



Dublin City Council
Comhairle Cathrach Bhaile Átha Cliath

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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 58 Capel 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).

PHOTOGRAPH OF STRUCTURE

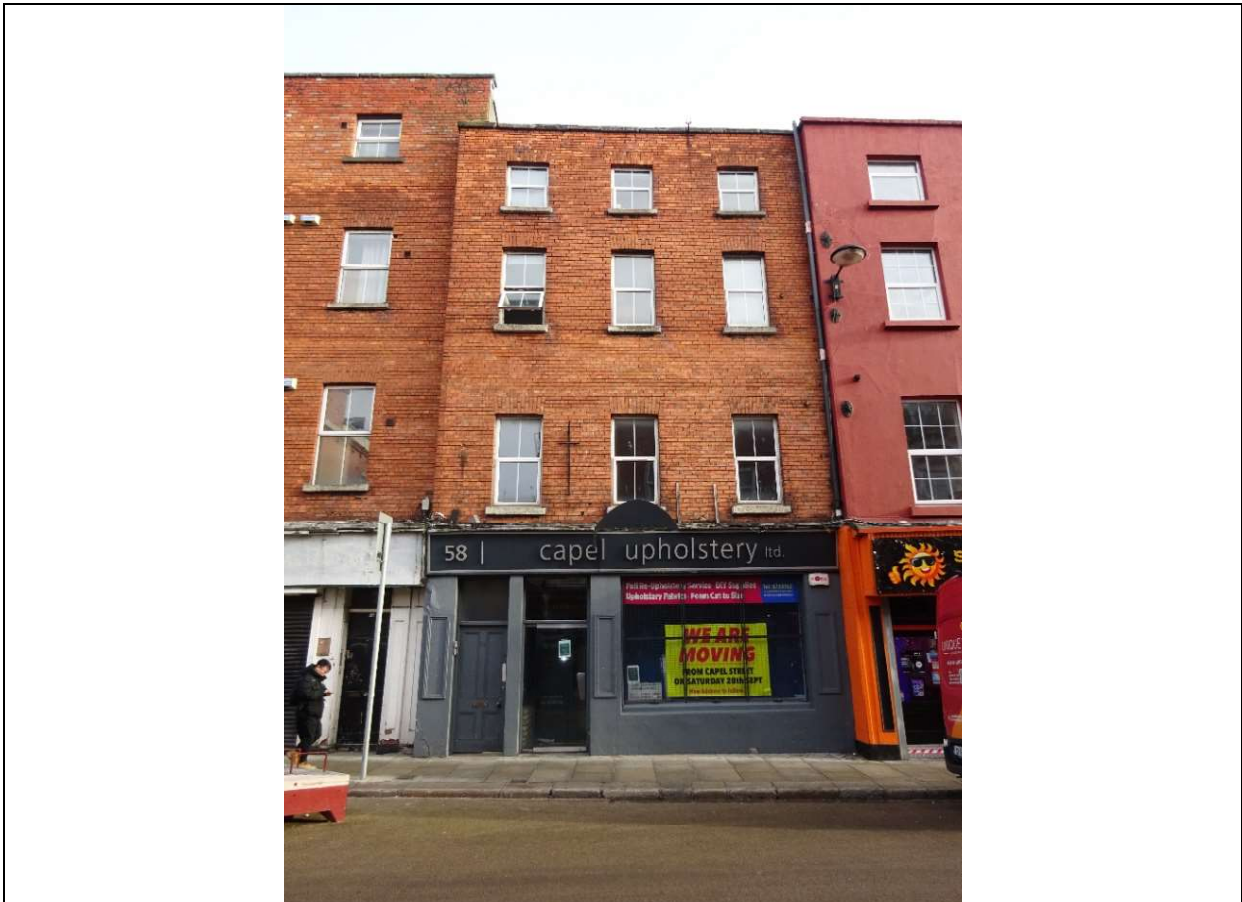


Fig. 1: Front elevation photograph.

Introduction

It is proposed to initiate procedures under Section 54 and Section 55 of the Planning & Development Act 2000 (as amended) to add '58 Capel Street, Dublin 1' to Dublin City Council's Record of Protected Structures.

Request for Addition

- Graham Hickey, Dublin Civic Trust
- Minister for Culture, Heritage and the Gaeltacht (now Minister for Housing, Local Government and Heritage) on the 09/08/17.

Summary of Reasons for Seeking Addition

- Included in Dublin Civic Trust's, 'Survey of gable-fronted and other early buildings of Dublin' (2012).
- *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 2 of the Dublin Survey carried out by the National Inventory of Architectural Heritage, 58 Capel Street, Dublin 1 has been assigned a Regional rating. The Stage 2 Ministerial recommendations were issued to Dublin City Council on the 09/08/17.

Methodology for Assessing Priority 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. No. 58 Capel Street, Dublin 1 has been identified as an Early Building, appearing on Roque's map of 1756.

Site Location & Zoning Map

The subject structure is located in zoning type Z5, in the Dublin City Development Plan 2022-2028. The objective of this zoning type is: "To consolidate and facilitate the development of the central area, and to identify, reinforce, strengthen and protect its civic design character and dignity".

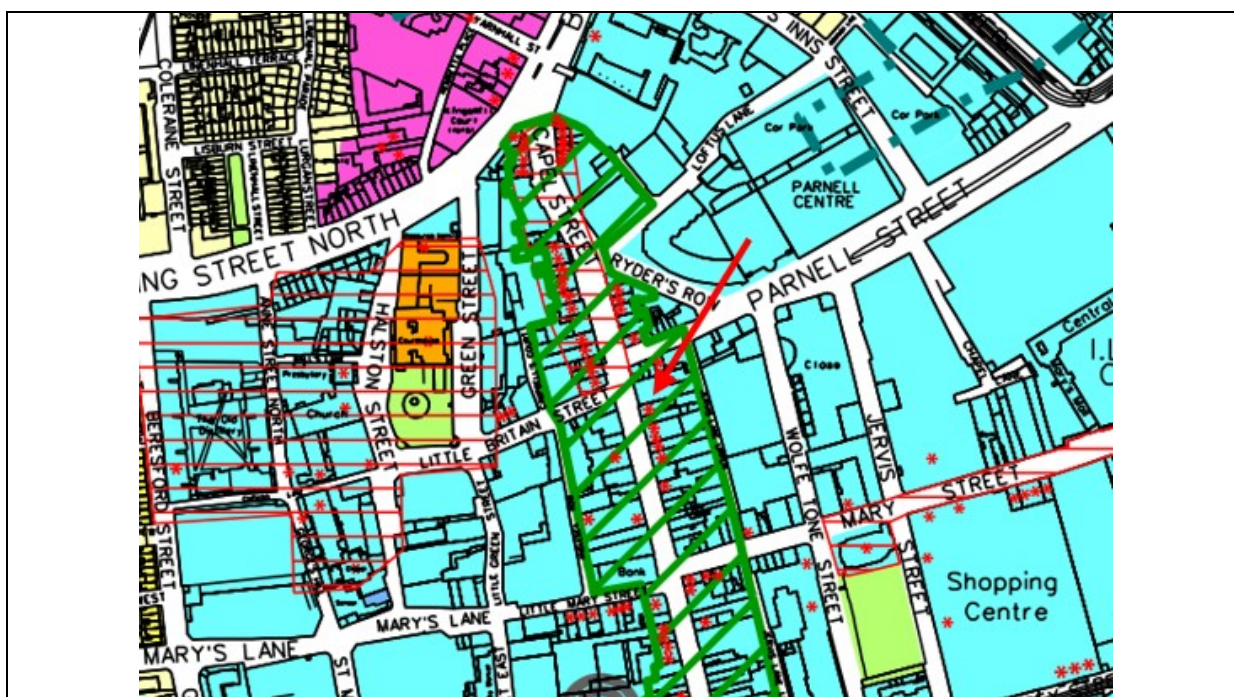


Fig. 2: Site location and zoning map for 58 Capel Street, Dublin 1.

Architectural Conservation Area

The subject structure is located within the following Architectural Conservation Area - Capel Street & Environs.

Recent Planning History

Plan No.	Ref.	Description	Decision
3077/23		Alterations to development previously approved under Reg. Ref. 3281/20 comprising: Provision of new recessed sixth floor level comprising 6 no. bedrooms; Reduction in footprint of fifth floor level by 6sq.m; Opening up of existing party wall between Nos. 58 & 59 (from first to third floor level) and provision of new stair core within new-build element to ensure compliance with fire safety regulations; All ancillary works, including general reconfiguration of all floor levels necessary to facilitate the development.	Split decision (Permission and Refusal) 16/03/2023 ABP-316235-23 Split decision 24/05/2024
3056/23		Alterations to development previously approved under Reg. Ref. 3281/20 comprising: Opening up of existing party wall between Nos. 58 & 59 (from first to third floor level) and provision of new stair core within new-build element to ensure compliance with fire safety regulations; All ancillary works, including general reconfiguration of all floor levels necessary to facilitate the development.	Grant Permission 14/03/2023 ABP-316238-23 Grant Permission 24/05/2024
3281/20		The development will include demolition of Nos. 58 and 59 Capel Street (excluding the front west-facing facades, the rear east-facing facade of the building to rear of 58 Capel Street fronting Jervis Lane Upper, shared party wall between properties and the original internal structure of No. 58); Alteration of fenestration, refurbishment and extension by 1 no. storey of rear east-facing facade at 58 Capel Street, refurbishment of front west-facing facade at Nos. 58 & 59 Capel Street to original state with existing brickwork and cleaned and repointed along with the installation of new traditional-style timber windows to replace existing non-original windows; provision of replacement shopfronts to Nos. 58 & 59 Capel Street with associated lighting and signage.	Grant Permission 27/01/2021 ABP-309511-21 Grant Permission 24/09/2021
4747/19		The development will include demolition of Nos. 58 and 59 Capel Street (excluding the front west-facing facades, shared party wall between properties and the original internal structure on No. 58); Refurbishment of front west-facing facade at Nos. 58 & 59 Capel Street to original state with existing brickwork cleaned and repointed along with the installation of new traditional-style timber windows to replace existing non-original windows; provision of replacement shopfronts to Nos. 58 & 59 Capel Street with associated lighting and signage; All associated site works necessary to facilitate the development.	Refuse Permission 21/02/2020
2880/01		Retention of two apartment units at first floor level.	Refuse Permission 27/09/2001

Plan No.	Ref.	Description	Decision
3358/97		Retention of replacement windows at first, second and third floor level in the front elevation.	Refuse Permission 20/02/1998

Recent Planning Enforcement History

Planning enforcement reference numbers relating to this structure - E1150/24 and E1004/97.

Site Access

A site inspection was carried out by Aislinn Collins and Mary-Liz McCarthy of Dublin City Council's Conservation Section on 10/01/2025. Full access to the exterior, front elevation of the structure together with its surroundings was possible.

Summary Description

Exterior:

Terraced two-bay four-storey former house, built c.1715 and refaced c.1900, with shopfront to ground floor. Full-height return to rear (east) elevation. Now in use as retail unit to ground floor with apartments above. Replacement flat roof hidden behind brick parapet with masonry coping. Red brick walling laid to English bond to upper floors, cement rendered walls to rear. Square-headed window openings with granite cills, brick voussoirs and reveals, and replacement uPVC casement windows throughout. Modern shopfront, with glazed entrance door, panelled timber pilasters framing display window and supporting fascia. Square-headed door opening to north end providing access to accommodation with modern four-panelled timber door and overlight.

Historical Background

Capel Street has its origins in the late 17th century when the former lands of the medieval Abbey of St Mary's, to the north of the River Liffey, were developed by Sir Humphrey Jervis. In c.1676 Jervis built a bridge at Capel Street using stones from the ruins of St. Mary's Abbey. The new bridge, named 'Essex bridge' was to establish Capel Street as one of the city's principal thoroughfares. Capel Street quickly became a fashionable and sought-after residential address for the city's gentry and most powerful public figures, with William Connolly, Speaker of the House of Commons, listed among the street's early residents.

The initial late 17th century plots were large, facilitating grand freestanding houses set within private courtyards and gardens (Casey 2005, p.105). By the turn of the 18th century subdivision provided denser plot ratios creating the terraces of narrow largely two-bay townhouses which characterise the street today, (James 2001, p.16). No. 58 Capel Street first appears on Rocque's map of 1756 (Fig. 12). The footprint of the townhouse depicted by Rocque, including the closet return, remains clearly identifiable in the current plan layout. Rocque records an enclosed garden to the rear of the property and a mews house or outbuilding accessed from Stable Lane (now Jervis Lane Upper). An offset is recorded in the rear party boundary between No. 58 and No. 59 Capel Street. Stable Lane, as suggested by its name, provided stabling for the principal residences on Capel Street. This reflected the first time that mews lanes were provided in the city (James 2001, p.17).

By the late 18th century, as residential focus shifted to the south and east of the city, trade and commerce took hold on Capel Street becoming by the mid-1800's one of the city's leading commercial thoroughfares. It is during this period that No. 58 is likely to have been adapted for commercial use with further development of the rear plot evident on the Ordnance Survey Map of 1847. An image of the building illustrated by Henry Shaw in his *Dublin Pictorial Guide and Directory of 1850* captures elevation of No. 58 to Capel Street. It records the building in the occupancy of the J. Drake with a shop at ground level and Rectifying Distillery over. Shaw's illustration indicates that at the time the building had a regular fenestration pattern with three windows to each floor, indicating that the former Dutch

Billy facade had already been modified to reflect changes in architectural taste. Thom's Almanac and Official Directory for the year 1862 records that a *Mr. Henry Lambe, general fruit merchant and commissions agents* was operating from the premises. The Ordnance Survey Map of 1891 indicates further the full development of the rear plot, with only a small enclosed yard evident along the northern boundary (see Fig. 14).

Goad's Fire Insurance Plan of the City of Dublin, dated 1893, indicates that No. 58 Capel Street was a four-storey masonry building with a slate roof (see Fig. 15). The early 18th century footprint with closet return remains clearly discernible. The building is by then listed in commercial use at ground floor with tenement occupancy to upper floors, reflecting the social decline of the north city area which would characterise Capel Street for much of the 20th century. The mews building to Jervis Lane Upper, is recorded as a masonry structure of two stories with a slate roof, in use as a stable. The offset in the party boundary between No.58 and No.59 is still evident.

No. 58 Capel Street has been identified by Dublin Civic Trust in a 'A Survey of Gable-Fronted Houses and Other Early Buildings of Dublin City' (2012, pg.54), as an early 18th century building which was later re-faced to reflect changes in polite taste and the architectural fashions of the day. The subject building is one of twenty six known 18th century structures on the street which collectively represent an important grouping of early building stock identified as a rare and declining type in the city. Despite the re-facing of the building in the late 19th century and the loss of the original roof form, the presence of angled chimney breasts internally and the closet return externally indicate it conforms to an established typology of the early- to mid-18th century.

The building forms part of a development site encompassing buildings on Parnell Street, Capel Street and Jervis Lane Upper which was granted planning permission in 2020. The extant planning permission and subsequent amendments allows for the demolition of buildings to the east of the rear elevation of No. 58 Capel Street along with the mews building on Jervis Lane Upper. Plan drawings included with the planning applications indicate that the main building to Capel Street will be retained as part of the scheme though some minor alterations will be made to the internal layout including the insertion of new openings in the party wall between No. 58 and No. 59. Drawings indicate that the majority of the structures historic fabric and planform, including corner chimneys and closet return, will be retained as part of the scheme.

References

- Casey, Christine 'The Buildings of Ireland: Dublin', New Haven and London, 2005.
- Dublin Civic Trust 'Survey of gable-fronted and other early buildings of Dublin', Dublin 2012.
- James, Olwyn 'Capel Street, Dublin1: A Study of the Past, A Vision for the Future', Dublin 2001.
- The National Inventory of Architectural Heritage Survey of Dublin City, Stage 2 Ministerial Recommendations issued on the 09/08/2017

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 (50060494) provided in Appendix 2 of this report has assigned 58 Capel Street, 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 2 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 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 58 Capel Street, Dublin 1 and has also considered the NIAH record for the site (see Appendix 2). The Conservation Section concludes that 58 Capel Street, 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 58 Capel 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).

Recommendation	
Address	Description (to appear on RPS)
58 Capel Street, Dublin 1	Commercial premises, excluding buildings to rear site



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: 58 Capel Street, 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 (west) elevation.



Fig. 6: Rear (east) elevation to left had side of photograph.



Fig. 7: Mews building to Jervis Lane Upper.



Fig. 8: Parapet and coping.



Fig. 9: Windows to second and third floors.



Fig. 10: Shopfront.



Fig. 11: Entrance to upper floors.

Historic Maps and Images



Fig. 12: An exact survey of the City and Suburbs of Dublin, John Rocque, 1756, showing site



Fig. 13: City of Dublin, Sheet 14, 1847 (Source [City of Dublin : sheet 14](#)), showing site.




Fig. 14: City of Dublin: Sheet XVIII.47, 1891 ([City of Dublin : sheet XVIII.47](#)), showing site.



Fig. 15: Insurance Plan of the City of Dublin, 1893. Charles E. Goad Limited (source [Insurance Plan of the City of Dublin Vol. 1: sheet 2-2](#)), showing site.

Appendix 2: NIAH Ministerial Recommendation

NIAH Assessment for 58 Capel Street, Dublin 1

	<table border="1"> <tr> <td>Reg.</td> <td></td> </tr> <tr> <td>Date</td> <td>1700-1920</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>315324, 234617</td> </tr> <tr> <td>Categories of Special Interest</td> <td>Architectural</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 (converted)</td> </tr> </table>	Reg.		Date	1700-1920	Previous Name		Townland	N/A	County	Dublin City	Coordinates	315324, 234617	Categories of Special Interest	Architectural	Rating	Regional	Original Use	House	In Use As	Apartment/Flat (converted)
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Rating	Regional																				
Original Use	House																				
In Use As	Apartment/Flat (converted)																				
<p>Description: Terraced three-bay four-storey red brick former house, built c.1715 and refaced c.1900, with shopfront to ground floor and apartments above. Roof concealed behind brick parapet with masonry coping. Replacement uPVC rainwater goods. Red brick walling laid to English bond to upper floors. Diminishing square-headed window openings with brick voussoirs, plain reveals and granite sills, and having replacement uPVC windows throughout. Shopfront modern, although with signs of historic panelled pilasters. Separate doorway leading to flats, with four-panelled door in modern opening.</p>																					
<p>Appraisal: Dublin Civic Trust's, 'Survey of gable-fronted and other early buildings of Dublin', (2012) states 'The Victorian tenement-like appearance of this building conceals a substantial former townhouse of probable early eighteenth-century date. This is evidenced by the former angled chimneybreast in the shop unit, a closet return structure to the rear and a plan correlation with the house on Rocque's map of 1756 - all of which suggest a formerly gable-fronted house.' A significant early building, it contributes to the historic built form of Capel Street ACA.</p>																					