

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

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

28<sup>th</sup> June 2021

To the Chairperson and Members of the Central Area Committee

---

**Initiation of the Statutory Process for the Proposed Addition of 16 Halston Street, Dublin 7 to the Record of Protected Structures in accordance with Section 54 and 55 of the Planning and Development Act, 2000 (as amended).**

---

### **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 16 Halston Street, Dublin 7 to Dublin City Council's Record of Protected Structures.

### **Recommendation for Addition**

- Minister for Culture, Heritage and the Gaeltacht (now Minister for Housing, Local Government & Heritage) recommendation received on the 4<sup>th</sup> of June 2014.

### **Summary of Reason for Recommending Addition**

- *Minister for Culture, Heritage and the Gaeltacht (now Minister for Housing, Local Government & Heritage):* List of recommendations for inclusion on the RPS of structures deemed as being of 'Regional' significance or higher identified during Stage 1 of the Dublin Survey carried out by the National Inventory of Architectural Heritage. No. 16 Halston Street, Dublin 7 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. The recommendation was made under Section 53(1) of the Planning and Development Act, 2000 (as amended) and in bringing the addition forward Dublin City Council (as planning authority) is doing so under Section 53(2)

### **Methodology for Assessing Significant 20<sup>th</sup> Century Structures**

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

In 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 twentieth century buildings. 16 Halston Street was identified as a potential twentieth century building.

### **Site Location & Zoning Map**

The structure is located on the west side of Halston Street, immediately to the south of St Michan's Church and facing St Michan's Park.



Fig 1 Site location and zoning map for 16 Halston Street, Dublin 7

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

- Land Use Zoning Objective: Z5: *To consolidate and facilitate the development of the central area, and to identify, reinforce, strengthen and protect its civic design character and dignity.*
- The site is located within a designated Conservation Area hatched red on the above Zoning Map. Policy CHC4 of the *Dublin City Development Plan 2016-2022* states that it is the policy of Dublin City Council *'To protect the special interest and character of all Dublin's Conservation Areas. Development within or affecting a conservation area must contribute positively to its character and distinctiveness, and take opportunities to protect and enhance the character and appearance of the area and its setting, wherever possible.*
- The adjacent property, No.17 Halston Street, is a protected structure on the current Record of Protected Structures (RPS Ref. 3506). The description reads *'Stone archway surround and entrance door in single-storey commercial structure'*.

### **Relevant Planning History**

<b>Planning Ref</b>	<b>Description</b>	<b>Decision</b>
2067/95	Construct new roof and provide new vehicular entrance door.	GRANT PERMISSION 15-Dec-1995
1301/99	Conversion of existing 3 storey upholstery warehouse into 5 no. one bedroom and 1 no. two bedroom apartments.	GRANT PERMISSION 25-Jun-1999
ABP-308228-20	Proposed Development comprises of the following: 1. Demolition of all existing structures on site (excluding protected archway at 16/17 Halston Street) and the construction of a Shared Accommodation development with a gross floor area of c.16,152m <sup>2</sup> set out in four number blocks, ranging in height from five to fourteen storeys to accommodate 360 number bedroom units (with a total of 506 number bed spaces) on a total site area of 2,466m <sup>2</sup> . a. Block A: construction of 186 number bedroom units (in 40 number "cluster" apartment units), in a nine to fourteen storey block (circa 8,025 square metres gross floor area) above basement (c.551m <sup>2</sup> ) on a site measuring c.905m <sup>2</sup> at 6 and 8 Mary's Lane bounded by Mary's Lane to the south and Halston Street to the west. b. Block B: construction of 35 number bedroom units (in seven number "cluster" apartment units), in a nine storey block (c.1,887m <sup>2</sup> gross floor area) on a site measuring c.345m <sup>2</sup> at 2 Little Green Street bounded by Little Green Street to the east c. Block C: construction of 42 number bedroom units (seven number "cluster" apartment units), in a nine storey block (c.2,091m <sup>2</sup> gross floor area) above basement (c.306m <sup>2</sup> ) on a site measuring c.427m <sup>2</sup> at 4/5 Little Green Street bounded by Little Green Street to the east d. Block D: the construction of 97 number bedroom units (seven number cluster units), with living and kitchen space provided in each of the seven number cluster units, shared communal space, reception and lobby, support office, co-work space, amenity areas and coffee dock at ground floor level, meeting rooms, management office, rooftop gardens or terraces provided on a number of floors, and bicycle parking provided at ground	REFUSE PERMISSION 18/01/2021

Planning Ref	Description	Decision
	<p>level (100 number spaces provided), in a five to eight storey block (c.4,149m<sup>2</sup> gross floor area) on a site measuring c.789m<sup>2</sup> at 16/17 Halston Street.</p> <ol style="list-style-type: none"> <li>2. Conservation of and works to the existing protected archways located at 17 Halston Street and maintenance works to the Protected Structure with the cleaning of the Stone façade.</li> <li>3. A total of 398 number bicycle spaces are proposed to be provided</li> <li>4. All ancillary site development and landscape works. The site includes Numbers 16/17 Halston Street, Dublin 7, 4/5 Little Green Street, Dublin 7, 2 Little Green Street, Dublin 7, 6 Mary's Lane, Dublin 7, 8 Mary's Lane, Dublin 7 and 21 Halston Street, Dublin 7. Number 17 Halston Street is a Protected Structure (Record of Protected Structures Reference Number 3506).</li> </ol>	

### **Relevant Planning Enforcement History**

There is no relevant planning enforcement history for the subject site.

### **Site Access**

Access to the site was originally requested in a letter dated 28<sup>th</sup> November 2019. A subsequent letter was sent to architects acting on behalf of the current owners in respect of a forthcoming planning application on 19<sup>th</sup> February 2020. It was noted at the time of the site inspection on 12<sup>th</sup> March 2020 that there are currently new occupants in No.17 (Tyrrells) and a letter was posted to them. No responses were received to these letters.

A title search on the property in May 2021 indicated that the current owner of the site is Fruitmarket Partnership. An access request letter was posted to their registered address on 28<sup>th</sup> May 2021. No response was received to this letter.

Accordingly, the site inspection has been limited to the exterior of the building and was carried out by Mary-Liz McCarthy and John Beattie of Dublin City Council's Conservation Section on 12<sup>th</sup> March 2020.

### **Summary Description**

*A summary photographic record is included in Appendix 1 of this report.*

#### *Exterior:*

Attached five-bay three-storey over basement former office building, built 1908, with three- and single-storey returns to northwest and flat-roofed extensions of varying height to southwest. Hipped slate roof, part hidden behind parapet with cut granite coping to east, north and south elevations, clay ridge tiles and red brick chimneystack with moulded brick stringcourses and cornice. Cast-iron square-profile downpipe to south elevation, serving the parapet gutters. The presence of two projections which may have been chimney-backs to the rear elevation suggests the presence of two chimneystacks to the rear elevation which have been removed to wall level; slate repair in the area provides further evidence of this. Hipped slate roofs to rear returns with flat roofs to later extensions. Machine-made red brick walls laid to Flemish bond to east and south elevations; cast stone continuous sill courses, impost course to ground floor openings, plinth and cornice above ground floor level and moulded brick eaves course to east elevation. Yellow brick to west elevation and rendered walls to rear returns and extensions. Camber-headed window openings to first and second floors with gauged brick heads, limestone keystones and timber casement windows; shaped brick aprons beneath second floor windows. Segmental-headed window

openings to ground floor with moulded red brick voussoirs to arch, limestone keystones, timber casement windows and wrought-iron window guards. Shouldered square-headed window openings beneath ground floor windows with cast stone lintels, sills flush with pavement level and glass bricks set in cast-iron frames with pivot opening section. Camber-arched windows to west elevation with stone sills and two-over-two and three-over-three timber sash windows. Round-headed door openings at north and south ends of west elevation with moulded red brick voussoirs, granite keystones, stone thresholds and modern roller shutters possibly masking historic door to northern opening. Bronze lodgement hatch beneath central ground floor window.

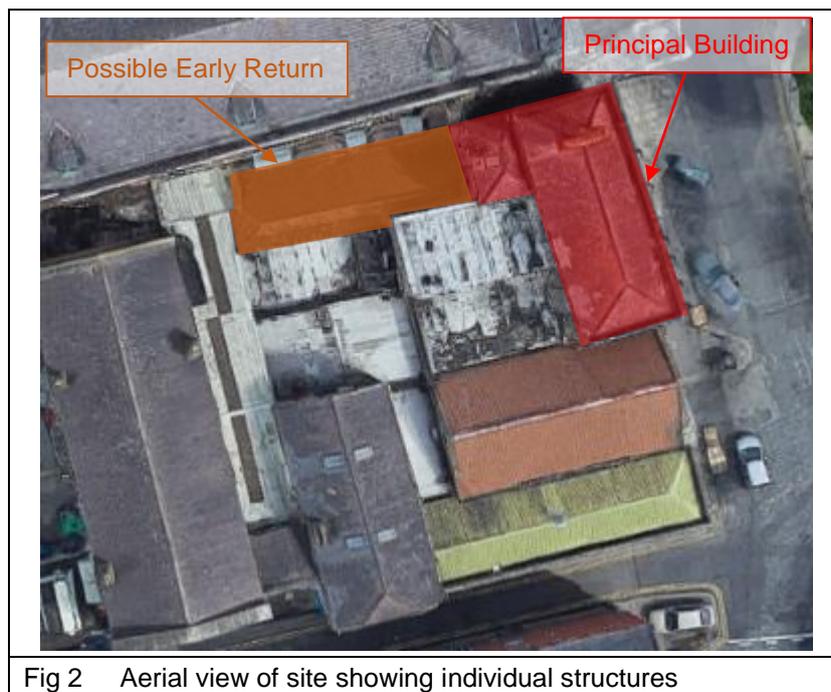


Fig 2 Aerial view of site showing individual structures

#### *Interior:*

Access to the interior of the structure was not gained as part of this assessment, however an Architectural Heritage Impact Assessment prepared by Kelly & Cogan, Architects & Design Consultants, submitted with the recent SHD application (ABP-308228-20) that included the subject site, contains some information on the interior. Plans of the building were also submitted with the application. These show the staircase located at the north end of the structure, enclosed within a stairhall; this appears to be the historic stairs. The front of the building is largely open plan, with toilets within the full-height return at ground and second floor levels. Internal photographs of what appear to be the first and second floors show surviving timber architraves and sills to the windows of the east elevation. Sections of timber skirtings are also visible. Panelling can be seen to the walls, though it is inconclusive whether this is historic or of recent date; the report notes the presence of insulated wall linings to the structure. The report also notes some fragmentary mass-produced cornice profiles at first floor level. The image of the first floor shows downstand beams to the ceiling, supporting the floor above. Another image of the interior appears to be the basement level; this shows downstand beams supporting the ceiling above.

#### **Historical Background**

*Historic images including extracts from historic map sources are included in Appendix 1 of this report.*

Halston Street is located within an area which was situated just outside the precinct walls of St Mary's Abbey, a medieval Cistercian abbey on the north side of the River Liffey. The area was known as Abbey Green, a common pasture outside the north gate of the Abbey.

John Rocque's *An Exact Survey of the City and Suburbs of Dublin* (Fig 12) does not name Halston Street, however it is depicted with a significant curve around the west side of a parcel of land. The curve, which is still present, is likely to have respected a long-lost feature on the former Green. An area to the front of the approximate location of No.16 is titled 'Green Market'.

A substantial structure is shown on the site of No.16 on Rocque's map, straddling part of what now forms No.17. The structure follows an irregular plan and is indicated as an industrial building, based on the hatching treatment of the structure.

The name Halston Street appears in the latter decades of the eighteenth-century. It has been suggested that the name may have derived from 'Half stone' and may relate to the Potato Market located at the southern end of the street by the early nineteenth century, as potatoes were traditionally sold in increments of half-stones. The 1847 City of Dublin Ordnance Survey (Fig 13) names Halston Street. In addition to the Potato Market, an Egg and Poultry Market has been established to the south end of the street. The current structure at No.16 Halston Street was constructed for Messrs. Carton Bros, who were poultry, game, egg, butter and cheese agents. They had purportedly occupied the site at No.17 Halston Street since the 1770s. The proximity of the Egg and Poultry Market would have been an enticement in establishing a premises on Halston Street.

The 1847 Ordnance Survey represents No.16 as a street-fronting rectangular structure with a long rear return. There are no definitive boundaries between No.17 and No.16 identifiable on the map. The rear return may still survive as a linear structure can be seen on aerial photographs to the rear of No.16 on a similar plan to the return shown on the historic maps.

There is little difference between the 1847 OS map and the 1864 revision (Fig 14) save for the removal of a small building along the southern elevation of the return with a new building constructed in its place.

The earliest records from the Valuations Office for 16 Halston Street date to 1853. No. 16 is described as comprising a house, owned by a Denis Carton but leased out. *Thom's Almanac and Official Directory of Dublin 1862* notes No.16 Halston Street as being occupied by Michael Egan who is listed as a grocer. An image dating to the first decade of the twentieth-century (Fig 15), taken from within St Michan's Park, provides definitive evidence that the street-fronting building is of twentieth-century construction. The Ordnance Survey map revision, dating to c.1907, (Fig 16) shows one change on the site, with a glass-roofed structure indicated between No.16 and No.17.

In 1908, the *Irish Builder* records that '*new offices are in the course of erection at Halston Street for Messrs. Carton Bros*'. The architect on the project was George Luke O'Connor and the contractor was named as Mr. William Beckett. O'Connor was a Dublin architect, whose earliest works date to c.1890, when he worked in the office of John Loftus Robinson. Following Robinson's death in 1894, he carried on the practice. Throughout his career his commissions were many and varied, including Catholic churches, various buildings for the Sisters of Mercy and the Christian Brothers, hospitals, libraries, commercial premises, cinemas, public and private housing. In 1909, the Valuations Office records note that Nos. 16 and 17 were amalgamated to form a single plot. The description for the plot read '*House, counting offices and store, house in rere, stores and yard*'.

In 1915, the plot was described as '*House, stores, offices and yard*' occupied by the Cartons. Two increases in the value of the property in the 1920s and a change in the building description to '*Offices, packing stores and yard*' indicate alterations to the buildings. The 1930s Ordnance Survey map revision (Fig 17) shows the entire plot of No.16 and No.17 as being constructed on, though the scale of the map does not allow for

any differentiation between structures. The changes seen on the plot between this map edition and the previous ones, indicates that building work had been carried out during the period, aligning the map evidence with the evidence from the Valuations Records.

In 1949, it was recorded in the *Irish Builder* that an extension to the Carton Bros. premises at Halston Street had been approved by Dublin Corporation to designs by Jones & Kelly. This extension is believed to be the rendered gable-fronted structure between the brick building at No.16 and No.17 and may include fabric from an earlier structure on the site including a carriage arch and surrounding entablature.

### **References**

- (Digital records accessed 19/02/2020)  
<http://map.geohive.ie/>  
<https://gallica.bnf.fr/ark:/12148/btv1b5967586q/f1.item.zoom>  
<http://digital.ucd.ie/view/ucdlib:40377#c0055-6-6.1>  
<http://digital.libraries.dublincity.ie/vital/access/manager/Repository/vital:25055/IMAGE1>
- Bennett, D. *Encyclopaedia of Dublin*, Dublin 1994
- Casey, C. *Dublin: The City within the Grand and Royal Canals and the Circular Road with the Phoenix Park*, New Haven, CT, and London, 2005
- Cready, Rev. C.T. *Dublin Street Names, Dated and Explained*, Dublin 1892
- De Courcy, J.W. *The Liffey in Dublin*, Dublin 1996
- *Irish Builder* 50, 18 Apr 1908, p.246
- *Irish Builder* 91, 9 Jul 1949, p.638
- Kelly and Cogan Architects and Design Consultants *Architectural Heritage Impact Assessment Summary 16-17 Halston Street*, Unpublished report submitted as part of SHD application, September 2020
- Killeen, R. *Historical Atlas of Dublin*, Dublin 2009
- The National Inventory of Architectural Heritage Survey of Dublin City, Stage 1 Ministerial Recommendations issued on the 04/06/14
- Records of the Valuation Office of Ireland, accessed 06/03/2020
- Thom's Almanac and Official Dictionary for the Year 1862

### **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.

The NIAH uses eight categories of special interest (architectural, historical, archaeological, artistic, cultural, scientific, technical & social) and identifies five categories of rating in seeking to rank buildings. The NIAH rating values are International, National, Regional, Local and Record Only (I, N, R, L, O). Structures which are considered of International, National, and Regional significance are deemed worthy of inclusion on the RPS.

The NIAH record provided in Appendix 2 of this report has assigned 16 Halston Street, Dublin 7 a 'Regional' rating. These are structures or sites that make a significant contribution to the architectural heritage within their region or area. The NIAH record solely addresses the west elevation of the structure and did not have access to the interior.

The building was included in the list of Ministerial Recommendations for inclusion on the RPS of structures deemed as being of 'Regional' significance or higher identified during Stage 1 of the Dublin Survey. The Stage 1 Ministerial Recommendations were issued to Dublin City Council on the 4<sup>th</sup> of June 2014, in accordance with Section 53 of the Planning and Development Act, 2000 (as amended).

### **Assessment of Special Interest under the Planning & Development Act 2000**

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

The Conservation Section, following an external inspection (see Site Access above) of 16 Halston Street, Dublin 7, has considered the opinion of the NIAH and is in agreement with the three categories of special interest assigned. As a result, 16 Halston Street, Dublin 7 is considered to be of special interest under the following headings:

- **ARCHITECTURAL:**

- No.16 Halston Street is an exemplar of good quality commercial design, dating to the first decade of the twentieth-century. It is a well-proportioned structure, built in the classical tradition including a hierarchical treatment to the fenestration. Architectural detailing and design are clearly apparent in this structure and its form is enhanced by well-finished materials such as the crisp machine-made brick walls, shaped brick decorative detailing and cast stone embellishments. The unusual cast-iron windows to the basement add further interest to the building. The building's red brick construction forms an appealing contrast to the more muted colours of the buildings within the block including the granite elevation of the adjacent St Michan's Church.
- The northern return to No.16 correlates with the plan of a structure shown to the rear of the street-fronting building on the nineteenth-century Ordnance Survey maps. This building is a single-storey slate-roofed structure, obviously of a much earlier date than the other structures to the rear of No.16. Consequently, this building is of significance as a potential early surviving structure on the site and within the locality.
- No.16 Halston Street was designed by George Luke O'Connor, a Dublin architect, whose earliest works date to c.1890 when he worked in the office of John Loftus Robinson. Following Robinson's death in 1894, he carried on the practice. Throughout O'Connor's career his commissions were many and varied, including Catholic churches, various buildings for the Sisters of Mercy and the Christian Brothers, hospitals, libraries, commercial premises, cinemas, public and private housing. In 1911, he was appointed architect for a scheme of some 600 houses at various locations in the Pembroke district of Dublin and for further housing in the same district in 1919. He was associated with the original Greater Dublin town planning scheme.
- The building makes a notable and positive addition to the streetscape of Halston Street. Though obviously of its time, the stone detailing to the front elevation recognises the building lines of its earlier building, adding a harmony to the group of buildings.

- **HISTORICAL:**

- Halston Street is located within an area which thrived as a market district from at least the eighteenth century. No.16 has a long association with the Carton family, who were poultry, game, egg, butter and cheese agents and likely chose this location for their premises due to its proximity to the Egg and Poultry Market. Thus this building serves as a reminder of the historic and indeed continuing market tradition of this area of the city.
- The survival of the lodgement hatch to the front elevation of the structure is a noteworthy memento of the building's commercial past. Similarly the two doors to the property and the large ground floor windows also serve as a reminder of the

building's historic use, highlighting its central importance in the twentieth-century operations of Carton Bros.

- **SOCIAL:**

- The building's association with the historic markets area of Dublin is evocative of past society where goods were transported to the city from the surrounding hinterland for redistribution through the relevant market.

**Conclusion**

Dublin City Council Conservation Section has carried out an assessment of 16 Halston Street, Dublin 7. The section has considered the Ministerial Recommendation and the reasons for seeking addition and concludes that the structure merits inclusion on the Record of Protected Structures.

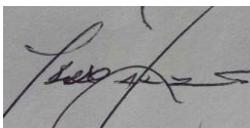
The extent of the proposed Protected Structure status and curtilage is outlined in Fig.3 of this document (below).

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 the proposed addition of 16 Halston Street, Dublin 7, to the Record of Protected Structures, in accordance with Section 54 and 55 of the Planning and Development Act, 2000 (as amended), be noted.

<b>Recommendation</b>	
<b>Address</b>	<b>Description (to appear on RPS)</b>
16 Halston Street, Dublin 7	Twentieth century commercial building and earlier, northern rear return



\_\_\_\_\_  
Paraic Fallon  
Senior Planner

28/06/2021

\_\_\_\_\_  
Date

**Extent of Protected Structure Status**

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

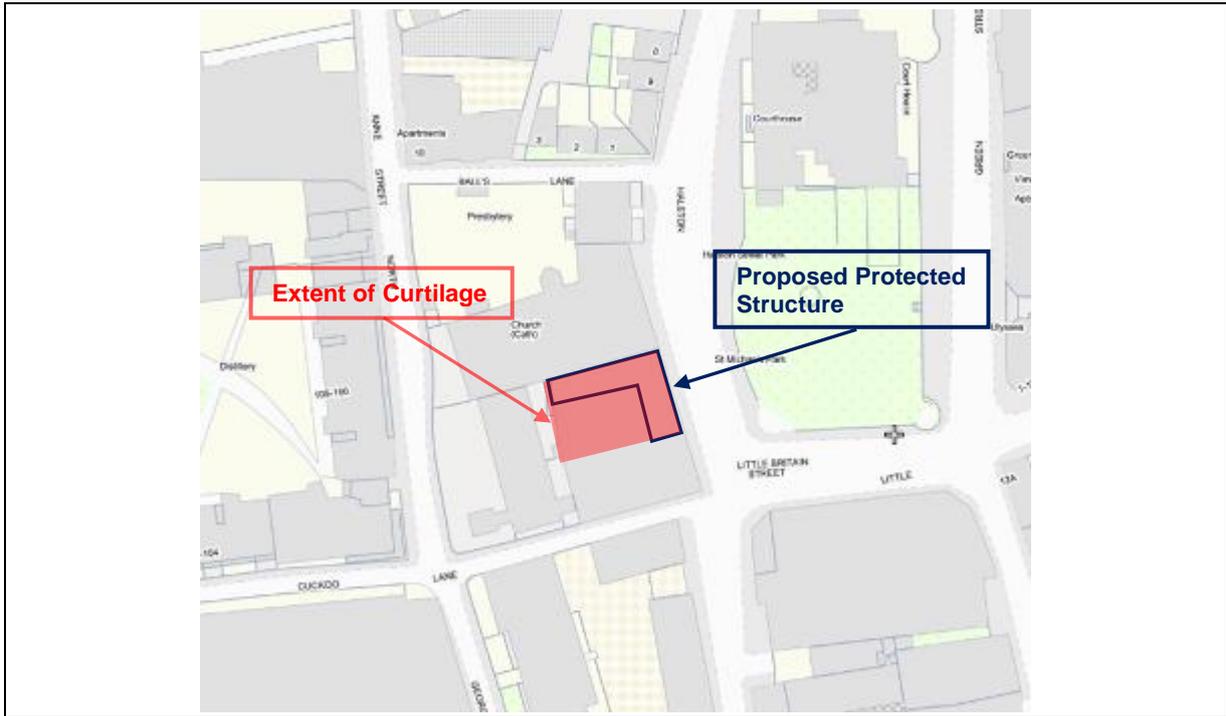


Fig 3 16 Halston Street, Dublin 7: extent of Protected Structure status and curtilage outlined in red.

**Appendix 1: Short Photographic Record & Historical Maps**



Fig 4 View from southeast



Fig 5 View of Nos. 16-17 from northeast



Fig 6 Ground floor bay, east elevation



Fig 7 Detail of keystone



Fig 8 First and second floor windows, east elevation



Fig 9 Basement window, east elevation



Fig 10 Lodgement hatch, east elevation

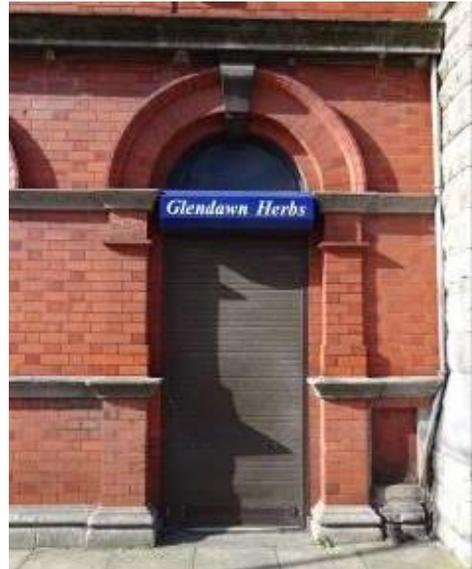


Fig 11 Door opening, east elevation



Fig 12 Extract from John Rocque's An Exact Survey of the City and Suburbs of Dublin, 1756 with approximate location of No.16 Halston Street arrowed red



Fig 13 Extract from 1847 Ordnance Survey City of Dublin: Sheet 13 with approximate location of No.16 Halston Street outlined in red. RPS Ref. 3506 (No.17 Halston Street) with remainder of No.17 Halston Street outlined in green

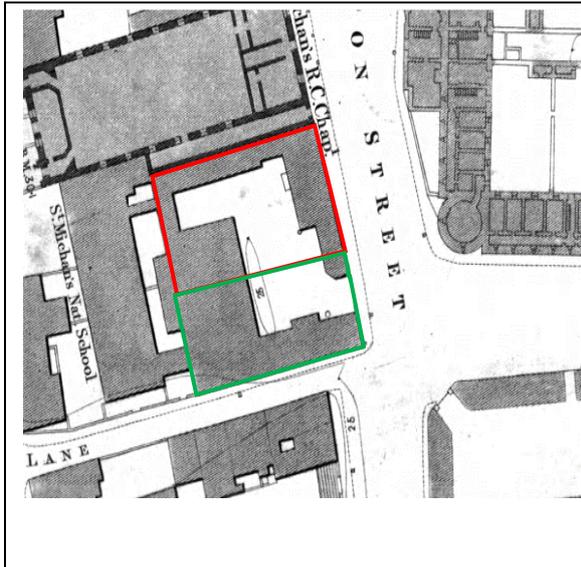


Fig 14 Extract from 1864 Ordnance Survey City of Dublin: Sheet 13 with approximate location of No.16 Halston Street outlined in red and No.17 in green.



Fig 15 Image dated c.1905 from the Capuchin Archives showing the precursor to No.16 to the left of St Michael's Church.

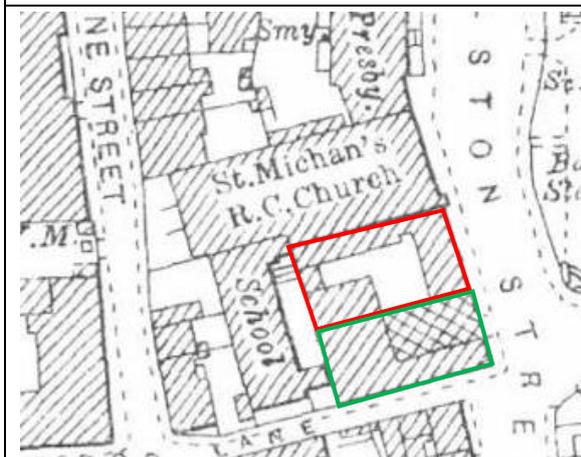


Fig 16 Extract from c.1900 Ordnance Survey Map Revision showing approx. location of 16 Halston Street outlined in red and No.17 in green



Fig 17 Extract from c.1930 showing No.16 outlined in red and No.17 outlined in green

## Appendix 2: NIAH Record

	<p><b>Reg. No.</b> 50070305</p> <p><b>Address</b> <u>Glendawn Herbs, Halston Street, Dublin 7, Dublin City</u></p> <p><b>Date</b> 1905 – 1910</p> <p><b>Previous Name</b></p> <p><b>County</b> Dublin</p> <p><b>Coordinates</b> 315149, 234592</p> <p><b>Categories of Special Interest</b> ARCHITECTURAL; HISTORICAL; SOCIAL</p> <p><b>Rating</b> Regional</p> <p><b>Original Use</b> Office, commercial services, commercial</p>
<p><b>Description:</b> Attached five-bay three-storey former office, built 1908, with extensions to rear (west) elevation. Now in use as warehouse. Hipped slate roof with red brick chimneystack and cut granite cornice. Cast-iron rainwater goods. Machine-made red brick walls laid in Flemish bond to front (east) and south elevations, carved granite string course and plinth course. Camber-headed window openings to upper floors with brick voussoirs and granite keystone, continuous carved granite sills courses. Segmental-headed window openings to ground floor, having moulded red brick voussoirs, carved granite impost course and sill course. Timber casement windows throughout. Shouldered square-headed openings below ground floor windows, having cut stone lintels, glass bricks, cast-iron mullions, and cut limestone sill. Round-headed door openings to end bays, with moulded red brick surround with carved keystone. Concrete paving to east with granite kerbstones.</p>	
<p><b>Appraisal:</b> A well proportioned building designed by George Luke O'Connor as offices for Carton Bros., poultry, game, egg, butter and cheese agents. The area west of Capel Street thrived as a market district throughout the eighteenth, nineteenth and twentieth centuries, and the building is evidence of that continuing tradition. The use of crisp machine-made red brick combined with the continuing classical tradition is indicative of early-twentieth century construction. A lodgement hatch to the front elevation may have been used for commercial transactions. The cut stone is evidence of the skilled workmanship still available in the early twentieth century, and enhances the simple form of the building. It appears to have been in the same ownership as the earlier building on the corner to the south from the mid-nineteenth century, and an extension by Jones &amp; Kelly built in 1949 joins the two.</p>	