



Dublin City Council
Comhairle Cathrach Bhaile Átha Cliath

Archaeology, Conservation & Heritage Section
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29/01/2025

To the Chairperson and Members of the Central Area Committee

Initiation of the Statutory Process for the Proposed Addition of 88 Dorset Street Upper, Dublin 1, 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

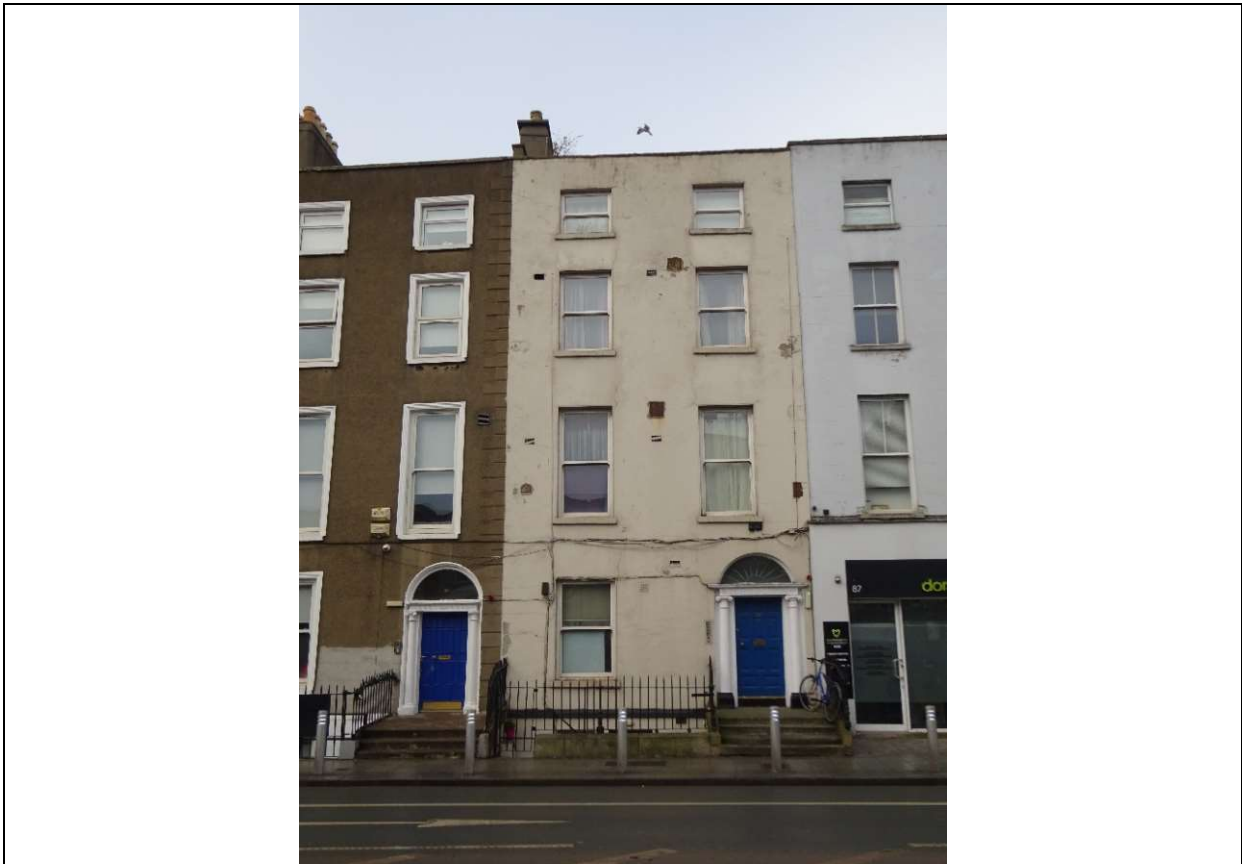


Fig. 1: Front elevation photograph.

Introduction

It is proposed to initiate procedures under Section 54 and Section 55 of the Planning & Development Act 2000 (as amended) to add '88 Dorset Street Upper, Dublin 1' to Dublin City Council's Record of Protected Structures.

Request for Addition

- Minister for Culture, Heritage and the Gaeltacht (now Minister for Housing, Local Government and Heritage) on the 04/06/2014.

Summary of Reasons for Seeking Addition

- *Minister for Culture, Heritage and the Gaeltacht (now Minister for Housing, Local Government and 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, 88 Dorset Street Upper, Dublin 1 has been assigned a Regional rating. The Stage 1 Ministerial recommendations were issued to Dublin City Council on the 04/06/2014.

Site Location & Zoning Map

The subject structure is located in zoning Z4 in the Dublin City Development Plan 2022-2028. The objective of this zoning type is: To provide for and improve mixed-services facilities.

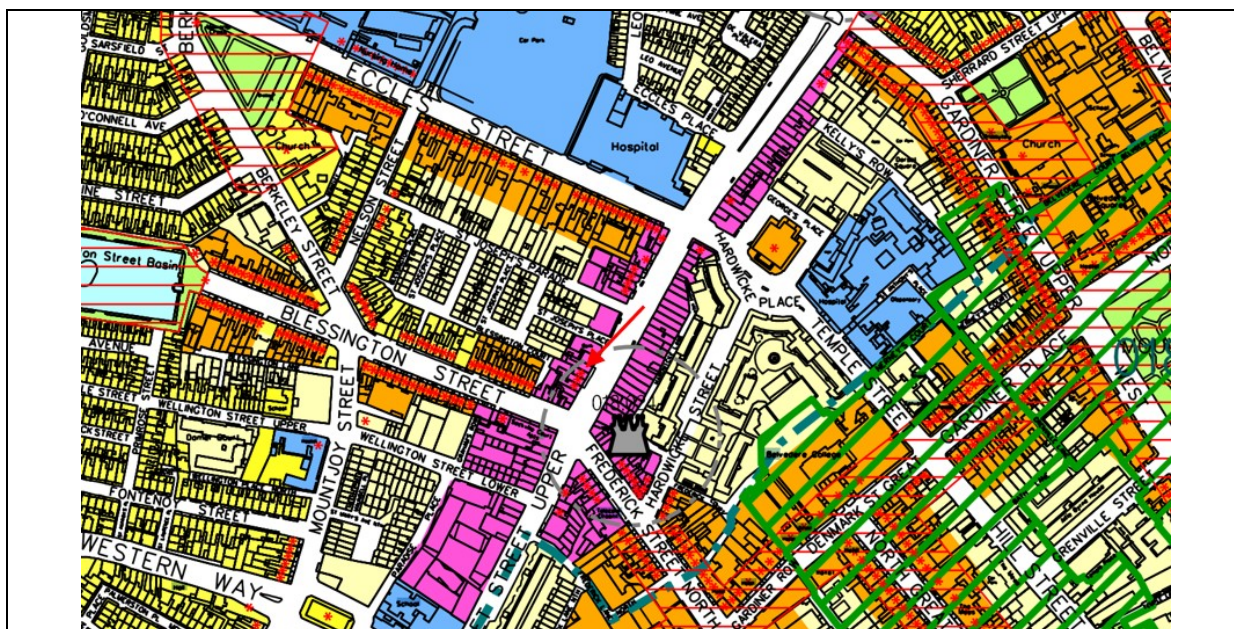


Fig. 2: Site location and zoning map for 88 Dorset Street Upper, Dublin 1.

Recent Planning History

Plan No.	Ref.	Description	Decision
1416/93		10 Apartments at premises	Grant Permission 01/09/1993
1139/92		Change of use from formerly residential to light industrial and offices and partial rebuilding of premises	Grant Permission 20/07/1992

Recent Planning Enforcement History

There is no recent planning enforcement relating to this structure.

Site Access

A site inspection was carried out by Aislinn Collins and Mary-Liz McCarthy of Dublin City Council's Conservation Section on 10/01/25. Access was gained to the exterior of the front elevation of the property.

Summary Description

Exterior:

Terraced two-bay four-storey over raised basement former house, built c.1835, with two-storey return to rear (west) elevation. Now in multiple occupancy. M-profile pitched roof gabled to north end, hidden behind parapet wall with granite coping, having rendered chimneystacks to south party wall with No.89. Pitched roof to return. Painted rendered wall over painted granite plinth course with painted rendered wall to basement to front (east) elevation, cement rendered walls to rear and to return. Square-headed window openings with rendered reveals, painted masonry cills to upper floors and concrete cill to basement having replacement uPVC windows. Round-headed door opening with painted masonry doorcase comprising engaged Ionic columns on plinth bases supporting fluted lintel cornice, partly replaced, with replacement fanlight and replacement timber panelled door. Square-headed door openings to basement to front having timber and glazed door. Door opens onto concrete platform with two concrete and two stone steps. Basement area enclosed by wrought-iron railings with decorative cast-iron corner posts on moulded granite plinth wall.

Historical Background

Dorset Street Upper was first laid out in 1728 and formed part of the Estate of Luke Gardiner. Rocque's 1756 '*Plan of the City of Dublin and the Environs on the Same Scale of London, Paris and Rome*' indicate some residential development on Dorset Street Upper (then known as Drumcondra Lane) between Blessington Street and Eccles Street. The site was redeveloped in the first half of the 19th century and the current footprint of No. 88 is clearly shown on the Ordnance Survey Map published in 1847 (Fig. 14). The map indicates an enclosed light well to the front and a large return along the northern boundary to the rear. The rear site is laid out as an enclosed yard, possibly accessed via the mews lane, Blessington Court. The map indicates that it formerly shared its steps and entrance platform with No. 87 to the north, though the steps to no. 87 are unfortunately now lost. Originally with an exposed brick frontage, No. 88 was rendered as part of works to convert it to apartments in the late twentieth century.

This later Georgian townhouse forms part of a terrace with its neighbours which were built c. 1835. Although the windows have all been replaced, it retains much of its historic fabric including the Ionic doorcase, and decorative ironwork to the steps and basement area. Together with its neighbours, it constitutes a relatively intact stretch of buildings on Dorset Street Upper.

References

- Casey, Christine 'The Buildings of Ireland: Dublin', New Haven and London, 2005.
- The National Inventory of Architectural Heritage Survey of Dublin City, Stage 1 Ministerial Recommendations issued on the 04/06/2014
- *City of Dublin* 1847, Sheet 8 ([City of Dublin : sheet 8](#)) held by Ordnance Survey Ireland, published by University College Dublin.
- *City of Dublin* 1864, Sheet 8 ([City of Dublin : sheet 8](#)) held by Ordnance Survey Ireland, published by University College Dublin.
- *City of Dublin* 1890, Sheet XVIII.37 ([City of Dublin : sheet XVIII.37](#)) held by Ordnance Survey Ireland, published University College Dublin.

NIAH Significance/Rating

The National Inventory of Architectural Heritage (NIAH) has been carried out for this area. 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 (50010697) provided in Appendix 2 of this report has assigned 88 Dorset Street Upper, Dublin 1 a Regional rating. The NIAH in its 2024 handbook identifies these as 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. As a result, this structure was included in the list of Ministerial Recommendations for inclusion on the RPS of structures deemed as being of 'Regional' significance or higher identified under Stage 1 of the Dublin Survey.

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

The National Inventory of Architectural Heritage assigned this structure Architectural & Artistic interest.

The Conservation Section, following an external inspection of the site on 10/01/25 has considered the opinion of the NIAH and is in agreement with the categories of special interest assigned.

Conclusion

Dublin City Council Conservation Section has carried out an assessment of 88 Dorset Street Upper, Dublin 1 and has also considered the NIAH record for the site (see Appendix 2). The Conservation Section concludes that 88 Dorset Street Upper, Dublin 1 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).

The purpose of this report is to seek the approval of the Central Area Committee of Dublin City Council for the initiation of 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 is initiated for the proposed addition of 88 Dorset Street Upper, Dublin 1, to the Record of Protected Structures, in accordance with Section 54 and 55 of the Planning and Development Act, 2000 (as amended).

Recommendation	
Address	Description (to appear on RPS)
88 Dorset Street Upper, Dublin 1	House



29/01/2025

Rhona M. Naughton MRUP MIPI
Senior Planner
Conservation & Heritage

Date

Extent of Protected Structure Status

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



Fig. 3: 88 Dorset Street Upper, Dublin 1: extent of Protected Structure status and curtilage outlined in red.

Appendix 1: Short Photographic Record & Historical Maps



Fig. 4: Site context.



Fig.5: Front (south-east) elevation.



Fig. 6: Rear elevation, visible over buildings to Blessington Court.



Fig. 7: Chimneystack



Fig. 8: Basement area.



Fig. 9: Third floor windows.



Fig. 10: Ground floor.



Fig. 11: Basement railings.

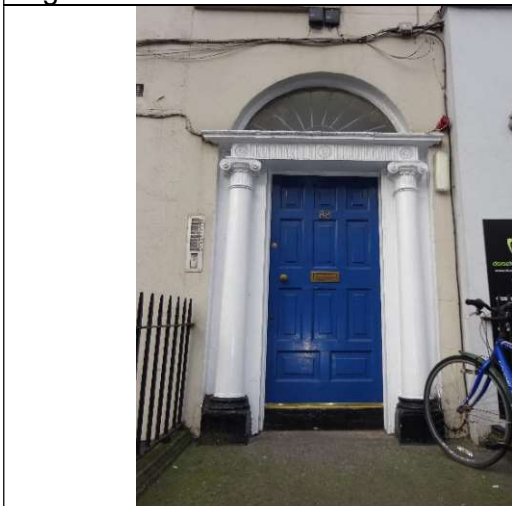


Fig. 12: Doorcase.



Fig. 13: Railings to entrance steps.



Fig. 14: Extract of Ordnance Survey map, City of Dublin, 1847, Sheet 8 showing site outlined in red.



Fig. 15: Extract of Ordnance Survey map, City of Dublin, 1890, Sheet XVIII.37 showing site outlined in red.

Appendix 2: NIAH Ministerial Recommendation

NIAH Assessment for 88 Dorset Street Upper, Dublin 1

	<table><tr><td>Reg.</td><td>50010697</td></tr><tr><td>Date</td><td>1830-1840</td></tr><tr><td>Previous Name</td><td></td></tr><tr><td>Townland</td><td>N/A</td></tr><tr><td>County</td><td>Dublin City</td></tr><tr><td>Coordinates</td><td>315562, 235408</td></tr><tr><td>Categories of Special Interest</td><td>Architectural & Artistic</td></tr><tr><td>Rating</td><td>Regional</td></tr><tr><td>Original Use</td><td>House</td></tr><tr><td>In Use As</td><td>Apartment/Flat</td></tr></table>	Reg.	50010697	Date	1830-1840	Previous Name		Townland	N/A	County	Dublin City	Coordinates	315562, 235408	Categories of Special Interest	Architectural & Artistic	Rating	Regional	Original Use	House	In Use As	Apartment/Flat
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Rating	Regional																				
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<p>Description: Terraced two-bay four-storey house over raised basement, built c.1835. Now in multiple occupancy. Roof hidden behind parapet wall with granite coping and single rendered chimneystack to south party wall. Painted rendered walls to granite plinth course and painted rendered wall to basement. Square-headed window openings with patent rendered reveals, painted masonry sills and replacement uPVC windows throughout. Round-headed door opening with projecting painted masonry doorcase comprising engaged Ionic columns on plinth bases supporting fluted lintel cornice, partly replaced, with replacement fanlight and replacement timber panelled door. Door opens onto granite platform and four granite steps. Platform and basement area enclosed by original wrought-iron railing and decorative cast-iron corner posts on moulded granite plinth wall.</p>																					
<p>Appraisal: This house forms part of a terrace of townhouses on the west side of Upper Dorset Street and with its vertical massing, Ionic doorcase and ironwork exhibits many of the qualities that so characterized this street. Together with the adjacent houses it forms an attractive group that provides significant architectural and visual quality to this historic streetscape.</p>																					