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15 March 2022

To the Chairperson and Members of the Central Area Committee

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**Initiation of the Statutory Process for the Proposed Addition of the 19<sup>th</sup> century ground floor façades of the former O'Brien's Mineral Water Building, 4-8 Henry Place, Dublin 1, to the Record of Protected Structures in accordance with Sections 54 and 55 of the Planning and Development Act, 2000 (as amended).**

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### Photograph of Structure



#### **Request and Reason for Addition:**

- The Elected Members of Dublin City Council at the monthly council meeting held on 8<sup>th</sup> June 2015, passed a motion put forward by Councillor John Lyons (Motion 44): *“That the following 1916 Buildings (Add 569), identified in the Franc Myles Battlefield Report, commissioned by Shaffrey Associates on behalf of Chartered Land, be added to the list of protected structures as buildings of National historical importance. 1 .O'Brien's Mineral Water Building, Henry Place - Occupied by volunteers. 2 .The White House, Henry Place - Occupied and held by Michael Collins. 3. No.10 Moore Street - Point of entry -The First Council of War - Overnight stay. 4. The Bottling Stores rear. 10 Moore Street and Moore Lane - Occupied by Frank Henderson. 5. Hanlons, 20/21 Moore Street - Surrender order accepted by volunteers after consultation with Thomas Clarke, Joseph Plunkett, Michael Collins and Sean Mac Diarmada”.*

The buildings referred to above have been assessed individually with a separate report for each. The former O'Brien's Mineral Water Building, 4-8 Henry Place, Dublin 1, forms the subject of this report.

**Location and Land Use Zoning:**



Fig. 1: Site Location and Land Use Zoning

4-8 Henry Place is 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”*, in the Dublin City Development Plan 2016-2022.

This premises comprises two structures; Nos. 6-8 Henry Place, located on the corner where Henry Place changes direction from south-to-north to an east-west direction, and Nos. 4-5 Henry Place situated immediately to the south of Nos. 6-8 on the south-north axis, closer to Henry Street (see Fig. 1).

**Architectural Conservation Area:**

4-8 Henry Place is located within the O’Connell Street Architectural Conservation Area (2001); shown in diagonal green-coloured cross hatch on Fig. 1, above.

**Relevant Planning History:**

Ref No.	Description	Decision
6271/05	Planning Permission is being sought by Seoul Tofu Ltd., for retention of change of use of part ground floor (289sqm) from theatre to ethnic retail outlet, including retention of signage and proposed erection of wall mounted hanging sign, all at Han Yang Asian Market, 6-8 Henry Place, Dublin 1.	Grant Permission: 22/02/2006

2479/08	<p><b>Description has been abbreviated</b></p> <p>7 year permission for development at an overall site of c 2.17 hectares, at nos 40-41, 42 (a protected structure), 43 (a protected structure), 44 (a protected structure), 45-51, 52-54 (protected structures), 55-56, 57 (a protected structure), 58 (a protected structure), 59, 60 (a protected structure) and 61 (a protected structure) and 60a (otherwise 5 Henry Place) O'Connell Street Upper, Nos 37-41a Henry Street, nos 1-13, 1417 (protected structures and a national monument) and 18-25 Moore Street, nos 71 and 71a Parnell Street, nos 1-8 O'Rahilly Parade, nos 115 Moore Lane, Nos 4-13 (including 3 Moore Lane) and 15-18 Henry Place, nos 6-8 at the junction of Henry Place and Moore Lane and including Clarkes Court off Moore Street, Moore Place off Henry Place, Murphys Court off Moore Lane, part of Moore Lane from the junction of Henry Place and Moore Lane to the junction of Moore Lane and</p>	<p>Grant Permission on appeal per PL29N.232347: 24/03/2010</p> <p>Note: permission granted for demolition of 4-8 Henry Place under Reg. Ref: 2479/08.</p>
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Ref No.	Description	Decision
	<p>O'Rahilly Parade and part of Henry Place from the junction of Moore Street and Henry Place to the rear of no. 61 O'Connell Street Upper (a protected structure), Dublin 1.</p> <p>The proposed development has a gross floor area (GFA) of 158,026sqm; including 109 no. retail units and an anchor store, 110 no. retail units in total (c 56,155sqm); 17 no. cafe/restaurant/bar units (c 5,372sqm); 108 no. residential units; office space (c. 2,893sqm); a gallery (c. 903sqm); a visitor attraction or 'Sky Lift', viewing deck and ticketing area (c. 435sqm); a drop in facility (c. 157sqm); a commemorative centre (c. 268sqm), an assembly hall (c. 320sqm); 2no. new public streets, 3 no. public spaces at street level, a roof garden (c1258sqm); an outdoor performance space (c263sqm); communal residential open space, (c2554sqm); 1115 no. car parking spaces, 560 no. bicycle parking spaces, a c30m high 'green wall' or hydroponic vertical garden with feature lift on the Henry Street frontage, and ancillary uses, with a minimum height above ground of 3 no. storeys, a maximum height of 13 no. storeys and 5 no. basement levels.</p>	
2479/08X1	As above – Extension of Duration of Planning Permission granted per PL29N.232347.	Extension of Duration granted: 21/07/2016

2861/21	<p><b>Description has been abbreviated</b></p> <p>PROTECTED STRUCTURE: Dublin Central GP Limited intends to apply for Permission for a period of 7 years at a site, 'Dublin Central – Site 3' (c. 0.37 Ha), at Nos. 36 – 41 Henry Street, Nos. 1 – 9 Moore Street, Nos. 3 – 13 Henry Place (formerly known as Nos. 2 – 13 Henry Place), Clarke's Court and Mulligan's Lane, Dublin 1. Also, the site includes the rear of Nos. 50 – 51 and Nos. 52 – 54 Upper O'Connell Street, No. 13 Moore Lane, No. 14 Moore Lane (otherwise known as Nos. 1 – 3 O'Rahilly Parade and Nos. 14 – 15 Moore Lane or Nos. 1 – 8 O'Rahilly Parade and Nos. 14 – 15 Moore Lane), Dublin 1. The site is otherwise bounded by Henry Street to the south, Moore Street to the west and Henry Place to the north and east. The proposed development comprises a mixed-use scheme accommodated in 2no. blocks, ranging in height from 1 – 9 storeys over 2no. new independent single level basements. A proposed new passageway separates the 2no. blocks (Block 3A &amp; Block 3B), connecting Henry Street and Henry Place. The proposed blocks comprise: - Block 3A (Eastern Block), fronting Henry Street, Henry Place and the new passageway, with modulating building height at 4, 5, 7 and 9 storeys, over single storey basement...Block 3B (Western Block), fronting Henry Street, Moore Street, Henry Place and the new passageway, with modulating building height at 1, 3, 5, 6 and 7 storeys, with top storey set back, over single storey basement.</p> <p>All associated and ancillary site development, conservation, demolition, landscaping, site infrastructure and temporary works, including: - Conservation, repair, refurbishment and adaptive reuse of part of the existing building fabric, including: - Retention of Nos. 36 – 37 Henry Street, with modifications, a vertical extension and new shopfronts; Retention of No. 39 – 40 Henry Street (upper floor façade); Retention of Nos. 8 – 9 Moore Street, with internal and external modifications and new shopfronts; Retention of Nos. 11 – 13 Henry Place, with internal and external modifications and new shopfronts; Demolition of all other existing buildings and structures on site, including No. 38 Henry Street to form new passageway linking Henry Street to Henry Place; etc.</p> <p>Note: 4-8 Henry Place is proposed to be demolished as part of the proposed development above. The decision of Dublin City Council to grant planning permission per Decision Order No. P2086 includes Condition 7c: <i>A drawn and photographic record identifying the surviving 18th and 19thC fabric across Site 3 shall be provided. The applicant</i></p>	Decision to Grant Permission 12/01/2022; now on appeal to An Bord Pleanála
Ref No.	Description	Decision
	<p><i>should seek to retain as far as practically possible, these historic fragments within the proposal for the site, particularly the external facades of the Hotel at Block 3A (at No. 5-8 Henry Place).</i> The decision is on appeal to An Bord Pleanála.</p>	

### Recent Enforcement History:

None; latest E0705/05.

### Description:

This description is based on an internal and external inspection by the Conservation Section on the 5<sup>th</sup> August 2021, consideration of available research and documentation, together with the architectural heritage documents submitted as part of planning application Reg. Ref: 2861/21.

#### *Nos. 6-8 Henry Place Exterior:*

Corner-sited, multiple-bay, two-storey commercial building, largely replacing a c.1870 factory for O'Brien & Co. Extensively rebuilt above ground floor following fire damage in 1956, with further works in the early 1980s. Tripartite, asbestos-covered, saw-tooth roof with north lights having metal windows. Painted cement-rendered walls to ground floor with nineteenth-century brick visible beneath in patches. First floor rebuilt c.1960 with red brick laid to English Garden wall bond.

Squareheaded windows to ground floor with timber casement windows and some stone sills. Squareheaded windows to first floor with continuous concrete lintels, concrete sills and multi-pane metal windows with pivot openings. Windows to north end of east elevation have red brick mullions. Square-headed door openings to east and north elevations with recent metal doors. Square-headed vehicular opening to east elevation with recent timber shopfront and steel roller shutter, and flanked by tapered cast-iron joggle stones. Curved brick specials visible where render has failed at entrance.

*Interior:*

Open-plan space to ground floor formed by internal rectangular beams supporting precast plank ceiling forming floor above, concealed at ground floor level by suspended ceiling tiles. Concrete floor and cement-based render to walls. Square-headed door opening to south wall leading to No.4 Henry Place. Windows blocked up internally with concrete blocks. Western party wall is shared with No.9 Henry Place, which appears to be Calp limestone. Stair hall to southeast corner providing access to first floor with concrete dogleg stairs having steel balustrade. Raised-and-fielded panelled door to east elevation, formerly an external access door with fanlight visible to half-landing level. Second stairs to first floor in northwest corner comprising straight concrete flight having tiled contrast edge strips supported on flanking walls.

First floor comprises central open plan room with a further three rooms, W.C.s and stairs to north and two rooms to south with stairs to second floor and stair hall from ground floor to southeast corner. Cementitious plaster to walls with stud partitions forming internal walls between spaces. Plasterboard ceilings throughout fixed to timber joists supported on external walls with secondary timber joists set perpendicular to main structure. Some timber flooring identified. All joinery is of late twentieth-century date. Straight timber stairs to second floor (attic space) flanked by timber stringers rising slightly above the steps.

The second floor is located within the attic space with plywood finish to floors, painted timber decking forming ceiling applied directly to roof structure, some recent timber rooflights to south pitch.

*Nos. 4-5 Henry Place Exterior*

Attached two-bay, two-storey commercial premises, built c.1870, in connection with the former O'Brien's Mineral Water Factory to the north and later divided into two separate units. The building is currently disused. Double-pile, hipped corrugated roof with ridges running perpendicular to street and rooflights to north pitches. Painted cement-rendered walls to ground floor with raised render plinth and buff-coloured brick walls laid in English Garden wall bond to first floor and full-height projecting piers delineating bays. Wet dash render to rear elevation with random rubble stone visible beneath failed area at ground floor level. The rear elevation steps in at first floor level. Squareheaded window openings to first floor with granite sills, lintels covered behind fascia panels and multi-pane metal windows with six-pane pivot opening sections. Square-headed window opening to north unit at ground floor level with concrete sill and roller shutter. Surviving sections of granite sills to south unit indicate historic window opening. Square-headed door openings with roller shutters.

*Interior*

The ground floor comprises three rooms – two to the north and one running along the entire length of the building on its south flank, which may have historically been two rooms based on a nib of wall situated perpendicular to the north wall of the room. This room is accessed from the southern door opening to the east elevation and has a concrete floor finish and plasterboard ceilings. Walls are plastered with painted brick to the east wall. Part glazed timber double doors to the east elevation with square headed openings set in the north wall giving access to the other rooms. A later twentieth century metal spiral staircase provides access to the first floor. The room to the northeast corner is also accessed via part glazed timber double doors set in its east wall. The floor is concrete and walls are rendered, though rubble stone construction is visible to the north party wall. The remains of door opening to Nos.6-8, now blocked, is visible to the north wall. Timber ceiling joists are exposed with downstand timber bressummer on a north-south axis. The room to the northwest corner has a

concrete floor, with modern plaster and some plasterboard to the walls. Exposed timber ceiling joists are visible, with no ceiling surviving. A square-headed opening to the north wall links the structure with Nos. 6-8.

The first floor comprises four rooms with two rooms to the east side of the floor and two to the west. Access to the space to the southeast corner is solely from the ground floor via the stairs; this space was not accessed. Survey drawings indicate a WC along the east side of the space. A downstand beam marks the boundary between the two rooms to the west, with access from Nos.6-8 to the north via a square-headed opening. Plasterboard to ceilings with hardboard to floor and some timber floorboards. Walls are plastered with some areas having a plasterboard finish and later twentieth-century rectangular-section skirtings. A large recess was noted to the west wall of these two spaces. A square-headed door opening with flat architrave and flush door provides access to room to northeast corner, formed by timber stud partitions. Plasterboard to ceiling and timber floorboards. Plastered walls with later twentieth-century rectangular-section skirtings.

### **Historical Background:**

The former O'Brien's Mineral Water Factory was located across a number of plots encompassing Nos. 4-8 Henry Place, forming a corner-sited grouping wrapping around the change in axis of Henry Place from a south-north to an east-west direction. The 1847 Ordnance Survey map shows buildings on all the plots, with the laneway referred to as *Off Lane* (Fig. 9). Nos. 6 and 7, located at the northern end of the street have railed basement areas to their front elevations, indicating they may have been constructed as dwellings originally. The numbering of buildings along the lane appear to have changed since then, as No. 5 is shown on what is now Nos. 6-8. Street directories from 1850's indicate residential uses for all the structures, though there had been a variety of uses prior to this.

4 Henry Place is described as *a wretched hovel* in the 1860s records of the Valuation Office; being subsequently described as *in ruins*. The 1864 Ordnance Survey revision shows both No.4 and No.6 as empty plots with no structures (Fig. 10). By the early 1870s, the structures occupying the plots of Nos. 5-8 were described as ruins. However, the Valuation Office records disclose that by 1873 a new factory had been constructed across the plots for Michael O'Brien & Co., making mineral waters. The Goad Insurance Map of 1893 (Fig. 11) depicts this as a two-storey structure with a slated roof, with some metal roofing at the northern end and two rooflights also indicated towards the northern end. Stables are indicated to the west of the factory, on what had previously been a yard, and occupying the site marked 8 Henry Place. This map also shows connectivity between Nos. 6-8 and Nos. 4-5, with an opening in the party wall. The entire group of structures is labelled as *O'Brien & Co, Mineral Water Fac.*

### **1916 Historical Association**

Henry Place, together with Moore Street and their environs, bore witness to the urban conflict of Easter 1916 (Myles, 2012, p. 25). On Friday 28<sup>th</sup> April 1916, the Irish Volunteers garrison in the GPO commenced evacuation of the building as it became engulfed in fire. Following an initial, failed attempt by a group led by 'The O'Rahilly' to reach the William & Woods factory on Great Britain Street (now Parnell Street), the remainder of the garrison exited the GPO by a side entrance on Henry Street directly opposite the southern end of Henry Place. They made their way along Henry Place before breaking into No.10 Moore Street, located at the junction of Moore Street and the western end of Henry Place. From there, they broke openings through party walls in buildings along Moore Street.

Henry Place travels north before turning at a right angle and running west to Moore Street. It is on this angle that the structures at Nos. 4-8 (the former O'Brien's Mineral Water Factory) are situated. This corner on Henry Place is referred to in witness statements as a particular reference point in the challenge faced crossing the southern end of Moore Lane, providing shelter from British firing positions at the northern end of Moore Lane. The witness statement from Diarmuid Lynch describes how he was ordered by Padraig Pearse to break into O'Brien's and move across from it along roofs

towards Moore Street to avoid the gunfire coming down Moore Lane. However, the advance along the roofs on the southern side of Henry Place to the west of O'Brien's was interrupted by another narrow laneway at Moore Place (on contemporary maps; see Fig. 11). With no implements to bore a hole out into the laneway, the Volunteers were forced to exit back out onto Henry Place.

The Volunteers broke into the O'Brien Mineral Water factory and took a van to place it across the southern end of Moore Lane as cover from British fire. They may also have been seeking drinking water from the factory. According to witness statements, at least one volunteer died in the attempts to gain access to the premises.

The records of the Property Losses (Ireland) Committee, 1916, held in the National Archives, contain three claims relating to the premises of O'Brien's Mineral Water factory. These claims do not record significant damage to the structure of the factory as a result of its occupation, beyond the damage to windows and doors, or any other damage (such as fire) as a result of the Rising.

Henry Place was also part of the route of surrender on April 29<sup>th</sup>, as the Irish Volunteers moved along it from Moore Street, onto Henry Street, O'Connell Street and on to the Rotunda Hospital where they were held overnight.

### **Post-1916**

Goad's Insurance Plan of 1926 shows continued occupancy of the premises by O'Brien's, with some changes to the west side of the lands, following removal of the stables and the incorporation of this plot into the factory. A photograph dating to the 1950s from the Military Archives shows 4-5 Henry Place with a front façade much as it is today.

The premises continued to be occupied by O'Brien's into the 1930s, when Nos.6-8 were taken over by N. McLoone & Co., who were tea and wine merchants. No.4 Henry Place was occupied by another tea merchant from the 1930s. In the 1950s, Nos. 6-8 were occupied by J.J. Roche & Co, with a number of businesses operating from the premises including Roche's clothing factory, Roche's chemists and Atlas Cine Company.

The building was seriously damaged by fire in January 1956; the Valuation Records subsequently deeming it to be in ruins. It is not clear if much damage occurred to Nos. 4-5 at this time. In any event, 6-8 Henry Place was rebuilt to the designs of Robinson, Keefe and Devane, an architectural practice formed in Dublin in 1946 and was again occupied by J.J. Roche & Co and the Atlas Cine Company. The Goad Insurance Plan of 1961 (Fig.12) shows the new premises with a tripartite roof and north lights, along with a stone stairs to the southeast corner. The roof as shown reflects the current roof on the building and is described as being of steel girders with asbestos covering. The building is clearly numbered as 6, 7 & 8 Henry Place with Nos. 4 & 5 identified as a separate structure to the south. The openings previously in place between Nos. 6-8 and Nos. 4-5 are no longer shown.

Later the premises was converted into use as a snooker club, pool room and audio-visual centre during the late-1970s. It was again badly damaged by fire in 1982 and subsequently converted to an amusement centre. It is now in use for storage.

### **References**

- (Digital records accessed 07/12/2021)
  - *City of Dublin*, held by Ordnance Survey Ireland. © Public domain. Digital content: © Ordnance Survey Ireland, published by UCD Library, University College Dublin, 1847, Sheet 14 <http://digital.ucd.ie/view/ucdlib:40835>
  - *City of Dublin*, held by Ordnance Survey Ireland. © Public domain. Digital content: © Ordnance Survey Ireland, published by UCD Library, University College Dublin, 1864, Sheet 14 <http://digital.ucd.ie/view/ucdlib:40836>

- *City of Dublin*, held by Ordnance Survey Ireland. © Public domain. Digital content: © Ordnance Survey Ireland, published by UCD Library, University College Dublin, 1891, Sheet DN018\_047 <http://digital.ucd.ie/view/ucdlib:40918>
- Chas E. Goad Limited *Insurance Plan of the City of Dublin Vol. 1: Sheet 4, 1893* <http://www.bl.uk/onlinegallery/onlineex/firemaps/ireland/mapsu145ubu4u2uf004r.html>
- (Digital records accessed 16/12/2021)
  - Morgan Aerial Photographic Collection - *St. Patrick's Day, O'Connell Street and surrounding area, Co. Dublin, March 1955* <https://catalogue.nli.ie/Record/vtls000733345>
  - Records of the Property Losses (Ireland) Committee, National Archives of Ireland <http://centenaries.nationalarchives.ie/centenaries/plic/index.jsp>
- DHLGH (2011), *Architectural Heritage Protection Guidelines for Planning Authorities*
- Molloy & Associates, *Appendices A3.17; A3.18; A3.22; A4 and A5* submitted with planning application Reg. Ref: 2861/21
- Shaffrey Associates Architects & Franc Myles, Archaeology & Built Heritage (06 February 2012). *Application for Ministerial Consent to carry out Works at 14 – 17 Moore Street, Dublin 1, a National Monument*. Unpublished Report submitted to Department of Arts, Heritage and Gaeltacht in response to a Request for Additional Information. \* Note this report includes the Battlefield Archaeological Assessment for Moore Street & Environs by Franc Myles.

### **NIAH Significance/Rating:**

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 National Inventory of Architectural Heritage (NIAH) survey has been carried out for the area under Stage 1 of the Dublin Survey. However, 4-8 Henry Place was not recorded.

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

The Conservation Section considers the structures at 4-8 Henry Place, Dublin 1, to be of historical, cultural and social interest, as follows:

#### **HISTORICAL**

4-8 Henry Place is of historical significance due to its direct connection with the events of the 1916 Rising and its occupation following the evacuation from the GPO. Its position on the corner of Henry Place made it an important landmark along the evacuation route. The *Architectural Heritage Protection Guidelines for Planning Authorities* state that the '*...level of importance of the historical connection and its relationship to the existing fabric of the structure should be assessed.*' (2011, p. 25). The former O'Brien's Mineral Water Factory has been substantially altered since 1916, with just the external ground floor walls surviving from this period. The Guidelines note that '*...some events or associations may be so important that the place retains its significance regardless of subsequent alteration.*' (ibid). Therefore, while the level of surviving physical fabric pre-dating 1916 is diminished, the survival of the external walls at street level, along with openings that would have been used by the Volunteers to enter the premises, adds significant historical interest to the structure given its association with this seminal event in Ireland's history.

The former O'Brien's Mineral Water factory provides a tangible link to Henry Place's commercial and industrial past and the historic uses that previously occupied the laneways off O'Connell Street and Henry Street. The surviving jostle stone to the vehicular entrance arch is a noteworthy memento of the building's industrial origins from a time when carts would have been used to transport goods to and from the premises.

#### **CULTURAL**



The street level elevations of 4-8 Henry Place that survived in part since the 1916 Rising, and the references to this premises in witness statements from volunteers involved at that time, has given these structures a cultural significance over the course of the past century. The *Architectural Heritage Protection Guidelines for Planning Authorities* state that special interest can be assigned to '*...more modest works of the past that have acquired cultural significance with the passing of time.*' (2011, 28). The 1916 Rising was a seminal event in Irish history that has understandably taken on cultural importance, and this, naturally, includes those surviving elements of our architectural heritage that played an important role in the events of that week.

## SOCIAL

4-8 Henry Place is considered to be of social significance due to its association with the Easter Rising evacuation route. The *Architectural Heritage Protection Guidelines for Planning Authorities* (2011) state that '*the characteristic of special social interest embraces those qualities for which a structure, a complex or an area has become a focus of ... political, symbolic or other sentiment to any group of people*'. The 1916 Easter Rising was a defining moment in Ireland's struggle for independence.

## ARCHITECTURAL

Constructed over a number of phases, the ground floor elevations retain nineteenth-century fabric, while the floors above date from the mid-to-late twentieth-century. The survival of the elements of the external form of the nineteenth-century factory is noteworthy within a streetscape that has lost much of its earlier fabric. The modest exterior of 4-5 Henry Place is enhanced by the simple use of full-height pilasters to articulate the bays of the building, indicating a level of architectural design in its construction.

The reconstruction of the upper section of the former factory in the 1950s was designed by the architectural practice of Robinson Keefe & Devane, a notable Irish architectural practice. The building's saw-tooth roof profile provides an interesting element to the streetscape of Henry Place, reflecting the premises' former industrial use.

Having regard to the addition request (Motion 44 of the City Council 08/05/2015) and the substantial loss of architectural fabric relevant to the 1916 period, it is considered that the architectural character and significance of 4-8 Henry Place is diminished, with the exception of the remaining 19<sup>th</sup> century fabric to the ground floor elevations to the laneway (Henry Place).

The 19<sup>th</sup> century facades to Henry Place of the former O'Brien's Mineral Water Building, 4-8 Henry Place, Dublin 1, would be considered of 'Regional' significance, on the basis of the NIAH significance/ratings above.

## Conclusion:

The Conservation Section concludes that the 19<sup>th</sup> century, ground floor façades along Henry Place (only) of 4-8 Henry Place, Dublin 1, merit inclusion on the Record of Protected Structures primarily on the basis of their historical, cultural and social significance.

It is also concluded that the architectural character and significance of 4-8 Henry Place is diminished, with the exception of the remaining 19<sup>th</sup> century fabric to the ground floor elevations to the laneway (Henry Place). This is based on the substantial loss of historic fabric dating from the 1916 period as a result of a fire in 1956 that seriously damaged the much of the premises, followed by another fire in 1982.

The extent of the proposed Protected Structure status and curtilage is outlined in Fig. 2 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 the 19<sup>th</sup> century ground floor façades of 4-8 Henry Place, Dublin 1, to the Record of Protected Structures, in accordance with Sections 54 and 55 of the Planning and Development Act, 2000 (as amended), be noted.

Recommendation	
Address	Description (to appear on RPS)
4-8 Henry Place, Dublin 1	Commercial Premises (former O'Brien's Mineral Water Factory): 19 <sup>th</sup> century ground floor façades to Henry Place



Paraic Fallon  
Senior Planner

15/03/2022

Date

**Extent of Protected Structure Status**

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



**Photographs**



Fig. 3: Nos. 4-8 Henry Place - view from northeast



Fig. 4: East elevation of No.4-5 Henry Place



Fig. 5: Historic door opening to east elevation, now blocked



Fig. 6: Concrete stairs with fanlight from blocked door opening visible



Fig. 7: Nos 4-8 Henry Place on RHS and view south to GPO on Henry Street



Fig. 8: Nos. 6-8 Henry Place on LHS, with view north to corner where Henry Place turns west to meet with junction with Moore Lane and on to Moore Street

## Historic Maps

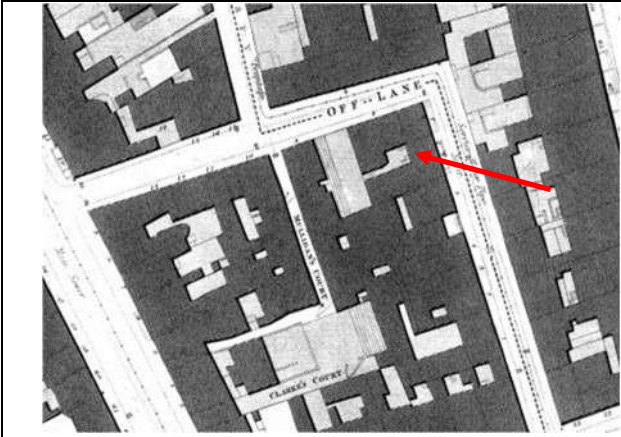


Fig. 9: Extract from 1847 Ordnance Survey map with site arrowed red

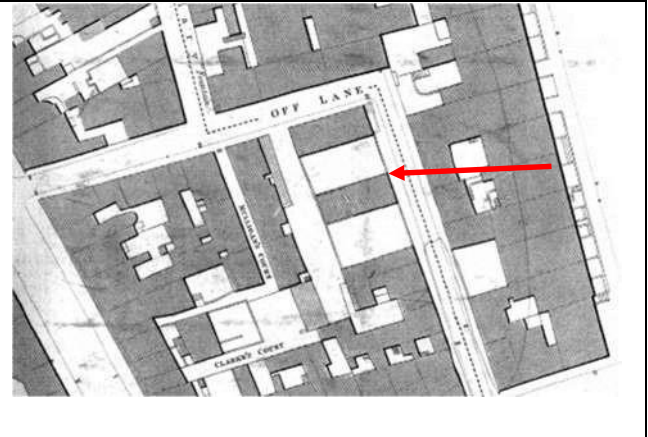


Fig. 10: Extract from 1864 Ordnance Survey map with site arrowed red

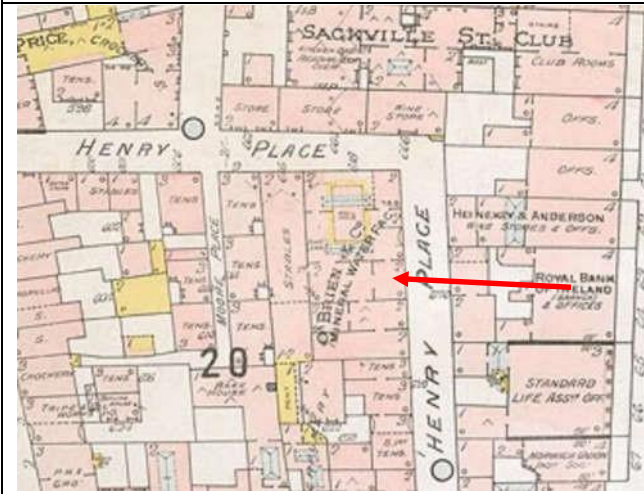


Fig. 11: Extract from Goad's Insurance Plan of Dublin 1893 with site arrowed red

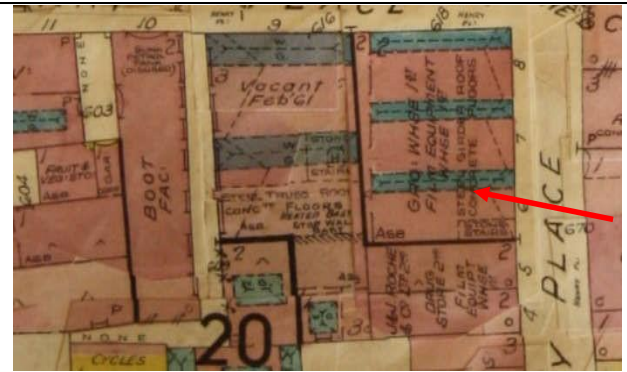


Fig. 12: Extract from Goad's Insurance Plan of Dublin 1961 with site arrowed red; note indication of sawtooth roof with northlights similar to the roof of the building today