
Proposed Addition of Hendrons, 37-40 Dominick Street Upper, Dublin 7 to the Record of Protected Structures in accordance with Section 54 and 55 of the Planning and Development Act, 2000 (as amended).

Address	Description
37-40 Dominick Street Upper, Dublin 7	Hendrons: Main building and original historic western railings only.

Photograph of Structure



Procedure Followed

In accordance with the procedures set out in Section 54 and 55 of the Planning and Development Act, 2000, Dublin City Council indicated its intention to add Hendron's, 36-40 Dominick Street Upper, Dublin 7 to the Record of Protected Structures (RPS). The addition as proposed to the Central Area Committee and as provided in the statutory notifications was:

Address: 36-40 Dominick Street Upper, Dublin 7.

Description: Hendron's comprising the main building including No.36, the eastern workshop and railings to the west.

Area Committee: The proposed addition was brought to the Central Area Committee on Tuesday 10th September 2019 where it was agreed by the elected members to initiate the statutory procedure to add it to the RPS.

Notification and Display: The proposed addition was advertised in the Irish Independent on Tuesday 8th October 2019. The public display period was from Tuesday 8th October 2019 to Tuesday 19th November 2019, inclusive.

Request for Addition

The request to assess the structure for proposed addition to the Record of Protected Structures (RPS) came from the following:

- Minister for Culture, Heritage and the Gaeltacht on the 4th of June 2014.
- Mountjoy St., Middle Mountjoy St. & Palmerston Place (MPM) Residents Association on the 12th of March 2010
- Tommy Graham, Editor, History Ireland on the 12th of March 2010
- Jack O'Kelly, Architect on the 13th of September 2018
- Maureen O'Sullivan, T.D. Independent - Dublin Central on the 19th of September 2018
- Local Residents: Michael Haslam (22nd July 2019); Barry McDonnell (28th July 2019); Caoimhe Clarke (29th July 2019); Paul Farrelly (29th July 2019); Tara Walsh (29th July 2019); Raymond Kenny (29th July 2019); Gwen O'Dowd (30th July 2019); Ann Gannon (30th July 2019); Phelim Connolly (30th July 2019); Eamon O'Flaherty (31st July 2019); Kathleen Shields (31st July 2019); John Carty (31st July 2019); Sebastian Vencken (31st of July 2019); and Philip Meyler (4th August 2019).

Summary of Applicants Reasons for Seeking Addition:

- **Minister for Culture, Heritage and the Gaeltacht:** Hendrons, Dominick Street Upper, Dublin 7, a former showroom and workshop, built 1946-59, is listed as one of the Minister's 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. The NIAH assigned the Hendrons Building a Regional rating. The Minister's recommendation (as part of Stage 1) was issued to Dublin City Council on the 4th of June 2014.
- **Mountjoy St., Middle Mountjoy St. & Palmerston Place (MPM) Residents Association:** *The Hendron building is described as extremely rare example of mid century vernacular modern industrial architecture' by DoCoMoMo, the international committee for documentation and conservation of buildings, sites and neighbourhoods of the modern movement, and as a 'rare survival' by Christine Casey in The Buildings of Ireland – Dublin. The conservation architect, Mr Paul Arnold, employed by the applicant for the recently refused planning application on the site, noted that it is of 'technical and architectural merit'. He went on to say: 'The building is of architectural, historical, industrial and social interest, as defined in the Architectural Heritage Protection Guidelines... such a building could merit protection in light of DCC's Policy H25: It is the policy of Dublin City Council to protect buildings and features of industrial heritage in situ and their related artefacts and plants where appropriate' and Policy H26 'It is the policy of Dublin City Council to review the RPS in relation to Dublin's twentieth century architecture to ensure that this aspect of the built heritage is suitably protected'.*
- **Tommy Graham, Editor, History Ireland:** *Concurring with conservation recommendations of various National bodies: DoCoMoMo; An Taisce; conservation architect Paul Arnold and the residents own recorded desire to protect the Hendrons factory front - MPM Residents Association submission to the Board August 2009 – 'the Hendron Building is more representative of the scale, height and setting for a development at this most sensitive part of the site. Its retention is therefore vital to any scheme creating the required transitional zone to ensure its assimilation with the high quality local residential environment'. An Bórd Pleanála's own judgement states that the Hendrons Modernist Factory was a building of architectural character and that it was not satisfied that the development would justify its demolition. To secure the protection of the sites*

cultural heritage I am advocating the inclusion of Hendron's Modernist Factory in the Record of Protected Structures.

- **Jack O'Kelly, Architect:** *The Hendron Building is a local landmark and is positioned next to the new LUAS line and the proposed entrance to the new DIT Grangegorman Campus. It is a great example of twentieth Century architectural heritage within the area.*
- **Maureen O'Sullivan, T.D. Independent:** No reasons supplied
- **Michael Haslam, Barry McDonnell, Caoimhe Clarke, Paul Farrelly, Tara Walsh, Raymond Kenny, Gwen O'Dowd, Ann Gannon, Phelim Connolly, Eamon O'Flaherty, Kathleen Shields, John Carty, Sebastian Vencken, Philip Meyler (local residents):** *A functional, reinforced concrete building it is part of both a wider European tradition and celebrates Ireland's part in this New Architecture. The Hendron Building is one of the few and most iconic examples of a modernist, functionalist architecture in Dublin City Centre. Its position at the top of Constitution Hill is unprecedented for such a building. As a building it is need of restoration, renovation and new use... Dublin...needs to set a qualitative agenda of creative reuse and this is a perfect opportunity to do so. Protecting both the front and rear workshop building will help further this agenda.*

Addition of Significant 20th Century Structures:

Policy CHC3 of the Dublin City Development Plan 2016-2022 provides as follows: *To identify and protect exceptional buildings of the late twentieth century; to categorise, prioritise and, where appropriate, add to the RPS. Dublin City Council will produce guidelines and offer advice for protection and appropriate refurbishment.*

In June 2014 the Minister recommended that this structure, Hendrons, Dominick Street Upper, Dublin 7 be included on Dublin City Council's RPS. The Hendrons building has been assigned a Regional rating by the NIAH.

Following on from the above, in June 2018, the Conservation Section carried out a screening process for the 20th century Stage 2 Ministerial Recommendations (137 in total). These were then screened for National and high level Regional significance using the criteria provided in the Architectural Heritage Protection Guidelines 2011. Twenty eight significant structures were identified to be prioritised for addition including this structure.

Site Location & Zoning Map:

The Hendrons Building is located at the junction of Dominick Street Upper and Palmerston Place. The north and west boundary fronts onto the Western Way.



Zoning map: The subject site is zoned Z3: To provide for and improve neighbourhood facilities.

Recent Planning History:

Planning Ref	Description	Decision
3938/08	<i>(Summary Description Only)</i> **PROTECTED STRUCTURE: For development of a mixed use scheme on a site of 0.3444 hectares, approximately, principally identified as the site of the 'Hendron's' building, located to the east of the junction of Western Way and Dominick Street Upper, Dublin 7. The site is bounded to the north and west by Western Way, to the south by Dominick Street Upper and to the southeast partially by Palmerston Place and partially by the rear gardens of nos. 1-5 Palmerston Place. The site contains a stone wall which is a protected structure (Dublin City Council RPS no. 8682), extending along the site's boundary with Western Way. The overall proposed development will consist of: the demolition of the existing building on site (3,130 sq.m) and the construction of a mixed use scheme with a total gross floor area of 11,466 sq.m. The proposed development ranges in height from single storey to 14 storeys over 1 no. basement level and comprises: 48 no. residential units (5 no. 1 bedroom apartments, 33 no. 2-bedroom apartments and 10 no. 3 bedroom apartments); 4 no. live/work units (3 no. 3 bedroom live/work units and 1 no. 4-bedroom live/work unit); 32 no. apart-hotel units (2,505 sq.m); offices (1,532 sq.m), a neighbourhood shop (675 sq.m); an artists gallery/studio (511 sq.m) and restaurant (334 sq.m). The proposed development also comprises works to the existing stone boundary wall (RPS no. 86825) fronting Western Way (which will be retained and incorporated into the proposed development), including the creation of openings in the wall of various sizes to form pedestrian entrances to the development, and the removal of the existing ashlar stone piers, plinth and cast iron railings to Upper Dominick Street. The development also includes 1 no. basement level principally comprising: 68 no. car parking spaces; 60 no. bicycle parking spaces; plant rooms; private residential storage; and bin storage. The proposed development will provide pedestrian access/egress points along Western Way, Dominick Street Upper and Palmerston Place. Vehicular access to the basement level will be provided from the site access road off Palmerston Place. The proposed vehicular access arrangement will involve reversing the existing one-way circulatory regime along Palmerston Place so that all traffic must enter at Dominick Street Upper and exit at Mountjoy Street. In addition the section of Palmerston Place between the proposed access and Dominick Street Upper will be opened up to two-way traffic. The proposed development will result in the removal of 7 no. existing pay and display parking bays along the western kerb line of Palmerston Place. The proposed development also includes changes in level; boundary treatments; all hard and soft landscaping; balconies and terraces; vehicular access points; internal roads and pathways; pedestrian access points; site services and all associated site development works above and below ground.	REFUSE PERMISSION by An Bord Pleanála (Ref. PL 29N.233677) 14- Jan-2010 ** (Note: the Protected Structure refers to the stone wall on Western Way (RPS Ref 8682)

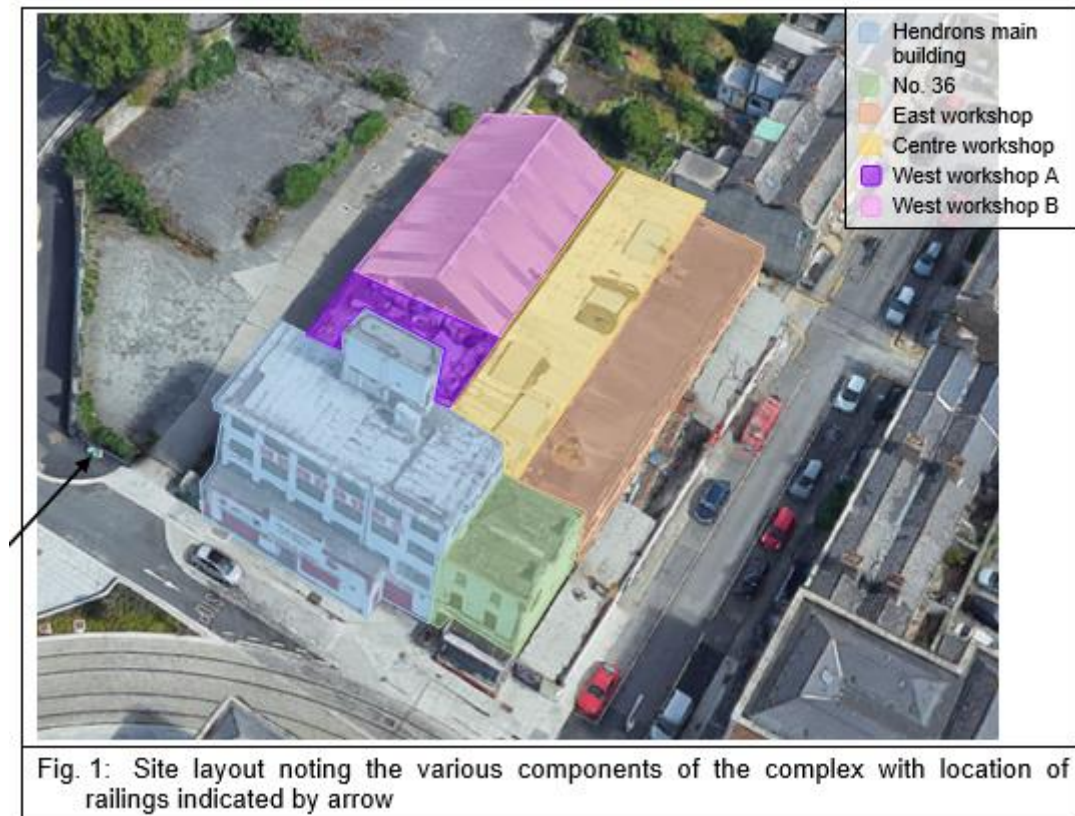
Summary Description:

The Conservation Section sent a letter dated 3rd January 2019 to the property owner Mr. Eugene Carlyle, requesting a site visit and access to the property in order to carry out a conservation assessment of the buildings. However, no reply to the request was received. Accordingly, the initiation report to the Central Area Committee was prepared without the benefit of internal access to the buildings.

Subsequently, on 3rd October 2019 a site visit was facilitated by the owner, including an internal inspection of the main Hendrons building, No. 36 and the Eastern Workshop. The site visit was attended by Paraic Fallon, Senior Planner, Mary McDonald, Acting Conservation

Officer and Charles Duggan, Acting Heritage Officer, all from the Archaeology, Conservation & Heritage Section of the City Council's Planning and Property Development Department.

For the purposes of explanation, the structures on the property have been divided between Hendrons main building, the workshops to the rear and No.36 Dominick Street Upper to the east.



Hendrons: Main (Front) Building

Detached six-bay four-storey former showroom, built 1946-9. There is a tall lift tower, set towards the rear elevation of the front building and placed symmetrically, with a flagpole. The building elevation is symmetrical, well-ordered, undecorated, and clearly functional. The roof is flat, with an over-sailing eave rather than a parapet, and a steel railing parapet above. The walls are rendered, with subtle detailing in the form of pier buttresses dividing the front elevation and a raised concrete plinth. Signage to the front reads 'HENDRONS' in raised lettering; it has been indicated that this is not original. The walls are painted to the front and side elevations, but unpainted to the rear. The rear wall, including that to the tower, has an unfinished appearance, not only due to the unpainted render, but because there are starter bars and pads visible, indicating that the building was intended to be extended to the rear in due course.

The building is four bays deep, and it may have been intended to extend its depth. Nonetheless, there is a six-bay strip of multi-pane steel windows to the rear elevation, either side of the lift tower; a door has been inserted to the western window. The windows are horizontally rectangular to the front elevation, and square to the west and east elevations. They are formed from glass bricks built into the walls, without window sills. The building is not quite symmetrical; the windows to the western bay are narrower than the others, being eleven bricks wide, while the others are twelve, or in the case of the central bays, thirteen. The first floor window to the east is a framed window rather than of glass bricks, and larger than the

others. These slight variations in fenestration give it an air of informality and indicates its vernacular origins. There are square-headed door openings at ground and first floor level to the west elevation; a metal stairs gives access to the door at first floor.

There is a single-storey projection to the front elevation forming a shopfront to the (now vacant) showroom internally. This is an off-centre three-bay flat-roofed projection with a large nameplate, with windows on either side of a central door. Pilasters terminate the shopfront with a stringcourse above, broken by the nameplate. Symmetrical in itself, its off-centre positioning to allow separate access to the garage door gives it the impression of a later, ad-hoc, development. It is understood that this element is contemporaneous with the main building.

Internal construction comprises a frame to support the structure with square-profile columns supporting downstand beams throughout the building. These images show concrete floors simple timber skirting in some locations. Similar to the exterior, the windows do not have sills internally and there are no architraves. Images show the columns placed at relatively close centres within the interior.

No.36 Dominick Street Upper

Corner-sited two-bay three-storey over basement double-pile house, built c.1850, attached to Hendrons to west with former workshop building to north and concrete block shed to east. Pitched double-pile roof part hidden behind parapet with gabled ends to east and hipped to west having slate roof, clay ridge tiles, rendered chimneystacks and cast-iron rainwater goods. Painted smooth-rendered walls with rusticated render to ground floor, continuous sill course to first floor and stone coping to parapet.

Square-headed window openings with painted stone sills and one-over-one timber sash windows to first floor front elevation; replacement uPVC windows elsewhere. Door opening part hidden by later shopfront has surviving decorative fanlight and replacement door. Projecting shopfront added to front elevation with concrete block and machine brick plinth; roller shutters to three sides. Access to the interior of the building was provided by the property owner on the 3rd October 2019. It was noted during the site inspection that the building was in poor condition, particularly on the top floor, though some surviving decorative plasterwork, historic joinery including architraves and staircase and lath-and-plaster ceilings, remain.

Workshops

The rear workshops can be divided into three sections. The eastern section, which extends behind the adjoining No.36, is a two-storey structure with a ten-bay side elevation constructed of painted concrete and having square-headed window openings with steel windows and a flat roof. A door opening with the remains of a pulley is located at first floor level.

The central workshop is higher with a flat roof having high-level windows along both side elevations. The western workshop appears to have been constructed in two stages with the southern three-bay section of similar construction to the eastern workshop with painted concrete walls, square-headed window openings and large central goods entrance at ground floor level.

The northern section is a two-storey gabled structure with pitched corrugated metal sheeted roof, square-headed openings with some steel windows and large goods entrances to north and west elevations; some blocked openings are visible in the west elevation.

Railings

The lands to the west of the main Hendrons building were previously occupied by Palmerston Terrace/Palmerston House, which was demolished in the mid-twentieth century. Railings which bound the site as it fronted onto Dominick Street Upper survive, though these have

been altered. A painted stone plinth with saddleback coping supports the railings which are a mix of cast- and wrought-iron with spearhead finials. The railings are terminated to east and west ends with painted stone piers having pyramidal caps. A cast iron panel, more decorative than the railings is fixed above the western pier, and spans to the stone wall beside it and across part of the railings. A recessed vehicle entrance was inserted into the railings at a later date.

NIAH and Ministerial Recommendation for Hendrons, Dominick Street Upper, Dublin 7

	<p>Reg. No. 50070389</p> <p>Date 1945 - 1960</p> <p>Previous Name N/A</p> <p>Townland</p> <p>County Dublin City</p> <p>Coordinates 315130, 235196</p> <p>Categories of Special Interest ARCHITECTURAL HISTORICAL SOCIAL TECHNICAL</p> <p>Rating Regional</p> <p>Original Use factory</p> <p>In Use As shop/retail outlet</p>
<p>Description: Detached six-bay four-storey former showroom and workshop, built 1946-59, having two-storey workshop with ten-bay side elevation to rear (east), and three-bay single-storey entrance block to front (west) elevation. Later in use as artists' studios, now in retail and workshop use. Flat roof, projecting lift shaft, projecting concrete eaves, steel parapet railing. Rendered concrete walls, piers dividing pairs of bays to front, 'HENDRONS' in raised lettering to front. Rendered corner piers, plinth course and parapet to single-storey block to front, raised fascia to centre. Square-headed window openings, glass block windows to front, north, and south elevations of front block, one replacement uPVC window. Steel-framed windows to north and south elevation of workshop. Steel-framed display windows to entrance block, flanking square-headed door opening with replacement uPVC double-leaf doors. Circular window to south elevation of entrance block. Square-headed door openings to front, render surrounds, replacement uPVC doors.</p>	
<p>Appraisal: Hendrons were an important supplier of machinery, pumps, and plant equipment in the first half of the twentieth century, importing from many European countries and the United States for projects such as the new sugar and alcohol factories, and rural electrification and water schemes in rural areas. This building was designed by Vaclav Gunzl, a Czechoslovakian engineer who managed Hendrons' machinery workshop. Gunzl had come to Ireland for Skoda, who were providing the turbines for the alcohol factories, and Hendrons was the sole agent for Skoda. Gunzl was one of many European engineers whose experience was sought for the industrialization of the new State. The building was built by Hendrons' own employees, one floor at a time. Bearing clear influences of International Modernism in its flat roof, white rendered walls, and modern materials, it nonetheless has elements of the vernacular in its slightly asymmetrical window openings, its off-centre shopfront, simple form, and its design and construction by Hendrons' staff who were not construction professionals. Today, it is a distinctive and well-known landmark in the area, a rare example of twentieth-century vernacular modernism, and a visual reminder of the importance of Hendrons as an agent of change and industrialization in the early days of the State.</p>	

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 has assigned Hendrons a Regional rating. The National Inventory of Architectural Heritage in its 2017 handbook clarifies the meaning of this designation as follows: *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. Increasingly, structures that need to be protected include structures or sites that make a significant contribution to the architectural heritage within their own locality. Examples of these would include modest terraces and timber shopfronts.* As a result it is included in the list of Ministerial Recommendations for inclusion on the RPS, received by Dublin City Council on 9th June 2014, of structures deemed as being of 'Regional' significance or higher identified during Stage 1 of the Dublin Survey.

The NIAH Ref. 50070389 for Hendrons has been updated by correspondence from Jane Wales, Senior Architectural Adviser, NIAH, DCHG confirming that although the main Hendron Building at 37-40 Dominick Street Upper is listed in the National Inventory of Architectural Heritage, this listing does not extend to 36 or the Eastern Workshop.

Submissions/Observations Received:

The proposed addition was advertised in the Irish Independent on Tuesday 8th October 2019. The public display period was from Tuesday 8th October 2019 to Tuesday 19th November 2019, inclusive.

Eleven submissions/observations were received and have been read and considered with a response to their respective submissions and observations provided below.

Submission 1: from Fiona Murray, Solicitor, on behalf of Eugene Carlyle, property owner, and

Submission 2: from John Spain Associates, Planning and Development Consultants on behalf of Western Way Developments Ltd.

Submissions 3-11 inclusive: Submissions by local residents and others, including BLEND Residents' Association, comprising Submissions: 3, 4, 5, 6, 7, 8, 9, 10 and 11. These submissions include similar observations in favour of the proposed addition of the main Hendrons Building and in some cases refer to all the buildings on the subject site.

1. Submission by Fiona Murray, Solicitor, on behalf of Eugene Carlyle

This submission includes the following:

- A written submission from Fiona Murray, Solicitor and Ruth Cannon BL (Barrister-at-Law) dated 19 November 2019.
- Appendix 1: a copy of letter dated 27 September 2019 and a second letter dated 14 October 2019 regarding NIAH 50070389-Hendrons, from Jane Wales, Senior Architectural Advisor of the National Inventory of Architectural Heritage; a copy of the Initiation Report to the Central Area Committee for the proposed addition of Hendron's, 36-40 Dominick Street Upper, Dublin 7, dated 28 August 2019.
- Appendix 2: Report of Roger Cagney, Chartered Engineer, dated 24 October 2019 on the Rear Warehouse Building Fronting to Palmerston Place; Report of Roger Cagney, Chartered Engineer, dated 24 October 2019 on Structural Integrity of No. 36, Upper Dominick Street.

- Appendix 3: Report dated 18 November 2019 from Cathal Crimmins, Grade 1 Conservation Architect and Historical Building Consultant on Proposed Additions to the Record of Protected Structures 36-40 Dominick Street Upper, Dublin 7, Hendron's comprising the Main building including number 36 the eastern workshop and railings to the west on behalf of Eugene Carlyle.

Summary of grounds of submission:

Ownership and anticipated RPS addition: Mr. Eugene Carlyle confirms that he is the current owner of the subject property and was aware of a proposal being considered for addition of Hendrons to the RPS, but that this would not extend to No. 36 and the workshop to the east.

Response:

Noted.

NIAH and Ministerial Recommendation is for Hendron Building (37-40 Dominick Street Upper) only: Correspondence from Jane Wales, Senior Architectural Adviser, NIAH, DCHG confirming that although the main Hendron Building at 37-40 Dominick Street Upper is listed in the National Inventory of Architectural Heritage, this listing does not extend to 36 or the Eastern Workshop. It follows that the recommendation from the Minister for Culture, Heritage and the Gaeltacht cannot be read as extending to these buildings.

Response:

This is accepted and a copy of the correspondence from Jane Wales, Senior Architectural Adviser, NIAH, DCHG to Mr. Carlyle with clarification of the street number of 37-40 Dominick Street Upper was received on the 14 October 2019 by the Planning & Property Development Department of Dublin City Council.

Proposed Addition/Assessment Report does not deal convincingly with No. 36 and the Eastern Workshop: The proposed RPS Addition (Initiation) Report to Central Area Committee by Senior Planner dated 28 August 2019 relates primarily to the main Hendron Building only and No. 36 and the Eastern Workshop are dealt with fleetingly and without a convincing case being made for their addition.

Response:

The Conservation Section sent a letter dated 3rd January 2019 to the property owner, Mr. Eugene Carlyle, requesting a site visit and access to the property in order to carry out a conservation assessment of the buildings. However, no reply to the request was received. Accordingly, the initiation report to the Central Area Committee was prepared without the benefit of internal access to the buildings.

Subsequently, on 3rd October 2019 a site visit was facilitated by the owner, including an internal inspection of the main Hendrons building, No. 36 and the Eastern Workshop. This site visit and inspection has enabled a more comprehensive conservation assessment of each of the buildings concerned.

No. 36 is of very poor structural condition with significant deterioration: Reference to Report of Roger Cagney, Chartered Engineer provided in Appendix 2 of the Submission relating to the settlement of No. 36 following construction of the main building at 37-40, including basement construction, together with further deterioration caused by roof water ingress and Luas construction works. The reports submit there is limited architectural fabric remaining, with roof and floor elements suffering decay and *"Substantial elements of the roof floors, and support lintels are in imminent danger of collapse with the ongoing deterioration resulting in the building approaching a "dangerous structure".*

Response:

During the site visit and inspection in October, it was noted that No. 36 Dominick Street Upper is in poor condition internally on the upper floors (see Fig. 3: No. 35 internal details, below), with evidence of serious water penetration to the roof and stairwell. There is architectural fabric remaining internally, most notably the staircase which is damaged in part and historic ceiling plasterwork, which at second floor level has partially collapsed and is in poor condition at first floor level.

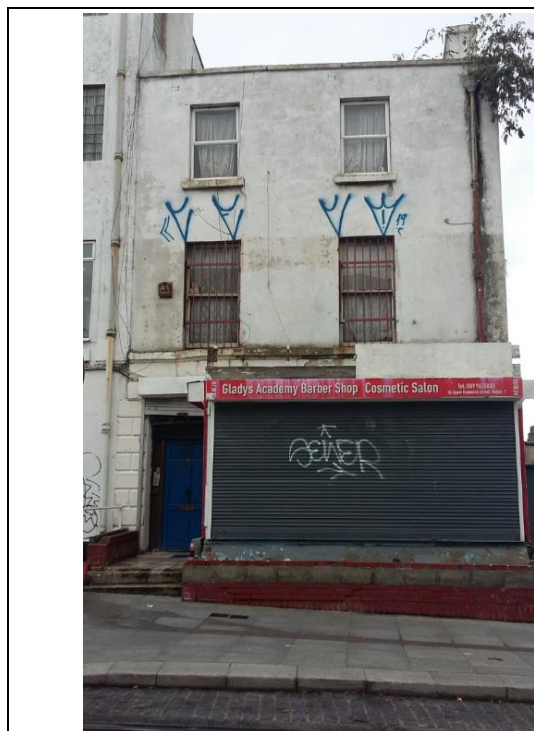


Fig. 2: No. 36 Dominick Street Upper
site inspection: 03/10/19



Fig 3: No. 36 internal details (site inspection
03/10/19): Second Floor (top) and First Floor

No. 36 in very poor condition and has lost its artistic and architectural value: Reference to Report by Cathal Crimmins, Conservation Architect, provided in Appendix 3 of the Submission, which states that on inspection No. 36 is in very poor condition as outlined in Mr. Cagney's report. There is an inappropriate front projection with impact on the main door. Internal plasterwork is damaged, upper windows altered to aluminium, extensive plant growth at roof level, the double storey extension, extended shopfront and ground floor extension detract from its character. In conclusion Mr. Crimmins reports states that the altered appearance and extensions to No. 36 have caused it to lose its artistic and architectural value.

Response:

An internal inspection of the building was carried out in October and it was noted that the architectural character of No. 36 had deteriorated over some time, with loss of detail in part (see Fig. 3: No. 36 internal details, above), partial collapse of plasterwork to the upper floor and stairwell, along with unsympathetic alterations to window opening, loss of original windows and use of some inappropriate finishes. Unsightly and crude external additions and alterations at ground level to the front and side detract from the character and appearance of the building. Having regard to these facts and the evidence provided with Submission 1, it is now considered that the building has some value, though not any special interest and is of a more limited and 'Local' significance only. Therefore, the building does not merit being placed on the Record of Protected Structures, and in this revised assessment, following the October

internal inspection, the Planning Authority is in agreement with the findings of the NAIH and the fact that the Minister did not recommend the structure for addition to the RPS in 2014.

No. 36 is or is potentially a dangerous building: The reports by Roger Cagney, Chartered Engineer and Cathal Crimmins, Conservation Architect refer to concerns on the part of Dublin City Council that 36 is a dangerous building.

Response:

The Hendrons Building and No. 36 Dominick Street Upper has been the subject of a review by the City Council's Dangerous Buildings Section in September 2019 at the request of the owner of the property and the submission of reports by a Structural Engineer. 36-40 Dominick Street Upper was inspected by Dangerous Buildings Section on the 26 September 2019 and was not deemed to be a Dangerous Structure within the meaning of the Local Government (Sanitary Services) Act 1964 (as amended). DB informed the owner that it is clear from the Structural Reports submitted that the premises is in need of substantial remedial attention and that as owner (he) is responsible for the safety, maintenance and up-keep of the dilapidated property and to ensure it does not become a further danger to the general public.

Dangerous Buildings Section made a cursory review of the Hendrons Building and the associated and adjoining No. 36 on the 15th January 2020 and deemed no significant change from the previous action; i.e. no further DB action warranted at this time.

The Eastern Workshop is of no special interest architecturally or artistically: Reference to Report by Cathal Crimmins, Conservation Architect, provided in Appendix 3 of the Submission, that this building is not of special interest architecturally or artistically, it is a double-storey, cheap building not worthy of preservation, the quality of its concrete does not match that of the main Hendrons building, with out of plumb walls and slabs. The concrete is now spalling with rusting corroding rebars and beam column joint failure. It is submitted that the structure of the Eastern Workshop differs from the main Hendrons building, being a cheaper structure, with a reinforced concrete frame, infilled with concrete block, it does not complement the facades of surrounding terraced housing and has no historical, social or technical reasons for addition to the Record of Protected Structures.

Response:

The site visit and internal inspection of the Eastern Warehouse in October identified that this building is of a much inferior quality of design, finish and construction (see Fig. 4 and 5 below) to that of the main Hendrons building. Accordingly and having regard to the evidence submitted, this building is of limited architectural value and, though it relates to the scale of the houses on Palmerston Place, its significance is 'Local' only. Therefore, it does not merit being placed on the Record of Protected Structures. In this revised assessment, the Planning Authority is in agreement with the findings of the NAIH and the fact that the Minister did not recommend the structure for addition to the RPS in 2014.



Fig. 4: Eastern Workshop (detail) Palmerston Place; site inspection 03/10/19



Fig 5: Eastern Workshop details; interior (top) and exterior (close up); site inspection 03/10/19

Hendrons Building, 37-40 Dominick Street Upper is worthy of protection (only): Reference to Report by Cathal Crimmins, Conservation Architect, provided in Appendix 3 of the Submission and to his assessment of 37-40, which he concludes is in reasonable condition and capable of restoration and worthy of protection for architectural, artistic, technical and historic reasons.

Response:

Accepted. Hendrons Building, 37-40 Dominick Street Upper is considered by the Planning Authority to be of special Architectural, Historical, Social and Technical interest and is worthy of addition to the City Council's Record of Protected Structures (RPS). This accords with the assessment of this building by the NIAH (Ref. No. 50070389) and the Ministerial Recommendation of the 9th June 2014 for its addition to the City Council's RPS.

2. Submission by John Spain Associates, Planning and Development Consultants on behalf of Western Way Developments Ltd., who have an option for development on the subject property (received 19/11/19)

This submission includes the following:

- Report dated 14 November 2019 from John Spain Associates on Proposed Addition of Nos. 36-40 Dominick Street Upper, Dublin 7, to the Record of Protected Structures.
- Appendix 1: Copy of the 'Ministerial Recommendation' for 'Hendrons, Dominick Street Upper, Palmerston Place, Dublin 7', Reg. Number 50070389 (NIAH),
- Appendix 2: Copy of a recommended protected structure map with the main Hendrons Building and railing to west outlined in red,

- Appendix 3: Copy of a letter dated 14 October 2019 from Jane Wales, Senior Architectural Adviser, NIAH, DCHG, confirming that the NIAH record (500070389) for Hendrons refers to 37-40 Dominick Street Upper and further stating that this record does not refer to the adjoining Number 36 Dominick Street Upper nor does it refer to the twentieth century industrial addition to the rear of the former house. It also states that the street number 37-40 has been added to the address for NIAH 50070389 in the database for clarity (previously the street number had not been entered).
- Appendix 4: NIAH Description
- Report on Hendrons' Building, Dominick Street Upper, Dublin 7 – Conservation Response to Proposed Addition to Record of Protected Structures', dated 13 November 2019 by Historic Building Consultants.
- Report dated October 2019 'Conservation Development Strategy – Response to Notice of Proposed Addition to the Record of Protected Structures, Hendron Building and Site, by Carole Pollard, FRIAI, principally comprising submissions on 36 Dominick Street Upper and the Palmerston Place Workshops.
- Report dated 8 November from Waterman Moylan Engineering Consultants on Hendron's Complex Building – Structural Engineers Inspection and (Initial) Appraisal Report.

Summary of grounds of submission:

The National Inventory of Architectural heritage (NIAH) includes the Hendrons Building only. This is supported by a letter from the (NIAH) Department of Culture, Heritage and the Gaeltacht clarifying the extent of the listing and confirming that it does not include No. 36 or the twentieth century industrial warehouse additions to the rear of the house. The Ministerial Recommendation No. 50070389 refers to the Hendrons Building, including a detailed description, but no reference to No. 36 or the warehouses.

Response:

This is accepted and a copy of the correspondence from Jane Wales, Senior Architectural Adviser, NIAH, DCHG to Mr. Carlyle with clarification of the street number of 37-40 Dominick Street Upper was received on the 14 October 2019 by the Planning & Property Development Department of Dublin City Council.

The Council Report to the Central Area Committee dated 28 August 2019 does not demonstrate that the inclusion of No. 36 or the warehouses is warranted under any of the special criteria of Section 54(1)9a(i) of the Planning and Development Act, 2000 (as amended). It is noted that the Council assessment is based on external assessment only. The reports prepared by Carole Pollard and Rob Goodbody (Historic Building Consultants) submit that No. 36 and the warehouses do not meet the criteria for inclusion on the RPS, including those of the Architectural Heritage Protection Guidelines for Planning Authorities.

Response:

The Conservation Section sent a letter on the 3rd January 2019 to the property owner requesting access to the property to carry out a conservation assessment of the buildings. However, no reply to the request was received. Accordingly, the initiation report to the Central Area Committee was prepared without the benefit of internal access to the buildings. Later, on 3rd October 2019 a site visit was facilitated by the owner, including an internal inspection of the main Hendrons building, No. 36 and the Eastern Workshop.

During the October building inspection it was noted that the architectural character of the building has deteriorated over some time, with loss of detail in part (see Fig. 3: No. 36 internal details, above), partial collapse of plasterwork to the upper floor and stairwell, along with unsympathetic alterations to window opening, loss of original windows and use of some

inappropriate finishes. Unsightly and crude external additions and alterations at ground level to the front and side detract from the character and appearance of the building. Having regard to these facts and the evidence provided with Submission 1, it is now considered that the building has some value, though not any special interest and is of a more limited and 'Local' significance only. Therefore, it is considered that the building does not merit being placed on the Record of Protected Structures, and in this revised assessment, following the site visit and internal inspection, the Planning Authority is in agreement with the findings of the NAIH and the fact that the Minister did not recommend the structure for addition to the RPS in 2014.

Similarly, the internal inspection of the Eastern Workshop enabled by the property owner in October allowed a closer external and an internal inspection of the building. It was noted that the Eastern Workshop is of a much inferior quality of design, finish and construction (see Fig. 4 and 5 above) to that of the main Hendrons building. Accordingly and having regard to the evidence submitted, this building is of limited architectural value and, though it relates to the scale of the houses on Palmerston Place, its significance is 'Local' only. Therefore, it is considered that the building does not merit being placed on the Record of Protected Structures. In this revised assessment, the Planning Authority is in agreement with the findings of the NAIH and the fact that the Minister did not recommend the structure for addition to the RPS in 2014.

Reference to the Structural Engineering Appraisal by Waterman Moylan which expresses serious concerns regarding the structural integrity of No. 36: "No.36 is in an advanced state of structural decay and is unviable for restoration. Beyond this, we believe No. 36 is approaching collapse ...", and in relation to the warehouse: "The overall structural stability of this building is seriously compromised".

Response:

36-40 Dominick Street Upper (Hendrons and associated No. 36 next door) has been the subject of reviews (latest 15/01/2020) by the City Council's Dangerous Buildings Section and are not deemed to be a Dangerous Structure within the meaning of the Local Government (Sanitary Services) Act 1964 (as amended).

The property is the subject of an option for sale, pending planning permission for a strategic housing development, with a detailed design in progress. This includes the retention of the Hendrons Building and its adaptation and reuse in accordance with the Guidelines, which has always formed a central and key focus point. The requirement to retain No. 36 or the warehouses would jeopardise the entire development on the site, rendering it unviable and leaving the site dilapidated.

Response:

Noted. This is not a matter for consideration under the provisions of Part IV Architectural Heritage, Chapter 1 Protected Structures and Sections 51 and 55 of the Planning and Development Act, 2000 (as amended).

Submissions 3-11 inclusive: Submissions by local residents and others, including BLEND Residents' Association, comprising Submissions: 3, 4, 5, 6, 7, 8, 9, 10 and 11. These submissions include similar observations in favour of the proposed addition of the main Hendrons Building and in some cases refer to all the buildings on the subject site. These Submissions nos. 3 to 11 inclusive will be responded to as a group.

3. Summary of submission by Gearoid Comaskey, Conservation Architect and Local Resident Nomination form with reference to the National Inventory of Architectural Heritage November 2014 and O'Toole, Shae, "Rearview: The Hendron Building" in Architecture Ireland, Number 249; also a quotation from Natalie de Roiste – town planner and architectural historian in

relation to the building. The submission includes Map A: Location Map showing all structures of the Hendron Building, No. 36 and workshops, outlined in red with a blue boundary to the rest of the site.

A functional, reinforced concrete building it is part of both a wider European tradition and celebrates Ireland's part in this New Architecture. The Hendron Building is one of the few and most iconic examples of a modernist, functionalist architecture in Dublin City Centre. Its position at the top of Constitution Hill is unprecedented for such a building. As a building, it is in need of restoration, renovation and new use but this should not illicit the standard response of bull-doing which has sadly become the default position. Dublin – as part of its positioning within Europe – needs to set a qualitative agenda of creative reuse and this is a perfect opportunity to do so. Protecting both the front and rear workshop building will help further this agenda.

4. Summary of submission by Pierre Long, Local Resident

Nomination form with reference to Buildings of Ireland, Paul Arnold Historic Appraisal. The submission includes Map A: Location Map showing all structures of the Hendron Building, No. 36 and workshops, outlined in red with a blue boundary to the rest of the site, along with a statement "Rare example of heavily influenced Modernist Building in Ireland referencing work by modernist masters of the 20th Century including Mies Van Rohe and Le Corbusier.

5. Summary of submission by Helen Moore, Local Resident

Many changes have occurred to the Broadstone area over the years. The building is there years, it would be a shame to see it demolished. Developing the area for the future is something the neighbours will watch with great concern but it is submitted that the main frontage of Hendrons be protected.

6. Summary of submission by Tom Gallagher, Local Resident

Refers to the structures proposed for protection in the public notice and supports the protection of Hendrons as (always) a solid structure in the area, but raises the issue of the 'beautiful boundary wall' which surrounds the property on Western Way.

7. Summary of submission by Murray Osborne, Architect and Local Resident

The Hendrons building is an iconic example of industrial architecture, in an area of rapid change it is important to retain and respect good example of local vernacular architecture. Hendrons is a placemaking elevation in its architectural form and frames the much improved Luas plaza, while its unique design pays respect and homage to the John Skipton Mulvaney Broadstone Station opposite, now 'revealed' as a masterpiece as a result of the Luas works.

8. Summary of submission by Kathleen Shields, Local Resident

The submission includes Map A: Location Map showing all structures of the Hendron Building, No. 36 and workshops, outlined in red with a blue boundary to the rest of the site. It is submitted that consideration be given to the original 1940s core of the Hendron Building for listing as a protected structure, as a rare survivor of its period, noted by architectural historians and given its prominent site among the landmarks of King's Inns and Broadstone Station. Whatever development takes place, it is important that some of distinctive features of the building be maintained/preserved, but welcome redevelopment as parts of the structure have become quite dilapidated.

9. Summary of submission by Blend Residents' Association

Local residents and architects city-wide support the protection of the late 1940s Hendron building, 36-40 Dominick Street Upper, a building of integrity and characteristic of the era. Few buildings constructed of the new materials of the time now remain, making this protection more critical. The building situated in a remarkable position on Constitution Hill would lend itself to multiple adaptations, including cultural spaces, which would be potentially an exciting site for

same. The submission also notes the existing protected structures on the City Council's RPS on Dominick Street Upper (4 no.) and RPS Ref. 8483 the stone walls enclosing Western Way from the Black Church to Broadstone and provides references to architectural publications.

10. Summary of submission by Patrick Redmond, Local Resident

Nomination form with reference to the National Inventory of Architectural Heritage November 2014 and O'Toole, Shae, "Rearview: The Hendron Building" in Architecture Ireland, Number 249; also a quotation from Natalie de Roiste – town planner and architectural historian in relation to the building, along with statement as Submission No. 3 above. In addition the submission states "This is a wonderful modernist building known as a landmark to generations of Dubliners. I just live around the corner and would hate to see this structure lost – it's part of our architectural heritage".

11. Summary of submission by Lisa Shields

The submission also notes the existing protected structures on the City Council's RPS on Dominick Street Upper (4 no.) and RPS Ref. 8483 the stone walls enclosing Western Way from the Black Church to Broadstone and provides references to architectural publications, including Christine Casey, The Buildings of Ireland. The submission includes Map A: Location Map showing all structures of the Hendron Building, No. 36 and workshops, outlined in red with a blue boundary to the rest of the site. It is submitted that this building is from the same era as Archer's garage on Fenian Street and as a similar landmark should be allowed to be demolished. Given the rapid changes in the area, retaining this important historic building is important for local heritage of the Broadstone area as it adds character and should remain a local landmark.

Combined Response to Submissions Nos. 3 to 11 inclusive:

Hendrons Building, 37-40 Dominick Street Upper is considered to be of special Architectural, Historical, Social and Technical interest and is worthy of addition to the City Council's Record of Protected Structures (RPS). This accords with the assessment of this building by the NIAH (Ref. No. 50070389) and the Ministerial Recommendation of the 9th June 2014 for its addition to the City Council's RPS.

36 Dominick Street Upper: Following the internal inspections facilitated by the property owner in October last, it was noted that the architectural character of the building had deteriorated over some time, with some loss of detail, partial collapse of plasterwork to the upper floor and stairwell, along with unsympathetic alterations to window opening, loss of original windows and some use of inappropriate finishes. Unsightly and crude external additions and alterations at ground level to the front and side detract from the character and appearance of the building. Having regard to these facts and the evidence provided in the Submissions/Observations above, it is now considered that the building has some value, though not any special interest and is of a more limited and 'Local' significance only. Therefore, it is concluded that the building does not merit being placed on the Record of Protected Structures. This revised assessment is in agreement with the findings of the NAIH and the fact that the Minister did not recommend the structure for addition to the RPS in 2014.

Eastern Workshop: On the basis of a closer external and an internal inspection it was noted that the Eastern Workshop building is of a much inferior quality of design, finish and construction (see Fig. 4 and 5 below) to that of the main Hendrons building. This building is of limited architectural value and its significance is 'Local' only. Therefore, the Eastern Workshop does not merit being placed on the Record of Protected Structures. This revised assessment accords with the findings of the NAIH and the fact that the Minister did not recommend the structure for addition to the RPS in 2014.

Boundary wall on Western Way:

The stone boundary wall on Western Way is already on the RPS at Ref. No. 8483: Western Way, Dublin 7, with the description: Stone walls enclosing Western Way from the Black Church to Broadstone, and also the railings, plinth walls and gate piers at the eastern end of Western Way.

Copies of Submissions/Observations sent to Minister

Section 55(3(b) of the Planning and Development Act, 2000 (as amended) provides that submissions and observations received by the planning authority in relation to a structure recommended for addition to the RPS by the Minister of Culture, Heritage and the Gaeltacht, shall be sent to the Minister for her observations.

Accordingly, copies of the eleven submissions/observations received above were sent to the Minister by post on the 26 November 2019 and by email. A letter from the Office of the Minister acknowledging receipt of the correspondence was received on the 12 December.

No observations were received from the Minister in relation to the written submissions/observations within the statutory period.

Revised Assessment of Special Interest under the Planning & Development Act 2000 following the Site Visit and Internal Inspection of the main Hendrons Building, No. 36 and the Eastern Workshop on the 3 October 2019 and Submissions/Observation Received (above)

The National Inventory of Architectural Heritage assigned this building ARCHITECTURAL, HISTORICAL, SOCIAL and TECHNICAL interest. Following an external inspection of the site on 18th November 2018, the Conservation Section has considered the opinion of the NIAH and Ministerial Recommendation for addition received on 9th June 2014 and is in agreement with the four categories of special interest assigned to the building.

The structure in question is considered to be of special interest under the following headings:

- **ARCHITECTURAL:**

- It is the opinion of the Conservation Section that the main block of Hendrons is an exemplar of mid-twentieth architecture and is very much of its time. It is considered that the building's design would be described as 'vernacular modern architecture'. It exhibits clear influences of International Modernism in its concrete-framed construction, flat roof, white rendered walls and lack of ornamentation. The large windows to the four elevations of the main building also speak to a modernist influence on the building, including current thinking of the time with regard to the provision of natural light to industrial buildings. The design of the building is considered to have been directly influenced by J.D. Postma's alcohol factories of the 1930s, which are believed to be the earliest industrial buildings in the International Modern style in Ireland. Václav Gunzl, the designer of Hendrons, worked on the alcohol factory at Labadish, Co. Donegal and would have been familiar with Postma's design, employing elements of it in his own work. Further indications of the modernist influence on the design of Hendrons lie in how its form appears to be influenced by function rather than decorative or fashionable concerns. There is also an air of informality in its design which has led to the term 'vernacular' being ascribed to its design. The slightly asymmetrical window openings, off-centre shopfront and simple form are also elements of the building's vernacular modernism, of which it is a rare survivor in Dublin.

- The Hendrons Building makes a positive contribution to its setting. It is located on a prominent, elevated site at Broadstone at the junction of Upper Dominick Street and Western Way, close to the top of Constitution Hill. The distinctive form of the building with its tall lift structure over the rectangular main building and distinguishing signage lettering contributes to its prominent presence within the landscape. In addition, the depth of the front block matches the adjoining early nineteenth-century house to its east.
- HISTORICAL:
 - The Hendrons Building is a visual, physical reminder of the industrial development of the early days of the state, and the important role that Hendrons played as a major suppliers of tools, engines and machines used in various government initiatives, including turbines for new electricity schemes around the country. The industrial development of Ireland in the first half of the twentieth century was dependent on outside expertise with a number of examples of foreign experts being brought in to pass on knowledge in relation to various developments including the sugar beet factories, electricity stations and alcohol factories.
 - The surviving railings and piers to the west of the building are a memento of the former Palmerston Terrace/Palmerston House, which appears on the 1847 Ordnance Survey Map, but was demolished in the mid-twentieth century. The original railings are a noteworthy element of the historic streetscape of Upper Dominick Street and Western Way.
- SOCIAL:
 - Hendrons was designed by an engineer Václav Gunzl, who managed the company's machinery workshop and was constructed by Hendrons employees rather than construction workers. The direct involvement of its staff in providing this new premises adds social interest to the building. Hendrons supplied machinery for many developments in public utilities in Ireland in the mid-twentieth century which had a profound effect on rural Ireland in particular. These included rural electrification and group water schemes.
- TECHNICAL:
 - The use of reinforced concrete was by no means unique in Ireland in the first half of the twentieth century. However the frank expression of it as seen in the Hendrons is unusual which adds technical significance to the building. The large size of the window openings to all four elevations of the front section demonstrate how the walls are not load bearing in the traditional way. The use of glass bricks to the elevations made the large windows possible as these are more robust than plate glass. While the use of glass bricks in utilitarian buildings appeared elsewhere in Dublin including the Dublin Gasworks and Vertical Retort Houses, they are a rare survival in the city further highlighting the significance of the building within Dublin's architectural and industrial heritage.
 - The building appears to have been designed and constructed in such a way as to allow for easy expansion of the structure. The unfinished appearance of the rear elevation also indicates that the building was intended to be extended to the rear in due course due to the visibility of starter bars and pads. The future-proofing of the building in this way adds further interest to it.

Conclusion:

A site visit and internal inspection of Hendrons main building, No. 36 Dominick Street Upper and the Eastern Warehouse was facilitated by the property owner on the 3rd October last (following the Report to the Central Area Committee to initiate the RPS addition process).

Hendrons Building, 37-40 Dominick Street Upper is considered to be of special Architectural, Historical, Social and Technical interest and is worthy of addition to the City Council's Record of Protected Structures (RPS). This accords with the assessment of this building by the NIAH (Ref. No. 50070389) and the Ministerial Recommendation of the 9th June 2014 for its addition to the City Council's Record of Protected Structures.

36 Dominick Street Upper: During the internal inspection last October it was noted that the architectural character of No. 36 had deteriorated over some time, with some loss of detail, partial collapse of plasterwork to the upper floor and stairwell, along with unsympathetic alterations to window opening, loss of original windows and some use of inappropriate finishes. Unsightly and crude external additions and alterations at ground level to the front and side detract from the character and appearance of the building. Having regard to these facts and the evidence provided in the Submissions/Observations above, it is now considered that the building has some value, though not any special interest, and has a more limited and 'Local' significance only. Therefore, it is concluded that the building does not merit being placed on the Record of Protected Structures. This revised assessment is in agreement with the findings of the NAIH and the fact that the Minister did not recommend the structure for addition to the RPS in 2014.

Eastern Workshop: On the basis of a closer external and an internal inspection in October 2019, it was noted that the Eastern Workshop building is of a much inferior quality of design, finish and construction (see Fig. 4 and 5 above) to that of the main Hendrons building. This building is of limited architectural value and its significance is 'Local' only. Therefore, it does not merit being placed on the Record of Protected Structures. This revised assessment accords with the findings of the NAIH and the fact that the Minister did not recommend the structure for addition to the RPS in 2014.

Historic Railings: The lands west of Hendrons were occupied by Palmerston Terrace/Palmerston House, which were demolished in the mid-twentieth century. A section of the historic railings survive close to the junction with Western Way. It is proposed to include the remaining section of original historic railings to the west of the main Hendrons building as part of the description of the protected structure.

Therefore, it is recommended that the description be amended as follows (new insertions in **Green** and deletions in **red**):

Address	Description
36 37-40 Dominick Street Upper, Dublin 7	Hendron's comprising the Hendrons : Main building including No.36, the eastern workshop and original historic western railings only to the west

Recommendation to the City Council:

In accordance with section 55 of the Planning and Development Act 2000, it is recommended that Hendrons, 37-40 Dominick Street Upper, Dublin 7, be added to the Record of Protected Structures in the Dublin City Development Plan 2016-2022.

Recommendation	
Address	Description (to appear on RPS)
37-40 Dominick Street Upper, Dublin 7	Hendrons: Main building and original historic western railings only.

The making of any addition to the Record of Protected Structures is a reserved function of the City Council.

Resolution:

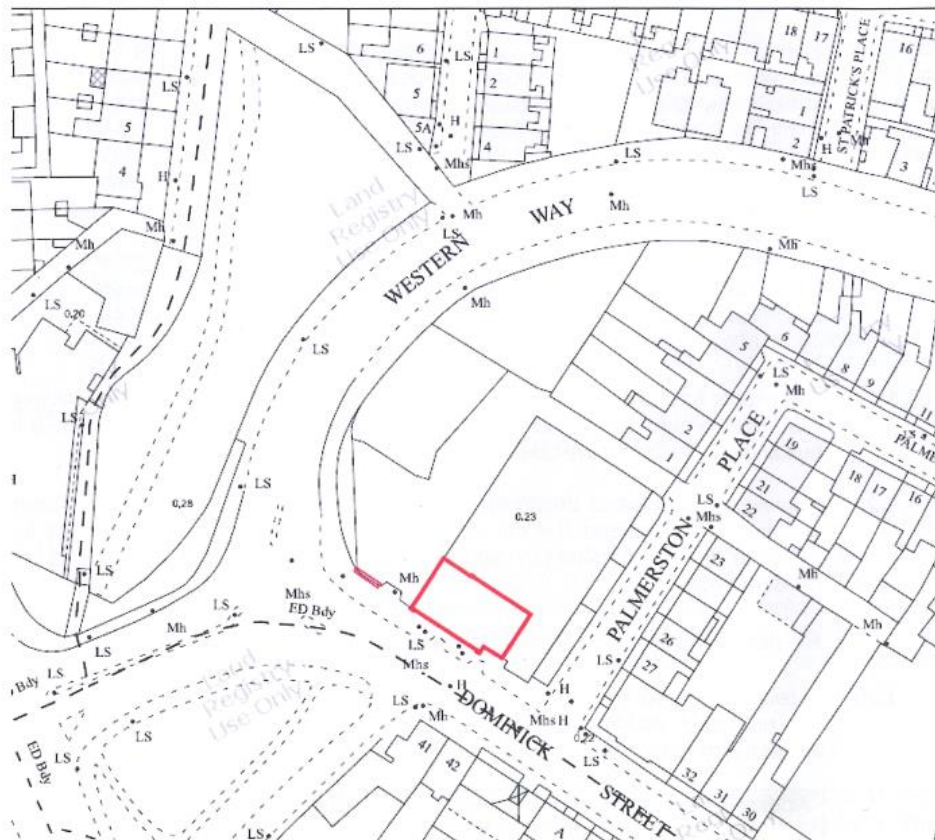
"That Dublin City Council notes the contents of Report No. 38/2020 and approves the addition of Hendrons, 37-40 Dominick Street Upper, Dublin 7 to the Record of Protected Structures in accordance with Section 54 and 55 of the Planning and Development Act, 2000".

Richard Shakespeare
Assistant Chief Executive.

Dated: 22/01/2020

Extent of Proposed Protected Structure Status & Curtilage

The proposed protected structure is outlined below in red (Hendrons: Main building and original historic western railings only)



Aerial Photograph showing the location of the Main Hendrons Building

Hendrons: the main building is the six-bay, four-storey former showroom/workshop/office structure in the lower centre foreground, identified by the arrow



Photographic Record:



Fig. 6: Hendrons Main Building from southwest



Fig. 7: Hendrons Main Building from southeast



Fig. 8: Hendrons Main Building, west elevation



Fig. 9: Hendrons: showroom/shopfront from southeast