
Addition of 134 Thomas Street, Dublin 8 to the Record of Protected Structures in accordance with Section 54 and 55 of the Planning and Development Act, 2000 (as amended).

PHOTOGRAPH 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 **134 Thomas Street, Dublin 8** to the Record of Protected Structures (RPS).

A report on the proposed addition of the structure was brought to the South Central Area Committee on 17th February 2021 where the elected members noted the proposal to initiate the procedure to add it to the RPS.

The proposed addition was advertised in the Irish Independent on Wednesday, 31st March 2021. The public display period was from Wednesday, 31st March 2021 to Friday, 14th May 2021, inclusive.

Recommendation/Request for Addition

- Minister for Culture, Heritage and the Gaeltacht (now Minister for Housing, Local Government and Heritage) on the 9th of August 2017; under Section 53 of the Planning and Development Act, 2000 (as amended).
- Graham Hickey, Dublin Civic Trust on the 21st November 2016.

Summary of Reasons for Seeking Addition

- *Minister for Culture, Heritage and the Gaeltacht (now Minister for Housing, Local Government and Heritage):* Stage 2 Ministerial Recommendations. List of recommendations for inclusion on the RPS of structures deemed as being of 'Regional' significance or higher identified during Stage 2 of the Dublin Survey carried out by the National Inventory of Architectural Heritage. No. 134 Thomas Street has been assigned a Regional rating. The Stage 2 recommendations were issued to Dublin City Council on the 9th of August 2017 in accordance with Section 53 of the Planning and Development Act, 2000 (as amended).
- *Graham Hickey, Dublin Civic Trust:* Graham Hickey states that No. 134 is 'a Dutch Billy, or formerly gable-fronted house, constructed c.1720s and whose façade was refaced c.1900. The rear return retains its rare original proportions, including its distinctive saw-tooth profile to the roof pitch. Also surviving are the camber-headed window opens to the rear and the massive central chimneystack shared with No.135. The upper floor interiors may well be intact and deserve further inspection. The adjoining houses were demolished to make way for the widening of Bridgefoot Street in the late 20th century, hence the red brick buttress wall that now flanks its eastern side'.

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 2 Ministerial Recommendations as per the agreed methodology. No. 134 Thomas Street, Dublin 8 was identified as an early building (appearing on Speed's map of 1610 and Rocque's map of 1756) and was prioritised for assessment in June 2020.

Site Location & Zoning Map

No. 134 Thomas Street, Dublin 8 is located on the north side of Thomas Street at its junction with Bridgefoot Street. The building is the end of a terrace of four houses, two of which are already protected, marked by red stars in the map below.



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 abuts a red hatch Conservation Area which runs along Thomas Street. The building is located just outside the Thomas Street Architectural Conservation Area (green hatched area).

Relevant Planning History

Planning Ref.	Description	Decision
6082/04	I, Gerry Merrick intend to apply for Permission for development at this site at 134 Thomas St. / Bridgefoot St. Dublin 8. The development will consist of ; The demolition of the existing four storey building (gross floor area 273sqm) No. 134 Thomas Street, Dublin 8, and the reconstruction of the premises to include existing retail unit (gross floor area totalling 110sqm) and basement (gross floor area totalling 90sqm) and the provision of 4 no. 1 bed apartment (gross floor area totalling 610sqm) at first, second and third floor level: 2 no. 2 bed duplexes at first, second, third and fourth floor level and 1 no. 2 bed apartment with set backs at fifth floor level. The total gross floor area of the proposed development is 810sqm, and on a site of 126sqm.	REFUSE PERMISSION 23-Feb-2005
ABP Ref: PL29S.211413 of Planning Ref 6082/04	Dublin City Council: Demolition of existing four storey building and reconstruction of the premises to include retail unit and 7 no. apartments. <i>Case reference:</i> PL29S.211413 & <i>Case type:</i> Planning Appeal	Grant permission. 02-Sept-2005
3907/07	Retention permission for retention of 1 no. 6.4m x 3.2m illuminated trivision rotating advertising sign with painted metal surround.	REFUSE – PERMISSION 10-Aug-2007
ABP Ref: PL 29S 225189 of Planning Ref 3907/07	Dublin City Council: Retention of illuminated trivision rotating advertising sign Rear of Morellis takeaway at corner of Thomas Street and Bridgefoot Street. <i>Case reference:</i> PL29S.225189 & <i>Case type:</i> Planning Appeal	REFUSE -- PERMISSION 13-Feb-2008

Relevant Planning Enforcement History

Ref. No.	Opened	Reason	Closed	Reason
E0488/07	24-May-2007	Advertising hoarding	12-Mar-2008	Enforcement notice complied with
E0662/08	23-Jun-2008	Alleged that a large advertisement sign has been erected on the above property	02-Mar-2009	Enforcement notice complied with
E0413/09	19-May-2009	Alleged fabric banner has been erected without benefit of pp	29-Aug-2013	Settled/Struck out

Site Access

Access was requested on the 19th of June 2020. No response was received. An earlier request made in 2017 also went unanswered.

An initial external inspection of the property was undertaken on 8th of October 2020. The initiation report was prepared on foot of this, and this report was brought to the Central Area Committee.

Subsequently, on the 2nd of June 2021, after the public display period, a site visit was facilitated by the owner/occupant, to include an internal inspection of the property. This site visit and inspection has enabled a more comprehensive assessment of the subject property and is reflected in the body of this report. David Maher, Conservation Engineer was engaged by Dublin City Council to accompany the Conservation Section on the inspection.

Summary Description

The following summary description reflects the site visit conducted on the 2nd of June 2021.

Formerly terraced, now end of terrace, two-bay, four-storey house, built c. 1740, with late nineteenth century façade with modern shopfront to ground floor. Four-storey closet return to the rear which projects as a pair with No 135. Replacement flat roof to main roof hidden behind a raised parapet with large brick cruciform chimneystack shared with No 135. Pitched roof to rear closet return.

External Description

Front elevation: Red brick front elevation, *circa* 1900-1920, with red brick quoins and platband to parapet. Square-headed window openings to front elevation with replacement uPVC windows and granite sills. Modern shopfront inserted across the full width of ground floor. The side elevation has a late 20th century brick façade/retaining wall understood to have been constructed as part of the works undertaken when the adjoining building (No.133) was demolished to allow for road widening at Bridgefoot Street.

Rear elevation: Camber-arched window openings to rear elevation with square-headed replacement uPVC windows. Modern cement based render to rear elevation. Man-made replacement slate roof to closet return. Though the roof covering to the closet return has been replaced with man-made slate the form and structure of the roof are understood to be early/historic.

While the original roof structure to the principal building is no longer present, it is likely to have been similar in form to its neighbour at No. 135 Thomas Street with whom No. 134 shares a large cruciform chimneystack. The roof of 135 Thomas Street is cruciform in plan, with the main roof ridge line running from front to back, perpendicular to the street. At some stage in the recent past, this original roof was removed from No. 134 Thomas Street and replaced with a modern flat roof. This roof has been in place since at least the 1970's.

The front entrance to the shop is a recent construction with utilitarian framing, and a large projecting fascia. A solid post separates the glazed area to the restaurant from the entrance to the accommodation overhead. See Appendix 1 for photographs.

Internal Description

Internally the early 18th century floor plan and structure remains clearly discernible to first floor, second floor and third floors, comprising two principal rooms on one side of a narrow hallway with a closet return accessed off the rear room.

Basement: The basement has a modern concrete floor – possibly representing a reduced floor to ceiling height. Corner chimney breasts survive with the chimney breast to the front room retaining a brick-arched opening (now blocked). There is a possible former light-well/opening in the south/front elevation. There are former openings to the rear/north elevation. One is a former doorway giving access to basement level of closet return and the other a former window opening onto rear yard (reduced ground level to rear reflecting fall in terrane). Of note are the early ceiling joists with substantial bressumer beams (with chamfered edges) and small joists. The joists are notched into the beam. The basement ceiling is whitewashed.

Ground Floor: The current ground floor chip shop fit-out dates to *circa* 1990. The chimney breasts to front and rear rooms were largely removed though remnants of the original corner chimney breast are retained at ceiling level. There is an encased column to the front room supporting the substantial chimneybreast overhead. A line of terrazzo flooring to the rear room indicates extent and location of the original chimney breast in this location. There is an encased downstand beam to ceiling of front room which encases an early bressumer beam.

First floor: The original floor plan survives with large corner chimneybreasts which are hidden behind later panelling. There is plywood sheeting to the entire first floor. The images from the ground floor shop refit works c.1990 record that ceiling joists and floor finishes were removed in this area. Only the bressumer downstand beams were retained.

Second Floor: The original floor plan survives with large corner chimneybreasts. Other features survive such as timber floor boards and lime plaster ceilings. There is modern cladding to walls to rear room and part of front room with exposed sections of lime plaster revealed underneath. Large corner chimney breasts with squared corners (concealed behind modern cladding materials). An early planked wall can be seen which forms spine wall between stairwell and rear room. This continues up to third floor. Closet return is accessed off the rear room

Third Floor: The third floor floorplan is intact. Features include: timber floor boards and lime plaster walls with rickets blue and raddle red paint finishes. Corner chimney breasts with squared corners to front and rear rooms (hearth stone evident to rear room). The rear room is lined in modern plasterboard finishes. Significantly the early timber planked wall forming spine wall between stairwell and rear room survives (clearly evident to stairwell). The closet return is accessed off the rear room with timber panelled door having thumb latch. Timber sheeted ceiling to closet return following the line of the pitch roof.

Staircase: The stairs rises from basement to third floor. It displays interlocking handrails; column newel posts with simple balusters; ogee drop/boss to underside of newel post; heavy set handrail; dished treads reflecting patina of age. The newel post is cut at half landing between first and second floor. The early timber planked wall forming the spine wall between stairwell and rear rooms is evident at first, second and third floors. The uppermost flight has been replaced though the historic carcass may have been incorporated/retained as part of these works. The newel post and balusters in this location are historic and have been retained.

Rear Yard: There are numerous 20th century accretions. There is an early brick wall forming boundary to east with evidence of water rolled stone.

The floorplans and internal features are typical of early buildings found elsewhere on Thomas Street and Aungier Street. The building also has the following characteristics: large corner chimneybreasts; interlocking staircase; early panelled timber frame spine wall; large central cruciform chimneystack a feature of an earlier cruciform roof plan/gable-fronted roof profile (Dutch Billy) and large loadbearing beams known as bressumer beams.

Prior to the recent inspection, there was knowledge of some of these early features due to floorplans and photographs from a Structural Appraisal (2005) of the building. The 2005 floorplans and photographs were also used by Lotts Architecture in their 2018 record of the building for the National Monuments Service which concludes regarding No 134: *These details suggest that the basement level is at least late-17th century in date, and that the upper floors were reconstructed c.1730. The third floor of the return features an early plank partition, and the pitch of the roof is internally articulated. Corner fireplaces are noted throughout, though no chimneypieces are believed to survive in recent years* (Lotts 2018).

Summary of Historical Background:

No. 134 Thomas Street is situated on the north side of Thomas Street on the corner of Bridgefoot Street and Thomas Street. No. 134 Thomas Street was originally a mid-terrace building. No. 133 was demolished by 1980, while No.132 was subsequently also demolished.

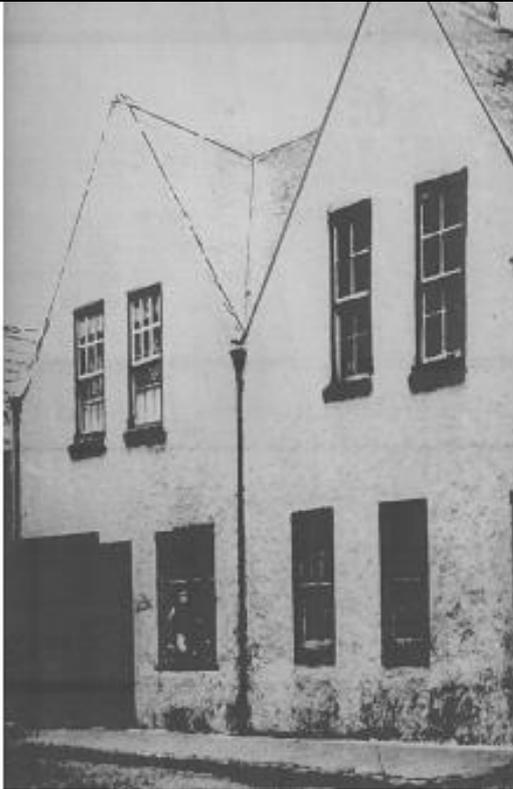
The site of No. 134 Thomas Street is shown on historic mapping from the beginning of the 17th century to today. Speed's map of 1610 shows a gable-fronted (Dutch Billy) building where No. 134 Thomas Street is located. Gable-fronted buildings are the dominant house type shown on this map. No. 134 is also shown on Rocque's map of 1756. See Appendix 2 for historic mapping.

Thomas Street was an important early access route into the medieval city *forming the east end of the ancient Slige Mór or road to the West* (Casey 2005, 669) and was the main street of the Liberties, located west of the city walls. The name derives from *the Augustinian priory of St. Thomas, founded in 1177 (near the modern Thomas Court).... Extensive rebuilding appears to have been carried out in the 1690s and again in the 1740s and 1780s....A good number of Late Georgian houses survive (Nos. 7, 8, 19, 25, 30, 45, 47-48, 52, 55, 135-136, 141) some concealing a roof ridge perpendicular to the street and containing fabric of an earlier date (Nos. 50, 141), but the street is now largely C19 and commercial in character'* (*ibid.*, 670).

Development occurred during the 12th and 13th centuries and declined in the 14th and 15th centuries. The area became associated with the silk and weaving trade, and Huguenot immigration which sparked a wave of development in the late 17th century and peaked in the early 1800s (Lotts, 2018).

Emmeline Henderson dates No. 134 Thomas Street to the early 18th century in her gazetteer of buildings: *Early 18th century, two-bay, four-storey corner building, refaced in the late 19th century. Walls of red brick laid in English garden-wall bond. Side elevation of 1980's dating to demolition of adjoining house. Quoin pattern formed by bricks at returns. Timber casement windows* (Henderson 2001, 75).

Until recently, it was believed that the earliest buildings on Thomas Street dated from the late 17th to the early 18th centuries (Dublin Civic Trust 2009, 10). However, recent investigations into a number of buildings on the street and elsewhere in the city's historic core has revealed that more early buildings survive behind later facades than was previously thought. These buildings have characteristics common to No. 134 Thomas Street: cruciform roof plan with large central cruciform plan chimneystacks, corner fireplaces, evidence of former gable-fronted (Dutch Billy) facades, large structural support beams (bressumer beams) and small full height rear returns. A number of houses on Thomas Street and Aungier Street with these characteristics have been subject to Dendrochronology (tree-ring dating). These include Nos. 9/9a Aungier Street (dendrodate of 1664); No. 130 Thomas Street (dendrodate of 1639) and Nos. 61/62 Thomas Street (dendrodates of 1620's).



View of gable-fronted Dutch Billy house in Pimlico



Evidence of former Dutch Billy house on Meath Street

Dublin Civic Trust outlines that the term '*Dutch Billy*' as follows: *commonly used to describe the distinctive gable-fronted house architecture that flourished in Dublin and many other Irish towns and cities during the study period of c.1650 - 1750. The style has its origins in simple triangular gabled houses of the early seventeenth century, which in turn developed from timber-cage medieval houses. Waves of Huguenot and Quaker immigrants arriving in Ireland during the 1600s, as well as many tradespeople from Britain, helped develop the style into the elaborate curved and sometimes stepped gables that came to dominate many streets of the city ... Characteristics of gable-fronted buildings include cruciform-shaped roofs, corner chimneybreasts responding to centrally-placed chimneystacks, and joinery details such as barley-sugar staircase balustrades, wall panelling and lugged and shouldered architraves. Changes in architectural fashion and building uses in the eighteenth and nineteenth centuries resulted in many early buildings being modified rather than being demolished and replaced. This typically involved extensive interventions to walls and roof structures in the case of buildings of the late 1600s, while later gable-fronted buildings of the early eighteenth-century were often simply cloaked by building up gables into flat parapets, refacing brickwork, and often adding a shallower roof structure above a new attic storey in place of a formerly inhabited roofspace. Change was regularly so comprehensive and convincing that it is often impossible to identify early buildings from their exterior appearance alone (Dublin Civic Trust 2012, 3).*

Dublin Civic Trust image showing some of the different Dutch Billy house types (2012, 5). The floorplan of No. 134 Thomas Street appears similar to Type 2 shown below.



Structural Condition Assessment Report 2021

There was a Structural Appraisal of the building carried out in 2005 which accompanied an appeal to An Bord Pleanála for the proposed demolition of the building and redevelopment of the site. The conclusion of that report was that the building had structural defects and that the building be demolished and rebuilt (Barrett Mahony, 2005, 10).

However, it is important to note that this report was not a conservation engineering report. Historic buildings do not perform like modern buildings. Structural appraisals of historic buildings require specialist conservation knowledge. The Architectural Heritage Protection Guidelines (2011) advises that *the analysis of the structural stability of a historic building generally requires the skill and experience of a specialist structural engineer rather than one who is a general practitioner* (DAHG 2011, 116).

In order to address the concerns of the owner in relation to the condition of the building, David Maher Conservation Engineer was engaged by Dublin City Council to inspect 134 Thomas Street on the 2nd of June 2021.

David Maher reported that the *“... building is of structural interest given that much of the floor and stair structure is of original or early date. Much of the construction from this period remains including the stairs to the north-east corner and the east-west spanning timber beams and secondary joists forming the floor structure. The details for the stairs and timber stud panelled partitions are similar to the detailing found in buildings of this time as referenced by examples at Numbers 20 & 21 Aungier Street. At Number 134 Thomas Street, the stairs from ground to third floor levels is in poor condition and the flights from second to third floor level are deemed unsafe and require selected temporary propping. Elements to the stairs requiring attention include deflected and slipped stair trimmers and separation of the treads from the original party wall with Number 133 (previously demolished). The original assumed cruciform Dutch Billy Roof architecture been replaced with a more recent flat roof.*

The replacement flat roof is currently leaking with a series of buckets and drainage pipes laid out internally at third floor level.

David Maher concludes that while the building is not in danger of imminent collapse subject to recommendations in respect of temporary/preliminary roofing works, propping of stairs and floors, the research and assessment of the buildings elements to enable safe access and compliance with fire/building regulations, and the undertaking of a programme of essential and future repairs, to be actioned as soon as possible to arrest further decay.

References

- Barrett Mahony (2005) 'Structural Appraisal of No. 134 Thomas Street' report submitted to ABP as part of Planning Appeal. ABP Ref: PL29S.211413 of Planning Ref 6082/04.
- Dublin Civic Trust (2012), *Survey of Gable-Fronted Houses and other Early Buildings of Dublin City*. Unpublished.
- Dublin Civic Trust (2009), *Thomas Street & Environs Architectural Conservation Area*. Dublin City Council.
- DAHG now DHLGH (2011), *Architectural Heritage Protection Guidelines for Planning Authorities*. The Stationary Office, Dublin.
- Casey, Christine. (2005), *The Buildings of Ireland – Dublin*. Yale University Press, New Haven and London.
- Henderson, E. (2001), *Thomas Street, D8, A Study of the Past, A Vision for the Future*. Dublin Civic Trust.
- Lennon, Colm (2008), *Irish Historic Towns Atlas No. 9, Dublin Part II, 1610 to 1756*, Royal Irish Academy, Dublin.
- Lennon, Colm & Montague, John (2010), *John Rocque's Dublin*, Royal Irish Academy. Dublin
- Lotts Architecture (2018) *Archaeological Inventory – Dublin City Houses*. Unpublished report for National Monuments Service.
- Maher, David (2021) Structural Condition Assessment Report on 134 Thomas Street, Dublin 8. Unpublished report carried out for Dublin City Council.
- Mandal, Robin (2017), Draft Dublin City Council Addition report for No. 134 Thomas Street.
- National Inventory of Architectural Heritage Stage 2 Ministerial Recommendations issued on the 9th of August 2017.

NIAH Significance/Rating

The National Inventory of Architectural Heritage (NIAH) has been carried out for this area under Stage 2 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 3 of this report has assigned No. 134 Thomas Street a Regional rating. *These are structures or sites that make a significant contribution to the architectural heritage within their region or area. They also stand in comparison with similar structures or sites in other regions or areas within Ireland. Examples would include many Georgian terraces; Nenagh Courthouse, Co. Tipperary; or the Bailey Lighthouse, Howth. Increasingly, structures that need to be protected include structures or sites that make a significant contribution to the architectural heritage within their own locality. Examples of these would include modest terraces and timber shopfronts.*

As a result, 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 2 of the Dublin Survey. The Stage 2 Ministerial Recommendations were issued to Dublin City Council on the 9th of August 2017, in accordance with Section 53 of the Planning and Development Act, 2000 (as amended).

The NIAH record is limited to the exterior of the structure, with the interior not accessed at the time of survey.

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

The National Inventory of Architectural Heritage assigned this building ARCHITECTURAL interest. The Conservation Section, following an (external) inspection of No. 134 Thomas Street, has considered the opinion of the NIAH and is in agreement with the category of special interest assigned. The Conservation Section also considers this building to be of HISTORICAL interest.

134 Thomas Street, Dublin 8 is considered by the Conservation Section of Dublin City Council to be of special interest under the following headings:

- **ARCHITECTURAL:** Despite considerable alterations, this house retains features typical of early Dutch Billy Dublin townhouses. Its plan form with corner chimneybreasts/large central cruciform chimneystack; small rear return/closet, bressumer beams (visible in the basement), interlocking staircase and surviving panelling to spine wall of stairs hall. Dutch Billy townhouses were a common building type in the seventeenth and early eighteenth century, with gabled front facades, and many were later altered with the addition of the parapet roof fashionable in the Georgian era. Like many of the neighbouring houses, the ground floor subsequently had a commercial use. Thomas Street was laid out by the early eighteenth century and is an important thoroughfare linking the city centre with the west.
- **HISTORICAL:** Thomas Street was an important early access route into the medieval city forming the east end of the ancient *Slíge Mór* or road to the West. Thomas Street was the main street of the Liberties, located a short distance west of the city walls. The name derives from the Augustinian priory of St. Thomas, founded in 1177, which was located to the south of No. 134 Thomas Street (near the modern Thomas Court). The site of No. 134 Thomas Street is shown on historic mapping from the beginning of the 17th century to today. Speed's map of 1610 shows a gable-fronted (Dutch Billy) building where No. 134 Thomas Street is located.

Meeting of the Area Committee

A report on the proposed addition of the structure was brought to the South Central Area Committee on 17th February 2021 where the elected members noted the proposal to initiate the procedure to add it to the RPS.

Inspection Afforded After Public Consultation Period

The Conservation Section conducted a full internal and external inspection of the property on the 2nd of June 2021. This inspection took place after the public display period on foot of an offer of access made in the owner's submission letter. Note, the Conservation Section had made all reasonable efforts to contact the owner/occupier and to arrange access prior to serving notice. The inspection enabled a more comprehensive assessment of the subject property which has been reflected in the body of this report. The Conservation Section was accompanied by David Maher, Conservation Engineer on this inspection.

The inspection confirmed that the floorplans and internal features observed in the 2005 Barret Mahoney report are still intact to include large corner chimneybreasts; interlocking staircase; early panelled timber frame spine wall; large central cruciform chimneystack which is evidence of the original Dutch billy composition and large loadbearing beams known as bressumer beams. These features are typical of early buildings found elsewhere on Thomas Street and Aungier Street.

Submissions/ Observations Received

The proposed addition to the RPS was advertised in the Irish Independent on Wednesday, 31st March 2021. The public display period was from Wednesday, 31st March 2021 to Friday, 14th May 2021, inclusive.

Sixteen submissions/observations were received. These were considered with a response provided below.

Submissions 1-8, 10 & 12-15: 14 Submissions by local residents and others. These submissions include similar observations in favour of the proposed addition 134 Thomas Street, Dublin 8 to the RPS. These submissions will be addressed as a group.

1. Summary of submission from Marion Cashman

Merits addition to the RPS.

2. Summary of submission from Zoe Obeimhen

Site is of cultural value and needs to be retained for tourism and the character of the area.

3. Summary of submission from Barbara Lamb

Building should be kept as is and not demolished

4. Summary of submission from Robert Tobin

I support proposals to enter the structures in the Record of Protected Structures.

5. Summary of submission from Mary Waddell

This building should be protected.

6. Summary of submission from Martin Henman

The building is of architectural and cultural significance to the area and to Dublin and therefore it is appropriate to add it to the RPS.

7. Summary of submission from Lucia Prihodova

Buildings should be added to the RPS.

8. Summary of Anonymous submission

Agree with making this a protected structure.

10. Summary of submission from Kayde Aherne

I wish to add the property to the record of protected structures.

12. Summary of submission from Michele Ferguson

Building is of architectural significance.

13. Summary of submission from Raymond Kenny

I would like the landmark structure to be listed as a protected building.

14. Summary of submission from Joan O'Connell

This structure has historic significance, and is located on a street of historic significance itself, with period buildings along both sides of Thomas Street, including along this section of the street. The structure dates from the early 1600s. It is a 'Dutch Billy' building, which are vanishingly rare in Dublin City today. The building is immediately adjacent to the Conservation Area and Architectural Conservation Area of Thomas Street, and deserves to be included in each. Both the Civic Trust and National Inventory of Architectural Heritage (NIAH) have recognised the structures' importance, with the NIAH deeming the building to be of Regional significance. Thus this building warrants inclusion on the RPS.

15. Summary of submission from Darragh O'Reilly

Building should be given protected structures status.

Combined Response to Submissions 1-9, 11 & 13-16: 134 Thomas Street, Dublin 8 is considered to be of Architectural and Historical interest. The support for its addition to the Record of Protected Structures outlined in these submissions is noted.

Submissions 9 & 11: Submissions by local residents and others. These submissions include similar observations opposed to the proposed addition of 134 Thomas Street, Dublin 8 to the RPS. These submissions will be addressed as a group.

9. Summary of submission from Gary Swan

The structure does not warrant becoming a protected structure. There is no community value gained from these vacant buildings. They should be developed into something that adds to the community.

11. Summary of submission from John Sheehy

Please demolish, it is ugly.

Combined Response to Submissions 9 & 11: The queries raised in relation to the significance of the structure and its contribution to the heritage of Dublin city are noted. The structure has been assessed under the categories of special interest set out under Sections 51 and 55 of the Planning and Development Act, 2000 (as amended) and is considered to be of Architectural and Historical interest. The building has also been recommended by the NIAH/Minister for addition to the City Council's RPS under Section 53 of the Act. Dublin's architectural built heritage comprises a rich variety of sites and structures, with each era of the city's past reflected in the city's streetscapes. These considerations have been taken into account in the recommendation to the City Council below.

Submission 16: Submission by Maria Waters, owner of 134 Thomas Street, Dublin 8.

Summary of Submission:

- *Financial Implications:* The submission states that the addition of the building to the RPS would be financially onerous and impose significant fiscal implications on the owner. The owner has been professionally advised that by making her property a protected structure this will decimate its value. The owner indicates that they are not in a position to reinstate the building to its former appearance.

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.

- *Present Condition & Maintenance Implications:* The owner has concerns about the present condition of the building and the financial implications of protection. The owner believes the building to be in a semi-derelict state with the upper floors now uninhabitable and the roof near to collapse (following years of disrepair). The owner questions how the interior, based on its current condition, could be suitable for addition to the RPS noting that this has deteriorated further since the images contained in the Barrett Mahoney Structural Survey were taken in 2005.

Response: The Conservation Section inspected the property on the 2nd of June 2021 with David Maher, Conservation Engineer. David Maher notes that *the building is of structural interest given that much of the floor and stair structure is of original or early date.* He concludes that *while the building is not in danger of imminent collapse the recommendations listed below should be actioned as soon as possible to arrest further decay.*

1. *Preliminary Roofing Works:* A new covering to the flat roof with selected roof timber joist repairs and associated rainwater falls and outlets is required to arrest the rainwater penetration into the building. Repairs to the existing flat roof structure should take into consideration the future use of the floors below. To facilitate these repair works, temporary propping of the floors and stairs below will be required at selected locations.
2. *Study:* Following the flat roof repairs and the propping of the stairs and floors at selected locations, a detailed dimensional survey with the carrying out of selected opening-up works is required. This will allow the form, structure and condition the building elements to be defined. An assessment of the required works to achieve safe future access to the upper floors of the building in compliance with Part B (Fire) of the building regulations will require specialist advice. A decision on the future occupancy and use of these floors is therefore recommended as part of this study.
3. *Essential Repairs:* The elements forming the stairs and corridor partitions from ground to third floor level is of particular interest. This should form the first phase of the stabilisation works which will also include the required beam and floor joist strengthening & reinforcement. Masonry tie repairs if/ as required will be carried out this time.
4. *Further Repairs:* The final upgrading works to the structure will in part depend on the future proposed use of the building established as part of the initial study.

The Conservation Section is willing to guide and support the owners in seeking specialist conservation advice and possible grant aid for the essential repairs required. As noted above Dublin City Council administers a number of grant funding schemes on behalf of the Department of Housing, Local Government and Heritage, that may assist owners and occupiers of protected structures with financial support for 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, given that planning permission was previously granted for complete demolition of the building (to erect 7 new apartments and a new retail unit). The applicant states that the decision was granted by Dublin City Council, with no mention of preserving the property from an historical perspective.

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. The permission in 2005 was refused by Dublin City Council (Planning Ref: 6082/04) but granted on appeal to An Bord Pleanála (ABP Ref: PL29S.211413). That grant of planning permission on appeal for demolition and redevelopment expired in 2010.

Since that time, research and knowledge on this early building typology in Dublin has increased substantially. A detailed study of these buildings was undertaken by the Dublin Civic Trust in 2012. The National Monuments Service included 134 Thomas Street in their *Archaeological Inventory – Dublin City Houses* in 2018. This development in knowledge is reflected in the Ministerial Recommendation to add the building to the Record of Protected Structures.

It should be noted that few early buildings remain unaltered and inspection by the Conservation Section as part of this assessment confirms that significant historic internal fabric is retained particularly at basement, first, second and third floors.

The proposed addition of the building to the RPS does not preclude appropriate restoration and adaptive reuse and similar protected buildings of this type have been successfully restored and reused. 130 Thomas Street is a nearby example of a former Dutch Billy house which has been successfully repaired and reused with a barbers to ground floor and two apartments above. Other early buildings which have been successfully repaired and adapted include the following: 22, 23 and 24 Aungier Street are currently being restored and redeveloped as part of a hotel development. 91 Camden Street Lower has recently been repaired and reused with a café to the ground floor and living accommodation above.

- *Later Interventions:* The owner points out that it was the local authority who demolished the adjoining buildings c.1990 in order to widen the road at the junction of Thomas Street and Bridgefoot Street, adding that the west elevation dates to this period. The owner further highlights that the principal/front elevation dates to c.1900.

Response: Knowledge of the significance of the city's built environment has developed over the last 30 years following the introduction of the Planning and Development Act, 2000 (as amended). The proposed addition of 134 Thomas Street, Dublin 8 to the Record of Protected Structure is a Ministerial Recommendation under Section 53 of the Act. The proposed addition assessment has been undertaken in line with the Department of Housing, Local Government and Heritage Architectural Heritage Protection Guidelines for Planning Authorities (2011).

Though the principal significance of the building lies in its early construction date evidenced by retention of salient features associated with the 18th century Dutch Billy, the re-facing of the principal elevation circa 1900-1920, in red brick having brick quoins, platband and granite cills reflects the layered history of the site and contributes to the special significance of the structure.

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 19th May 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 134 Thomas Street which included a full internal and external inspection of the property confirming the survival of early 18th century floor features to its interior.

Seventeen submissions were made during the public consultation period and these have been taken into consideration. The majority are in support of the addition of the structure to the City Council's Record of Protected Structures (RPS).

Of those that were not in support, the condition of the building and the impact of the protection of the structure on the future development of the site was raised as a concern. As a result of the concerns outlined in the submissions, the Conservation Section engaged a Conservation Engineer to inspect the building. While it is clear that the building has a number of structural issues, the Conservation Engineer's report states that the building is not in danger of imminent collapse and has outlined a preliminary programme of repairs which could be undertaken with possible grant support.

The NIAH/Ministerial Recommendation received has rated 134 Thomas Street, Dublin 8 as being of 'Regional' significance (see Appendix 3). The Conservation Section/Planning & Property Development Department have considered this recommendation and are in agreement with same and with the request for the addition of the building to the RPS from Dublin Civic Trust. It has been concluded that 134 Thomas Street, Dublin 8 merits inclusion on the Record of Protected Structures.

The extent of the proposed Protected Structure status and curtilage is outlined below.

Recommendation to the City Council

In accordance with section 55 of the Planning and Development Act 2000 (as amended), it is recommended that the 134 Thomas Street, Dublin 8 be added to the Record of Protected Structures in the Dublin City Development Plan 2016-2022.

Recommendation	
Address	Description (to appear on RPS)
134 Thomas Street	Commercial Premises

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

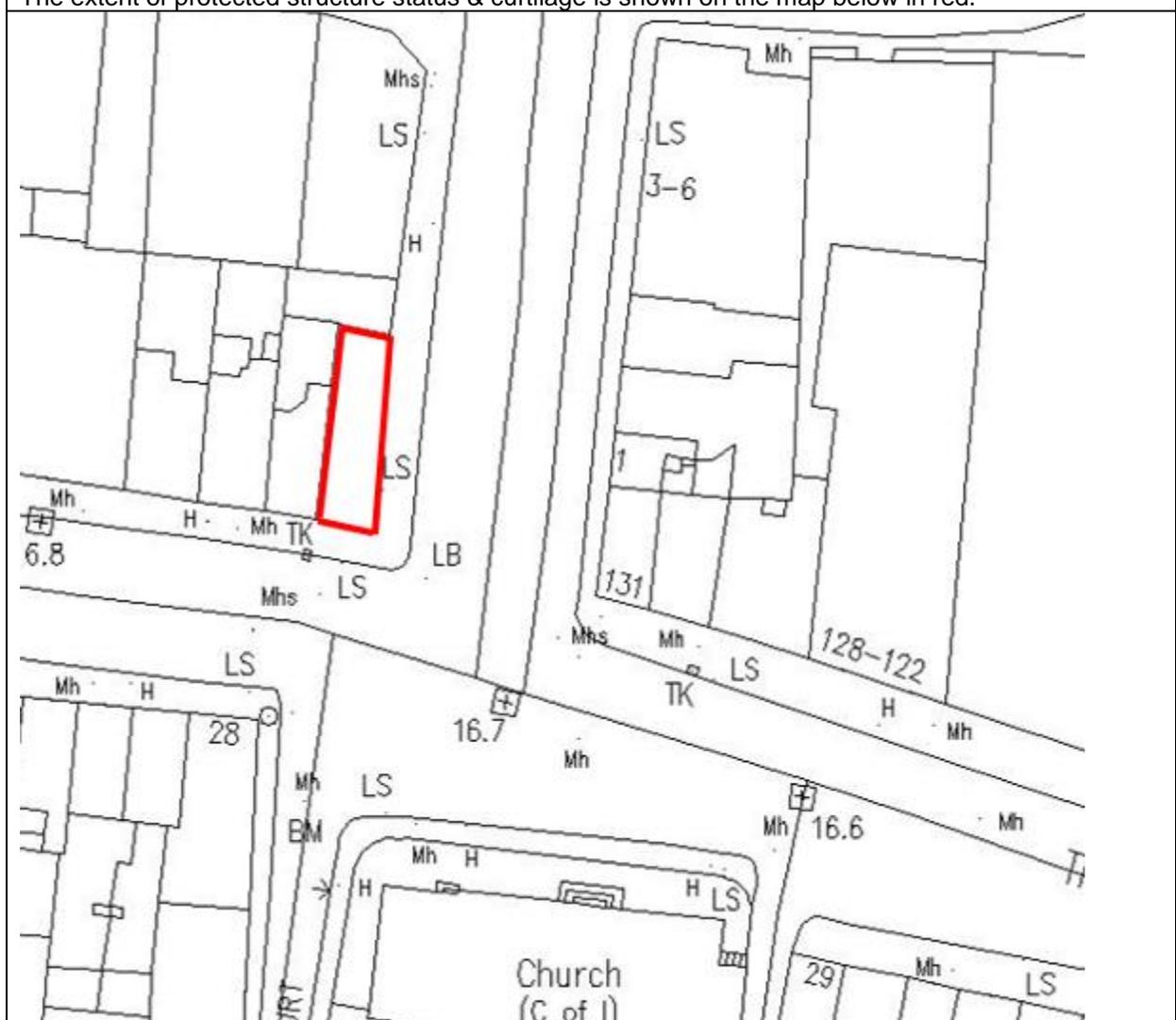
Resolution:

That Dublin City Council notes the contents of Report No. 214/2021 and approves the addition of 134 Thomas Street, Dublin 8, to the Record of Protected Structures in accordance with Section 54 and 55 of the Planning and Development Act, 2000 as amended.

Richard Shakespeare
Assistant Chief Executive
23rd June 2021

Extent of Protected Structure Status & Curtilage

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



Appendix 1: Short Photographic Record

External photos taken 08/10/2020



View of front elevation of end of terrace building at No. 134 Thomas Street and surrounding streetscape

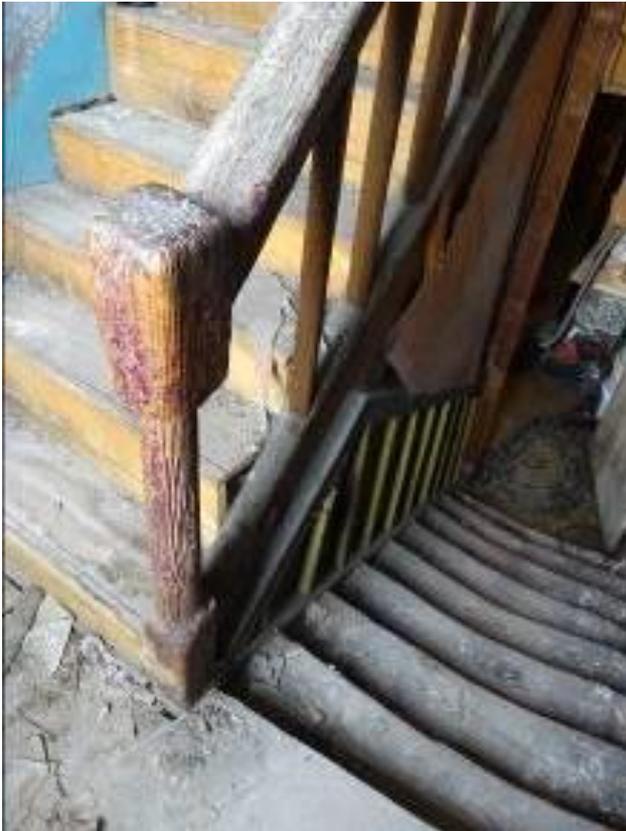


View of modern side elevation with detail of early cruciform chimneystack



View of rear elevation with rear return

Internal Photographs taken 02/06/2021



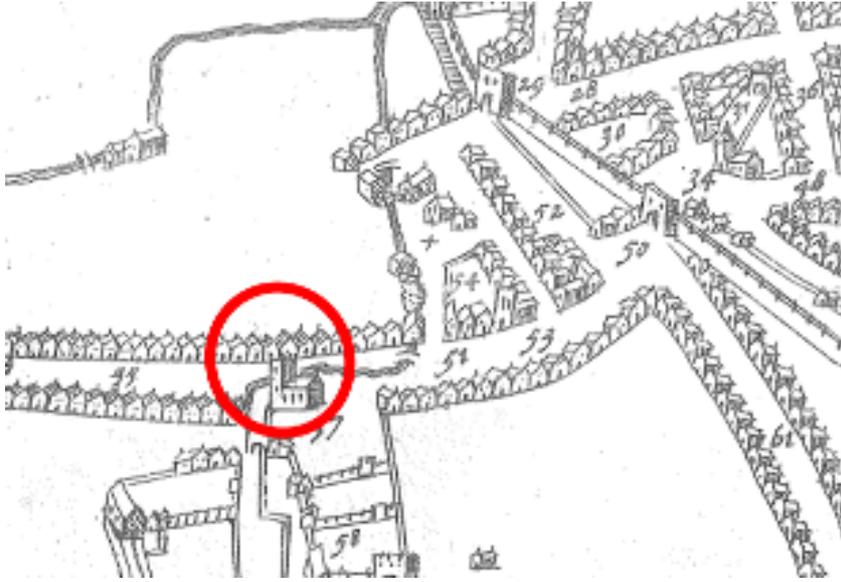
Half landing between 2nd and 3rd floor. Note early handrail, newel post and early timber panelled spine wall.



Third floor landing. Note early panelled wall.

Appendix 2: Historic Mapping:

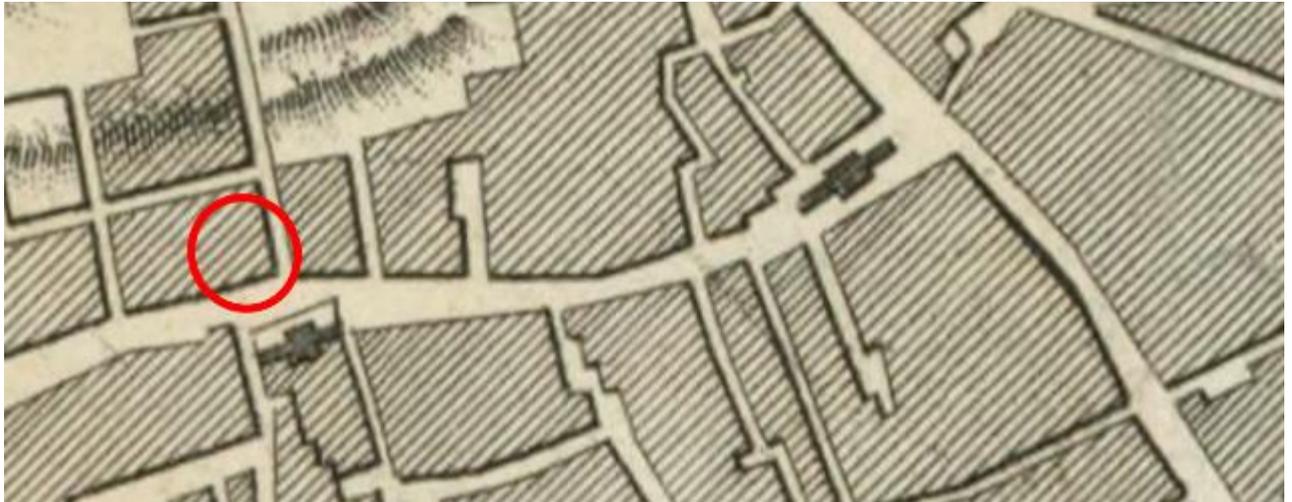
Historic mapping showing location of building at No. 134 Thomas Street from 1610 to 1847



The 1610 map shows a terrace of gable-fronted buildings in the approximate location of the present Nos. 134-136 Thomas Street. Saint Catherine's church is also shown but this building is likely to be the early 13th century Medieval parish church which predates the present building. The present church was built c. 1765 on the same site as the earlier church.



Rocque's map of 1756 shows Nos. 134 and 135 Thomas Street with their small rear returns. No. 134 Thomas Street (outlined in red) also has an additional outbuilding attached to the rear of the return. Bridgefoot Street was narrower at this time with 4 buildings to the east of No. 134 Thomas Street rather than the two shown on the later 1847 OS map. The 13th century church of St Catherine's is still in place with buildings constructed in front of it facing Thomas St.



Belin's maps of 1764 still shows the 13th century St. Catherine's Church and the terrace of houses where No. 134 Thomas Street is located. Thomas Street has been made wider at this location with the buildings which were located to the front of the church are now demolished.



1847 Ordnance Survey – No. 134 Thomas St is clearly shown with rear return and additional outbuildings to rear site. Nos. 132 and 133 Thomas Street are also clearly shown which have since been demolished. St Catherine's church, constructed c. 1765 is also shown to the south. There are no buildings to the front of the church.

Appendix 3: NIAH Record

NIAH Assessment for 134 Thomas Street, Dublin 8

	<p>Reg. No. – 50080339 Date - 1720 – 1760 Previous Name – N/A Townland – N/A County – Dublin City Categories of Special Interest – ARCHITECTURAL Rating –Regional Original Use – House In Use As – Apartment/Shop</p>
<p>Description: Formerly terraced, now end-of-terrace two-bay four-storey house, built c.1740, having late nineteenth-century facade, with recent shopfront to ground floor. Four-storey return to rear. Recent flat roof hidden behind parapet to front (south) having granite capping. Pitched roof to return. Brown brick cruciform shared chimneystack. Red brick walls having red brick quoins and platband at parapet level. Rendered walls to rear. Recent red brick to east elevation. Square-headed window openings having granite sills. Segmental-arched window openings to rear having square-headed windows with rendered infill above. Replacement uPVC windows. Ground floor openings shuttered.</p>	
<p>Appraisal: Despite considerable alterations, this house retains early proportions typical of Dublin townhouses. Its large central cruciform chimneystack shared with its neighbour to the west is a feature of Dutch Billys. Dutch Billys were a common building type in the seventeenth and early eighteenth century, with gabled front facades, and many were later altered with the addition of the parapet roof fashionable in the Georgian era. Like many of the neighbouring houses, the ground floor subsequently had a commercial use. Thomas Street was laid out by the early eighteenth century and is an important thoroughfare linking the city centre with the west. Originally a mid-terrace building, no.133 was demolished by 1980, while no.132 was subsequently also demolished.</p>	