
Addition of 9-12 Dawson St & Dawson Lane, Dublin 2 to the Record of Protected Structures in accordance with Section 54 and 55 of the Planning and Development Act, 2000 (as amended).

Address	Description
9-12 Dawson Street & Dawson Lane, Dublin 2	<ul style="list-style-type: none">• Building A (1934), onto Dawson Lane: Building Envelope & Main Office Spaces• Building B (1964), 11-12 Dawson Street: Elevations to Dawson Street & Dawson Lane & Main Staircase with Stained Glass Windows• Building C (1971), 9-10 Dawson Street: Front Elevation only

Photographs of Structures:



Procedure Followed

In accordance with the procedures set out in Section 54 and 55 of the Planning and Development Act, 2000 (as amended), Dublin City Council indicated its intention to add **9-12 Dawson St & Dawson Lane, Dublin 2** to the Record of Protected Structures (RPS). The proposed addition was advertised in the Irish Independent on **Wednesday 5th September 2018**. The public display period was from **Wednesday 5th September 2018** to **Tuesday 16th October 2018**, inclusive.

Request for Addition:

The request to assess the site came from the following:

- Niall McCullough, McCullough Mulvin Architects, 16 Molesworth Street, Dublin 2.
- Alexander Kearney, DoCoMoMo Ireland, 8 Merrion Square, Dublin 2.
- Councillor Ciaran Cuffe, Green Party, North Inner City Ward 16/17 Suffolk Street, Dublin 2.

Summary of Applicants Reasons for Seeking Addition:

- *Niall McCullough, McCullough Mulvin Architects, 16 Molesworth Street, Dublin 2:* The three conjoined structures at the corner of Dawson Street and Dawson Lane, Dublin 2 form the core office space of the New Ireland Assurance Company. The company has been in this location for nearly 100 years. The three buildings form a unique part of the evolution of Irish modern architecture from the 1920's to the 1970's. Each of the three has individual architectural merit; each represents a valuable expression of the architecture of its era, the combination of the three of them on the one site is unique. The plan of the complex is unique as it demonstrates the evolutionary re-use of a terrace of significant Dublin Georgian buildings; the contemporary site plan is based on the plan form of the original Georgian terrace plots with houses and gardens.
- *Alexander Kearney, DoCoMoMo Ireland, 8 Merrion Square, Dublin 2.* In sum, all three structures should be considered as a collective statement in the evolution of Irish Modernism. Taken as a whole, and individually, they are irreplaceable. Their most recent neighbour (One Molesworth Street) uses a bronze metal trim throughout its ground floor in homage to the New Ireland Assurance and INI buildings. No's 9-12 have clearly embedded themselves in the architectural history of Dawson Street.
- *Councillor Ciaran Cuffe, Green Party, North Inner City Ward 16/17 Suffolk Street, Dublin 2.* It is a seminal mid-twentieth century building....it would be a shame if ironic buildings such as this were to be demolished as it is an excellent example of high quality modern architecture that deserves protection.

Site Location & Zoning Map:

The properties comprising 9-12 Dawson St & Dawson Lane, Dublin 2 are illustrated in the map below (outlined in red). They form the corner of Dawson Street and Dawson Lane and comprise a complex of three, interconnected, twentieth century office buildings.



2016-2022 Development Plan Zoning Map:

The map (above/previous page) is an extract from Map E of the Dublin City Development Plan 2016-2022, illustrating the use zoning and specific objectives for the area. The objectives include the following:

- Land Use Zoning Objective Z5: “To consolidate and facilitate the development of the central area and to identify, reinforce, strengthen and protect its civic design quality and dignity”.
- The Dawson Street façades are located within the South City Retail Quarter Architectural Conservation Area (diagonal hatching) adopted on the 5th March 2007.
- The front half of the buildings are located in the Zone of Archaeological Interest.
- Dawson Street is located in a Conservation Area (horizontal hatching).

Recent Planning History:

Ref No: 3172/04

Description: For the formation of a new ground floor exit onto Dawson Lane

Decision: Grant Permission 21-Jul-2004

Summary Description



The 'building key' illustration (above) and summary description below have been adapted from Niall McCullough, McCullough Mulvin Architects submission and application for assessment of these buildings for addition to the RPS. That submission references other leading architectural publications and is considered to represent an accurate description of the structures proposed for protection. In addition, consideration has been given and reference made to the 'Report on New Ireland Assurance Company Building, 9-12 Dawson Street, Dublin 2' by Carole Pollard, April 2018.

Exterior

Building A (onto Dawson Lane)

Building A on Dawson Lane, to the rear of 12 Dawson Street, was constructed between 1929-30 by New Ireland Assurance, and is one of the very first 20th century 'Modern', purpose-built offices constructed in the city. The architect was Vincent Kelly who had studied in UCD under Professor William A Scott.

"The elevation combines a beautifully crafted granite base incorporating a central doorway and an uncompromising modernist elevation; the windows have been changed from the original steel units but the elevation is otherwise remarkably intact and is a key Modernist reference project in the city and country".

(Paul Lamour, *Free State Architecture*; see references below)

Building B (11-12 Dawson Street)

10-12 Dawson Street (Building B) was constructed in 1964, following the demolition of the original head office, a former Coaching Hotel). The new purpose-built headquarters was designed by O'Brien, Morris and McCullough Architects in front of building A (on Dawson Lane). *"Modernism tempered by a Classical sensibility,"* in the words of Christine Casey, Professor of History of Art, at Trinity College Dublin, in her work *The Buildings of Ireland: Dublin*. *"The Celtic and Irish decorative elements are a significant part of the building's historic and aesthetic appeal and this building may be the only surviving C20th building combining modernism with nationalist expression through the use of Celtic epigraphy and symbolism"* (Carole Pollard, Report on New Ireland Company Limited Building, April 2018).

Building C (9 Dawson Street)

The third building (C) at 9-10 Dawson Street was built in 1971 to the design of Campbell Conroy Hickey. It is considered a fine and beautifully proportioned glazed façade with 'Corbusian' overtones incorporating stone bands and tinted glazing over a recessed ground floor. Very few 1970's buildings of merit remain in the city. Most of the office structures built during that period in Dublin are masonry buildings finished in brickwork or precast concrete using a repetitive egg-box, elevational pattern. 9-10 Dawson Street, however, is quite different in character.

Interior:

Limited access was provided to the Planning Department in June by the new owners to view areas within the buildings and the rear facades. This enabled a general overview of the character of each of the three buildings. The buildings were in occupation at the time.

Building A (Dawson Lane)

The original historic floor plan of Building A remains largely intact and unaltered although in the office spaces at the upper floors, some of the original glazed internal screens have been lost and replaced with solid partition walls. There are a number of original, attractive internal features throughout this building including stair handrails, door push plates in both English and Irish and an unusual internal post system with letterboxes inside the glass block walls in the link element between Building A and Building B.

Many of the original steel windows and frames were (one original steel window is evident at the rear of the building) replaced with later aluminium frames. However, the original openings and their arrangement in the external facades are intact. Whilst historic photographs provide evidence of the original fenestration and style of steel window. These could be reproduced.



Figure 1, Interior of Building A, circa 1933. Note the steel window on the RHS and internal glazed screen to the LHS.

Building B (11-12 Dawson Street)

The external façade to Dawson Street is by far the most important architectural feature of this building, along with the solid, Lecarrow limestone faced end wall to Dawson Lane. This building is considered unique in its combination of modernism and Celtic-Revival motifs – a singular monument in an Irish context. It has a very strong and composed elevation to Dawson Street, using high quality materials. The original windows along the front elevation are fully intact.

However, many of the internal decorative fixtures and fittings have been lost, with some exceptions as detailed below. Nevertheless, there are good floor to ceilings heights throughout this building, which should enable it to be repurposed and adapted successfully.

The original white terrazzo feature staircase with original stained glass windows remain intact from top floor to basement. The stained glass windows provide an interesting antidote to an otherwise bland façade at the rear of Building B. These were commissioned and designed specifically for No 11-12 Dawson Street and one particular stained glass element dates to 1918 when New Ireland Assurance first came into being. It was commissioned for the previous building at 11-12 Dawson Street. An inscription reads that the stained glass window specifically belongs to the building at 10-12 Dawson Street. For that reason, it is recommended that these elements should remain within the building.

The original, highly decorative, grand entrance to 11-12 Dawson Street was removed entirely and converted to open plan office space, with the main entrance closed off to provide desk space. However, remnants of the original plan form are evident above the existing suspended ceilings and may be used to inform a future layout.

Building C (9-10 Dawson Street)

The external façade to Dawson Street is the most important architectural feature of this building. Internally however, 9-10 Dawson Street is somewhat utilitarian in appearance. It contains the main public entrance to the buildings. Some original features such as the staircase are still extant, but it's a rather functional access staircase only and not of any special interest. The original building floor plan remains almost fully intact and in the main office spaces, the original circular, concrete columns are noteworthy.

Historic Background:

Dawson Street gets its name from Joshua Dawson who purchased a site in 1705 and erected a mansion here in 1710. Shortly afterwards, it was purchased in 1715 by the Corporation and is now better known as the Mansion House, residence of the Lord Mayor of Dublin City. (McCready, 1987) By Rocque's 1756 map of Dublin Dawson Street was fully developed into a street lined with fashionable early Georgian terraced houses of varying scales.

The New Ireland Assurance Company, established in January 1918, was strongly associated with the nationalist movement of the times. The current site of the New Ireland Assurance Company evolved with the Vincent Kelly designed building dating from 1929-30 constructed on Dawson Lane, to the rear of 12 Dawson Street.

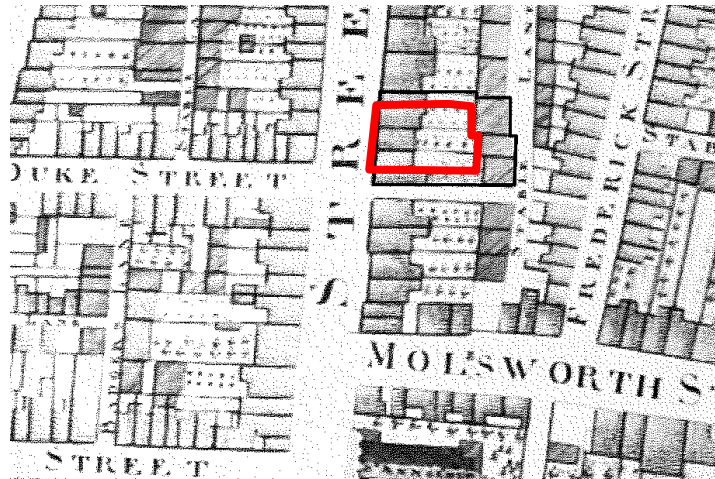
The second building phase in 1964 by O'Brien, Morris and McCullough Architects created a more imposing new headquarters on Dawson Street, while simultaneously respecting the historic streetscape. This building is a more confident and bolder development:

“With its strong modern lines, gold coloured window frames, and Celtic-inspired decoration, New Ireland Assurance was attempting to demonstrate a new Ireland, looking forward, the results of Taoiseach Seán Lemass’s push for modernity in the country”.

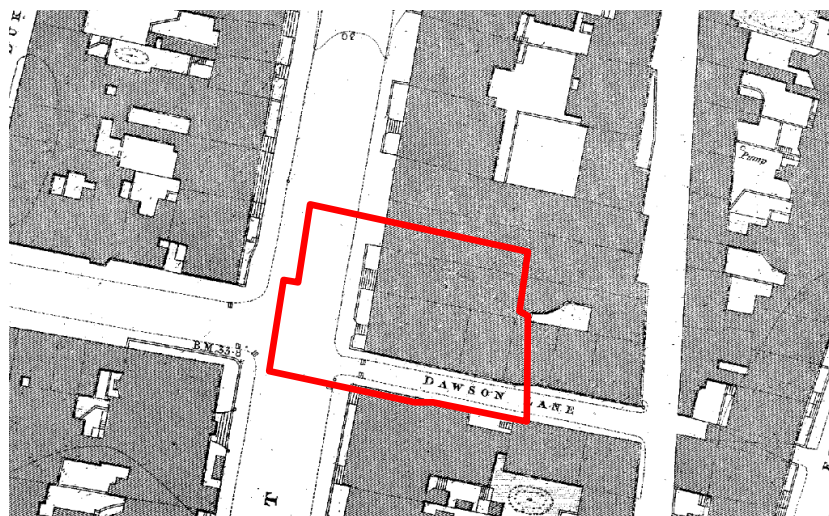
(Archiseek, accessed 26/03/18).

The further growth of the company facilitated the commissioning of Campbell Conroy Hickey Architects to design a building which again reflects modern internationally influenced contemporary design of the 1970’s. In recent years, these three buildings have been further linked via a glazed bridge at first floor level from Building A to another offices complex across Dawson Lane fronting onto South Frederick Street.

Historic Maps



Rocque's Map 1756 illustrating the location of 9-12 Dawson Street and Dawson Lane



1847 Ordnance Survey Map of Dublin showing 9-12 Dawson Street and Dawson Lane

References:

- *The Buildings of Ireland: Dublin*, Christine Casey 2005.
- National Inventory of Architectural Heritage Phase 10 Building Record. Reg No. 50100075.
- Archiseek website (<http://archiseek.com/2016/new-ireland-assurance-dawson-street-dublin/>) Accessed 26/03/18
- Come Here to Me website (<https://comeheretome.com/2017/06/18/modern-yet-very-gaelic-the-new-ireland-assurance-building-dawson-street/>). Accessed 26/03/18
- *Free State Architecture: Modern Movement Architecture in Ireland, 1922-1949*, Paul Lamour, Gandon, 2009.
- *Dublin Street Names, Dated and Explained*, C.T. McCeady, reprinted 1987.
- *Report on New Ireland Assurance Company Building, 9-12 Dawson Street, Dublin 2* by Carole Pollard, April 2018.

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

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

Architectural: The grouping of buildings at 9-12 Dawson Street and Dawson Lane has architectural value in each of its individual structures and also as a group. In combination the buildings illustrate a guiding principle of investment in contemporary architecture over three generations. The first building (A) on Dawson Lane is one of the first recognisably modern buildings constructed in the country; the second (B) at 11-12 Dawson Street is a unique combination of modernism and Celtic-Revival motifs – a singular monument in an Irish context; composed with a strong elevation using very high quality materials. The third building (C) at 9-10 Dawson Street acts as a foil for Building B and is itself a very unusual and strongly proportioned glazed façade; a unique survival of high quality 1970's architecture in the city.

The architectural special interest of these structures has been considered having regards to the characteristics provided in Chapter 2 of the Architectural Heritage Protection Guidelines for Planning Authorities (2011) as follows:

A generally agreed exemplar of good quality architectural design: The three buildings form a unique combination of architectural works, one from the 1920's one from the 1960's and one from the 1970's. Each are high quality designs of their time and display better than any other site in Ireland the evolution of contemporary design over an extended period in one place.

The work of a known and distinguished architect, engineer, designer or craftsman: The three buildings are by three separate practices. Building A is by Vincent Kelly who was a distinguished practitioner in early 20th century Ireland. Building B is by a less well known Dublin practice active between the 1950's and the 1980's, O'Brien, Morris and McCullough Architects; the project is clearly their masterwork. The third is the work of Campbell Conroy Hickey Architects, a distinguished Dublin architectural practice founded in 1950 by Pat Campbell.

An Exemplar of a building type, plan-form, style or styles of any period but also the harmonious inter-relationship of differing styles within one structure: Each of the three buildings offer a distinct type and style of office accommodation dating from the 1920's to the 1970's. They are characteristic of their era and offer clear evidence of changing architectural and design concerns about function and expression. The three buildings form a unique and harmonious grouping in an urban setting.

A structure that makes a positive contribution to its setting, such as a streetscape or a group of structures in an urban area or the landscape in a rural area: The three

buildings make a very significant contribution to the inner Dublin streetscape of Dawson Street. This contribution is made up of the inter-relationship of the three buildings, which are closely aligned in terms of height and proportion but offer distinct architectural styles, materials and relationships of solid to void, within the ensemble. Building B forms the corner to Dawson Lane, offering a beautifully detailed limestone wall to the exposed corner.

A Structure with an interior that is well designed rich in decoration, complex or spatially pleasing: The internal decoration and technical construction details of the building are retained to only varying degrees within the three buildings, with some significant loss of decorative features and interiors, mainly to 11-12 Dawson Street. However, the original historic floor plan of Building A on Dawson Lane, is still largely intact and unaltered although in the office spaces at the upper floors, some original glazed internal screens have been lost and replaced with solid partition walls. This building also retains original office fittings and features specially designed for the building. The original highly, decorative ground floor entrance area to 11-12 Dawson Street (Building B) has been lost. However, its original white terrazzo feature staircase with original stained glass windows is intact at each level from top floor to basement.

Historical: The main HQ building at 11-12 Dawson Street captures a particular moment in time, when the state still evoked the idea of a Gaelic Ireland in many ways, while the economy was shifting towards a more international focus. It provides a reminder of the independent national identity promoted the then Taoiseach, Seán Lemass. The dedication plaque for the opening ceremony of this building is wholly in Irish. The epigraph on the main doors reads *Mo Dhia, Do Dhia, Do Thír Mo Thír*.

At the unveiling in 1964, the company chairman Dennis McCullough (himself a veteran of the revolutionary period), noted that New Ireland Assurance's first meeting was attended 'by men that included Michael J. Staines, Éamon de Valera, Liam Tobin and Frank Thornton, all 1916 men'. To him, "*all its major decisions in the years since its foundation have been influenced by the spirit of 1916, which inspired its founders.*" (Comeheretome website, accessed 26/03/18).

Social: The architecture of the buildings and the significance of the site are closely related to the New Ireland Assurance Company. New Ireland was founded in the 1920's as a company dedicated to supporting the new Irish State by developing a home-grown insurance industry and moving insurance away from its London base. This quiet patriotism was expressed through a dedication to new architecture and quality Irish materials in its buildings. These three buildings form a unique cultural monument where an entity with significant investment in the 'image' of the early Irish State developed a series of buildings over a forty year period which reflected the modern and forward-looking ambition of that State.

Technical: All three buildings present different technical solutions to the provision of office space over a 40 year period between 1930 and 1970 illustrating a progression to a more open office environment.

Significance/NIAH Rating:

The National Inventory of Architectural Heritage (NIAH) survey has not yet been completed for this area. However the NIAH has identified these buildings for survey and assessment under the forthcoming phase 10 survey of this area in the city. Their current registration number is 50100075. As such there are no Ministerial Recommendations for this area at this time.

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.

Significance and Rating

Adopting the NIAH rating system outlined above, both Building A (Dawson Lane) and Building B (11-12 Dawson Street) would be considered to have a National rating. These are defined as “*Structures or sites that make a significant contribution to the architectural heritage of Ireland. These are structures and sites that are considered to be of great architectural heritage significance in an Irish context*”.

Building C (9-10 Dawson Street) would be considered to be of Regional significance; “*These are structures or sites that make a significant contribution to the architectural heritage within their region or area*”.

Submissions/Observations Received:

The proposed addition was advertised in the Irish Independent on Wednesday 5th September 2018. The public display period was from Wednesday 5th September 2018 to Tuesday 16th October 2018, inclusive. Two submissions/observations were received;

1. Richard O’Reilly

(Email dated 17/10/18).

Summary of submission: Mr. O’Reilly states that he supports the preservation of the buildings on Dawson Street, formerly the HQ of New Ireland Assurance. He submits “*The façade of these buildings are unique in design and add significantly to the attractiveness of the street*”, and submits that original internal features should be preserved.

Response:

The submission is noted. The proposed addition of 9-12 Dawson Street includes the facades of each of the buildings, including the façade (only) of Building C, 9-10 Dawson Street. In accordance with the provisions of the Planning and Development Act, 2000 (as amended) and the Architectural Heritage Protection Guidelines for Planning Authorities (2011), the original, historic internal features to Buildings A (Dawson Lane) and B (11-12 Dawson Street) are protected where these structures are added to the Record of Protected Structures (RPS) in accordance with the recommendation below. It is noted that the proposed description of Building A includes the “Main Office Spaces”, while the main staircase in Building B is specifically referenced in the description of that structure in the recommendation for addition to the RPS.

2. Submission Report by Shaffrey Associates Architects on behalf of Goldwing Real Estate Ventures Ltd., the owners of the building (received 16/10/18)

The Report is based on a visual inspection of the buildings, a review of the Assessment Report by Dublin City Council and the Report on New Ireland Assurance Company Building, 9-12 Dawson Street, Dublin 2 prepared by Carole Pollard for the Heritage Officer, Dublin City Council.

Summary of Submission:

- Building Description: Background and outline of the three separate phases of building – the 1934 building is an extension to an earlier building at 11-12 Dawson Street; the 1964 building is a replacement of those earlier buildings at 11-12 Dawson Street and the 1971 building is a replacement of 9-10 Dawson Street.

Definition of Protected Structure and reference to 'Curtilage' in the Architectural Heritage Protection Guidelines for Planning Authorities (2011).

Response: Noted. No significant issue raised.

- Address and Identification of Buildings: It is submitted that the addresses of the proposed protected structures are not fully correct and the identification of each building should not use the letters (A, B and C) but should be amended to the following:

The 1934 Building is rear of 11-12 Dawson Street onto Dawson Lane,

The 1964 Building occupies the plots 11-12 Dawson Street.

The 1971 Building occupies the plots 9-10 Dawson Street.

Response: The submission in relation to building addresses and year of completion is helpful in clarifying each of the structures in the ensemble of three buildings. The clarification of addresses (plots) is accepted and the use of the year can be included in an amended description.

- The 1971 Building (C) is conceived as a separate building both functionally and aesthetically. It is noted that the appraisal carried out by Dublin City Council identifies the façade as being the only part of the structure of heritage interest value. It is submitted that as it is included in the South City Retail Quarter Architectural Conservation Area (ACA), there is already an appropriate statutory mechanism in place to protect that part of the building which contributes to the streetscape. This is also appropriate given that the interiors and curtilages of this structure do not merit protection through the Record of Protected Structures. Where this is not accepted, it is submitted that the building should have a separate entry on eh RPS.

Response: It is accepted that the front façade of Building C (1971) is within the designated South City Retail Quarter Architectural Conservation Area (ACA) and that the ACA provides a degree of protection of the elevations of buildings. For buildings that are not protected structures this extends to a requirement for planning permission for material alterations to the exterior of the building and for the removal or replacement of external features. It is considered that this level of protection is inadequate in this instance given the architectural and design significance of the 1971 front elevation to 9-10 Dawson Street. The front elevation acts as a foil for Building B (1964) and is itself a very unusual and strongly proportioned glazed façade, most unlike the poorer quality facades of the more speculative office blocks of the period. This, in addition to its contribution to the setting of 11-12 Dawson Street, is considered to be of sufficient special architectural interest as to justify the proposed addition of the front elevation to the Record of Protected Structures. As already stated above, each of the three buildings at 9-12 Dawson Street and Dawson Lane have architectural values in their individual structures, as well as in their combination as a group. Taken together, the buildings illustrate a guiding principle of investment in contemporary architecture over three generations.

- Curtilage of the 1971 Building: It is submitted that consideration be given to redrawing the curtilage of 'protection' proposed for Building C (1971) so that the façade is included and the remainder of the footprint of the building at 9-10 Dawson Street is excluded. It is submitted that the current curtilage (as proposed) is unduly restrictive to the future development of the building.

- Response: Given that it has been established above that ‘the external façade to Dawson Street is the most important architectural feature of this building’, the submission to redrawn the curtilage to include the front elevation (only) of the building is accepted.

- Review of DCC Heritage Value Appraisal:

Architectural Heritage Interest Value: Shaffrey Associates review of the Dublin City Council concurs with the DCC assessment.

Historical Heritage Interest Value: Shaffrey Associates review of the Dublin City Council concurs with the DCC assessment.

Social Heritage Interest Value: Shaffrey Associates review of the Dublin City Council concurs with the DCC assessment.

Technical Heritage Interest Value: Shaffrey Associates review of the Dublin City Council concurs with the DCC assessment.

Artistic Heritage Interest Value: Shaffrey Associates review identifies (i) the entrance door with relief and (ii) the stained glass windows, in 11-12 Dawson Street as contributing to the artistic heritage interest value.

Response: Noted and accepted.

- Clarification of Description: It is submitted that the description as proposed for Building A (1934) on Dawson Lane, “*Building Envelope and Main Office Spaces*” refers to the exterior of the building and its details and features. In addition that *the “Main offices spaces”* excludes circulation, stairs and other internal spaces”.

Response: Noted and acknowledged.

- Conservation Expectation: It is submitted that “*The approach to conservation, both in material and aesthetic terms, may be different in twentieth century structures to that adapted for more traditional historic and construction techniques*”. Further, that the “*Sustainable adaption of twentieth century structures poses new challenges and the management and control of change in these buildings need to be informed by (an) understanding of the constraint and limitations inherent in their construction*”.

Response: Noted. Management of the conservation expectation is a subject to be pursued under the process provided by Planning and Development Act, 2000 (as amended) through a Section 57 Declaration and/or the development management (application for planning permission) process.

Conclusion:

The two observations/received acknowledge and support the City Council’s assessment for the proposed addition of:

- the former HQ building at 11-12 Dawson Street, completed in 1964, referred to as Building B, and
- the building to the rear of 11-12 Dawson Street, referred to as Building A onto Dawson Lane, completed in 1934.

It is further acknowledged that Shaffrey Associates' review concurs with the DCC assessment of the special interest of the proposed protected structures, in relation to their Architectural, Historical, Social and technical Heritage value.

In relation to 9-10 Dawson Street, completed in 1971, and referred to as Building C, the 'Front Elevation (only)' is proposed for addition to the RPS. This is supported by Submission 1. Submission 2 states that the Architectural Conservation Area (ACA) designation for the area provides sufficient protection. This submission is not accepted. It is considered that this level of protection is inadequate in this instance given the architectural and design significance of the 1971 front elevation to 9-10 Dawson Street. It is considered that the front elevation to 9-10 Dawson Street is of sufficient special architectural interest as to justify the proposed addition of the front elevation to the RPS.

Following consideration of the submissions/observations received, it is recommended that the following revisions should be made to the description of the proposed buildings at 9-12 Dawson Street and Dawson Lane:

The proposed "Description" of the individual buildings B and C be amended in the proposed addition to the RPS, in response to Submission 2 above. They were described in the public notices as Building B, 10-12 Dawson Street and Building C, 9 Dawson Street. The more accurate address of each building is now provided in the Description recommended below.

In addition, the year of completion of each of the three buildings is included to avoid ambiguity, as proposed in Submission 2.

Acknowledging the artistic special interest of the stained glass windows as referred to in Submission 2, these are recommended to be included in the amended description.

Therefore, it is recommended that the description be amended as follows (new insertions in **Green**):

Address	Description
9-12 Dawson Street & Dawson Lane, Dublin 2	<ul style="list-style-type: none"> • Building A (1934), onto Dawson Lane: Building Envelope & Main Office Spaces • Building B (1964), 1011-12 Dawson Street: Elevations to Dawson Street & Dawson Lane & Main Staircase with Stained Glass Windows • Building C (1971), 9-10 Dawson Street: Front Elevation only

It is also recommended to revise the curtilage of Building C (1971), 9-10 Dawson Street to include the front elevation of the building only. This is illustrated on the Extent of Protected Structure Status and Curtilage illustration on the page below the recommendation.

Meeting of the Area Committee:

The proposed addition of the structure was brought forward to the Central Area Committee on 9th of July 2018 where it was agreed by the elected members to initiate the procedure to add it to the RPS.

Recommendation to the City Council:

In accordance with section 55 of the Planning and Development Act 2000 (as amended), it is recommended that **9-12 Dawson St & Dawson Lane, Dublin 2** (with the amended description below) be added to the Record of Protected Structures in the Dublin City Development Plan 2011-2017.

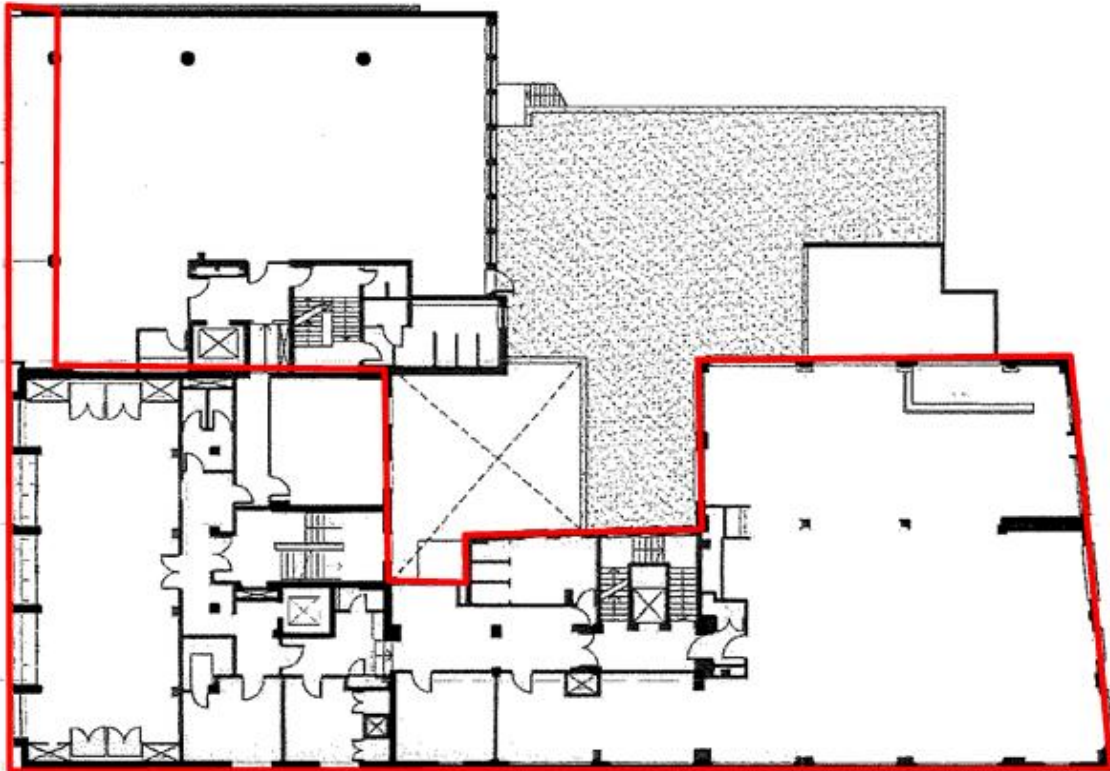
The making of any addition to the Record of Protected Structures is a reserved function of the City Council.

Address	Description
9-12 Dawson Street & Dawson Lane, Dublin 2	<ul style="list-style-type: none">• Building A (1934), onto Dawson Lane: Building Envelope & Main Office Spaces• Building B (1964), 11-12 Dawson Street: Elevations to Dawson Street & Dawson Lane & Main Staircase with Stained Glass Windows• Building C (1971), 9-10 Dawson Street: Front Elevation only

Richard Shakespeare
Assistant Chief Executive.
18th December 2018

Extent of Protected Structure Status & Curtilage

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



Aerial view of 9-12 Dawson Street & Dawson Lane, encircled in red

Photographs:

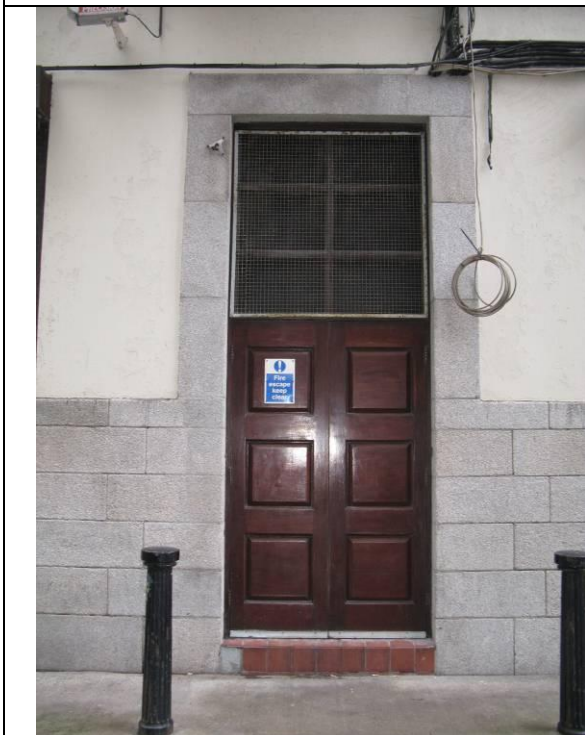
Building A onto Dawson Lane



Main entrance onto Dawson Lane



Detail of main entrance porch and distinctive logo



Granite framed entrance door onto Dawson Lane; east elevation

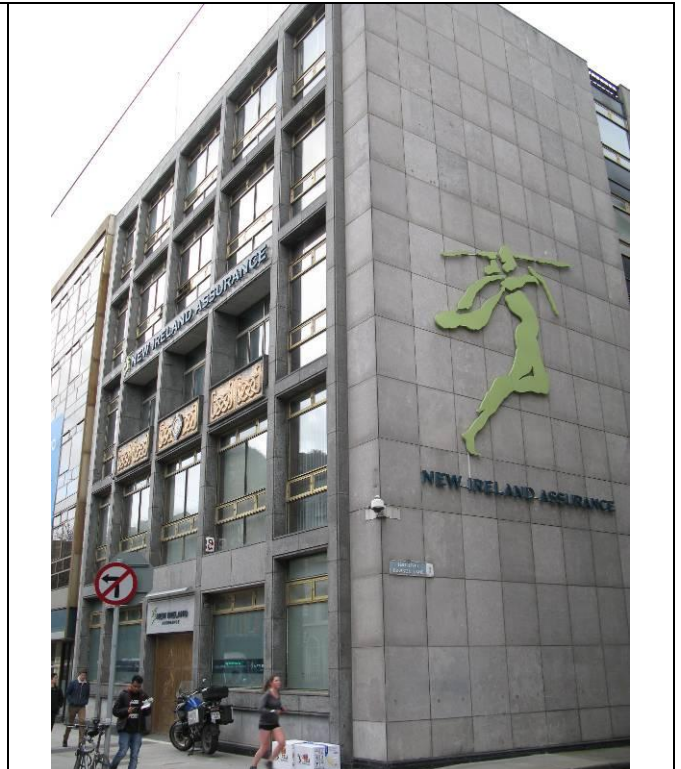


Splayed reveals to portrait window openings bookend the south elevation. Note connecting bridge

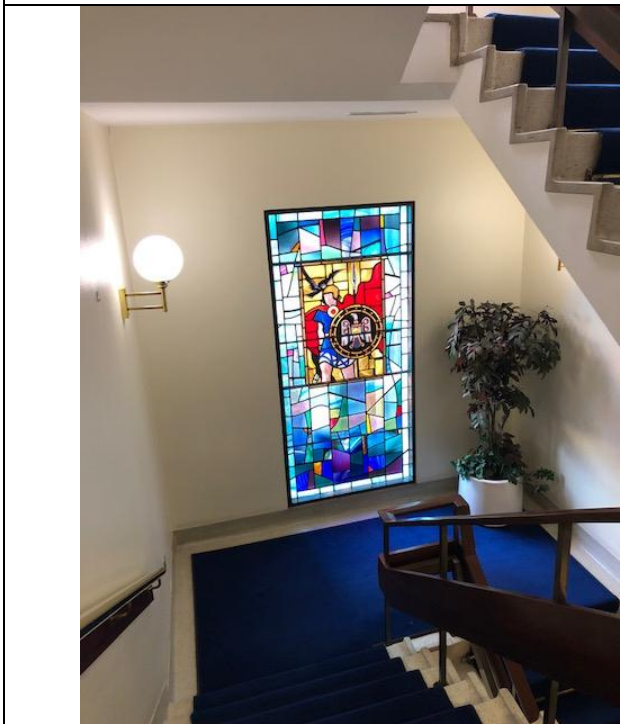
Building B, 10-12 Dawson Street



Front elevation of 10-12 Dawson Street



Side elevation onto Dawson Lane



All original stained glass to staircase in 10-12 Dawson Street (Building B) still exists in situ. The Terrazzo staircase is intact from basement to top floor.



Second floor detail of one of the three Celtic knot motif balconies with original doors and ironmongery



Mo Dhia/My God



Do Dhia/Your God



Do Thír/Your Country



Mo Thír/My Country



Main entrance door with emblems of four provinces

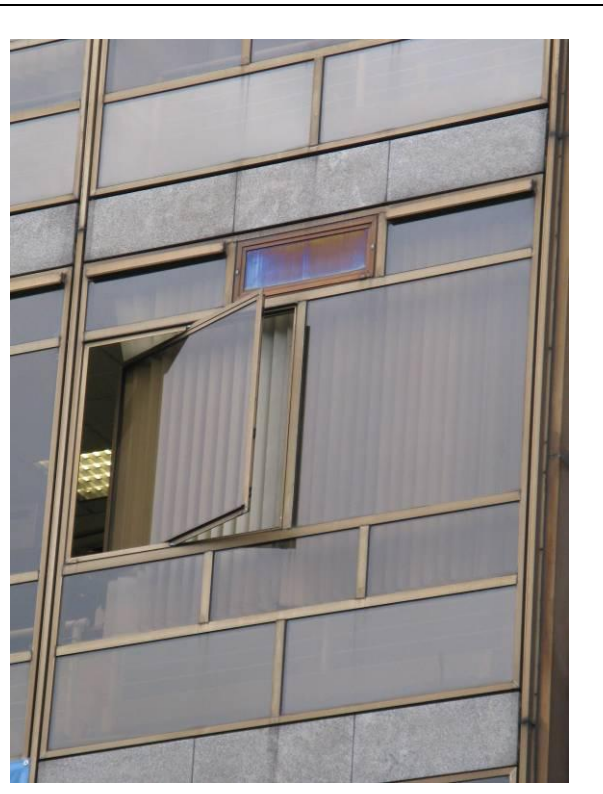


Dedication plaque

Building C, 9 Dawson Street



Front elevation onto new tram platform



Horizontal pivot bronze casement window



Front elevations of 9-12 Dawson Street



General view of Dawson Street looking north