and parapet and repair the stonework including the cills and quoins. Further to opening up, it is now clear that the granite arch to the ground floor needs major structural repairs* (Crimmins, 16.11.2017).

Interior: While the interior has been considerably altered historic timbers are visible, embedded in the E wall of the carriageway. *Corner timbers are evident to the SE corner ceiling structure of the carriageway, serving to prop the corner chimneybreasts on the upper floors. The upper rooms have a symmetric arrangement, with equal-size rooms to front and*

rear along both party walls and a central staircase to the S façade. Corner chimneybreasts are placed centrally on the E and W party walls, addressing the rooms to front and rear (Lotts Architecture, April 2018).





Photos of 36 Thomas Street taken from 2012 Dublin Civic Trust Study

The Dublin Civic Trust 2012 *Survey of Gable-Fronted Houses and Other Early Buildings of Dublin City* describes the building as a terraced five-bay three-storey rendered former mansion, built c.1710-20, with shopfront inserted to the ground floor. Flat roof hidden behind rendered parapet wall with a stepped rendered chimneystack to both party walls at the centre of plan. Painted ruled-and-lined rendered walls, tiled to the ground floor and cement rendered to the rear. Square-headed window openings with painted keystones, stepped to the first floor, painted stone sills and recent replacement single-pane timber sash windows. Replacement shopfront spanning the ground floor with a square-headed door opening to the east, providing access to the upper floors and a larger square-headed opening to the easternmost bay with steel roller shutter concealing early carriage arch with stone voussoirs. Façade rendered c.1930. While the interior was not accessed it is believed to retain much of its original symmetrical plan, comprising a central stairwell and landing compartment, with roughly square rooms to the front and back at both sides of the building. Angled chimneybreasts on end party walls shared between rooms.

It further states that no.36 Thomas Street is one of the most important houses surviving in the city, being one of the last substantial mansion houses of its period and at one point probably the most prestigious house on Thomas Street. The building was probably constructed c.1715 as the town residence and commercial premises of the wealthy banker, Joseph Fade. It is a large city mansion of the early classical type, with a carefully arranged formal façade of tall narrow windows fronting the street and a symmetrical arrangement of rooms to the interior. Rocque's map of 1756 indicates that the line of the Glib Market was broken along the pavement on Thomas Street to facilitate the mansion's expansive frontage, while a large planted garden was laid out to the rear. Although the building has lost its original roof profile - likely to be steeply pitched originally with a substantial brick parapet in front - the substantial superstructure of the building remains intact and is a highly important survivor in the city. No.36 warrants a comprehensive external and internal investigation and inventory to ascertain what the building originally looked like, what original fabric still survives, as well as clues of the type of internal decoration such as joinery, staircase, panelling and plasterwork it may once have had. An immensely significant building, No.36 should immediately be added to the Record of Protected Structures and consideration should be given to designating the building a National Monument. Every effort should be made to ensure its future survival and due recognition as a key historic building on Thomas Street.

NIAH Ministerial Recommendations for 30, 32, 33 & 36 Thomas Street

<p>30, Thomas Street, Dublin 8</p> <p>NIAH Ref No: 50080609</p> <p>Date: 1770-1790</p> <p>Rating: Regional</p> <p>Importance Values: ARCHITECTURAL, SOCIAL</p>	
<p>Description: Terraced two-bay four-storey house, built c.1780, rebuilt c.1880, having recent shopfront to front (north) elevation. Cruciform pitched slate roof, hipped to front, with rendered chimneystack and clay chimney pots. Rendered parapet having painted masonry coping. Rendered walls, blank timber signboard to first floor. Square-headed window openings with raised render reveals, painted masonry sills and replacement timber casement windows.</p>	
<p>Appraisal: Of a similar form and scale to its neighbouring buildings, this building contributes positively to the historic character of the streetscape. Its roof profile is indicative of an early date, although the large window openings suggest later alterations. Thom's Directory of 1862 lists this as the property of William Stafford, general provisions merchant, suggesting that the building has a long commercial history. Thomas Street developed as one of the main arteries into the city and had many trading places and markets.</p>	

32 Thomas Street, Dublin 8	
NIAH Ref No: 50080608	
Date: 1710-1750	
Rating: Regional	
Importance Values: ARCHITECTURAL, ARTISTIC, SOCIAL	
<p>Description: Terraced two-bay four-storey house, built c.1730, having shopfront to front (north) elevation. M-profile pitched slate roof, hipped to front and set perpendicular to street, with terracotta ridge tiles, rendered chimneystack having clay chimney pot. Parapet with granite coping to front, cast-iron rainwater goods. Painted brick laid in Flemish bond to front, rendered walls to west. Square-headed window openings with painted masonry sills, rendered reveals and one-over-one pane timber sash windows. Recent fascia over first floor windows. Steel roller shutters over shopfront.</p>	
<p>Appraisal: Dublin Civic Trust, in the 'Survey of Gable-Fronted House and Other Early Buildings of Dublin City' 2012 states '<i>This former townhouse may have been refaced during the nineteenth-century and adapted for commercial use. The M-profile roof strongly suggests a rare former double gabled elevation to the street originally, with the gables subsequently being removed and probably formerly steep roof pitches being made shallower, creating the current roof and parapet arrangement. The large central chimneystack and closet return similarly constitute a clear indication of the gabled house typology of the opening decades of the eighteenth-century.</i>' Thomas Street has a long commercial history, having developed as one of the main arteries into the city and had many trading places and markets.</p>	

33 Thomas Street, Dublin 8	
NIAH Ref No: 50080607	
Date: 1740-1760	
Rating: Regional	
Importance Values: ARCHITECTURAL, SOCIAL	
<p>Description: Terraced two-bay four-storey house, built c.1750, having recent tiled shop-front to front (north) elevation. M-profile pitched roof, hipped to east, and to west to rear (south) elevation, with rendered chimneystack, hidden behind rendered parapet having painted and felted coping. Rendered walls. Square-headed window openings with painted masonry sills and one-over-one pane timber sash windows. Blocked to first floor. Square-headed door opening to east of shop-front, steel door and plain overlight</p>	
<p>Appraisal: Dublin Civic Trust, in the 'Survey of Gable-Fronted House and Other Early Buildings of Dublin City' 2012, states, 'This former townhouse appears to be a typical example of the transitional house type of the mid eighteenth-century, where front gables had fallen out of fashion but the tradition of steeply pitched roofs and other 'heavy' features such as substantial chimneystacks lived on. In the case of No.33, the distinctive, almost pyramidal rear roof is characteristic of the transitional period, as is the rear chimneystack which may be seen on similar houses in Camden Street and St. Stephen's Green. The relatively steeply pitched roof to the front responds at one side to support the front pile chimneystack. A house of considerable distinction, typifying the firmness and solidity of the terraced Dublin house of this period.' Thom's Directory of 1862 lists this as the property of Elizabeth Ward, baker and flour stores. Work was undertaken on the site for the same occupant in 1864. Thomas Street has a long commercial history, having developed as one of the main arteries into the city and had many trading places and markets.</p>	

36 Thomas Street, Dublin 8

NIAH Ref No: 50080606

Date: 1700-1740

Rating: Regional

Importance Values: ARCHITECTURAL,
HISTORICAL, SOCIAL



Description: Attached five-bay three-storey former house, built c.1720, renovated, reroofed, refenestrated and refaced c.1930, having shopfront to front (north) elevation. Flat roof, hidden behind rendered parapet, with moulded render cornice and fascia to base of parapet. Lined-and-ruled rendered walls, having rendered piers to sides of façade. Square-headed window openings with painted masonry sills, render keystones and one-over-one pane timber sash windows. Tiled walls to shopfront, timber fascia over, square-headed openings having timber fasciae and steel roller shutters. Square-headed door opening to centre, with timber panelled door and overlight

Appraisal: Dublin Civic Trust, in the 'Survey of Gable-Fronted House and Other Early Buildings of Dublin City' 2012, states 'No.36 Thomas Street is one of the most important houses surviving in the city, being one of the last substantial mansion houses of its period and at one point probably the most prestigious house on Thomas Street. The building was probably constructed c.1715 as the town residence and commercial premises of the wealthy banker, Joseph Fade. It is a large city mansion of the early classical type, with a carefully arranged formal façade of tall narrow windows fronting the street and a symmetrical arrangement of rooms to the interior. Rocque's map of 1756 indicates that the line of the Glib Market was broken along the pavement on Thomas Street to facilitate the mansion's expansive frontage, while a large planted garden was laid out to the rear. Although the building has lost its original roof profile - likely to be steeply pitched originally with a substantial brick parapet in front - the substantial superstructure of the building remains intact and is a highly important survivor in the city.' Frawley's Department Store traded on Thomas Street from 1891, incorporating Nos.34-35, first, and subsequently no.36, before closing in 2008. It was reconstructed by Bergin & Butler in 1937.

References:

- Dublin Civic Trust (November 2012) *Survey of Gable-Fronted Houses & Other Early Buildings of Dublin City Dublin Civic Trust*. Unpublished report by Dublin Civic Trust.
- The National Inventory of Architectural Heritage Survey of Dublin City, Stage 2 Ministerial Recommendations issued on the 09/08/2017.
- Lotts Architecture (April 2018) *Draft Archaeological Inventory of Dublin City Houses in St James's Street, Thomas Street and Aungier Street*. Draft Records for 30, 32, 33 and 36 Thomas Street were accessed.
- Crimmins, Cathal (2017) *Compliance reports* submitted by Cathal Crimmins Architects dated 23/08/17 and 16/11/2017.

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 these buildings 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 Ministerial recommendations for inclusion on the RPS of structures deemed as being of 'Regional' significance or higher identified during Stage 2 of the Dublin Survey.

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

30 Thomas Street:

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

- ARCHITECTURAL: Of a similar form and scale to its neighbouring buildings, this building contributes positively to the historic character of the streetscape. Its roof profile is indicative of an early date, although the large window openings suggest later alterations.
- SOCIAL: Thom's Directory of 1862 lists this as the property of William Stafford, general provisions merchant, suggesting that the building has a long commercial history. Thomas Street developed as one of the main arteries into the city and had many trading places and markets.
- ARCHAEOLOGICAL: This building is also considered to be of Archaeological interest as it contains pre 1700 fabric. *A horizontal oak beam imbedded in the west wall on the third floor was dated to circa 1552. There are indications of reuse because of redundant mortice holes and wood working* (Crimmins 16.11.2017).

32 Thomas Street:

The National Inventory of Architectural Heritage assigned this building Architectural, Artistic and Social interest.

- ARCHITECTURAL: Dublin Civic Trust, in the 'Survey of Gable-Fronted House and Other Early Buildings of Dublin City' 2012 states 'this former townhouse may have been refaced during the nineteenth-century and adapted for commercial use. The M-profile roof strongly suggests a rare former double gabled elevation to the street originally, with the gables subsequently being removed and probably formerly steep roof pitches being made shallower, creating the current roof and parapet arrangement. The large central chimneystack and closet return similarly constitute a

clear indication of the gabled house typology of the opening decades of the eighteenth-century.'

- ARTISTIC: The publication *Thomas Street D8 A Study of the Past A Vision for the Future* by Emmeline Henderson refers to fine nineteenth-century shop-front under steel shutters. Note this shop front has been repaired and is now in number 33 in accordance with planning permission.
- SOCIAL: Thomas Street has a long commercial history, having developed as one of the main arteries into the city and had many trading places and markets.

33 Thomas Street:

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

- ARCHITECTURAL: Dublin Civic Trust, in the 'Survey of Gable-Fronted House and Other Early Buildings of Dublin City' 2012, states, 'This former townhouse appears to be a typical example of the transitional house type of the mid eighteenth-century, where front gables had fallen out of fashion but the tradition of steeply pitched roofs and other 'heavy' features such as substantial chimneystacks lived on. In the case of No.33, the distinctive, almost pyramidal rear roof is characteristic of the transitional period, as is the rear chimneystack which may be seen on similar houses in Camden Street and St. Stephen's Green. The relatively steeply pitched roof to the front responds at one side to support the front pile chimneystack. A house of considerable distinction, typifying the firmness and solidity of the terraced Dublin house of this period.'
- SOCIAL: Thom's Directory of 1862 lists this as the property of Elizabeth Ward, baker and flour stores. Work was undertaken on the site for the same occupant in 1864. Thomas Street has a long commercial history, having developed as one of the main arteries into the city and had many trading places and markets.
- ARCHAEOLOGICAL: This building is also considered to be of Archaeological interest as it contains pre 1700 fabric. A number of timbers were sampled and dates were provided by dendrochronology. The timbers dated provided dates of *circa* 1641 and 1675. These were taken from the oak fireplace lintel on the second floor (*circa* 1641) and the oak fireplace lintel on the 3rd floor (*circa* 1675). These are believed to come from earlier timbers from the late 17th century construction of the house (Crimmins 16.11.2017).

36 Thomas Street:

The National Inventory of Architectural Heritage assigned this building Architectural, Historical and Social interest.

- ARCHITECTURAL: Dublin Civic Trust, in the 'Survey of Gable-Fronted House and Other Early Buildings of Dublin City' 2012, states 'No.36 Thomas Street is one of the most important houses surviving in the city, being one of the last substantial mansion houses of its period and at one point probably the most prestigious house on Thomas Street.'
- HISTORICAL: The building was probably constructed c.1715 as the town residence and commercial premises of the wealthy banker, Joseph Fade. It is a large city mansion of the early classical type, with a carefully arranged formal façade of tall narrow windows fronting the street and a symmetrical arrangement of rooms to the interior. Rocque's map of 1756 indicates that the line of the Glib Market was broken along the pavement on Thomas Street to facilitate the mansion's expansive frontage, while a large planted garden was laid out to the rear. Although the building has lost its original roof profile - likely to be steeply pitched originally with a substantial brick parapet in front - the substantial superstructure of the building remains intact and is a highly important survivor in the city.'

- SOCIAL: Frawley's Department Store traded on Thomas Street from 1891, incorporating Nos.34-35, first, and subsequently no.36, before closing in 2008. It was reconstructed by Bergin & Butler in 1937.

Recommendation:

It is recommended that 30, 32, 33 and 36 Thomas Street, Dublin 8 be added to the Record of Protected Structures, in accordance with Section 54 and 55 of the Planning and Development Act, 2000 (as amended).

Recommendation	
Proposed Entry	30 Thomas Street, Dublin 1, House
Proposed Entry	32 Thomas Street, Dublin 1, House including mid 19 th century wall to rear.
Proposed Entry	33 Thomas Street, Dublin 1, House
Proposed Entry	36 Thomas Street, Dublin 1, House

Sarah Halpin
Conservation Research Officer

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 map below.

