

To the Chairperson and Members of the  
South East Area Committee

---

**Part 8 Notification for information purposes only  
Presentation to South East Area Committee**

**Essential Repair & Refurbishment Works to St. Werburgh's Church,  
Werburgh Street, Dublin 8,  
and its repurposing to accommodate cultural events, and as a tourism venue.**

---

**Introduction:**

The proposed development as outlined below is to provide for the repair and refurbishment of the historic church, and adaptation works to enable the use of the church for cultural events and to provide universal access.

**Location:**

The site is located on Werburgh Street. It is almost landlocked with the only current entrance located on Werburgh Street. The graveyard extends east as far as Castle Steps.

**Scope of Development:**

The proposed works consists of the following:

**External to the church building:**

- Provision of universal access by means of a new pedestrian entrance from Castle Steps, and a ramped platform linking through the graveyard to the east end of the church.
- Removal, refurbishment, relaying and reinstatement of the railings, gates, and stone steps onto Werburgh Street. This is to ensure they are stable, level and safe to use, as they are currently distorted and uneven through settlement. The presentation of the church to Werburgh Street will remain essentially unchanged.
- Provision of visitor and performer facilities at the east end of the church, through adaptation of existing Sexton's House. Replacement of two existing poor quality lean-to buildings with a new single storey building. New building will consist of a glazed block facing the graveyard, containing public entrance / gathering space and an unfenestrated block, to the rear (north) side, containing toilets and storage, facing the housing on Castle Street.
- Provision of escape route into the graveyard through new doorway in the south elevation of the church, and new platform and ramp.

**Internal to the church building:**

- Theatrical installations: Removal of two areas of pews and fittings, removal of altar rail and relocation of the Great Pulpit to a suitable location off-site. This is to permit installation of adaptable movable stage in front of the chancel. New lighting rail to front of the gallery. Adaptation of two no. pews at rear of nave for lighting / sound desk.
- Widening of doorway to the north side of the chancel to provide principal public access to new visitor facilities. New doorway on the south side of the nave to provide additional required escape route from the venue.
- Installation of new heating and ventilation system, largely concealed from view. Minor adaptations to retained pews to facilitate new heating pipes, concealed below seats.

**Works to ensure structural stability**

- Essential repairs to cracks in stonework followed by repointing, externally, and repairs to plaster internally. Installation of *pale radice* mini piles to halt movement in the walls of the church, while not disturbing the archaeology of the site. Internal works to roof structure.
- Lifting and relaying of black and white stone floor tiles in Nave to permit the stabilisation of both the floor surface and the vaults below, and the installation of building services, with minimum impact on the interior of the church. Tiles to be repaired and relaid.

**Planning Context:**

St. Werburgh's Church is a Protected Structure, RPS Ref. 8455. It is recorded in the NIAH No. 50910016. The Christchurch Deanery directly to the south on Werburgh's Street is also a Protected Structure, RPS Ref. 8456.

The church is situated in a Zone of Archaeological Potential.

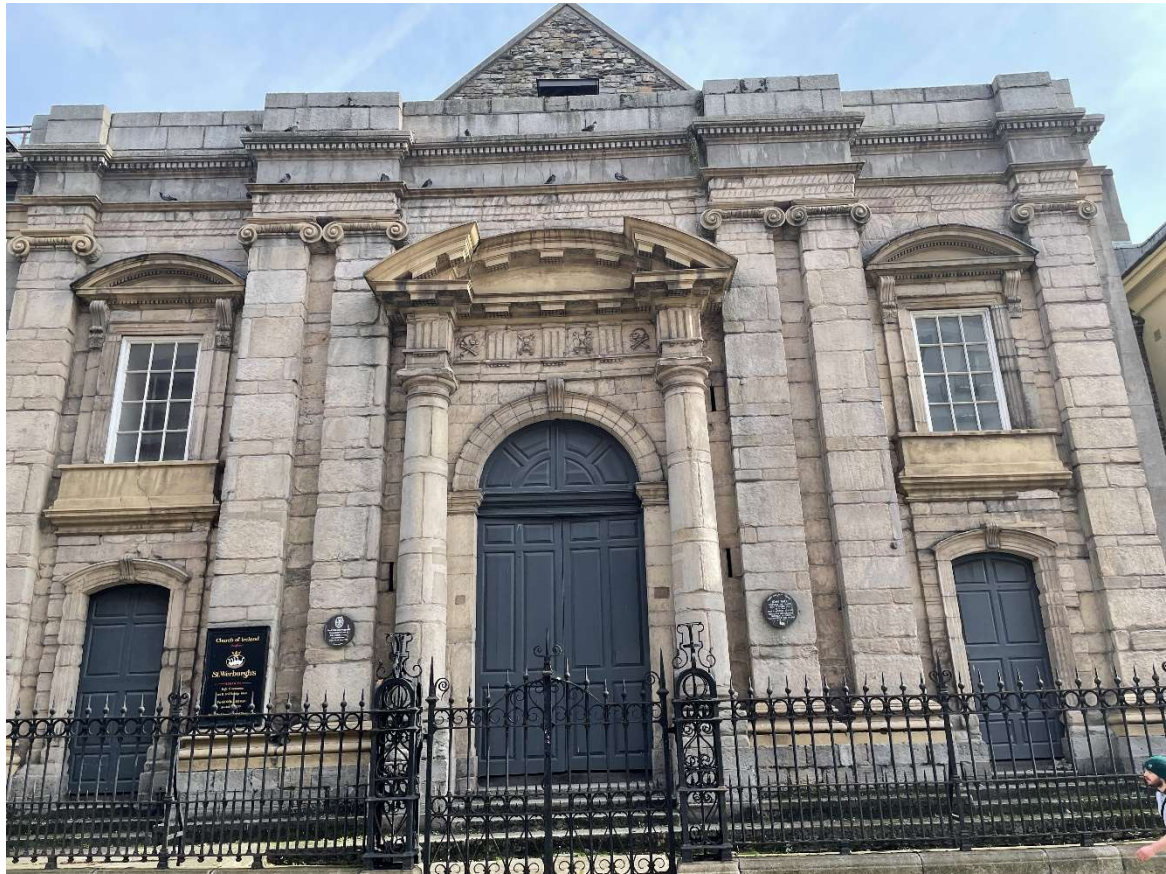
The following Recorded Monuments are located within the site of St. Werburgh's Church:

Decorated Grave-slab	DU018-417	Lady's chapel	DU018-020066
St Werburgh's Church	DU018-020090	St Martin's chapel	DU018-068
Effigial Tomb	DU018-379		

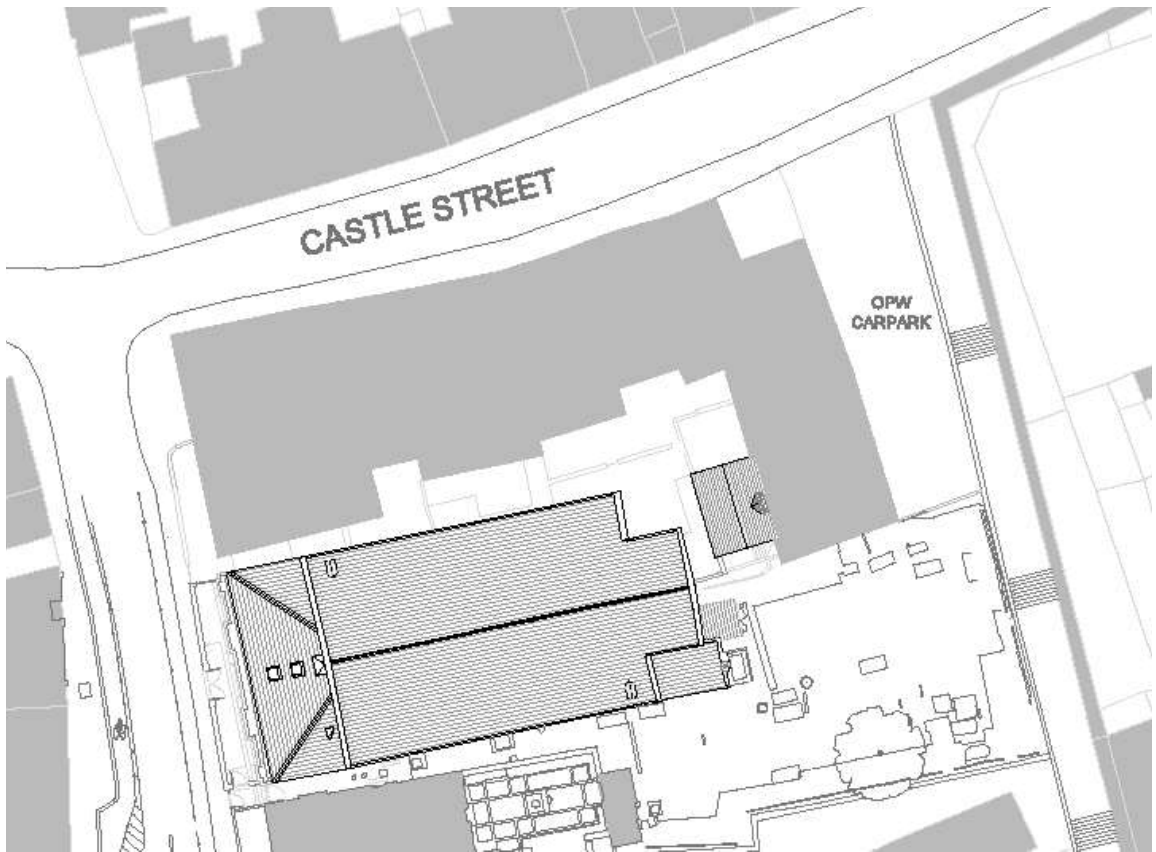
These are listed in the Records of Monuments and Places (RMP Ref No: DU018-020090 Map 3263B) which places the church and graveyard under the protection of the National Monuments Acts.

**Part 8 Procedure:**

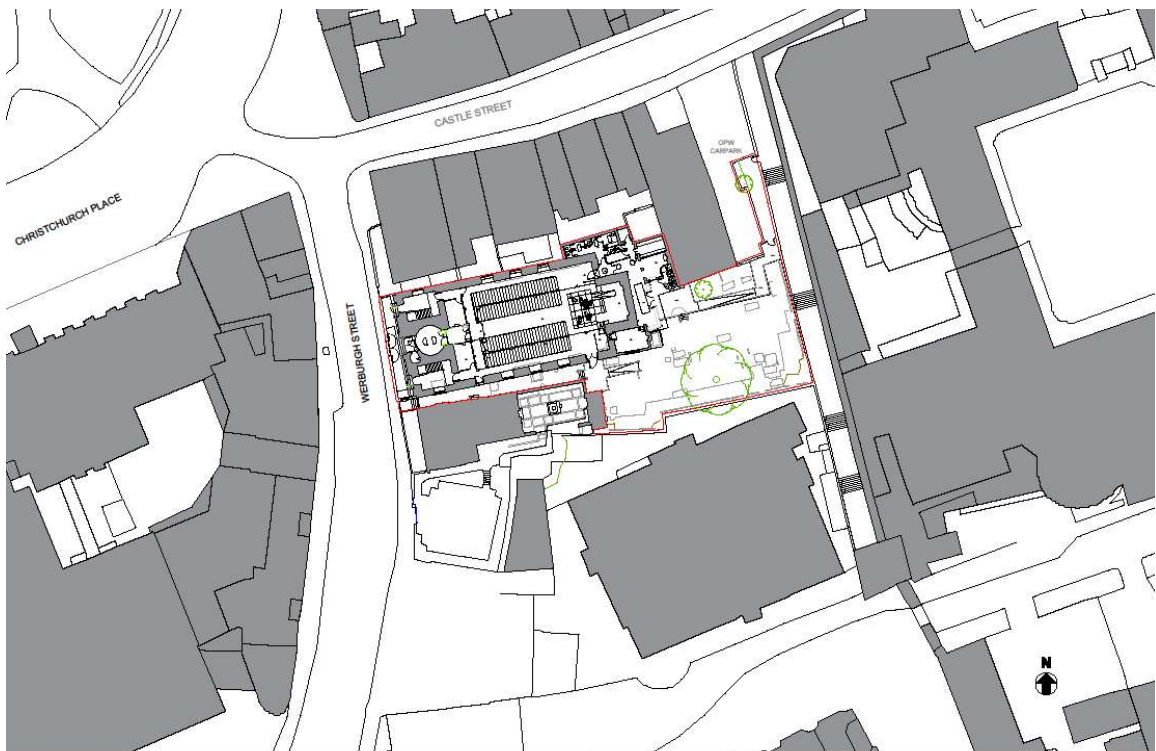
Pursuant to Article 80(1)(k) of the Planning and Development Regulations 2001(as amended) the proposed development is considered to be subject to Part 8 Procedures as the development costs are estimated to exceed €126,000.



Existing west front to Werburgh Street will be subject to minor repairs and re-bedding of steps, paving and railings. Overall appearance will be retained.



Site Location and Layout as existing



Site Boundary and Site Layout as proposed, with new access from Castle Steps



Existing View of the Graveyard



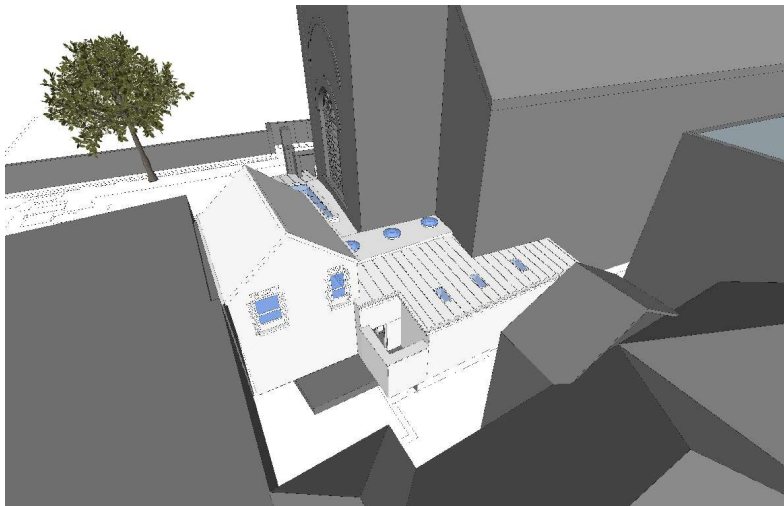
Existing South elevation, with proposed demolitions in red



Proposed South Elevation



Interior looking east. Pulpits in foreground will be removed, all pews will remain in-situ



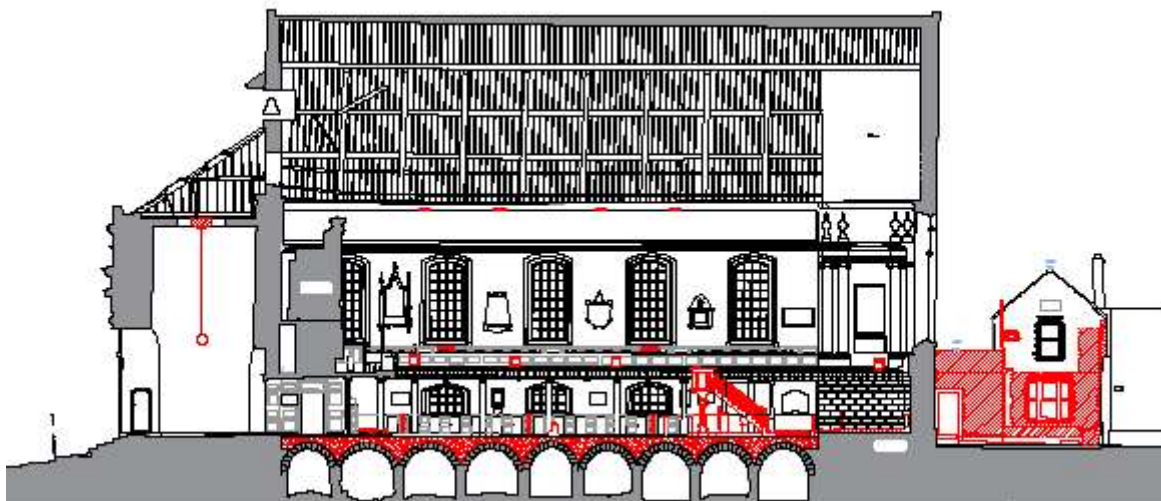
Proposed toilet block on north side and view of the existing yard where it will be built



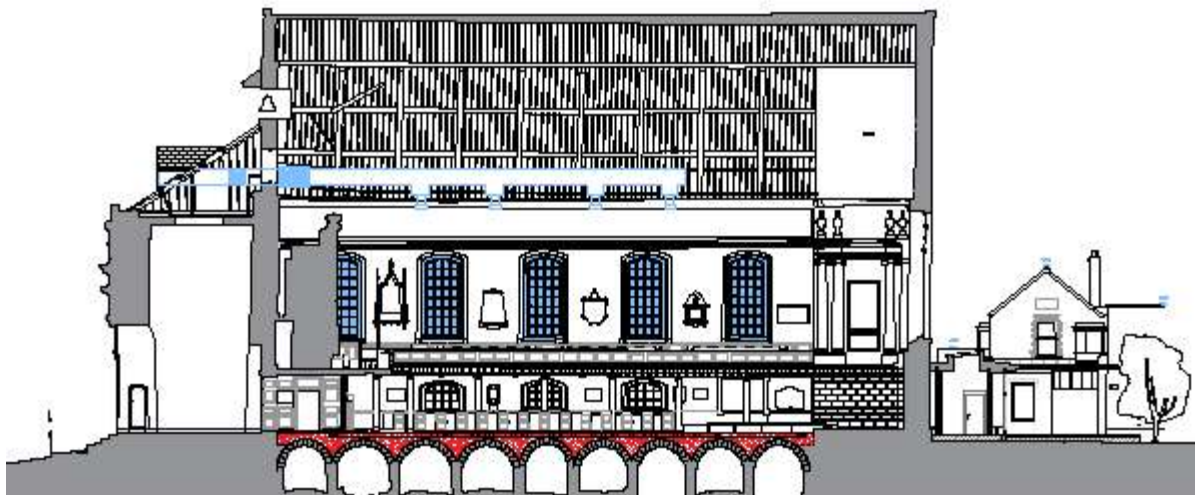
View of Sexton's House, as existing, and proposed new entrance building, escape door and ramps



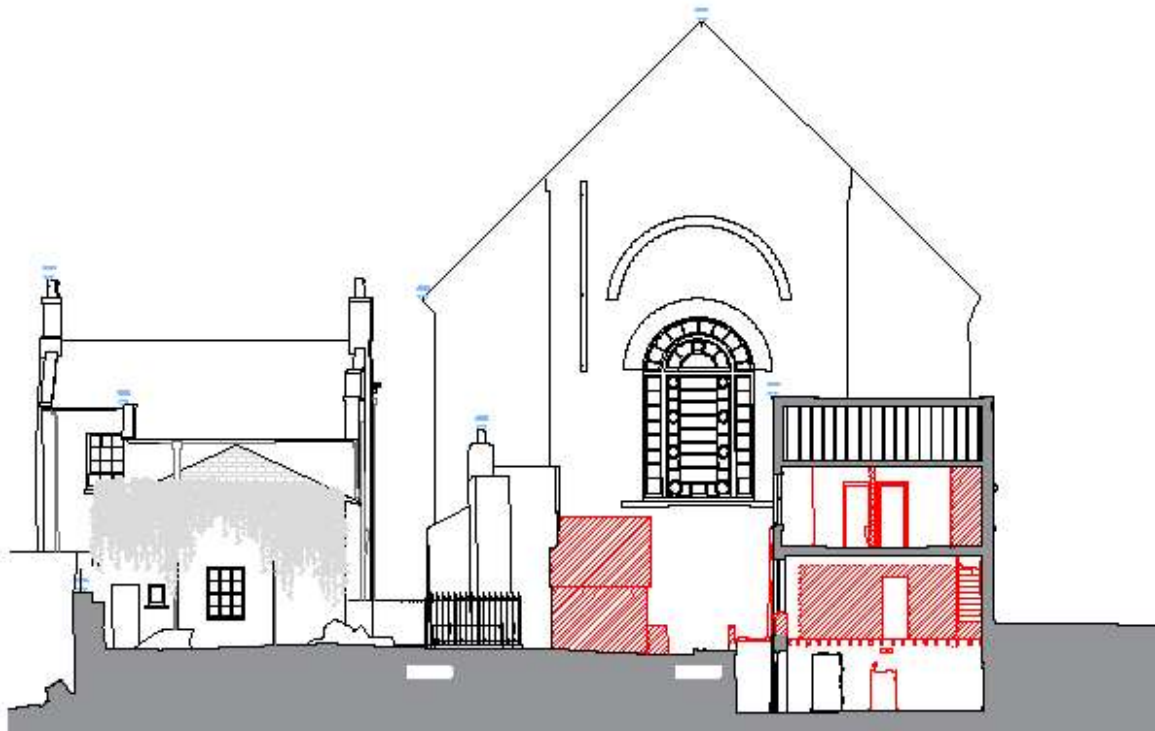
Interior looking towards the Chancel. The Great Pulpit will be removed



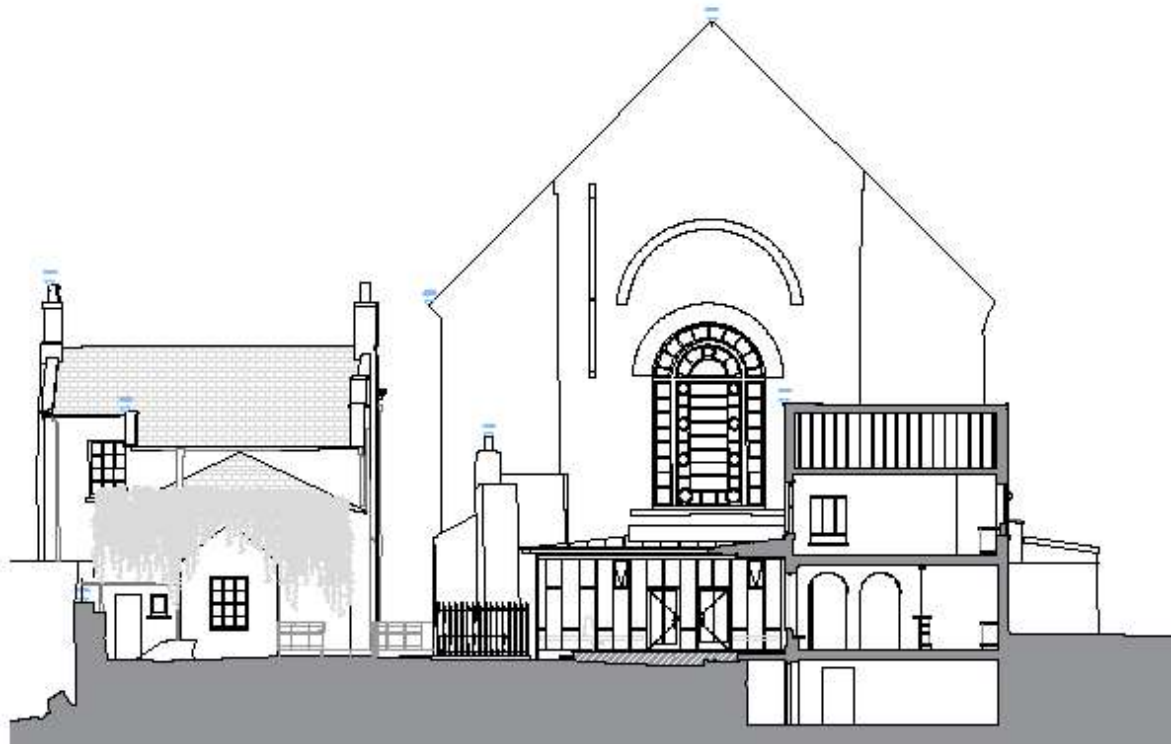
Existing section through the church with proposed demolitions in red



Proposed section through the church, concealed ventilation in roof space.



Existing East elevation, and section through the Sexton's House, with proposed demolitions in red



Proposed East elevation, and section through the Sexton's House