
Addition of 139-149 North King Street, Dublin 7 to the Record of Protected Structures in accordance with Section 54 and 55 of the Planning and Development Act, 2000 (as amended).

PHOTO OF STRUCTURE



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 **139-149 North King Street, Dublin 7** to the Record of Protected Structures (RPS).

The proposed addition of the structure was brought forward to the Central Area Committee on Tuesday 8th of December 2020 where it was agreed by the elected members to initiate the procedure to add it to the RPS.

The proposed addition was advertised in the Irish Independent on Thursday 14th January 2021. The public display period was from Thursday, 14th January 2021 to Wednesday, 24th February 2021, inclusive.

Request for Addition

- Minister for Housing, Local Government and Heritage on the 4th of June 2014

Summary of Applicants Reasons for Seeking Addition

- *Minister for Housing, Local Government and Heritage:* List of recommendations for inclusion on the RPS of structures deemed as being of 'Regional' significance or higher identified during Stage

1 of the Dublin Survey carried out by the National Inventory of Architectural Heritage. Nos. 139-149 North King Street, Dublin 7 has been assigned a Regional rating. The Stage 1 recommendations were issued to Dublin City Council on the 4th of June 2014.

Methodology for Assessing 20th Century Structures

Policy CHC3 of the Dublin City Development Plan 2016-2022 provides as follows: *To identify and protect exceptional buildings of the late twentieth century; to categorise, prioritise and, where appropriate, add to the RPS. Dublin City Council will produce guidelines and offer advice for protection and appropriate refurbishment.*

In June 2014, the Minister recommended that this structure be included on Dublin City Council's RPS. 139-149 North King Street has been assigned a Regional rating by the NIAH.

Following on from the above, in June 2018, the Conservation Section carried out a screening process for the 20th century Stage 1 Ministerial Recommendations (137 in total). These were then screened for National and high level Regional significance using the criteria provided in the *Architectural Heritage Protection Guidelines for Planning Authorities, 2011*. Twenty-eight significant structures were identified to be prioritised for addition including this structure.

Site Location & Zoning Map

Nos.139-149 North King Street are located on the south side of North King Street, occupying a block between Brown Street North and Bow Street.



Zoning map: The map (above) is an extract from Map E of the *Dublin City Development Plan 2016-2022*, illustrating the land 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 character and dignity.*
- The site is located within a designated Conservation Area hatched red on the above Zoning Map. Policy CHC4 of the *Dublin City Development Plan 2016-2022* states that it is the policy of Dublin City Council *'To protect the special interest and character of all Dublin's Conservation Areas. Development within or affecting a conservation area must contribute positively to its character and*

distinctiveness, and take opportunities to protect and enhance the character and appearance of the area and its setting, wherever possible.

Planning History

Planning Ref	Description	Decision
0706/93	New warehouse/storage units and wholesale/retail outlet to replace existing warehouse/storage unit and wholesale/retail outlet	GRANT PERMISSION 23-Jun-1993
0432/98	Retention of existing 48 sheet advertising sign at high level on the east face of the building.	REFUSE PERMISSION 23-Apr-1998
3315/11	Planning permission is sought for (1) internal alterations to existing shop layout (2) external changes to existing front elevation, incorporating the placing of customer entrance and signage on King Street North (3) external changes to rear elevation incorporating placing of new customer entrance and signage (4) external changes to existing side elevation incorporating reduction in size of side entrance located on Brown Street North (5) all ancillary site works.	GRANT PERMISSION 24-Jan-2012

Site Access

Permission for a site inspection was requested in letters posted on 18th June 2020 to the building's occupants. Responses were not received to these letters. A survey of the exterior of the building was carried out on 29th July 2020. Following completion of the Legal Title Search for the property, a further request letter was posted on 21st August 2020. An inspection of the interior was carried out on 7th October 2020, with access granted to the eastern and western ends of the building. It was not possible to access the central thirteen bays of the building.

A review of Google Maps street views provided evidence of changes to the east elevation between 2012 and 2014.

Images of the property are contained in Appendix 1 of this report.

Exterior:

Nos.139-149 North King Street is a twenty-six-bay two-storey former factory building, with eastern eleven-bays constructed c.1880, extended westwards c.1923 with further alterations c.1934 and c.1954. The east elevation to Bow Street has multiple-bays, with higher (possibly three-storey) section to southern end and is slightly curved at its northern end to follow the line of Bow Street. There are two-storey blocks to the rear.

The roof to the majority of the building is pitched and clad in metal of recent date with a low-pitched metal clad roof to the western six bays, set perpendicular to the main roof. A brick parapet with granite coping hides the roof to the north (front) and west elevations. Cast-iron hoppers serve the parapet gutter to the front elevation with some surviving cast-iron downpipes. Aluminium rainwater goods serve the eastern elevation.

The north elevation is of red brick, laid in Flemish bond having granite quoins and plinth and brick dogtooth detailing beneath the parapet coping. A change in brick between the eastern eleven bays is discernible from the rest of the building. The east elevation was re-rendered c.2013 in a roughcast cement render with granite plinth and quoins at southern end surviving. The west elevation, which is a rebuild dating to c.1994, is smooth-rendered with a painted plinth and applied moulded render arcade detailing. The eastern three bays of the north elevation contain a rendered shopfront with stepped detailing to the reveals of the display window. This replaces an earlier shopfront. The rear (south) elevation is of recent construction.

The north elevation has segmental-arched window openings with gauged brick heads, bull-nosed brick to reveals and soffits and granite sills. Four early twenty-pane metal windows with central four-pane pivot opening sections were noted to the first floor towards the eastern end. Nine twenty-pane metal windows four-pane bottom-hinged opening section to first floor of the c.1935 section. Early timber four-pane windows were noted to three ground floor openings with hopper light formed by top two panes and early metal window guards to two openings. The remainder of the window openings contain replacement aluminium and uPVC windows with recent metal grilles to ground floor openings. Segmental-headed window openings with granite sills to the ground floor of the east elevation were blocked up c.2013, and uPVC replacement windows have been inserted to the first floor openings. There are three recent square-headed openings to the ground floor at the northern end of the east elevation. Later square-headed window openings to the first floor of the west elevation have uPVC windows.

A segmental-arched integral carriage towards the east end of the north elevation has a granite block-and-start surround with voussoirs to arch having projecting keystone, recent timber doors and overlight. The keystone shows possible traces of a carved insignia and date, which are not legible. Square-headed goods entrance to north elevation with bull-nosed brick reveals and recent metal security shutter. Square-headed door openings were inserted to two former window openings with gauged brick heads, moulded brick to reveals and soffits, granite steps and recent doors. The western of the two openings has been partially blocked up. Later square-headed door opening with security shutter and later shopfront inserted to west elevation.

Nos.139-149 North King Street is situated on the south side of the North King Street, encompassing the block between the junctions of Brown Street North and Bow Street and fronts directly onto the street with a yard to the rear accessed via a gateway on Brown Street North.

Interior:

An internal inspection of the eastern seven bays and western six bays show the building show little surviving internal fabric of significance to these areas. Drawings submitted with planning application reference 0706/93 provide evidence of a complete rebuilding of the structure behind the front elevation to the western six bays. Furthermore, an image provided by the present owners predating the 1993 planning application shows a single-storey structure at the western end of the site at this time. The eastern end of the property was accessed entirely with concrete floors, stairs and partition walls of recent date visible throughout. Reordering of the interior is evidenced by the current location of the basement stairs inside the historic shopfront. A surviving historic timber beam was noted across the shopfront opening. It is possible that some of the internal walls are historic, though with finishes of recent date. Partition walls to the basement do appear to contain historic fabric with brick visible at openings.

The central section of the building was not accessed, however, images of the first floor are available on Google Maps and show the possibility of some surviving historic fabric in the form of square-profile metal columns rising from the floor to a suspended ceiling. This construction differs from that in the other sections of the buildings and may date from the building's use as a factory.

Summary of Historical Background:

The block formed by Nos.139-149 North King Street are depicted as fully occupied by a terrace of houses on Rocque's *An Exact Survey of the City and Suburbs of Dublin* of 1756. The c.1847 and 1864 (Fig. 21) Ordnance Survey maps of Dublin continue to show the block as comprising individual plots numbered 139 (west end) to 149 (east end). Outbuildings are indicated to the rear of some of the properties. The 1864 map shows a larger structure across the rear sites of Nos.145-149 which appears to have resulted in the removal of rear returns and outbuildings. *Thom's Almanac and Official Dictionary for the Year* 1862 lists Nos.145-148 as being occupied by Patrick Farrell & Son, soap boilers and tobacconists. The structure shown to the rear of these plots in 1864 may have been where industrial processes took place. *Thom's Almanac* for 1862 lists an entrance to O'Farrell & Sons' chandlery and soap-boil works at No.38 Bow Street.

By the 1886 Ordnance Survey (Fig. 22) of the City of Dublin, the entirety of the area equating to Nos.145-149 was a single concern with an integral carriage arch leading to a small central yard surrounded by buildings indicated in the centre of the structure. By 1889, James Crean & Co. had a premises at 147 North King Street. Crean & Son (also known as Phoenix Soap Factory or Phoenix Works) were one of the main producers of soap in Dublin by the early decades of the twentieth-century. The c.1910 Ordnance Survey revision continues to depict a large industrial concern occupying Nos. 145-149, named *Phoenix Works*.

In September 1916, a claim was made by James Crean & Son to The Property Losses (Ireland) Committee, 1916 (PLIC) in respect of damage caused to their premises at North King Street following its occupation by the military during the Rising. Documents submitted in respect of the claim were typed on letterheads that included a sketch of the company's factory on North King Street at this time (Fig. 23). This image is of particular interest in so far as it demonstrates that the eastern end of the structure retains the form of the factory as it was in 1916. The structure at this time was of eleven bays and two storeys with a three-bay shopfront at the eastern corner. An integral carriage arch is shown within the fifth bay from the west and the windows are shown with arched heads. The fenestration depicted to the Bow Street elevation can be traced in the current rendering of that elevation, with more recent interventions clearly discernible. The claim makes note of metal windows to the property requiring repair as well as sash windows. It would therefore appear that later interventions to the building, as it was extended westwards, respected this earlier factory including the fenestration pattern.

An entry in the *Irish Builder* dated 24th March 1923 noted that Messrs. Jones & Kelly had prepared plans for an additional wing to the Erne Soap Factory at North King Street for Messrs Crean & Son. This may have been to incorporate Nos. 141-144 into the factory as the firm had acquired these by the early 1920s. The firm of Jones & Kelly had a longstanding relationship with James Crean & Son, designing a number of interventions to the property at North King Street during the twentieth century.

In June 1933, the *Irish Builder* recorded that an extension was in progress at Messrs. Crean & Son, North King Street. In 1934, the *Irish Builder* records the opening of what is described as '*...the new factory of Messrs Crean & Son...*' by the Minister of Industry and Commerce, Seán Lemass on the 8th of January 1934. The Ordnance Survey revision of c.1936 (Fig. 24) shows the structure titled as *Phoenix Works* as taking up the plots approximately equating to Nos. 141-149 with two integral carriage arches shown running through the building to the rear yard; these openings appear to be incorporated in the current structure.

Nos. 139 and 140 were acquired by James Crean & Son c.1942 based on entries in Thoms Directory for the years 1941 and 1943. The address for James Crean & Son in 1941 was 141-149 North King Street but in 1943 the address was given as 139-149 North King Street. An entry in the *Irish Builder* in August 1954 reports that plans had been approved by Dublin Corporation for alterations to 139-149 North King Street for James Crean & Son. The extent of this work is unknown but the difference in roof structure over the western six bays, approximately the location of Nos. 139 and 140, may indicate that this element of the structure was constructed then.

A planning application was made in 1993 for the construction of a wholesale/retail outlet, which relates to the section now occupied by Little Italy (i.e. the eastern six bays of the site). The drawings submitted with the application were viewed by the Conservation Section and clearly show this area of the building was substantially rebuilt, save for the front façade which was retained. An image provided by the current owners of unknown date, but likely to pre-date the planning application, shows the northwest corner of the property with a two-storey façade but a single-storey structure behind (Fig. 25). This clearly demonstrates that the structure at the western end of the site dates to the 1990s.

Conclusion

An examination of available documentary sources reveals that the site of Nos.139-149 North King Street has a longstanding association with the manufacture of soap and candles, with an enterprise

operating out of Nos.145-149 by the 1860s, and a purpose-built premises constructed on this site by 1886. James Crean & Son had a presence on the site by 1889.

While the current factory appears to be a single construction, evidence suggests that the eastern eleven bays date to the latter decades of the nineteenth century. The distribution of bays and profile of window opening appears largely unaltered from a sketch of the property on a letterhead dating to 1916, as well as the positions of the integral carriage arch and shopfront. Four first floor openings in this section retain early metal windows. Cartographic evidence indicates a single structure occupying Nos.145-149 by 1886. The factory was extended further westwards in the early 1920s when James Crean & Son acquired the plots of Nos. 141-144. This extension followed the design of the earlier factory with a similar fenestration pattern and roofline. Subtle differences, other than the change in brickwork, can be seen with a shortening in the distance the window sills extend beyond the window reveals in this phase of works compared to the earlier factory.

In 1934, it was recorded that a new factory had been constructed on site. It is unclear the extent of building on the site in the 1930s. Nine bays at first floor level contain metal windows, which may date to either the 1920s building works or the 1930s. Nos.139 and 140 were acquired c.1942 and a new phase of building works was carried out in the mid-1950s. The only perceptible difference to the building is the survival of metal windows, which are of a different profile to the remaining historic windows, to the ground floor of the westernmost six bays.

It is concluded that 139-149 North King Street was constructed over a number of phases with the earliest section dating to the latter decades of the nineteenth century. The later phases of the building's construction respected the design of the earlier building, creating a harmonious block that appears as a single building. Internally the building has undergone significant alterations at its eastern and western ends with little surviving historic fabric of note save for some internal walls at the western end. It is possible that the central thirteen bays may contain some historic fabric, but access to this area was not possible.

References:

- (Digital records accessed 29/06/2020)
<http://map.geohive.ie/>
<https://gallica.bnf.fr/ark:/12148/btv1b5967586q/f1.item.zoom>
City of Dublin, held by Ordnance Survey Ireland. © Public domain. Digital content: © Ordnance Survey Ireland, published by UCD Library, University College Dublin <http://digital.ucd.ie/view/ucdlib:40833>
1847, Sheet 13
City of Dublin, held by Ordnance Survey Ireland. © Public domain. Digital content: © Ordnance Survey Ireland, published by UCD Library, University College Dublin <http://digital.ucd.ie/view/ucdlib:40834>
1864, Sheet 13
City of Dublin, held by Ordnance Survey Ireland. © Public domain. Digital content: © Ordnance Survey Ireland, published by UCD Library, University College Dublin <http://digital.ucd.ie/view/ucdlib:40896>
1886, Sheet 18_46
Census of Ireland 1901 (<http://www.census.nationalarchives.ie/> accessed 23/07/2020)
Census of Ireland 1911 (<http://www.census.nationalarchives.ie/> accessed 23/07/2020)
- Bennett, D. *Encyclopaedia of Dublin*, Dublin 1994
- Casey, C. *Dublin: The City within the Grand and Royal Canals and the Circular Road with the Phoenix Park*, New Haven, CT, and London, 2005
- *Irish Builder* 65, 27 Jan 1923, p.61
- *Irish Builder* 64, 24 Mar 1923, p.217
- *Irish Builder* 75, 17 Jun 1933, p.508
- *Irish Builder* 76, 13 Jan 1934, p.30
- *Irish Builder* 96, 28 Aug 1954, p.839
- The National Inventory of Architectural Heritage Survey of Dublin City, Stage 1 Ministerial Recommendations issued on the 04/06/2014

- Thom's Almanac and Official Dictionary for the Years 1862, 1887, 1888, 1889, 1892, 1912, 1921, 1924, 1934, 1936, 1948, 1952, 1954, 1956, 1958

NIAH Significance/Rating

The National Inventory of Architectural Heritage (NIAH) has been carried out for this area under Stage 1 of the Dublin City survey.

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 record provided in Appendix 2 of this report has assigned a 'Regional' rating to 139-149 North King Street, Dublin 7. These are structures or sites that make a significant contribution to the architectural heritage within their region or area.

The building was 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 1 of the Dublin Survey. The Stage 1 Ministerial Recommendations were issued to Dublin City Council on the 4th of June 2014, in accordance with Section 53 of the Planning and Development Act, 2000 (as amended).

Assessment of Special Interest under the Planning & Development Act 2000 (as amended)

The National Inventory of Architectural Heritage assigned this building ARCHITECTURAL; HISTORICAL & SOCIAL interest.

The Conservation Section, following an inspection of the site at 139-149 North King Street, Dublin 7, has considered the opinion of the NIAH and is in agreement with the three categories of special interest assigned. As a result, 139-149 North King Street is considered to be of special interest under the following headings:

- ARCHITECTURAL:
 - Nos.139-149 North King Street is an example of good quality commercial design, influenced by the classical tradition. Occupying a block of significant size on North King Street, the harmonious rhythm of the building's many bays would have allowed it to sit comfortably within the surrounding terraces along North King Street. The restrained decorative embellishments are skilfully executed, with the use of granite dressings adding textural interest to the structure. The use of subtle detailing like the bull-nosed brick to window openings and the segmental arches to the openings further enhances the building's aesthetic appeal, camouflaging the functionality of the original building. Architectural detailing and design are clearly apparent in the former factory's form and construction.
 - Though elements of the building's fabric have been replaced, including its roof of the structure behind the façade, it retains some early metal windows, with the varying profiles providing an insight into the evolution of the building westwards as well as illustrating different styles of metal windows through the twentieth century. The survival of the early carriage arch is also of note.
 - James Crean & Son had a long-standing association with the architectural partnership of Jones & Kelly, commencing in 1923 and continuing through to 1954. The partnership was formed between Alfred Edwin Jones and Stephen Stanislaus Kelly in 1919 and lasted until Kelly's death in 1951, with Alfred Jones carrying on the practice. The firm has continued under the name of Jones & Kelly until the present day and has had a large and varied practice. Their work throughout the twentieth-century was primarily ecclesiastical and educational but also included public housing, cinemas, theatres, commercial and industrial buildings. In 1923, they gained wider recognition as the winning entrants in the competition to construct a new City Hall in Cork,

which was completed in 1932. While some of the structure predates their involvement with the site, their respect of the original factory building succeeded in creating a structure which presents a harmonious façade.

- The scale and form of the building makes a positive addition to the streetscape and it is one of the few surviving historic structures along this section of North King Street. Though the interior of the structure has been largely replaced, the building's importance as a historic survivor within the streetscape of this area of the city is not diminished. In addition to its importance on North King Street, the eastern elevation is a key survivor along Bow Street. Further significance is added due to the dating of a large part of the structure to the twentieth-century.
- **HISTORICAL:**
 - The site has had a long industrial tradition, with soap manufacturing taking place on part of the site from at least the 1860s. James Crean & Son, who had a presence on the site by the late 1880s, were a significant manufacturer of soap in Dublin by the early twentieth-century. The building is therefore of historical significance in its representation of the longstanding industrial use of the site. It is also reminiscent of a time when industry had a strong presence in the city, and industries such as soap-making and candle-making developed close to the source of one of their main ingredients – animal fat.
 - Further historical significance is added through the occupation of the factory by the military during the 1916 Rising. North King Street was the scene of intense fighting during the week and the occupation of the factory occurred as the military were seeking to loosen the Volunteer's stronghold on the street.
- **SOCIAL:**
 - The site's use as a former factory, and therefore an employer of some significance in the area, places it as a focal point with the community and attributes social interest to the site.

Meeting of the Area Committee

The proposed addition of the structure was brought forward to the Central Area Committee on 8th December 2020 where the elected members noted the proposal by the Assistant Chief Executive to initiate the procedure to add it to the RPS.

Submissions/ Observations Received

The proposed addition was advertised in the Irish Independent on Thursday 14th January 2021. The public display period was from Thursday, 14th January 2021 to Wednesday, 24th February 2021, inclusive. Two submissions/observations were received.

Submission Report by Fergal McGirl Architects on behalf of Rabbitte Group Properties Ltd. (received 22/02/2021)

Summary of Submission

- The buildings have been substantially re-constructed and altered behind the extant late 19th/early 20th century façade. The extent of reconstruction is acknowledged in the document prepared by the Dublin City Council Conservation Section. Concrete floors & stairs and modern steel portal frame structures were noted...which function as a modern shell behind the original. It is put forward that the inclusion of the entire building within the curtilage of a Protected Structure will put an unreasonable onus on the building's owner in terms of consent for practical internal alterations to what is effectively a modern warehouse building.
- The building's street façade is acknowledged to be of architectural significance however the façade of the building is already hatched as being included within a designated Conservation Area indicating the lesser significance of the main building shell. It is put forward that the façade of the

building facing North King Street is already afforded suitable protection under Policy CHC4 of the Dublin City Development Plan 2016-2022 which would be taken into account in future development proposals and planning applications.

- A number of deletions to the RPS are noted on the circulated Additions and Deletions to the RPS relating to the inclusion of a number of buildings in Clontarf within a local Architectural Conservation Area. It is put forward that similar circumstances exist at 139-149 North King Street and that its inclusion within the RPS is unnecessary.
- The building's residual significance is further adequately protected under the following policies of the current Dublin City Development Plan:
 - CH1 - *To seek the preservation of the built heritage of the city that makes a positive contribution to the character, appearance and quality of local streetscapes and the sustainable development of the city.*
 - CHC4 - *Development within Conservation Areas will not involve the loss of traditional, historic or important building forms, features and detailing*
 - 16.10.17 - *The re-use of older buildings of significance is a central element in the conservation of the built heritage of the city and important to the achievement of sustainability. In assessing applications to demolish older buildings which are not protected, the planning authority will actively seek the retention and re-use of buildings/structures of historic, architectural, cultural, artistic and/or local interest or buildings which make a positive contribution to the character and identity of streetscapes and the sustainable development of the city.*

Response: It is accepted that the structure behind the two surviving historic elevations is of recent reconstruction. Notwithstanding this, the surviving elevations are considered to be of sufficient significance, in line with the Categories of Special Interest set out in the Planning and Development Act (as amended), to warrant addition to the Record of Protected Structures. Dublin City Council has a statutory requirement to maintain and update a Record of Protected Structures for its jurisdiction. Nos.139-149 North King Street was attributed a Regional rating by the National Inventory of Architectural Heritage and thus recommended by the Minister for addition to Dublin City Council's Record of Protected Structure and under Section under Section 53 (1) of the Act. Under the Act, Dublin City Council must have regard to any recommendation made to it by the Minister.

The level of proposed protection afforded to the structure is limited to the historic front and east facades. A property owner can make a written request to the planning authority for a declaration under Section 57 of the Planning and Development Act, 2000 (as amended) in relation to the type of works which would or would not be considered exempted development to both the protected facades and their curtilage. The owners are to be encouraged to apply for a Section 57 Declaration.

It is accepted that the front façade of the structure is within a designated Conservation Area and that this provides a degree of protection to the building's external envelope. 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. However, it is considered that this level of protection is inadequate in this instance given the significance of the structure and its contribution to the streetscape, particularly as a historic survivor within this area of the city. It is considered to be of sufficient special interest to justify the proposed addition of the front and east facades to the Record of Protected Structures. Similarly the suggestion that the structure might be included within a future Architectural Conservation Area would not provide sufficient protection. The addition of a structure to the Record of Protected Structures, which is considered of appropriate significance in line with the Categories of Special Interest set out in the Act, is the most effective way of safeguarding a building and its special character.

The Dublin City Development Plan recognises that *'the built heritage contributes significantly to the city's identity.....and to the richness and diversity of its urban fabric'*. Policies and objectives are designed *'to protect resources (both natural and man-made)'*. Notwithstanding the noted policies and

objectives, the principal means of the statutory protection of the city's built heritage is through the inclusion of a structure in the Record of Protected Structures.

Submission from Sebastian Vencken (via the online consultation platform) (received 15/02/2021)

Summary of Submission

This is a general submission in favour of five proposed additions to the Record of Protected Structures - Nos. 139-149 North King Street, Dublin 7 (the subject of this report); No. 6 Parkgate Street, Dublin 8; No. 7 Parkgate Street, Dublin 8; No. 8 Parkgate Street Dublin 8; and No. 31 Old Kilmainham, Dublin 8. The submission states '*I would be very much in favour of adding all these structures to the register of protected structures. Far more in these areas should be added*'.

Response: Noted

Conclusion:

The NIAH and Ministerial Recommendations received have rated Nos. 139-149 North King Street, Dublin 7 as being of 'Regional' significance (see Appendix 2). The Conservation Section/Planning & Property Development Department have considered these recommendations and, following assessment of the site, are in agreement with same. It has been concluded that 139-149 North King Street, Dublin 7 merits inclusion on the Record of Protected Structures.

However, acknowledging evidence for the substantial rebuilding of the interior of the building at the east and west ends and the replacement of its roof and rear elevation, it is proposed that protection be limited to the north (front) and east elevations. Any future development proposals for the site should have regard for the potential for surviving historic fabric within the central thirteen bays which were not accessible during the preparation of this report.

The submissions received on the proposed addition of 139-149 North King Street have been taken into consideration and the Conservation Section is of the opinion that the building is of special Architectural, Historical and Social interest and as such is worthy of addition to the City Council's Record of Protected Structures (RPS).

Notwithstanding the noted policies and objectives in the Dublin City Development Plan 2016-2020, the principal means of the statutory protection of the city's built heritage is through the inclusion of a structure in the Record of Protected Structures. A request from the owners for a Section 57 Declaration to provide clarity on what works would be considered exempted development is encouraged.

Ministerial Observations

The Planning and Development Act, 2000 (as amended) provides that submissions and observations received by the planning authority in relation to a structure recommended for addition to the RPS by the Minister of Housing, Local Government and Heritage shall be sent to the Minister for his observations. This was duly done by post and email on 26th February 2021.

No observations were received from the Minister in relation to the written submissions/observations within the statutory period.

Conclusion

Dublin City Council Conservation Section has carried out an assessment of 139-149 North King Street, Dublin 7 and has also considered the NIAH record for the site (see Appendix 2). The Conservation Section concludes that Nos.139-149 North King Street, Dublin 7 merits inclusion on the Record of Protected.

The extent of the proposed Protected Structure status and curtilage is outlined in Fig.2 of this document (below).

Recommendation to the City Council

In accordance with section 55 of the Planning and Development Act 2000 (as amended), it is recommended that 139-149 North King Street, Dublin 7 be added to the Record of Protected Structures in the Dublin City Development Plan 2016-2022.

Recommendation	
Address	Description
139-149 North King Street, Dublin 7	Former Factory (north and east elevations only)

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

Richard Shakespeare
Assistant Chief Executive
31st March 2021

Extent of Protected Structure Status & Curtilage

The proposed protected structures and their curtilage are outlined below in red. The curtilage extends to the boundaries as shown on the map below.

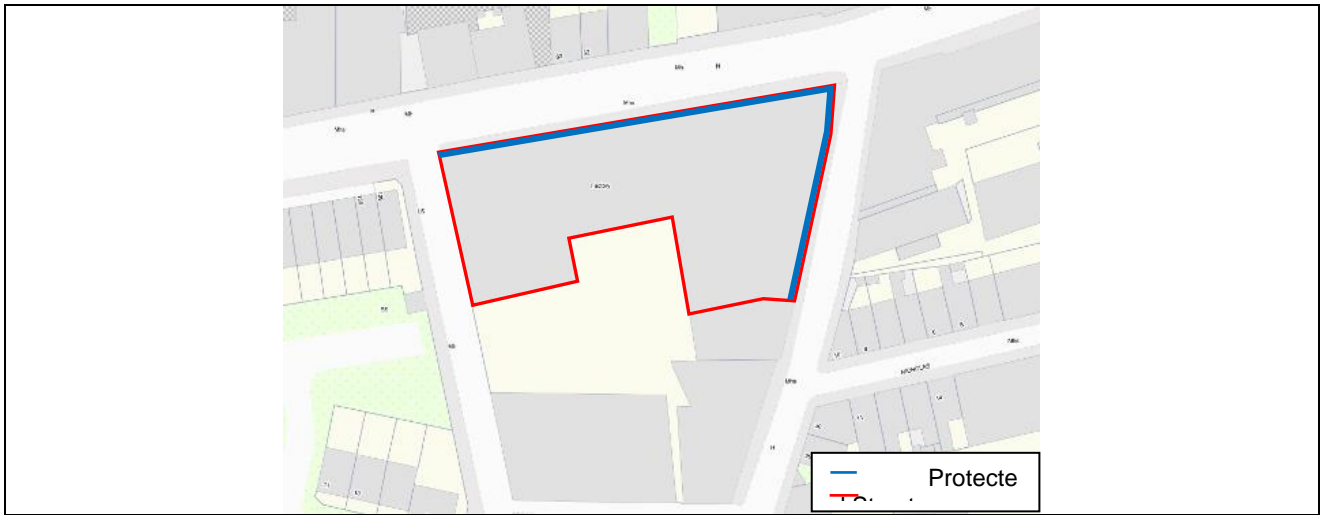


Fig 1: 139-149 North King Street: extent of Protected Structure status and curtilage outlined.

Appendix 1: Short Photographic Record & Historical Maps



Fig 2: View from northwest



Fig 3: View from northeast



Fig 4: East elevation from northeast



Fig 5: West elevation from northwest



Fig 6: West elevation of N-S running section of building along Bow Street



Fig 7: View of west end of building from southeast



Fig 8: Dogtooth course, north elevation



Fig 9: Metal window, north elevation



Fig 10: Former goods entrance, north elevation



Fig 11: Detail of brickwork to openings, north elevation



Fig 12: View of first floor, east end of building looking north; note recent roof structure and concrete floor



Fig 13: Concrete staircase from ground to first floors



Fig 14: Ground floor, east end of structure looking south



Fig 15: Interior of shopfront with stairwell to basement



Fig 16: Roof and west wall of space to rear of east end of building



Fig 17: View of section of basement looking south



Fig 18: Arch to opening in basement containing historic fabric



Fig 19: View of interior of west end of structure looking east

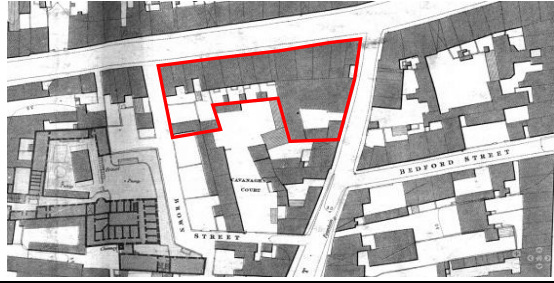


Fig 20: Extract from 1864 Ordnance Survey City of Dublin: Sheet 13 with approximate location of Nos.139-149 North King Street outlined in red



Fig 21: Extract from 1886 Ordnance Survey City of Dublin: Sheet 18_46 with approximate location of Nos.139-149 North King Street outlined in red



Fig 22: Letterhead from 1916 claim, (National Archives website - Ref PLIC/1/3382)

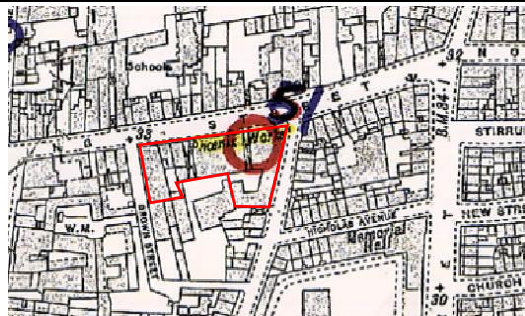


Fig 23: Extract from c.1936 Ordnance Survey revision with approximate location of Nos.139-149 North King Street outlined in red



Fig 24: Image dated c.1990 with two-storey façade to northwest corner of 139-149 North King Street arrowed red; note single-storey structure behind

Appendix 2: NIAH Record

NIAH and Ministerial Recommendations for 139-149 North King Street, Dublin 7

	<p>Reg. No. 50070319 Address 139-149 North King Street, Dublin 7 Date 1920-1940 Previous Name N/A County Dublin Coordinates 314837, 234640 Categories of Special Interest Architectural, Historical, Social Rating Regional Original Use Factory, craft industry site, industrial</p>
<p>Description: Twenty-six-bay two-storey terrace of commercial buildings, built c.1930. Pitched metal roof having parapet to front (north) elevation with granite coping. Red brick front elevation laid in Flemish bond having granite quoins and plinth. Rendered shopfront to three eastern-end bays to ground floor front elevation. Rendered gables. Segmental-arched window openings having rounded reveals, granite sills. Early twenty-pane steel windows to thirteen central bays of first floor having four-pane vent to upper portion. Replacement uPVC windows to remaining upper floor openings. Metal grilles, boarding and replacement UPVC windows to ground floor openings. Granite block-and-start surround to segmental-arched opening having voussoirs with projecting keystone, recent timber doors and overlight. Square-headed opening with recent metal security shutter. Square-headed openings to shopfront having chamfered sills, metal grille inserts.</p>	
<p>Appraisal: This terrace of commercial buildings forms a cohesive south edge to King Street North. The detailing is simple yet the granite quoins and arch surround add a refined level of detail, and the bull-nosed bricks are a typical feature of early-twentieth century brickwork which create a pleasing effect. The surviving early metal windows are typical of early twentieth-century commercial building windows and remain in good condition. The block appears to have been built for the Crean Soap Factory, Jones and Kelly are recorded as designing an 'additional wing' in 1923, and a chimney in 1933/4.</p>	