

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

An Rannóg Caomhantais, An Roinn Pleanála & Forbairt Maoine
Oifigí na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8
T. 01 222 3927 F. 01 222 2830

Date: 22/04/21

To the Chairperson and Members
of the South East Area Committee

Initiation of the Statutory Process for the Proposed Addition of 152 Harold's Cross Road,
Dublin 6W to the Record of Protected Structures in accordance with Section 54 and 55 of
the Planning and Development Act, 2000 (as amended)

Photograph of Structure:



Introduction:

It is proposed to initiate procedures under Section 54 and Section 55 of the Planning & Development Act 2000 as amended to add 152 Harold's Cross Road, Dublin 6W to Dublin City Council's Record of Protected Structures.

Name and Address of Owner: Via Properties Ltd, 24 Sandyford Office Park, Sandyford, Dublin 18. (contact Des Ryan)

Name of Applicants:

- Eoin Bairéad (local resident) requested 08/03/19
- Joseph Curtis (local historian and author) prior to 2011

Summary of Applicant’s Reasons for Seeking Addition:

The applicants’ state that the 148-152 Harold’s Cross Road, Dublin 6W appear to be the 18th century Yeomanry barracks called the big Bogey (based on information contained in Joe Curtis publications’ Harold’s Cross and Harold’s Cross: In Old Photographs).

Building appears to be included in Stage 6 (Phase 14) survey according to map.

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 industrial, twentieth century, early buildings and underrepresented typologies. On foot of this, the Conservation Section carried out a screening process for Early Buildings. 148-152 Harold’s Cross Road, Dublin 6W were identified as a potential Early Buildings.

Site Location & Zoning Map:

Nos. 148-152 Harold’s Cross Road are located on the west side of Harold’s Cross Park, north of the entrance of Mount Jerome Cemetery.



Zoning map:



Fig. 1 Zoning Objective Z1: “To protect, provide and improve residential amenities” in the Dublin City Development Plan 2026-2022. The buildings are also located within a zone of archaeological interest.

Recent Planning History: 152 Harold’s Cross Road

Plan Ref. No.	Description	Decision
2283/97	First floor store over existing store at rear, and re-roofing of premises.	GRANT PERMISSION Decision Date: 12-Mar-1998
2688/20	The development will consist of : Demolition of existing buildings on site; • Construction of a residential development of 38 no. apartments comprising 32 no. 1 bedroom units and 6 no. 2 bedroom units in a 5-storey over partial lower ground/basement level building; • Deck access to the rear (west) of the building at ground to fourth floor level; • Private open space (gardens) to rear (west) at lower ground level and private terrace to rear (west) at first floor level; • Communal amenity space at ground floor level and at fourth floor level (terrace); • Bicycle store, bin store, substation and plant room at ground floor; • Ancillary office at lower ground/basement level; • Demolition and reconstruction of existing boundary wall to rear (west) with colonnade feature along western boundary; • All ancillary site development works and services.	DCC REFUSE PERMISSION 16-Jul-2020 ABP 307883-20 REFUSE PERMISSION 02/02/21

Recent Enforcement History: 148-152 Harold’s Cross Road,

Ref. No.	Opened	Reason	Closed	Reason
E0370/09	05-May-2009	Alleged development works and change of use has occurred	21-Jul-2009	Exempted development

Site and Building Inspection:

Access to the site was requested in a letter dated 10th February 2020. The owners facilitated a site inspection by Carl Raftery and Mary-Liz McCarthy of Dublin City Council’s Conservation Section on

12th March 2020. Access was provided to both the exterior and ground floor interior of no. 152, with limited ground floor interior access to nos. 148-150 and no access to the lands at the rear. On the 14th April 2021, an external site inspection was carried out at 148-152 Harold's Cross Road, Dublin 6W.

Summary Description:

Two terraced buildings, joined via modern extensions on the rear site. It is unclear why two structures have three building numbers however according to recent planning history the building to the south was referred to as 152 Harold's Cross Road (red). Therefore, for clarity sake, the building to the north will be referred to as 148-150 Harold's Cross Road (blue).



148-150 Harold's Cross Road

Exterior: Terraced, two-storey, three-bay cement rendered structure dating from c.1740. Street front and principle/east elevation projecting slightly from the adjacent streetline of no.152. Originally, a four-storey structure, it now has a flat roof hidden behind a parapet with concrete copping. Original, large cement rendered chimneystack to south in party wall with no.152. Tall, red brick, chimney stack in party wall to no. 146; possibly a reduced version of the original stack, seen in Fig.25, 1815 photograph (below).

The ground floor has a central shop entrance door flanked by two shop display windows, all with modern joinery with security shutters. Square-headed window openings to first floor with granite cills and modern top hung casement windows.

Interior:

The building is in poor condition. Access was limited to front shop and rear storeroom at ground floor only. The front east end of ground floor has been opened up into one space with shop counter and cabinets dating to the latter part of the twentieth century. Remains of corner fireplaces to north ground and first floor and south at first floor only. Fireplace removed at ground floor level to south with timber in ceiling indicating the positioning of this. Ground floor internal walls removed running north-south. Break in ceiling appears to show original line of walls. Sections of east-west dividing walls removed at east end, with encased downstand beams supporting floors above. Timber tongue-and-groove panelling to ceiling with modern covering applied over. Walls have been lined with beauty board. Lino tiles covering to floor.

Stairs centrally placed in rear of building leading to upper floors with timber newel post and infilled balustrade. Stairhall flanked by two rear rooms with door openings into front shop. Modern concrete block flat roofed storeroom to rear has access into south room through original rear door

opening having exposed brick reveals. Viewed from the modern rear storeroom, timber tongued and grooved ceiling can be seen in south rear room. The toilet in the modern extension is in a similar position to the historic privy as seen on Fig.21, the 1817 OS map (below). Door opening connecting to modern storeroom at rear of no. 152.

152 Harold's Cross Road

Exterior: Terraced, two-storey, three-bay cement rendered structure dating from c.1740; street fronted but slightly set back from nos. 148-150 to the south. Modern shop front entrance centrally placed with blocked original shop door opening to south with adjacent door, now accessing an enclosed storeroom, (formally the separate stairhall entrance). Single pitched roof with natural slate covering and terracotta ridge tiles (some missing slate and ridge tiles). Note: On the 14/04/21, it was observed that the natural slates have been stripped to the front pitch, exposing the roof timbers. Huge, rendered chimneystack shared with nos. 148-150. Exposed cast-iron gutters and downpipe visible to front elevation. Water damaged south corner of front elevation has exposed the original rubble stone construction with rough lime render from under the modern cement render. South gable is constructed in rubble stone, redbrick chimneystack removed but brick flue remains in gable end wall. There is brick dressing capping the south gable.

The front elevation windows have tall narrow openings, typical of early eighteenth century construction with granite cills of various ages, the openings are boarded up. One remaining early window opening to north of ground floor. The southernmost ground floor door opening has a modern door and now leads to a self-contained store room, it is likely that originally this would have been a separate access to the stairhall and upper floors. Next to this, is a blocked up doorway, the original shop entrance as per Fig.25 photograph from 1815. The original display window has been altered to create the current shop entrance. The original rear elevation is now internalised which has persevered the historic limewash build up on the rough lime rendered rubble stone walls.

There is a disused (now blocked up in the storeroom) timber battened and braced door to the original rear site in line with the former hall door on the front elevation. A door opening in line with the current front entrance has a brick arch with lath and plaster to the timber lintel. The thickness of the early construction is overtly apparent in the depth of the door reveals. A modern concrete block single storey, flat roofed, storeroom covers the rear site. A door to the south leads to an overgrown yard with a rubble stone boundary wall. A door to the north gives access to the modern storeroom at the back of nos. 148-150. No survey of first floor rear elevation as no access was available.

Interior:

Only the ground floor of the property was accessible due to the building's water damaged condition. The footprint of the building appears to be one room deep, typical of an early vernacular eighteenth century house. The ground floor has largely been opened up into a single shop with a partition to the south side dividing the stairhall to the southwest and a store to the southeast corner separate from the front shop. Timber battened and braced original rear door at base of staircase. Rubble stone construction apparent in rear wall with pigmented lime wash layers on rough lime render and areas of exposed stone to the exterior face.

Cast-iron columns and chamfered timber posts support timber-encased beams running east-west. Concrete floor to north portion with timber floorboards to south portion, possibly an historic suspended floor. Tongue-and-groove panelling to ceiling to south portion and modern suspended ceiling to north portion with lath-and-plaster ceiling visible above.

Brick relieving arch above door in west wall; timber lintel to opening with traces of lath and plaster attached. Lime-based flat plaster to walls with gypsum layer over to front wall. Window to northeast corner with splayed reveals and timber cill; remains of timber frame visible possibly indicating sash window, window opening boarded up.

Enclosed store under stairs has tongue-and-groove panelling. The nineteenth century timber staircase to southwest corner has a quarter-turn landing towards first floor; square-profile balusters and timber tongue-and-groove panelling to stairs soffit. There is a small square-headed opening to a window high up on west wall of staircase. Lath-and-plaster ceiling visible above.

Modern concrete flat roofed extension covers most of rear site with timber battened and braced door to small yard in southwest corner. A door to the north gives access to the modern storeroom at the back of nos. 148-150.

Summary of Historical Background:

Charles Brooking's map, *A Map of the City and Suburbs of Dublin and also the Arch Bishop and Earl of Meath's Liberties with the Bounds of Each Parish 1728* identifies the various liberties, which are areas of private jurisdiction, outside the walled city of Dublin. The area around Harold's Cross was part of the Earl of Meath's Liberties. The Earl of Meath let large parcels of land in Harold's Cross, leaving new tenants to build properties, usually for renting. According to early Earl of Meath lease maps, the Rathlands (Harold's Cross) was demised to Hobart Barry on 16th of February 1703 (Curtis Joe, 2004). Mount Jerome can be seen on Rocques 1760 map. There is a corn mill on the River Poddle and buildings can be seen around the common and, in particular, adjacent to the entrance to Mount Jerome in the approximate location of nos. 148-152. The building form of no. 152, consisting of thick masonry walls, large chimney stacks, tall narrow window openings, a single room plan and pitched roof with exposed eaves, is indicative of early eighteenth century vernacular construction; dating the building to c.1740, if not earlier, as vernacular structures are often difficult to date exactly.

Taylor's 1817 map, shows the development around the common, with the distinctive kink in the current building line apparent. By the 1876 OS map (Fig. 24), both buildings are readily discernible. It is interesting to note the current position of the toilet in the extension of nos. 148-150 is in the same position as the probable privy on the historic maps.

An image taken in 1815 from the open green opposite the gates of Mount Jerome, shows nos. 148-152 clearly visible overlooking the common. No. 152 is a simple, solid, three-storey white washed building with a shop display window and door, with a separate door to the upper floors. The small narrow window present today is still visible on the ground floor, possibly dating to the original ground floor configuration of a solely residential property before the shop was inserted at ground floor.

We also get a clear view of the original four-storey form of nos. 148-150. The huge corner chimneystack can be seen on the south gable, traces of which remain today, while the north gable has two chimneystacks, only a truncated eastern stack remains today. It appears to have a double pitched roof and bay windows at ground floor flanking the central entrance. It appears more sophisticated in design than its neighbours with a hierarchy of window openings and may have had brick elevations judging from the darker appearance in Fig. 25. The cartographic evidence and the large chimneystacks and corner fireplaces would date this building to the early eighteenth century, c. 1740.

Harold's Cross was commonage in 1835, as depicted in the *Dublin Penny Journal*. The tall four-storey building (nos.148-150) is purported to be the military barracks according to the Dublin City Library annotation on this illustration. (No. 152 has not been included in this pictorial representation of Harold's Cross)

Joe Curtis in his book *Harold's Cross* states that oral history mentions a small Yeomanry barracks in nos. 148-152. (Originally attendants in a noble household of the Middle Ages, Yeomanry refers to a group of men who held and cultivated small landed estates and in the eighteenth century, in military terms, formed a volunteer or reserve cavalry force often raised from their tenants). The

three-storey building was called the Little Bogey and the four-storey building the Big Bogey. Joe Curtis also refers to accounts of the Uppercross Fusiliers practicing on Harold's Cross Green in the late eighteenth century, another military connection to the area. Unfortunately, none of the historic maps substantiate this military function in the buildings though other commercial and public buildings are mentioned.

It is not known when the two-storeys were removed from nos. 148-150 but there still appears to a substantial though indistinguishable structure present at the time of the opening of the railed park in 1894. The park was designed by William Sheppard who also designed St. Stephens Green.

Overall, the cartographic and photographic evidence demonstrates that Harold's Cross has always been a vibrant village outside the walls of Dublin City. As a grouping of historic buildings, it has comprised manor houses, peasant cottages, multi-storey vernacular houses, mills and industrial buildings, terraced houses, shops, civic and commercial premises throughout the centuries. They are the fabric of a vibrant community that overlooked a commonage at its centre supporting grazing of livestock, a May pole and even a gallows, evolving into a genteel railed park for promenading and play over the centuries. Situated to the southwest and at some height above the pollution that choked Dublin and the Liberties in particular, Harold's Cross has long been a distinctive village that preserves a myriad of building typologies in its historic grain.

References:

Curtis. J, 2004, *Harold's Cross and Harold's Cross: In Old Photographs*, First Return Press, Dublin.
John Rocque's map of Dublin, 1760.
Taylor's Map of Dublin, 1816.
Ordnance Survey maps of 1837, 1876, 1888-1913.
Engraving of Harold's Cross printed in the *Dublin Penny Journal* (1832), reprinted in Joyce. W. S., (1920) *'The Neighbourhood of Dublin'*. City Libraries

NIAH Significance/Rating:

The National Inventory of Architectural Heritage (NIAH) has not yet been carried out for this section of the city. However, this area currently being assessed as part of the phase 14 survey at present.

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.

Using the NIAH System of rating, No. 152 Harold's Cross Road is considered to be of Regional significance. These are structures or sites that make a significant contribution to the architectural heritage within their region or the city/county area.

Using the NIAH System of rating, Nos. 148-150 Harold's Cross Road is deemed to be of Local significance. These are structures or sites of some vintage that make a contribution to the architectural heritage but may not merit being placed in the RPS separately. Such structures may have lost much of their original fabric.

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

The Conservation Section, following an inspection of the sites on 12/03/20 and 14/04/21 make the following recommendation:

No.152 Harold's Cross Road is considered to be of special interest under the following headings:

ARCHITECTURAL:

The architectural interest is attributed to this structure as being an exemplar of a building type, plan-form and style of an early eighteenth century vernacular house while also encompassing later 19th century interventions with the conversion of the original ground floor into a shop. The building is a rare example of a multi-storey single-pile early eighteenth century structure with thick solid masonry walls, exposed now at gable level but with rough lime render and pigmented limewash still surviving on the original rear elevation. The tall narrow window openings along with the peculiar positioning of the small rear elevation window, slated (retained to rear) pitched roof, large chimney stacks and doors opposite one another are all important evidence of an early construction date. The survival of historic internal fabric in the form of lime render finishes along with lath and plaster to ceiling and door heads as well as the nineteenth century intervention of tongued and grooved ceiling and wall panelling, battened doors and timber newel post, all contribute to the layered architectural evolution of this building. Further survey of the first floor may reveal additional significant architectural fabric enhancing our knowledge of this significant early 18th century building.

This structure makes a positive contribution to its setting and preserves the historical streetscape and vernacular grain of this dynamic historic village.

HISTORICAL:

Historical interest is attributed to the property as light is thrown on the character of a past age by virtue of the structure's design, plan, original use, materials or location.

The special historical interest exists because of the rarity of this structure in Dublin City. This extant structure may be one of the few representative examples of its time that still exists in the greater city. This early eighteenth century structure is an intact example of an identifiable vernacular type. The rarity of this surviving early vernacular multi-storey building type ensures that a special historical interest accrues to it. Later nineteenth century interventions to insert a shop front at ground floor further add to its historical character. While the addition of the modern storeroom in the rear site is of no architectural merit, its existence has, in fact, ensured the survival of centuries old layers of historic wall finishes.

Oral folklore also mentions this building as being the Little Bogey, an eighteenth century Yeomanry barracks.

SOCIAL:

The structure displays vernacular traditions of construction and is set in this historic village which, illustrates the social organisation of generations of inhabitants. The archival photographs and illustrations of Harold's Cross locate this structure in a prominent position, on the historic common that later evolved into a civic park, and shows that this building has also evolved over the centuries while maintaining its essential architectural integrity. This early vernacular building retains elements of the original plan-form, making this seemingly ordinary structure a rare and distinctive survivor.

ARCHAEOLOGICAL:

The building is contained within a zone of archaeological interest and may contain fragments of early fabric, including carved or worked stone that may have been re-used in the later buildings, giving these structures archaeological significance as the current context of historically significant material.

Nos. 148-150 Harold's Cross Road is considered to be of special interest under the following headings:

HISTORICAL:

Originally, this structure would have been a substantial architectural set piece on the village green/common at Harold's Cross. It is said to have been a Yeomanry barracks and there are accounts of the Uppercross Fusiliers practicing on Harold's Cross Green in the late eighteenth

century. Therefore, the structure has historical interest as it throws light on the character of a past age by virtue of its design, plan and historic use.

ARCHITECTURAL:

The building has architectural significance as it has elements of early 1700's construction apparent namely the corner chimneybreasts at ground and possibly first floor. However, the architectural integrity of the structure has been undermined by the loss of the top two floors and it is not clear what fabric remains at first floor as there was no safe access afforded at the time of survey.

ARCHAEOLOGICAL:

The building is contained within a zone of archaeological interest and may contain fragments of early fabric, including carved or worked stone that may have been re-used in the later buildings, giving these structures archaeological significance as the current context of historically significant material.

Conclusion:

Dublin City Council Conservation Section has carried out an assessment of 148-152 Harold's Cross Road, Dublin 6W. The section has considered the applicants' reasons for seeking the proposed additions to the RPS and concludes that only 152 Harold's Cross Road, Dublin 6W, merits inclusion on the City Council's Record of Protected Structures. Having reviewed the site, it is recommended that protection be limited to the early eighteenth century, three-storey structure due to its 1700's historic structural integrity which may be further supported by an in-depth inspection of the first floor and roof structure. This should be facilitated once safe access is afforded.

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

Unfortunately, the architectural integrity of 148-150 Harold's Cross Road, Dublin 6W, has been significantly diminished through the loss of two-storeys along with the original roof structure; though it was not possible to fully inspect all the ground and any of first floor to establish if significant eighteenth century fabric remains. This should be facilitated once safe access can be provided.

The names 'Little and Big Bogey' are an important local historical reference and could be considered in the naming of a future restoration/regeneration project.

It is now proposed to initiate the statutory process for the proposed addition of this structure to the Record of Protected Structures. This includes undertaking a statutory public consultation process in accordance with Section 55 of the Act. Following the statutory consultation process, a further report will be prepared taking any submissions and observations received into consideration, with a recommendation to the City Council to proceed or not with the proposed addition, or with a recommendation including amendments to the proposed addition.

Recommendation:

It is recommended that the statutory process to initiate for the proposed addition of 152 Harold's Cross Road, Dublin 6W, to the Record of Protected Structures, in accordance with Section 54 and 55 of the Planning and Development Act, 2000 (as amended), be noted.

Recommendation	
Address	Description (to appear on RPS)
152 Harold's Cross Road, Dublin 6W	Early eighteenth century, three-storey structure

Deirdre Scully

Deirdre Scully
Deputy City Planner

22/04/21

Date

Extent of Protected Structure Status & Curtilage

Fig. 2 The curtilage of 152 Harold's Cross Road, Dublin 6w, is outlined in red.



Aerial Photograph showing location of building

Fig.3 Site location encircled in red. Blue shaded area is the modern storeroom.



Appendix 1: Short Photographic Record & Historical Maps:

Updated exterior photographs dated 14/04/21



Fig.4: 148-152 Harold's Cross Road, D6W



Fig.5: 152 Harold's Cross Roads, natural slate stripped from front pitch

Dated 12/03/20

152 Harold's Cross Road



Fig.6: Front elevation of 150-152 Harold's Cross Road



Fig.7: Huge corner chimney stack shared with No. 148



Fig.8: Rubble stone gable end to south with brick coursing to eaves and traces of an original brick chimney stack



Fig.9: Open plan shop looking north with chamfered post supporting first floor internal walls and chimney stack in north wall



Fig.10: Understairs cupboard



Fig.11: Main shop entrance flanked by cast and timber support pillars and timber beams above



Fig.12: Rear door opening directly opposite main entrance lime washed with brick arch and remains of lath and plaster to timber lintel



Fig.13: Lath and plaster ceiling in southern section of shop



Fig.14: Timber newel and back door in background



Fig.15: Timber staircase running up back wall with lime plastered walls with historic paint finish



Fig.16: Historic layers of lime render and pigmented lime was to original rear elevation now enclosed by rear store extension

148-150 Harold's Cross Road



Fig.17:148 Harold's Cross Road, Front elevation



Fig.18: Ground floor shop with counter looking south



Fig.19: Ground floor shop looking north note angles of corner fireplace dashed in red



Fig.20: Roque's 1760 map of the environs of Dublin. Harolds Crofs as commonage with development apparent on the west side of common in approx. location of No.140-152



Fig. 21: Taylor's map 1817 showing enclosed yard to national school at the entrance to Mount Jerome and the kinked terrace beyond containing nos. 148-152



Fig.22.1847 Ordnance Map of Dublin



Fig.23: 1888-1913 Ordnance Survey map of Dublin showing nos. 148-152 north of the boys school; note possible passage way dividing nos.148-150

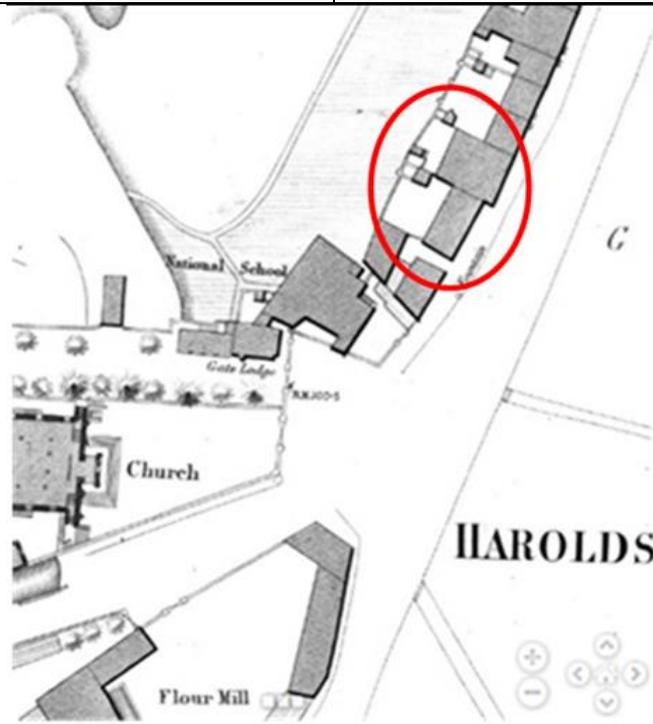


Fig. 24: 1876 Ordnance Survey of Ireland: City of Dublin: Rathgar and Rathmines Townships. Major public and commercial buildings are annotated. According to oral history, these buildings are purported to be barracks however there is no mention of a barracks building so it may not have had that function at the time.

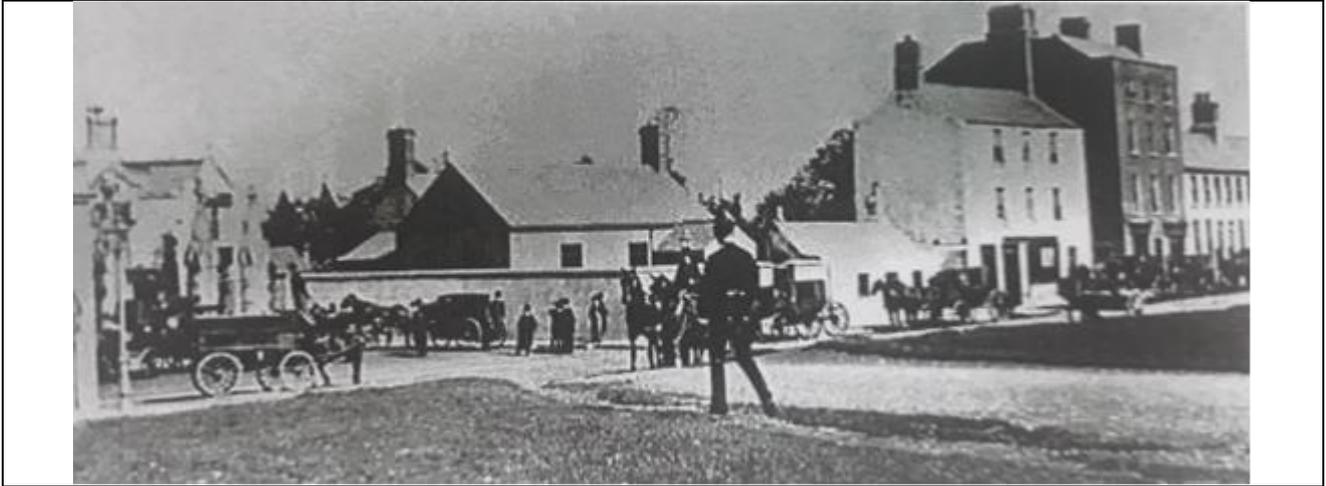


Fig.25: Photograph taken in 1815 according to Joe Curtis Harold's Cross: In Old Photographs) From left; entrance to Mount Jerome Cemetery and gate lodge; single storey national school behind low wall, single storey cottage; no.152 with original shop and separate door to upper floors; nos.148-150 a four storey building having central entrance and fascia to flanking bay windows, and two-storey terrace beyond. The green is still open common.