

**Archaeology, Conservation & Heritage Section**  
Planning & Property Development Department  
Block 3, Floor 3, Civic Offices, Wood Quay, Dublin 8

**Seandálaíocht, Caomhantas & Oidhreacht**  
An Roinn Pleanála & Forbairt Maoine  
Oifigí na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8

Tel: (01) 222 3926; (01) 222 6564  
Email: [conservation@dublincity.ie](mailto:conservation@dublincity.ie)

28<sup>th</sup> January 2025

To the Chairperson and Members of the Central Area Committee

---

**Initiation of the Statutory Process for the Proposed Addition of 54 Arbour Hill, Dublin 7, 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**



### **Introduction**

It is proposed to initiate procedures under Section 54 and Section 55 of the Planning & Development Act 2000 (as amended) to add 54 Arbour Hill, Dublin 7 to Dublin City Council's Record of Protected Structures.

**Request for Addition**

- Ciarán Cuffe on 14/02/2023
- Minister for Culture, Heritage and the Gaeltacht (now Minister for Housing, Local Government and Heritage) on the 4/6/2014.

**Summary of Reasons for Seeking Addition**

- Ciarán Cuffe: Considers the structure to be of architectural, historical, archaeological and social significance. The request for addition cites the Ministerial Recommendation for reference.
- *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 Stage 1 of the Dublin Survey carried out by the National Inventory of Architectural Heritage. 54 Arbour Hill, Dublin 7 has been assigned a Regional rating. The Stage Stage 1 Ministerial recommendations were issued to Dublin City Council on the 4/6/2014.

**Site Location & Zoning Map**

The structure in question is zoned Z1: *To protect, provide and improve residential amenities*, in the Dublin City Development Plan 2022-2028.

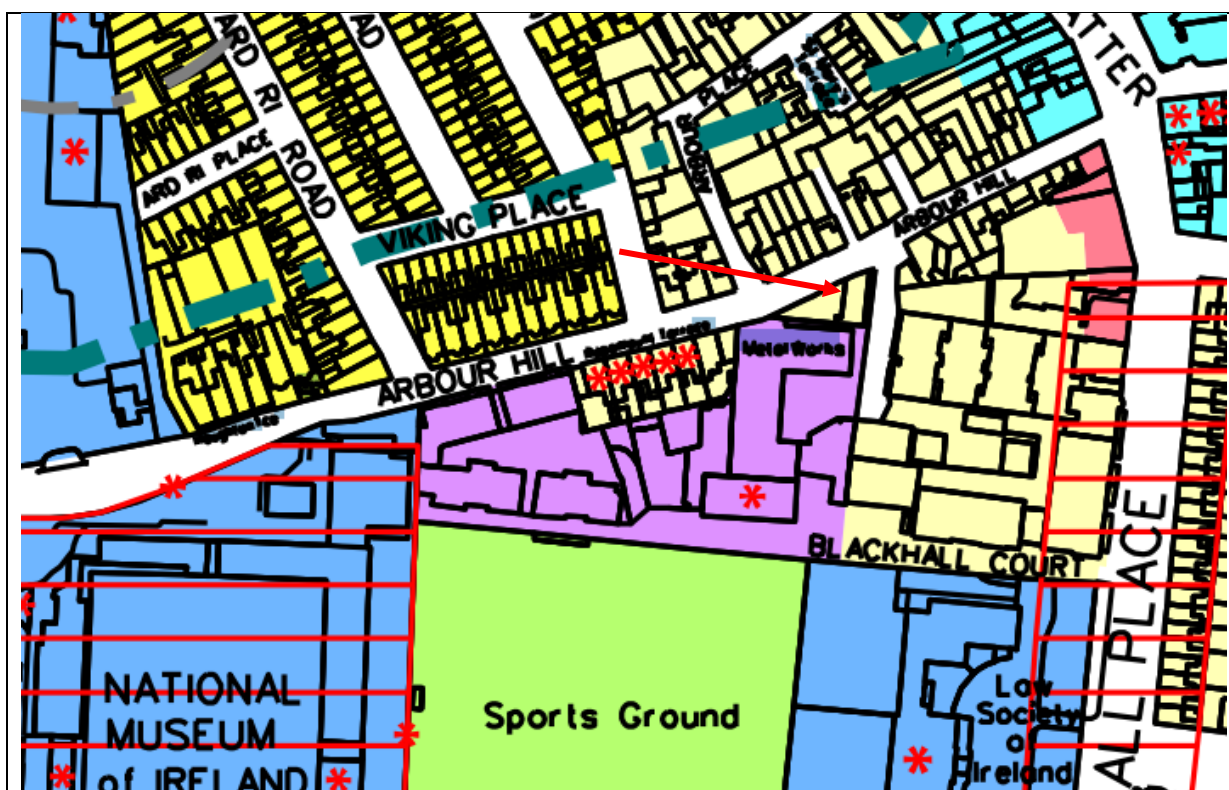


Fig. 1: Site location and zoning map for 54 Arbour Hill

**Recent Planning History**

Plan Ref. No.	Description	Decision
0064/15	EXPP: Internal Alterations. Raising the level of annex/return roof by approximately 1.2metres, below eaves. Remove one chimney.	Refuse Exemption Certificate 07-Apr-2015
0446/24	EXPP: The change of use of a multi-unit dwelling at 54 Arbour Hill, to use as a single residential dwelling; and the use of a residential building at 54 Arbour Hill, where care is not provided to house homeless persons.	Application not yet decided

## **Recent Planning Enforcement History**

Planning enforcement reference numbers relating to this structure - E1061/24, E0523/24.

## **Site Access**

An external site inspection was carried out by Mary-Liz McCarthy of Dublin City Council's Conservation Section on 16/01/2025. The interior of the structure was inspected by the Conservation Section on 23/07/2024. A location map are included in this report and images of the structure are contained in Appendix 1.

## **Summary Description**

*Exterior:* Detached single-bay three-storey over basement former widows alms-house, built c.1796, having four-bay side elevation, with angled corner to north-west and two-storey extension to west elevation. Pitched artificial slate roof, hipped to front (north) elevation, terracotta ridge tiles, rendered chimneystacks having clay chimneypots, cast-iron rainwater goods, raised parapet to front with masonry coping. Roughcast rendered walls, render platband to rear (south) elevation, render plinth course to front, brick plinth course over smooth-rendered wall to basement to east elevation. Exposed brick, laid in Flemish bond, to front with remains of wiggled pointing visible. Evidence of concrete rebuilding to upper level of front elevation. Square-headed window openings throughout, render reveals, masonry sills and replacement uPVC windows. Round-arched door opening to front, render surround, uPVC door, render step and fanlight. Cement-rendered wall to basement well east elevation with metal railings incorporating gate. Yard to west bounded by random courses stone wall having segmental-headed brick opening with brick block-and-start surround and recent timber gate (c.2024); section of wall closest to house rebuilt in concrete block with metal door to square-headed opening.

## **Historical Background**

The NIAH date assigned to this structure is incorrect and relates to an earlier almshouse, located further west along Arbour Hill, which is illustrated on Rocque's map of 1756 and annotated Carpenters Widdow House. Thoms Directories continue to refer to a Carpenters Widows House on Arbour Hill, located at No. 56 Arbour Hill into the latter decades of the nineteenth-century, though the structure is not annotated as such on Ordnance Survey mapping and the structure illustrated on Rocque's map is now longer extant. No. 57 Arbour Hill is listed as St Paul's Widow's Alms-house in the Directories, and correlates to the subject structure, with the c.1840 Ordnance Survey map numbering this structure as No. 57 (by the 1901 Census this had been renumbered to 54). An alms house for widows of St Paul's parish (Church of Ireland) was opened in 1796 and closed in the 1930s. Therefore the building was constructed in the 1790s and not the 1720s.

In 1818, twenty-nine widows are said to have lodged in the house, with some receiving a weekly stipend, paid for through collections at the parish church and occasional additional donations and subscriptions. The censuses of 1901 and 1911 shows that the boarders were all Church of Ireland, with ten women living in the house, including the Matron, on each occasion.

Following the cessation of its use as an almshouse, the structure has continued in multiple occupancy. In 2024 it underwent significant redevelopment, with the interior layout altered. However, it is evident that the main planform of the structure has remained largely intact, though subdivision has led to this being somewhat concealed. Images provided in a sales brochure for the property for 2023 shows substantial chimneybreasts, surviving to the interior, however the images also clearly show there was no surviving historic features or fabric other than fragments of flat lime plaster to the walls. The structure is now subdivided into multiple units. The stairs from ground to second floor was replaced, albeit in its historic position; there is no stairs linking the ground floor and the basement. Windows and doors were also replaced at this time.

Notwithstanding the alterations to the interior of the structure, it is considered that sufficient evidence of the historic planform internally. The structure, despite the loss of some features/fabric externally, continues to make a significant contribution to the historic character of Arbour Hill.

#### References:

- (Digital records accessed 14/01/2025)  
<https://gallica.bnf.fr/ark:/12148/btv1b53119647z/f2.item>  
*City of Dublin*, held by Ordnance Survey Ireland. © Public domain. Digital content: © Ordnance Survey Ireland, published by UCD Library, University College Dublin 1847, Sheet 13 <http://digital.ucd.ie/view/ucdlib:40833>  
*City of Dublin*, held by Ordnance Survey Ireland. © Public domain. Digital content: © Ordnance Survey Ireland, published by UCD Library, University College Dublin 1864, Sheet 13 <http://digital.ucd.ie/view/ucdlib:40834>  
*City of Dublin*, held by Ordnance Survey Ireland. © Public domain. Digital content: © Ordnance Survey Ireland, published by UCD Library, University College Dublin 1886, Sheet DN018\_46 <http://digital.ucd.ie/view/ucdlib:40896>  
*Census of Ireland 1901* (<http://www.census.nationalarchives.ie/>)  
*Census of Ireland 1911* (<http://www.census.nationalarchives.ie/>)
- Best, Edith M. "St Paul's Parish, Dublin." *The Journal of the Royal Society of Antiquaries of Ireland*, vol. 104, 1974, pp. 15–28. JSTOR, <http://www.jstor.org/stable/25508639>. Accessed 13 Jan. 2025.
- Cooney, D. A. Levistone. "Twenty Reduced Widows." *Dublin Historical Record*, vol. 50, no. 1, 1997, pp. 40–54. JSTOR, <http://www.jstor.org/stable/30101158>. Accessed 13 Jan. 2025.
- The National Inventory of Architectural Heritage Survey of Dublin City, Stage 1 Ministerial Recommendations issued on the 04/06/2014
- Thom's Almanac and Official Dictionary, 1862

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

The National Inventory of Architectural Heritage (NIAH) survey has been carried out for the area under Stage 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 (50070181) provided in Appendix 2 of this report has assigned 54 Arbour Hill a 'Regional' rating. These are structures or sites that make a significant contribution to the architectural heritage within their region or area.

The structure is subject to a Ministerial Recommendation.

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

54 Arbour Hill is considered by the Conservation Section of Dublin City Council to be of special interest under the following headings:

The National Inventory of Architectural Heritage assigned this structure Architectural, Social interest.

The Conservation Section, following an external inspection of the site on 15/01/2025 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 54 Arbour Hill and has also considered the NIAH record for the site (see Appendix 2). The Conservation Section concludes that 54 Arbour Hill merits inclusion on the Record of Protected Structures.

The extent of the proposed Protected Structure status and curtilage is outlined in Fig.2 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 **54 Arbour Hill**, to the Record of Protected Structures, in accordance with Section 54 and 55 of the Planning and Development Act, 2000 (as amended).

<b>Recommendation</b>	
<b>Address</b>	<b>Description (to appear on RPS)</b>
54 Arbour Hill, Dublin 7	Former Almshouse



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.

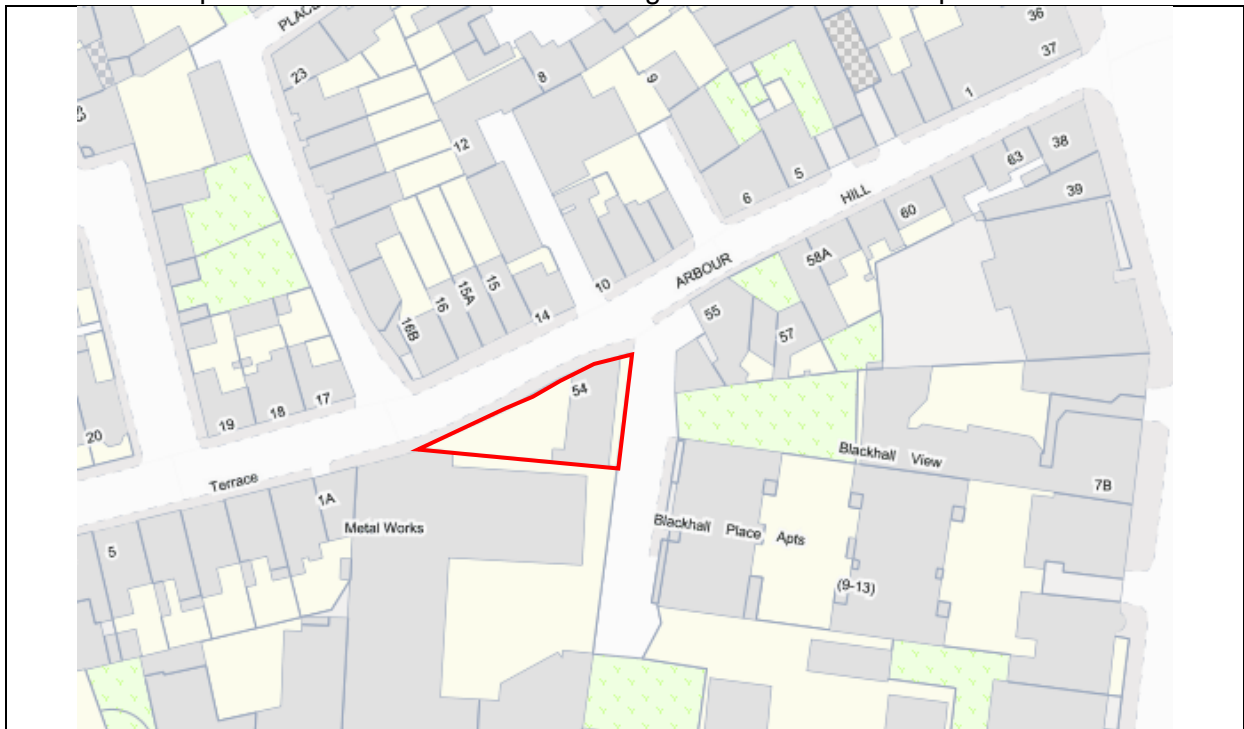


Fig. 2: 54 Arbour Hill: extent of Protected Structure status and curtilage outlined in red.

Appendix 1: Short Photographic Record & Historical Maps



Fig. 3: North elevation



Fig. 4: East elevation from northeast

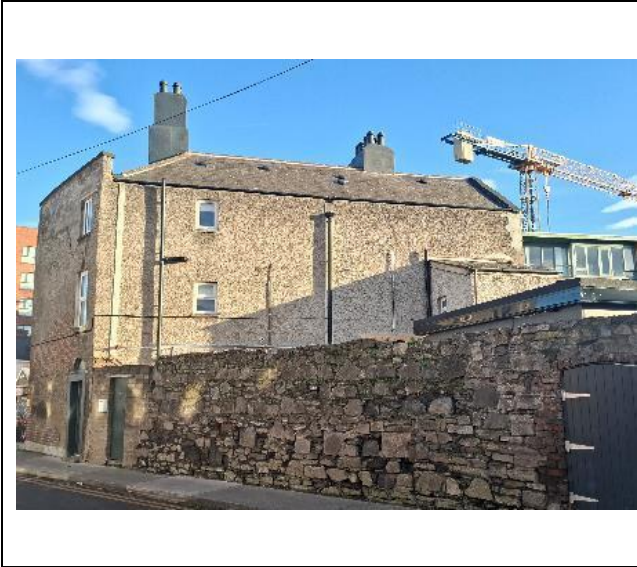


Fig. 5: West elevation



Fig. 6: Two-storey extension to west



Fig. 7: Window opening

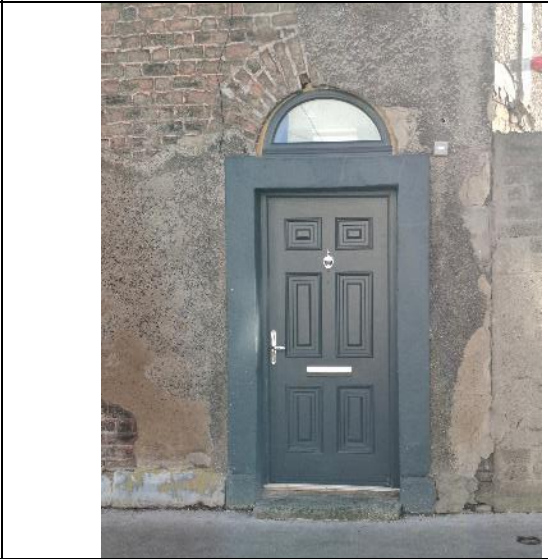


Fig. 8: Door opening



Fig. 9: Context from northwest

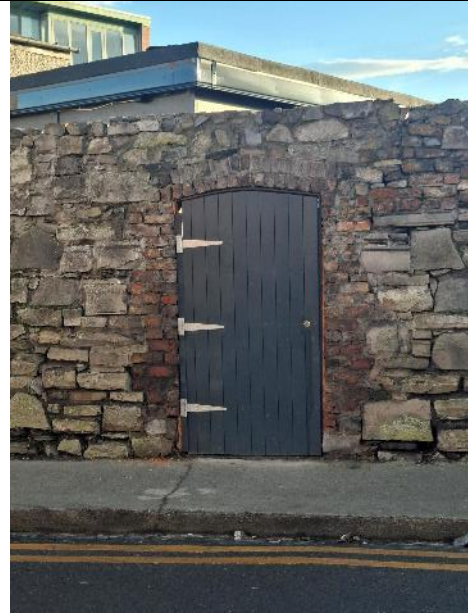


Fig. 10: Gate opening to boundary wall



Fig. 11: Extract from Rocque's *An Exact Survey of the City and Suburbs of Dublin* (1756) with approximate location of building arrowed red



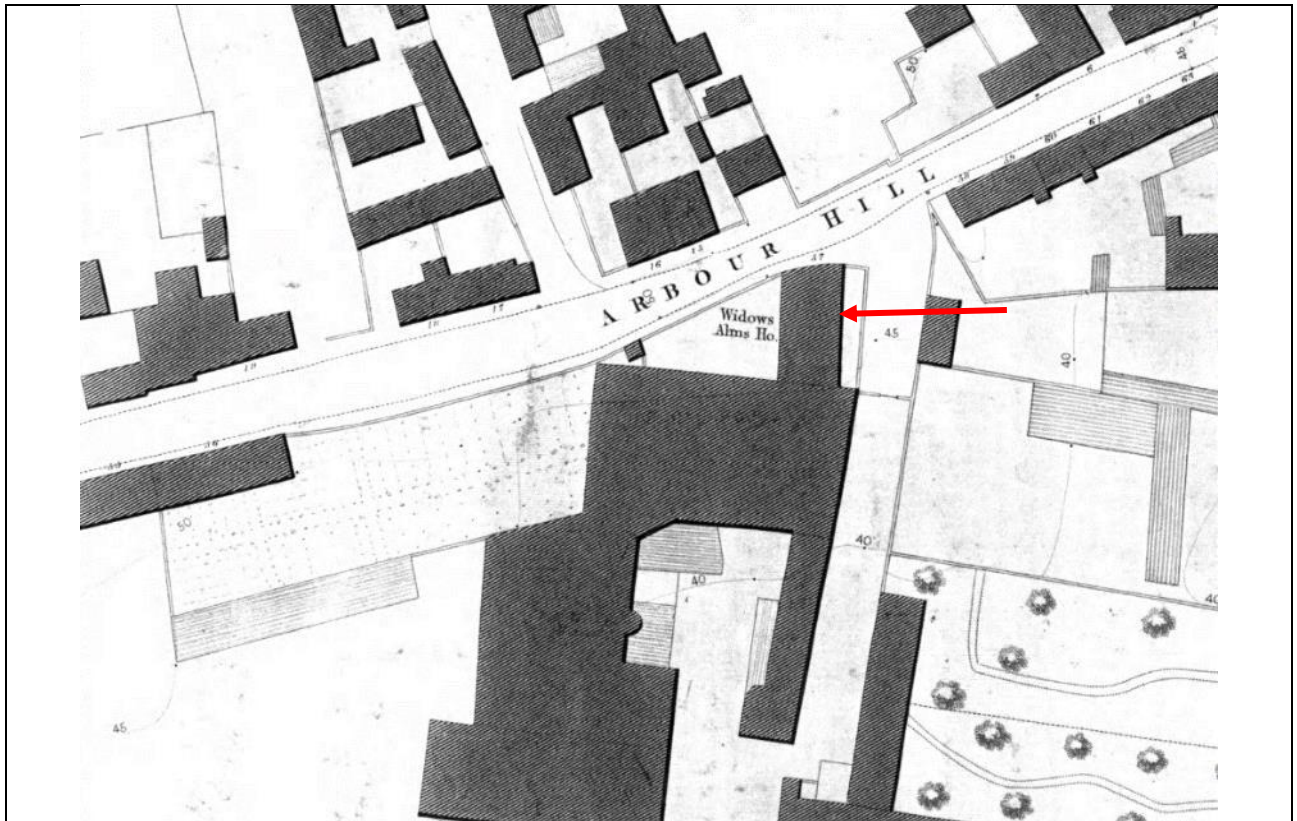


Fig. 12: Extract from 1847 Ordnance Survey City of Dublin: Sheet 13 with structure arrowed red

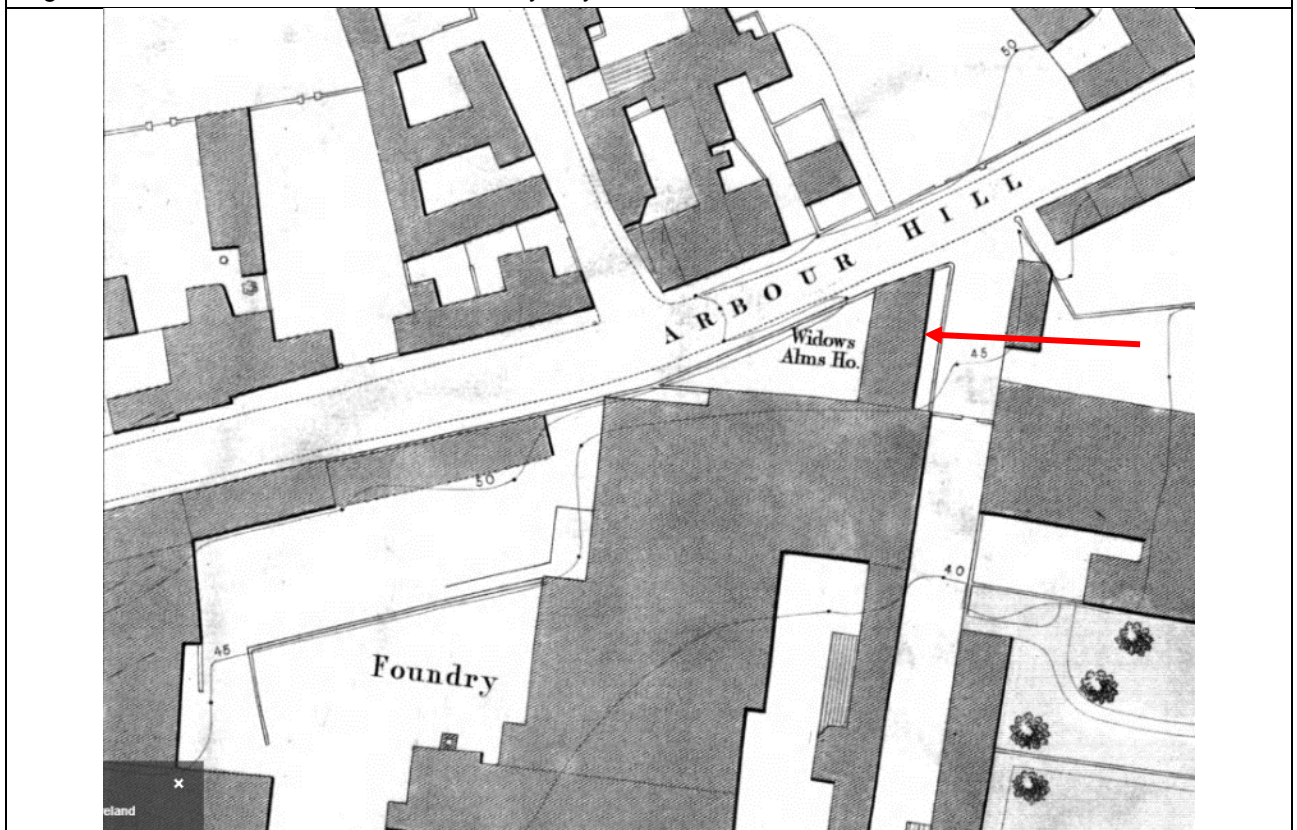


Fig. 13: Extract from 1864 Ordnance Survey City of Dublin: Sheet 13 with structure arrowed red

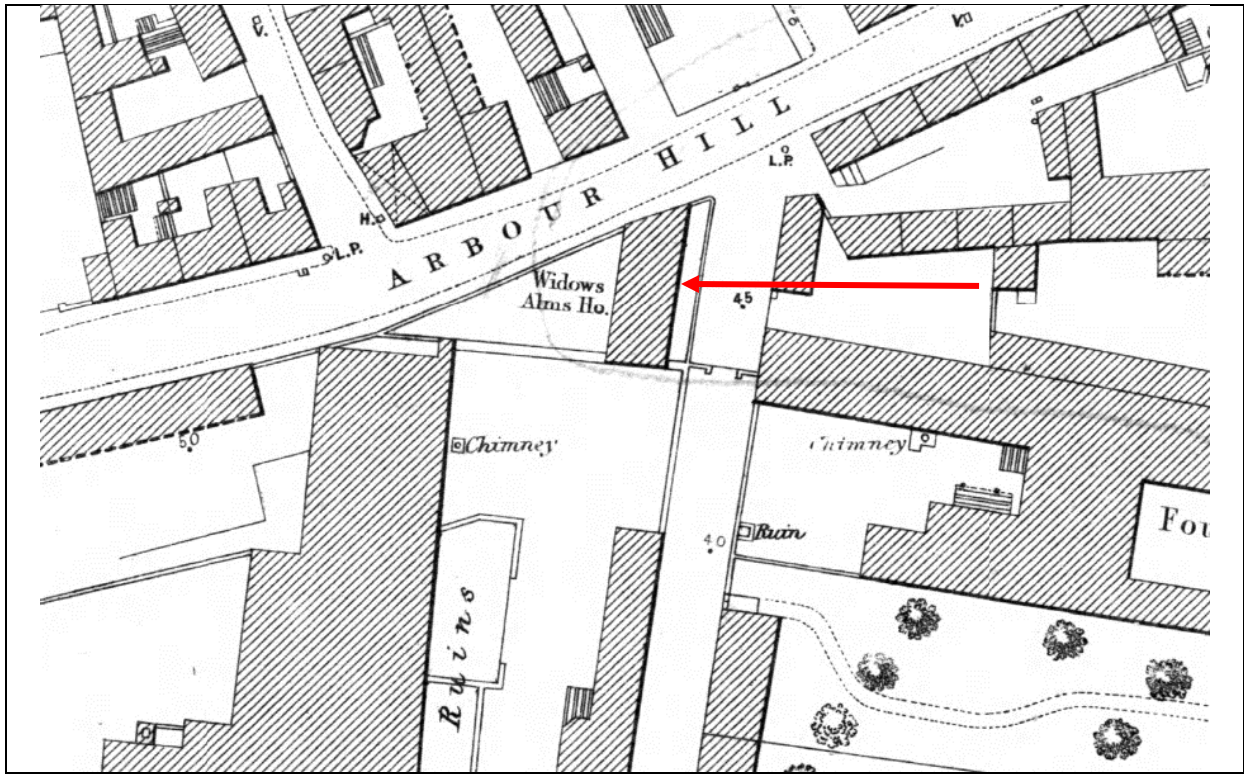


Fig. 14: Extract from 1886 Ordnance Survey City of Dublin: Sheet 13 with structure arrowed red

## Appendix 2: NIAH Ministerial Recommendation

### NIAH Assessment for 54 Arbour Hill, Dublin 7

	<table border="0"> <tr> <td><b>Reg.</b></td> <td>50070181</td> </tr> <tr> <td><b>Date</b></td> <td>1790-1800</td> </tr> <tr> <td><b>Previous Name</b></td> <td>Widows Alms House</td> </tr> <tr> <td><b>Townland</b></td> <td>N/A</td> </tr> <tr> <td><b>County</b></td> <td>Dublin City</td> </tr> <tr> <td><b>Coordinates</b></td> <td>314385, 234650</td> </tr> <tr> <td><b>Categories of Special Interest</b></td> <td>Architectural, Social</td> </tr> <tr> <td><b>Rating</b></td> <td>Regional</td> </tr> <tr> <td><b>Original Use</b></td> <td>almshouse, social housing, civil</td> </tr> <tr> <td><b>In Use As</b></td> <td>apartment/flat (converted), private*, domestic</td> </tr> </table>	<b>Reg.</b>	50070181	<b>Date</b>	1790-1800	<b>Previous Name</b>	Widows Alms House	<b>Townland</b>	N/A	<b>County</b>	Dublin City	<b>Coordinates</b>	314385, 234650	<b>Categories of Special Interest</b>	Architectural, Social	<b>Rating</b>	Regional	<b>Original Use</b>	almshouse, social housing, civil	<b>In Use As</b>	apartment/flat (converted), private*, domestic
<b>Reg.</b>	50070181																				
<b>Date</b>	1790-1800																				
<b>Previous Name</b>	Widows Alms House																				
<b>Townland</b>	N/A																				
<b>County</b>	Dublin City																				
<b>Coordinates</b>	314385, 234650																				
<b>Categories of Special Interest</b>	Architectural, Social																				
<b>Rating</b>	Regional																				
<b>Original Use</b>	almshouse, social housing, civil																				
<b>In Use As</b>	apartment/flat (converted), private*, domestic																				
<p><b>Description:</b> Detached single-bay three-storey over basement former widows almshouse, built c.1720, having four-bay side elevation, with angled corner to north-west and two-storey extension to west elevation. Pitched artificial slate roof, hipped to front (north) elevation, terracotta ridge tiles, rendered chimneystacks having clay chimneypots, cast-iron rainwater goods, raised parapet to front with masonry coping. Roughcast rendered walls, render platband to rear (south) elevation, render plinth course to front, brick plinth course over rendered wall to basement to east elevation. Exposed yellow brick, laid in Flemish bond, to front. Square-headed window openings throughout, render reveals, masonry sills and replacement uPVC and timber framed windows. Round-arched door opening to front, render surround, timber panelled door, render step and tripartite fanlight.</p>																					
<p><b>Appraisal:</b> This almshouse was built to house widows from the parish of St Paul's, and is an important reminder of the social history of the area. The unusual form of the house, with its gable facing the street, is perhaps indicative of an early date. It makes an imposing impression on the streetscape due to its size and form. In 1818 29 widows lodged there. Some of them received a weekly stipend, paid for through collections at the parish church and occasional additional donations and subscriptions. The census of 1911 shows that the boarders were all Church of Ireland. Rocque's map shows a 'carpenters widdows house' with a different footprint on this site, indicating that there is a long history of a charitable tradition associated with this site. Thom's Directory of 1850 also lists it as 'Carpenters' Alms-houses', implying that perhaps it was built to cater for widows of tradespeople.</p>																					