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**Addition of 26 Kings Inn Street, Dublin 1 to the Record of Protected Structures in accordance with Section 54 and 55 of the Planning and Development Act, 2000 (as amended).**

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### **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 No.56 Capel Street to the Record of Protected Structures (RPS). The proposed addition was advertised in the Irish Independent on Wednesday 11<sup>th</sup> August 2021. Notification letters were issued on Wednesday 11<sup>th</sup> August 2021 to the owner/occupier of the premises based on information gathered as part of a legal search. The public display period was from Wednesday 11<sup>th</sup> August 2021 to Tuesday 21<sup>st</sup> September 2021, inclusive.

### **Request for Addition**

Minister for Housing, Local Government and Heritage as ministerial recommendation based on National Inventory of Architectural Heritage on the 04/06/14.

### **Summary of Applicants Reasons for Seeking Addition**

*Minister for Culture, Heritage and the Gaeltacht (now the Minister for Housing, Local Government & Heritage):* Stage 1 Ministerial Recommendations. 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. 26 Kings Inns Street, Dublin 1 has been assigned a Regional rating. The Stage 1 recommendations were issued to Dublin City Council on the 04/06/14.

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

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 20<sup>th</sup> century structures. 26 Kings Inn Street, Dublin 1 was identified as a potential 20<sup>th</sup> century structure.

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

The structure in question is zoned Z5: "To consolidate and facilitate the development of the central area, and to identify, reinforce and strengthen and protect its civic design character and dignity", in the Dublin City Development Plan 2016-2022.

The building is located on a prominent corner at the junction of Kings Inn Street and Loftus Lane.



Fig.1: Site location and zoning map for 26 Kings Inn Street, Dublin 1.

### **Relevant Planning History**

| <b>Ref No.</b>          | <b>Description</b>  | <b>Decision</b>                    |
|-------------------------|---|------------------------------------|
| <a href="#">3790/15</a> | Permission for change of use of 209m2 of basement floor of existing building from commercial storage facility to post-production studio, change of use of 460m2 of first floor of existing building from commercial storage facility to multi-media use & change of use of 525m2 of second floor of existing building from commercial storage facility to studio space. | GRANT<br>PERMISSION<br>26-Oct-2016 |
| <a href="#">3271/14</a> | For change of use of 52.9m2 of first floor of existing building from commercial storage facility to post-production studio.   | GRANT<br>PERMISSION<br>08-Oct-2014 |
| <a href="#">2193/12</a> | The development will consist of change of use of 36.2msq of ground floor of existing building from commercial storage facility to coffee shop.  | GRANT<br>PERMISSION<br>11-Apr-2012 |

### **Relevant Planning Enforcement History**

| <b>Ref. No.</b> | <b>Opened</b> | <b>Reason</b>  | <b>Closed</b> | <b>Reason</b>            |
|-----------------|---------------|--|---------------|--------------------------|
| F0065/14        | 15-Aug-2014   | Non-compliance with financial condition no. 9 attached to PP 2193/12 | 27-Oct-2016   | Condition complied with  |
| E0629/17        | 12-Jun-2017   | Noise issues   | 19-Apr-2018   | No evidence              |
| E0260/13        | 29-Apr-2013   | recording studio and shed to roof                                    | 25-May-2017   | Complies with permission |

### **Site Access**

A site inspection was carried out by Dublin City Council's Conservation Section on 21/09/18 and 14/04/21. Access was limited to the exterior of the property and to the publicly accessible ground floor café. Access was requested from the Building Manger by letters addressed to the property on 14th November 2018, and subsequently, following a legal search, to the registered owner on the 11th December 2020 and the 11th January 2021. No response was received to these letters.

### **Summary Description**

Exterior: Corner-sited L-plan seven-bay four-storey factory, built 1910 and extended c.1925 and 1941, with angled corner bay and two-bay two-storey extension to rear (southeast) elevation. Flat roof, hidden behind rendered parapet wall having moulded deep cornice. Cast-iron rainwater goods. Rendered walls, ruled-and-lined to ground floor, with rendered engaged square-profile Doric style pilasters on channel rusticated masonry bases dividing bays, surmounted by moulded masonry deep cornice to base of first floor level. Similar moulded capitals over second floor level with moulded masonry deep cornice under third floor forming sill course to latter. Stepped ashlar granite plinth course, rendered to south-east elevation. Painted sign to angled end bay and exposed part of northwest elevation onto the former Cherry Lane. Yellow brick visible to north elevation. Square-headed window openings having masonry sills, blocked throughout. Steel grilles to ground floor windows. Square-headed door opening to front (north-west) elevation with steel door.

Interior: Internal access was limited to the ground floor entrance and public café. Entrance lobby ceiling showing cast concrete ribs, painted concrete floors, concrete stairs to basement with red brick walls and multiple door openings including access to main stair case. The ground floor café contains the original timber floor boards, an open plan space with chamfered detail to cast concrete pillars and ceiling ribs. Large scale original steel framed Fenestra multi-pane casement windows with some original glazing having central pivot opening sections to King's Inn Street and Loftus Lane. The upper floors and basement were not accessed however they may follow the same design exhibited on the ground floor with timber floor boards and chamfered detail to cast concrete pillars and ceiling ribs.

### **Historical Background**

The construction of this distinctive, purpose built factory c. 1910 at 26 King's Inn Street provided a flagship building for the expanding Williams and Woods Company. Until then the company occupied the former Simpson Hospital on Parnell Street. The architect designed a distinctive reinforced concrete construction which ensured this building stood out in an area surrounded by decaying tenement buildings. It employed the latest in modern construction technology while retaining more traditional architectural detailing. *It is important to remember at this point, however, that while many of Dublin's early twentieth century public buildings revived older styles through stone cladding and architectural ornament, they were actually structured out of very modern techniques like steel frames and poured concrete foundations, floor slabs and stairways.* (Rowley, Ed. 2016, 25).

*Williams and Woods moved to Great Britain Street (now Parnell Street) in 1875, operating as confectionary manufacturers and wholesalers. The company acquired adjacent sites, including land across Loftus Lane, and had a factory complex that produced sweets, preserves, canned goods and vinegar. This particular part of the factory seems to have been built around 1900, completely destroyed by fire in 1908, and built again by 1910 (a jam factory designed by [Donnelly & Moore](#)). The 1936 Ordnance Survey shows raised walkways across Loftus Lane, linking it back to the factory on Parnell Street. Willwood, as the company was then known, left the Parnell Street area for Tallaght in 1975.*

### **References**

- <http://map.geohive.ie/mapviewer.html> (Digital record accessed 07/04/21)
- <https://digital.ucd.ie/view/ucdlib:46819> (Digital record accessed 07/04/21)
- <http://archiseek.com/2013/1787-simpsons-hospital-parnell-st-dublin/> (Digital record accessed 07/04/21)
- <http://builtdublin.com/factory-26-kings-inns-street-dublin-1/> (Digital record accessed 07/04/21)
- Mac Manus, Ruth. *Crampton Built* 2008, Gill & Macmillan, Dublin
- Rowley, Ellen (editor), *More than Concrete Blocks; Dublin city's twentieth-century buildings and their stories* Vol. 1 1900-40, 2016, Dublin

### **NIAH Significance/Rating**

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

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

The NIAH record provided in Appendix 2 of this report has assigned 26 Kings Inn Street, Dublin 1 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 comprises the entire structure at 26 Kings Inn Street, Dublin 1 based on an external survey only.

26 Kings Inn Street, Dublin 1 was recommended by the Minister for Culture, Heritage and the Gaeltacht (now the Minister for Housing, Local Government & Heritage) under Stage 1 Ministerial Recommendations issued to the Dublin City Council on the 04/06/14

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

The National Inventory of Architectural Heritage assigned this building ARCHITECTURAL and ARTISTIC interest (see NIAH Record in Appendix 2).

The Conservation Section, following an external inspection of the site on 21/09/18 including an internal inspection at the ground floor and again on the 12/04/21, has considered the opinion of the NIAH and is in agreement with the category of special interest assigned. In addition, the Conservation Section assigns TECHNICAL interest to the site. As a result 26 Kings Inn Street, Dublin 1 is considered to be of special interest under the following headings:

- ARCHITECTURAL: The architect designed a distinctive reinforced concrete construction which ensured this building stood out in an area surrounded by decaying tenement buildings. It is an exemplar of good quality architectural design. The design embraces the unusual site plan to create a strong architectural statement. It was designed by Donnelly & Moore, and constructed by G & T. Crampton. It has a prominent presence in the streetscape and is a statement of emerging twentieth century design. Internally the steel and concrete form allowed for the creation of an open plan versatile work space. The NIAH Appraisal further states: *'This substantial building was designed as a jam and sweet factory by Donnelly & Moore, and constructed by G. & T. Crampton for Williams & Woods in 1910, on the site of an earlier confectionary factory established c.1856. ..It has a formidable presence on the streetscape, prominently sited at the corner of Loftus Lane and Kings Inn Street, and its façade articulated by deep cornices and engaged pilasters with rusticated granite plinths'*.
- ARTISTIC: The artistic interest is attributed to the structure itself through its strong vertical expression juxtaposed against the oversized cornice runs. The original painted signage on the angled corner bay provides contextual and artistic interest and adds to the character of the structure. (There is also semi-hidden signage on the former Cherry Lane). This distinctive corner building is reminiscent of the unique Flatiron building in New York, constructed in 1902.
- TECHNICAL: It employed the latest in modern construction technology while retaining more traditional architectural detailing. *It is important to remember at this point, however, that while many of Dublin's early twentieth century public buildings revived older styles through stone cladding and architectural ornament, they were actually structured out of very modern techniques like steel framed and poured concrete foundations, floor slabs and stairways* (Rowley, Ed 2016, 25).

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

The proposed addition of the structure was brought forward to the Central Area Committee on Tuesday 13<sup>th</sup> July 2021 which noted the proposal to initiate the statutory procedure for addition to the RPS.

### **Submissions/ Observations Received**

No submissions/observations were received within the statutory public display period.

### **Ministerial Observations**

The Planning and Development Act, 2000 (as amended) provides that submissions and observations received by the planning authority in relation to a structure recommended for addition to the RPS by the Minister of Culture, Heritage and the Gaeltacht, shall be sent to the Minister for his observations.

No submissions/observations were received that required forwarding to the Minister.

### **Conclusion**

The Conservation Section has considered the Ministerial Recommendation and the applicants' reasons for seeking addition and concludes that 26 Kings Inn Street, Dublin 1, merits inclusion on the Record of Protected Structures.

### **Recommendation to the City Council**

In accordance with section 55 of the Planning and Development Act 2000 (as amended), it is recommended that 26 Kings Inn Street, Dublin 1, known as Former Williams & Woods Ltd Jam & Confectionary Factory, be added to the Record of Protected Structures in the Dublin City Development Plan 2016-2022.

| <b>Recommendation</b>         |  |
|-------------------------------|--|
| <b>Address</b>                | <b>Description</b>                                       |
| 26 Kings Inn Street, Dublin 1 | Former Williams & Woods Ltd. Jam & Confectionary Factory |

Cross reference

|                              |   |
|------------------------------|---|
| <i>Loftus Lane, Dublin 1</i> | <i>Former Williams &amp; Woods Ltd. Jam &amp; Confectionary Factory - see 26 Kings Inn Street, Dublin 1</i> |
|------------------------------|---|

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

**Richard Shakespeare**  
**Assistant Chief Executive.**  
**20<sup>th</sup> October 2021**

**Extent of Protected Structure Status & Curtilage**

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



Fig.2: 26 Kings Inn Street, Dublin 1: extent of Protected Structure status and curtilage outlined in red.

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



Fig. 3 View from corner of Loftus Lane and Kings Inn Street



Fig. 4 Kings Inn Street elevation

Dated 21/09/18



Fig.5 Hidden signage on the former Cherry Lane



Fig. 6 Original date plaque for establishment of Williams & Woods



Fig. 7 Early metal window with central pivot opening section on Loftus Lane



Fig. 8 Original metal window with pair of central pivot opening sections retaining panes of early glazing on Kings Inn Street elevation



Fig. 9 Open plan ground floor with reinforced concrete ribbed pillars and ceiling slabs

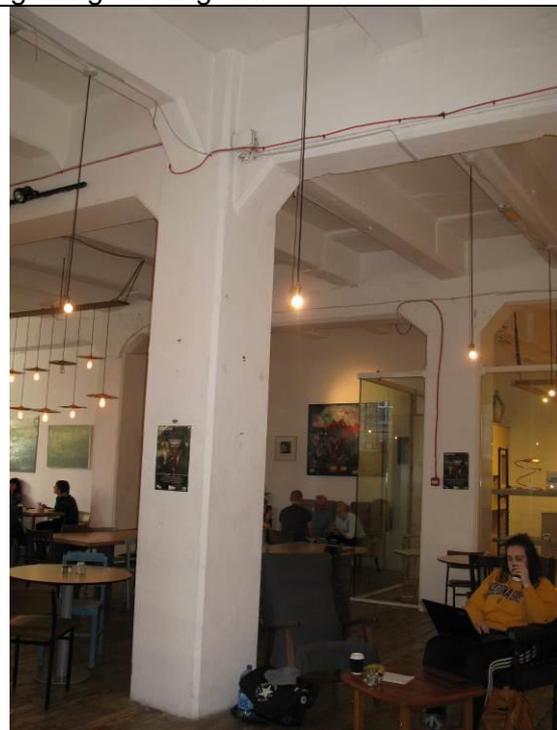


Fig. 10 Chamfered detail to cast concrete pillars



Fig. 17 Goad's Insurance map 1926

## Appendix 2: NIAH Record

NIAH Assessment for 26 Kings Inn Street, Dublin 1.

|  |   |
|--|---|
|   | <p>Reg. No. – 50010691</p> <p>Date - 1905 – 1945</p> <p>Previous Name – N/A</p> <p>Townland – N/A</p> <p>County – Dublin City</p> <p>Categories of Special Interest – ARCHITECTURAL, ARTISTIC;</p> <p>Rating –Regional</p> <p>Original Use – factory, food processing site, industrial</p> <p>In Use As – building misc, unassigned, unassigned</p> |
| <p><i>Description:</i> Corner-sited L-plan seven-bay four-storey factory, built 1910 and extended c.1925 and 1941, with angled corner bay and two-bay two-storey extension to rear (southeast) elevation. Flat roof, hidden behind rendered parapet wall having moulded deep cornice. Cast-iron rainwater goods. Rendered walls, ruled-and-lined to ground floor, with rendered engaged square-profile Doric style pilasters on channel rusticated masonry bases dividing bays, surmounted by moulded masonry deep cornice to base of first floor level. Similar moulded capitals over second floor level with moulded masonry deep cornice under third floor forming sill course to latter. Stepped ashlar granite plinth course, rendered to south-east elevation. Painted sign to angled end bay and exposed part of northwest elevation. Yellow brick visible to north elevation. Square-headed window openings having masonry sills, blocked throughout. Steel grilles to ground floor windows. Square-headed door opening to front (north-west) elevation with steel door.</p> |   |
| <p><i>Appraisal:</i> This substantial building was designed as a jam and sweet factory by Donnelly &amp; Moore, and constructed by G. &amp; T. Crampton for Williams &amp; Woods in 1910, on the site of an earlier confectionary factory established c.1856. It has since been used as a data storage facility. As a food production site, it constitutes a component part of the social and industrial history of this part of Dublin, contextualised by nearby linen and yarn warehouses and a paper manufacturing site. It has a formidable presence on the streetscape, prominently sited at the corner of Loftus Lane and Kings Inn Street, and its façade articulated by deep cornices and engaged pilasters with rusticated granite plinths. A painted sign to the angled corner bay provides contextual and artistic interest.</p>  |   |