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**Addition of No.8 Parkgate 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).**

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**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 No.8 Parkgate Street, Dublin 8 to the Record of Protected Structures (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 Culture, Heritage and the Gaeltacht on the 4<sup>th</sup> of June 2014.

**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 1 of the Dublin Survey carried out by the National Inventory of Architectural Heritage. No.8 Parkgate Street, Dublin 8, together with the neighbouring properties at Nos.7 and 8 Parkgate Street, Dublin 8 has been assigned a 'Regional' rating. The Stage 1 recommendations were issued to Dublin City Council on the 4<sup>th</sup> of June 2014.

### Methodology for Assessing Early Buildings

In November 2019, the Planning & Property Development SPC agreed a methodology to expedite the proposed additions/deletions to the RPS in a systematic manner, based on the Architectural Heritage Protection Guidelines 2011 and NIAH/Ministerial Recommendations under Section 53(1) of the Planning and Development Act, 2000 (as amended). The methodology agreed to prioritise underrepresented and significant structures from the Early 1700's. On foot of this the Conservation Section carried out a screening process for Early Buildings under the Stage 1 Ministerial Recommendations as per the agreed methodology. Nos.6, 7 and 8 Parkgate Street, Dublin 8 were identified as Early Buildings (appearing on Roque's map of 1756) and were prioritised for assessment in June 2020.

### Site Location & Zoning Map

No.8 Parkgate Street, Dublin 8 is located to the north of the River Liffey near the junction of Parkgate Street with Temple Street West and Barrack Street. The subject site is one of three similar terraced buildings which front onto Parkgate Street, overlooking Croppies Acre Memorial Park. The red luas line runs parallel to the front/south of the property. To the east, is The National Museum of Ireland, Collins Barracks (the Former Royal Barracks).

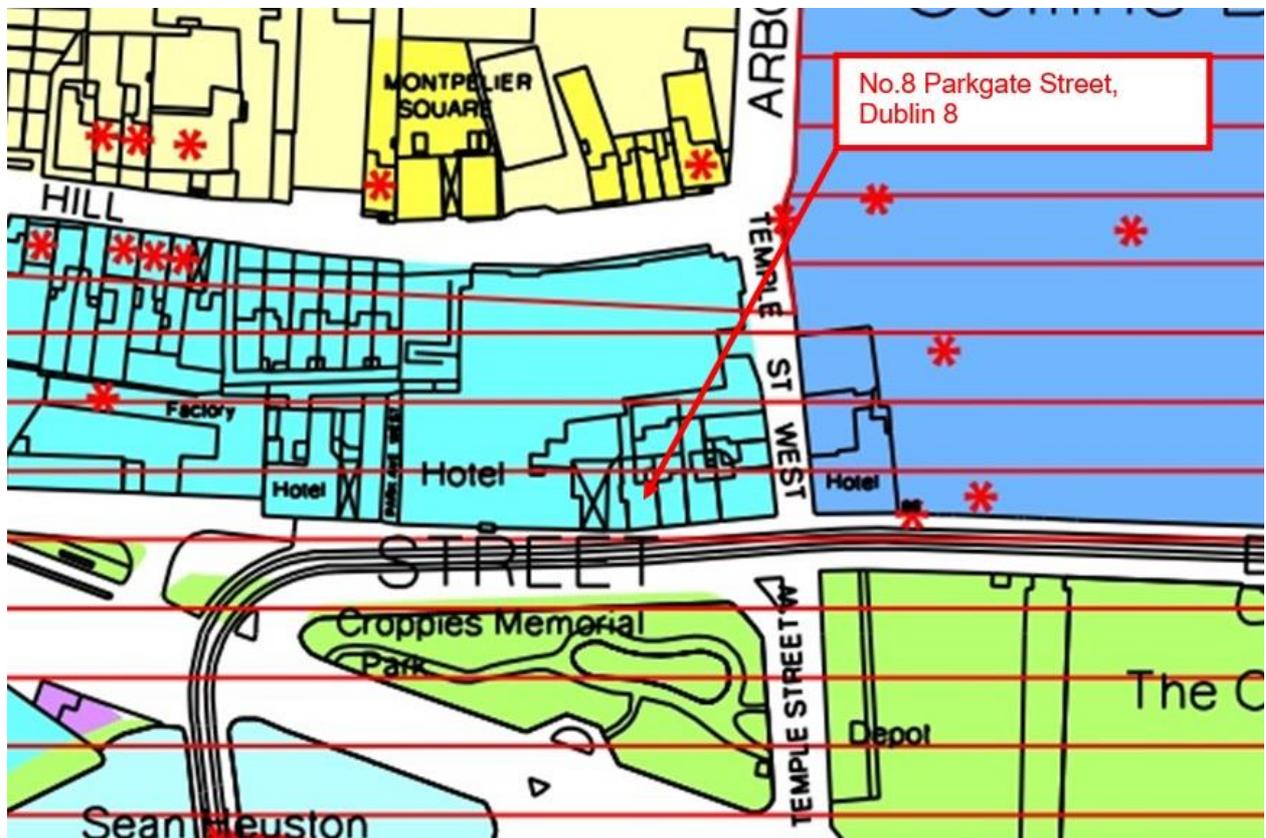


Fig.1: Site location and zoning map for No.8 Parkgate Street, Dublin 8 (arrowed red). Note that the property is located within a red hatch Conservation Area.

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

The property is located within a defined red hatch Conservation Area which includes the Liffey Quays, Croppies Acre, The National Museum of Ireland, Collins Barracks and Heuston Station.

### Planning History

There is no recorded planning history for the subject property.

### **Site Access**

A site inspection of the property was requested by letters issued on the 19th June 2020 and on the 6th July 2020. These were addressed for the attention of the owner and occupier. A response was received from the owner on the 14th July 2020 stating that they were unable to facilitate access at that time. An external inspection of the property was carried out on 22nd July 2020.

### **Summary Description**

#### *Exterior:*

Terraced two-bay three-storey house with substantial chimney stack, built c.1740 having two-storey extension to rear (northwest corner of plan) with further two-storey extension to rear (northeast corner of plan). Flat roof replacing the historic roof structure. One of three surviving similar properties (along with No.6 and No.7 Parkgate Street). Formerly in use as shop at ground floor with rendered shop fascia. Small enclosed yard to rear/north.

#### *Interior:*

Access to the interior of the property was not provided during the course of this assessment.

### **Historical Background**

During the late 17th and early 18th century, medieval Dublin was transformed by the Duke of Ormond, the Viceroy of Ireland into a renaissance capital. Under Ormond a number of ambitious public projects were undertaken to include the construction of The Royal Hospital Kilmainham (Irish Museum of Modern Art), The Royal Barracks (The National Museum of Ireland, Collins Barracks) and the Liffey quays. Parkgate Street, located between the set pieces of the Royal Deer Park (The Phoenix Park) and the Royal Barracks developed during this period as one of the principal gateways to the 18<sup>th</sup> century city. Montpellier Hill, to the immediate north, was established as a fashionable residential district, which today retains some of the oldest domestic buildings in the city (O'Meara, 2008). The 18<sup>th</sup> century surveyor Charles Brooking records a strip of early development along the northern side of Parkgate Street in his map of 1728. Though Brookings depiction (not reproduced here) is limited in terms of detail it does suggest that the site at No.7 Parkgate Street had already been developed by the opening decades of the 18th century.

John Rocque's Map of 1756 depicts Parkgate Street in greater detail and clearly illustrates the subject property as one of a terrace, located close to the junction of Barack Street and Temple Street (fig.8). The Royal Barracks, distinguished by its parade grounds and large courtyard ranges is located to the east. The Liffey, still without quay walls or river crossing at this point, flows to the immediate south with the water's edge directly accessible (in part) from Parkgate Street.

The 1756 map records No.8 Parkgate Street on a rectangular footprint with a sizeable yard to the rear (fig.8). The property layout is similar to that of the adjacent site to the immediate west (formerly No.9 Parkgate Street – now demolished). At this date the lands bounded to the immediate north by Montpellier Hill, remain undeveloped and are hatched by Rocque to reflect the steep gradient of the site, rising north above the Liffey basin.

The prevailing house type built in Dublin during the late 17th and early 18th century is commonly referred to as the 'Dutch-Billy' (Craig, 2006 pg.112). This comprised a cruciform roof plan with curvilinear gable-front and shared corner chimney breasts often with a closet return (Keohane, 2005, pg.8). Though the original roof and roof structure have been removed the presence of a substantial chimney breast is indicative of an early construction date and may suggest the building conforms to a variant of the 'Dutch-Billy' typology.

A survey of Parkgate Street for the Wide Streets Commissioners c.1790 in relation to the proposed redevelopment of the western half of the street, captures the subject property (fig.9). This records a small outbuilding placed to the rear yard. A discrepancy in the representation of No.9 Parkgate Street is highlighted between Rocques map and that of the Wide Streets Commissions, this being depicted by

the later as occupying a much reduced and irregular shaped site (compare fig.8 and fig.9). Giles's Livery Stables arranged around an open sided courtyard is located to the west of the subject site.

By the mid-19th century a rear extension has been added to the property corresponding with the footprint of the two-storey extension recorded to the northwest corner of the present plan (fig.10). The subject property, recorded as 'house and small yard' is listed in the Valuation Books from 1855 as No.5 Parkgate Street. An entry in the Valuation Record Book dated 1886 indicates that the street addresses were 'altered' in that year to reflect their present numbering, with the subject property thereafter listed as No.8 Parkgate Street. By c.1876 the enclosed yards and outbuildings to the rear of both No.7 and No.8 Parkgate Street had been removed to facilitate the construction of livery Stables with the Valuation Record Book for 1863-1878 confirming that the newly built stables, which were accessed from Temple Street, were directly associated with No.8 Parkgate Street, despite in part occupying lands which had previously appeared to belong to No.7. An amended valuation entry dated 1876 records the description of No.8 Parkgate Street as 'House, Livery Stables and Yard'.

The opening of Kings Bridge (Sean Hueston Bridge) in 1828 followed by Kingsbridge Station (Hueston Station) in 1846 led to further development and commercialisation of the area. It is unclear if No.8 incorporated a shop at the outset or whether the ground floor was converted from private residence at an early date however by 1860 Thom's directory records a 'Brewer & Vintner' trading from the premises followed during the 1880's by a 'Provisions Dealer'. The 1911 O.S map records the re-enclosure of the rear sites to both No.7 and No.8 Parkgate Street (fig.11). The yards are represented on a diminished scale with both sharing a common boundary line to the north and having back-to-back outbuildings. The property operated as 'Dinning Rooms' between c.1930 to 1951 when it was purchased by the family of the current owner in 1951.

### **References**

- Irish Architectural Archive.
- Keohane, F. (2005) *Period Houses: A Conservation Guidance Manual*, First Edition. Dublin: Dublin Civic Trust.
- Ordnance Survey Mapping.
- National Library of Ireland.
- Rocque, J. (1756) *An Exact Survey of the City and Suburbs of Dublin*.
- Thom's Irish Almanac and Official Directory, (1850-1995).
- Tipperary House. 2020. Tipperary House budget accommodation in Dublin. Available at: <https://www.tipperaryhousedublin.com/>. [Accessed 11 August 2020].
- Valuation Records Valuation Office of Ireland, (covering 1855 to the present day).
- Craig, M (2006) *Dublin 1660-1860, The Shaping of a City*, Dublin: Liberties Press
- Dublin Civic Trust (2012), *A Survey of Gable-Fronted Houses and Other Early Buildings of Dublin City*. Dublin: Dublin Civic Trust.
- O'Meara. T.J, (2008) *Montpelier Hill, Dublin 7: An Architectural Heritage and Conservation Assessment* (unpublished higher diploma thesis, Trinity College Dublin).

### **NIAH Significance/Rating**

The National Inventory of Architectural Heritage (NIAH) survey has been carried out for the area under Stage 1 of the Dublin City survey programme (see Appendix 2).

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 assessed No.8 Parkgate Street, Dublin 8 as a group with the adjacent properties at No.6 and No.7 Parkgate Street and has assigned these a

'Regional' rating. These are structures or sites that make a significant contribution to the architectural heritage within their region or area.

Note. The NIAH incorrectly assigns a late 19<sup>th</sup> century date for the structures. Research conducted as part of this assessment indicates that the property numbers for Parkgate Street were revised to their current iteration in 1886 and that the subject building, now with an address of No.8 Parkgate Street, had originally been numbered as No.5 Parkgate Street, a building which Thom's directory of 1860 records as a 'Brewer & Vintner'. Review of the historic record, external site inspection and comparison assessment of documentation submitted in relation to No.6 Parkgate Street as part of planning application Ref:4160/17 would suggest that No.6, 7 and 8 Parkgate Street date to the early 18<sup>th</sup> century.

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

No.8 Parkgate Street, Dublin 8, is considered by the Conservation Section of Dublin City Council to be of special interest under the following headings:

- **ARCHITECTURAL:**

- No.8 Parkgate Street represents a hitherto unidentified early 18th century building possibly conforming to a variant of the gable-fronted 'Dutch Billy' typology. Despite the loss of the original roof structure, the restrained detailing to the principal/south elevation displaying a disproportionate ratio of solid to void and diminutively scaled window openings together with the presence of a substantial chimney stack indicate an early construction date for the building.
- Though the interior has not been inspected as part of this assessment this may retain its original early 18th century plan form and other salient features characteristic of the period to include substantial corner chimney breasts, low floor to ceiling heights, timber staircase and other joinery items.
- No.8 is located on a prominent gateway entry point to the city and although the street is now dominated by the Ashling Hotel, the property which presently shares a common building height with that of No.6 and No.7, provides a human scale and historic context which makes a positive contribution to the streetscape and the character of the wider area.
- The former shop unit at ground floor with modest rendered fascia board is almost vernacular in character drawing sharp contrast with the high Victorian frontage of W.Ryans Public House, further west at No.28 Parkgate Street. Though now in sole residential use the surviving shopfront reflects the past commercial use of the building and the separate door access to the private quarters demonstrates how commerce and domestic accommodation once existed side-by-side.

- **HISTORICAL:**

- The property may chart the development of urban domestic architecture in Dublin at a time when the 'Dutch Billy' typology was in decline.
- No.8 was constructed in the early part of the 18th century when Parkgate Street, situated between the set pieces of the Royal Deer Park and Ormond's Royal Barracks developed into one of the principal thoroughfares of the Georgian city. Its construction reflects the ascent of the area stimulated by plans under the Duke of Ormond to reshape Dublin into a renaissance capital and its survival is a physical reminder of Ormond's legacy.

### **Meeting of the Area Committee**

The proposed addition of the structure was brought forward to the Central Area Committee on the 10<sup>th</sup> November 2020 which 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 and have been read and considered with a response to the respective submissions and observations provided below.

Submission 1: from Ms. Mary Bowe, on behalf of herself and her brother Mr. Michael O'Hagan, joint property owners of No.8 Parkgate Street, Dublin 8, and

Submission 2: from Mr. Sebastian Venken, interested party.

### **1. Submission by Ms. Mary Bowe, on behalf of herself and her brother Mr. Michael O'Hagan, joint property owners.**

This submission includes the following:

- A written submission from Ms. Mary Bowe dated 24<sup>th</sup> February 2021.

*Summary of grounds of submission:*

Special Interest: The submission disagrees that No.8 Parkgate Street, Dublin 8 is of 'special interest' citing that a number of renovations were undertaken since the family acquired the property in 1951. The submission states that there is no surviving interior of any historical interest noting that chimney breasts in a number of the rooms have been demolished and that there is no joinery, ironmongery, cornices or decorative plasterwork of architectural importance. The submission also states that there is no evidence of the historic or early roof structure. The submission confirms that the shop has been disused since the 1960s, that the lower portion of the principal/south elevation and rear/north elevation were pebble-dashed post 1951 and all the windows save one are aluminium or uPVC. The submission further notes that the chimney stack no longer functions as a direct repercussion of the redevelopment of the adjacent Ashling Hotel site c. 2007/8.

*Response:* The submission does not include a supporting photographic record and as such does not clearly demonstrate that the property does not contain early or historic fabric. It is widely accepted that few early buildings remain unaltered and that historic fabric can often survive concealed below modern finishes or later alterations, as evidenced at No.130 Thomas Street, Dublin 8 and No. 9/9a Aungier Street, Dublin 2. It is acknowledged that the owner and occupier has been unable to facilitate internal access. In the absence of internal inspection the Conservation Section has undertaken all reasonable research (external inspection/historic and cartographic review) as well as consideration of the Ministerial Recommendation and the 'Regional' rating assigned to Nos.6, 7 and 8 Parkgate Street, Dublin 8 by the NIAH in determining the special interest of the structure. This concludes that No.8 Parkgate Street is of special 'architectural' and 'historic' significance. Notwithstanding this, having regard to the information provided within the submission despite the lack of supporting photographic evidence, the description of the proposed protected structure has been revised to provide protection to the exterior and embedded and/or concealed early surviving fabric only while excluding the 20<sup>th</sup> century modifications referenced within the submission. Note that Section 57 of the Planning and Development Act 2000 (as amended) allows the owner or occupier of a Protected Structure to make a written request to the planning authority for a declaration which, subject to inspection, would provide further details of the exact nature and extent of protection as well as indicating the type of works which

are considered to be routine repair and maintenance and which could be undertaken without the need for planning permission.

Personal stress and worry: The owner indicates that the notification to add the building to the RPS has caused considerable stress and worry to the joint owners and occupier.

*Response:* The proposed addition of No.8 Parkgate Street, Dublin 8 has been undertaken in line with the Department of Housing, Local Government and Heritage Architectural Heritage Protection Guidelines for Planning Authorities (2011).

It is the statutory obligation of every local authority under the Planning and Development Act 2000 (as amended) to maintain a Record of Protected Structures. *Part IV Section 51.—(1) For the purpose of protecting structures, or parts of structures, which form part of the architectural heritage and which are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest, every development plan shall include a record of protected structures, and shall include in that record every structure which is, in the opinion of the planning authority, of such interest within its functional area.*

Financial and maintenance implications: The submission states that the addition of the building to the RPS would be financially onerous and impose significant fiscal implications on the joint owners and occupier. In addition, the submission highlights the current challenges associated with maintenance of property, caused in part by the buildings close proximity to the LUAS line and in having no rear access. In light of this, the owner/occupier questions how they could be expected to comply with the obligations to maintain the building as a protected structure, under the Planning and Development Act 2000 (as amended).

*Response:* Dublin City Council administers a number of grant funding schemes on behalf of the Department of Housing, Local Government and Heritage which provide financial support to owners and occupiers of protected structures in the repair and conservation of their properties.

Development of the property: The submission raises concern that protection may present an unjust obstacle to development of the site, placing constraints on the owners/occupier to maintain a height of three storeys when the adjoining property [Ashling Hotel] rises to eight storeys in height.

*Response:* Any future redevelopment of the site will be subject to planning permission and shall be based on its own merits, while taking account of building lines and heights as well as other development parameters that contribute to the setting of the protected structure or that of adjacent projected structures.

Correction of NIAH record: The submission confirms that No.8 Parkgate Street, Dublin 8 is in use as a private family home and that the NIAH record for the site, which records the property in use as a 'guest house/b&b' is incorrect.

*Response:* The author of this report has notified the NIAH both through the 'Suggest an amendment to this record' tab on the NIAH website (which redirects the user to the following email address [niah@chg.gov.ie](mailto:niah@chg.gov.ie)) and via direct communication with Jane Wales, Senior Architectural Adviser, NIAH, DHLGH.

## **2. Submission by Mr. Sebastian Venken, interested party.**

This submission includes the following:

- A written submission from Mr. Sebastian Venken using the online consultation platform (Response ANON-GGMZ-KYQ3-W) dated 15th February 2021.

*Summary of grounds of submission:*

**Favour of Addition:** This is a general submission in favour of the five proposed additions to the Record of Protected Structures which had been advertised in the Irish Independent on Thursday 14th January 2021 and placed on public display from Thursday 14th January 2021 to Wednesday 24th February 2021, inclusive. The proposed additions (listed in alphabetical order) were: No.6 Parkgate Street, Dublin 8; No.7 Parkgate Street, Dublin 8; No.8 Parkgate Street Dublin 8 (the subject of this report); No.31 Old Kilmainham, Dublin 8; and No. 139-149 North King Street, Dublin 7). 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.

### **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 Culture, Heritage and the Gaeltacht, shall be sent to the Minister for his observations. This was duly done by post 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 No.8 Parkgate Street, Dublin 8 and has also considered the Ministerial Recommendation for the site. In the absence of internal inspection it is considered that the Conservation Section has undertaken all reasonable research (external inspection/historic and cartographic review) in its assessment of the property. Though No.8 Parkgate Street possess intrinsic interest in its own right, this shares a similar form and scale to that of the adjacent properties at No.6 and No.7 Parkgate Street which are considered to be of group value, reflecting the last examples of their typology on the street. In addition to 'Architectural' significance, No.8 Parkgate Street has also been assigned 'Historical' interest being strongly representative of the character and development pattern of the area during the early 18th century. As such, the Conservation Section concludes that No.8 Parkgate Street, Dublin 8 is of special 'Architectural' and 'Historical' interest and as such, merits inclusion on the Record of Protected Structures. This accords with the Ministerial Recommendation and 'Regionally' rated assessment of the property by the NIAH (Appendix 2).

Notwithstanding this, information submitted by the joint property owner during the public consultation period (refer to Submission 1 above), states that some internal modification of the property was undertaken in the 20<sup>th</sup> century. It should be noted that few early buildings remain unaltered and that historic fabric can often survive concealed below modern finishes or later alterations, as evidenced at No.130 Thomas Street, Dublin 8 and No. 9/9a Aungier Street, Dublin 2. Having regard to the information submitted by the joint property owner as part of the public consultation period, in spite of the lack of supporting photographic evidence, it is recommended that the written description for the proposed protected structure is revised to protect significant early fabric while excluding 20<sup>th</sup> century modifications. Accordingly, it is recommended that the written description is amended to read '*Terraced House, excluding 20th century extensions and alterations*'.

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

**Recommendation to the City Council**

It is recommended that the description as originally provided in the public notices be amended as follows (new insertions in green and deletions in red):

<b>Recommendation</b>	
<b>Address</b>	<b>Description</b>
No.8 Parkgate Street, Dublin 8	Terraced House, <del>two-storey extensions and rear yard</del> , excluding 20th century extensions and alterations

In accordance with section 55 of the Planning and Development Act 2000 (as amended), it is recommended that No.8 Parkgate Street, Dublin 8 be added to the Record of Protected Structures in the Dublin City Development Plan 2016-2022.

<b>Recommendation</b>	
<b>Address</b>	<b>Description</b>
No.8 Parkgate Street, Dublin 8	Terraced House, excluding 20th century extensions and alterations

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

**Richard Shakespeare**  
**Assistant Chief Executive.**  
**31<sup>st</sup> March 2021**

**Extent of Protected Structure Status**

The extent of protected structure status & curtilage is shown on the map below in red.



Fig.2: No.8 Parkgate Street, Dublin 8: extent of Protected Structure status and curtilage outlined in red.

## Appendix 1: Short Photographic Record & Historical Maps



Fig.3: Principal/south elevation. Note the disproportionate ratio of solid to void to the elevation indicating an early construction date.



Fig.4: Context view of No.6 (right), No.7 (centre) and No.8 (left) Parkgate Street taken from the east showing the properties now dominated by the Ashling Hotel.



Fig.5: Context view of No.8 Parkgate Street taken from the west showing part of the National Museum of Ireland, Collins Barracks to the extreme right of image.



Fig.6: Rear aspect of No.8 showing significant chimney stack (arrowed) indicative of an early date.



Fig.7: Detail of former shopfront to ground floor. Note the separate access to residential accommodation and rendered fascia board.

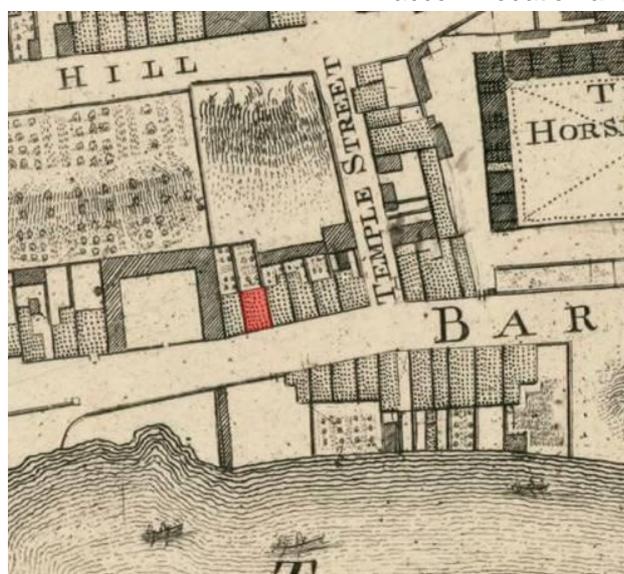


Fig.8: 1756 Survey of the City and Suburbs of Dublin by John Rocque. No.8 Parkgate Street is hatched red.



Fig.9: Detail of survey map of Parkgate Street c.1790 available at <http://digital.libraries.dublincity.ie/vital/access/manager/Repository/vital:5132?query=parkgate&queryType=vitalDismax>. No.8 Parkgate Street has been highlighted in red. No.9 Parkgate Street is arrowed blue.



Fig.10: 1847 Ordnance Survey Map of the City of Dublin. No.8 Parkgate Street is highlighted in red.

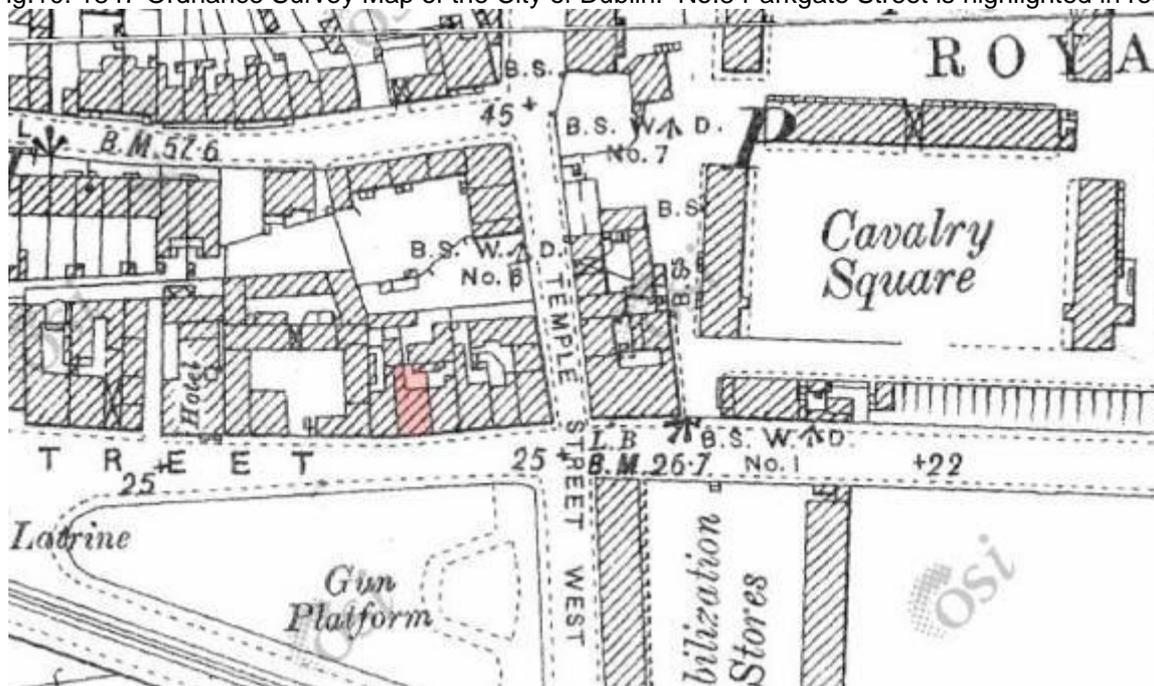


Fig.11: 1911 Ordnance Survey Map of County Dublin. No.8 Parkgate Street has been highlighted red. Note the reduced plot size.

## Appendix 2: NIAH Record

### NIAH Assessment for No.8 Parkgate Street, Dublin 8

	<table><tr><td><b>Reg.</b></td><td>No.50070147</td></tr><tr><td><b>Date</b></td><td>1875-1885</td></tr><tr><td><b>Previous Name</b></td><td>N/A</td></tr><tr><td><b>Townland</b></td><td></td></tr><tr><td><b>County</b></td><td>Dublin City</td></tr><tr><td><b>Coordinates</b></td><td>313906, 234428</td></tr><tr><td><b>Categories of Special Interest</b></td><td>ARCHITECTURAL</td></tr><tr><td><b>Rating</b></td><td>Regional</td></tr><tr><td><b>Original Use</b></td><td>House</td></tr><tr><td><b>In use As</b></td><td>guest house/b&amp;b</td></tr></table>	<b>Reg.</b>	No.50070147	<b>Date</b>	1875-1885	<b>Previous Name</b>	N/A	<b>Townland</b>		<b>County</b>	Dublin City	<b>Coordinates</b>	313906, 234428	<b>Categories of Special Interest</b>	ARCHITECTURAL	<b>Rating</b>	Regional	<b>Original Use</b>	House	<b>In use As</b>	guest house/b&b
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<b>Rating</b>	Regional																				
<b>Original Use</b>	House																				
<b>In use As</b>	guest house/b&b																				
<p><b>Description:</b> Terrace of three two-bay three-storey houses, built c.1880. Formerly in use as shops, No.7 now in use as guesthouse. Hipped slate roof with terracotta ridge tiles and red brick chimneystack having clay chimneypots, behind raised rendered parapet with painted masonry coping. Roughcast render, with render quoins and string course over fascia to ground floor, to No.8, smooth rendered walls to others, render plinth course throughout. Square-headed window openings throughout, painted masonry sills, render surrounds to No.8, replacement uPVC windows. One-over-one pane timber sash windows to No.6. Square-headed window openings to ground floor to No.6 having timber framed bipartite display windows and steel grilles over, square-headed display windows to No.7, square-headed window opening to ground floor to No.8 with render surround and timber framed display window, cast-iron railings. Pair of square-headed door openings to each, render surrounds and timber panelled doors to No.8, timber panelled doors to No.7, door opening to No.6 having timber architrave surround and half-glazed timber panelled door, door opening with half-glazed timber panelled door and steel grille over.</p>																					
<p><b>Appraisal:</b> The unusual fenestration arrangements and the pair of doors to the ground floors of these buildings indicates the commercial purpose they each served in the past. Sharing a parapet height and fenestration alignment to the upper floors, they make a pleasing contribution to the streetscape. Although they have been somewhat altered, some timber sash windows and timber doors have been retained, adding to the overall architectural significance of the terrace. Thom's Dublin Street Directories from 1860 to 1885 indicates that a livery stables and horse repository was sited here, indicating that the current buildings were constructed in the late nineteenth-century.</p>																					