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**Addition of 24 St. Stephen's Green, Dublin 2 to the Record of Protected Structures in accordance with Section 54 and 55 of the Planning and Development Act, 2000 (as amended).**

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<b>Address</b>	<b>Description (to appear on RPS)</b>
24 St. Stephen's Green, formerly the Lisney Building, Dublin 2	Business premises

**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 24 St. Stephen's Green, formerly the Lisney Building to the Record of Protected Structures (RPS). The addition as proposed to the South East Area Committee and as provided in the statutory notifications was:

Address: 24 St. Stephen's Green, formerly the Lisney Building, Dublin 2

Description: Business Premises

**Area Committee:** The proposed addition was brought forward to the South East Area Committee on 11<sup>th</sup> November 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 5<sup>th</sup> December 2019. The public display period was from Thursday 5<sup>th</sup> December 2019 to Monday 27<sup>th</sup> January 2020, inclusive.

### **Request for Addition**

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

- Shane O'Toole, on behalf of DoCoMoMo Ireland (March 2010).
- Shane O'Toole, on behalf of DoCoMoMo Ireland (December 2015).

### **Summary of Applicant's Reasons for Seeking Addition:**

- *DoCoMoMo Ireland submission March 2010:* Shane O'Toole submitted an application to have the 24 St. Stephen's Green, formerly the Lisney Building added to the Record of Protected Structures, on behalf of DoCoMoMo Ireland in March 2010. DoCoMoMo Ireland is a chapter of the International Committee for Documentation and Conservation of Buildings, Sites and Neighbourhoods of the Modern Movement, a non-profit organisation dedicated to the documentation and conservation of buildings, sites and neighbourhoods of the Modern Movement, founded in 1988.
- In the application letter, O'Toole outlines the merits of Michael Scott & Partners' scheme, which was the work of Ronald Tallon, '*a leading Irish architect and a major figure in the history of Irish architecture*', whose works include the RTE complex; the Carroll's factory, Dundalk; the Bank of Ireland headquarters, Baggot Street; the Goulding House, Enniskerry; Dublin City Council Civic Offices; and master plans for UCD, UCG (now NUIG) and TCD.
- O'Toole describes the building as '*a small-scale exemplar of Miesian architecture*', and '*one of the earliest [Modern buildings] to demonstrate how cutting-edge modern architecture and the urban streetscape qualities of traditional cities can be reconciled.*' He celebrates its '*contextual success*' and claims that it is '*arguably the most successful integrated modern intervention in Dublin's Georgian core.*'
- *DoCoMoMo Ireland submission December 2015:* In December 2015, Dublin City Council received a detailed submission from Shane O'Toole on behalf of DoCoMoMo Ireland for a number of 20th century buildings, including the 24 St. Stephen's Green, formerly the Lisney Building submission, also written by Shane O'Toole. This submission was made under the Draft Development Plan process in 2015. The submission reference number is 3017.

### **Addition of Significant 20<sup>th</sup> 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.*

### **Site Location & Zoning Map:**

No. 24 St. Stephen's Green, formerly the Lisney Building, is located on the north side of the green, close to the junction with Kildare Street (see Figure 1). The building sits on a plot which extends to the boundary of 16 Kildare Street. The subject site is adjacent to a pair of eighteenth-century townhouses (nos. 22 & 23 St Stephen's Green, both listed as protected structures), and replaced an early nineteenth-century house which was demolished in the late 1960s.



The subject site is located in a Conservation Area and is zoned Z5: *To consolidate and facilitate the development of the central area, and to identify, reinforce, strengthen and protect its civic design character and dignity.*

**Recent Planning History:**

Planning Ref	Description	Decision
2530/15	An extension & alteration to the 5th floor & signage to front elevation of existing five storey over basement office building, located within a Conservation Area.	Grant Permission 21-May-2015
4966/04	Planning permission for a new single sided illuminated sign to replace our existing single sided illuminated sign at number 24, St. Stephens Green, Dublin 2.	Grant Permission 03-Dec-2004

**Recent Enforcement History:**

There is no recent enforcement history for the site.

**Summary Description:**

No. 24 St. Stephen’s Green, formerly the Lisney Building, is an eight-bay six-storey over basement reinforced concrete building, with a recessed ground floor and four-storey curtain-wall façade.

A structural grid comprising four columns within the front and rear façades supports the upper floors, leaving the floor plates free of structure. The columnar structure is exposed to the ground floor elevation, framing three bays – a vehicular entrance, a display window and an entrance bay. The reinforced concrete columns to the ground floor façade are clad in steel, and all exposed steel elements to the façade are painted white. The upper floors are cantilevered over the outer bays from the central structural grid. The penthouse to the fifth

floor is recessed, allowing the parapet height to match that of its neighbouring Georgian façade. The projecting service core to the rear central bay accommodates a stairwell, lift, toilets and plant rooms.

The glass and steel curtain wall spans four floors, with painted steel components and bronze-tinted glass. Slender vertical steel sections delineate the bays, while broad horizontal steel bands mark out the upper floor plates.

The interior spaces to the main block are predominantly open plan, the floor plate described by O'Toole as '*a geometrically perfect, column-free square*'. There were cellular offices to the first and second floors, but these were removed during the 2016 works.

**Summary of Historical Background:**

In the late 1960s, Auctioneers *Lisney & Son* were based in 23 St Stephen's Green, a Georgian house on the north side of the Green. The company acquired the adjacent site at no. 24 St Stephen's Green to accommodate new company premises. Ronald Tallon of Michael Scott & Partners was appointed as architect for a new building on the site, and the existing three-storey Regency house (refer to Figure 3) was demolished. G&T Crampton were appointed as contractors for the project. Construction of the new building commenced in April 1970 and the Lisney Building was completed in January 1973.



Figure 3: 'St. Stephen's Green, Dublin City, Co. Dublin' c.1865-1914, Robert French Photographer (excerpt showing 21-26 St Stephen's Green), The Lawrence Photograph Collection, NLI



Figure 4: Lisney Building, 24 St Stephen's Green, 1973, Scott Tallon Walker pamphlet

Lisney remained in this premises for 40 years until 2013, when the company relocated to Earlsfort Terrace. In 2015, Fitzgerald Associates were appointed as architects for alterations to the building. These works comprised an extension & alterations to the fifth floor, and new signage to the front elevation, and were completed in 2016.

The adjoining property at no. 25 St Stephen's Green dates from 1978, and was designed by Scott Tallon Walker in a similar style to the Lisney Building.

## References:

- Graby, John & O'Connor, Deirdre (Editors), *Dublin* (Dublin, 1993)
- O'Beirne, Tomás (Editor), *A Guide to Modern Architecture in Dublin, Dublin; Architecture in Ireland* (1978)
- Scott Tallon Walker, *Lisney Building, 24 St Stephen's Green, Dublin 2* (1976)
- G. & T. Crampton Photograph Archive, UCD
- Mounted photographs relating to Lisney & Co (IAA Ref: 005-047/036)
- McDonald, Frank, 'Time to end the blandness', *Irish Times*, 10 July 1989
- Anon., 'Lisney bids farewell to offices at Stephen's Green after 40 years', *Irish Times*, 5 December 2013
- Anon., 'One of the greatest modern Irish architects', *Ronald Tallon Obituary*, 5 July 2014
- Fagan, Jack, 'Old Lisney offices on St Stephen's Green to get facelift', *Irish Times*, 1 June 2016
- <http://archiseek.com/2010/1972-lisneys-st-stephens-green-dublin/>

## **Significance/NIAH Rating:**

No. 24 St. Stephen's Green, formerly the Lisney Building has not been surveyed as part of architectural inventory of the area, undertaken by the National Inventory of Architectural Heritage, and therefore no recommendation has been given.

The assessment of the architectural heritage significance of the building by the Conservation Section using the NIAH criteria and rating system (International, National, Regional, Local and Record Only) assigns 24 St. Stephen's Green, Dublin 2 a 'Regional' rating.

## Rationale for Regional rating:

No. 24 St. Stephen's Green, formerly the Lisney Building is an elegantly proportioned, urban infill project, which displays a clever structural system and finely-detailed curtain walling. Though modern in expression, the building responds to its historic context through the composition of the steel and glass façade which reflects the scale and proportions of the adjacent historic buildings.

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

The Categories of Special Interest are defined in the Planning and Development Act, 2000 as architectural, historical, archaeological, artistic, cultural, scientific, technical and social. When assessed under the above categories, it is found that 24 St. Stephen's Green, formerly the Lisney Building is of architectural, cultural and technical interest.

- ARCHITECTURAL:
  - *'A further example of infill within a city square, this building uses scale and proportion rather than materials to harmonize with the urban framework'* (Graby & O'Connor, 1993).
  - The building has been widely praised as a modern infill project within a historic city centre setting. The elegant composition of the façade reflects the scale and proportions of the adjoining Georgian terrace. O'Toole describes the scheme as *'a rare example of domestic plot-scaled modern architecture'* and goes on to state that it is *'correctly proportioned as a whole and in its parts.'* (DoCoMoMo Ireland application, 2010).
  - Over 45 years later, the curtain wall façade remains intact. The original bronze-tinted glass is still in place. The longevity of the façade is testament to the high-quality materials and considered detailing employed in its construction. The

structure is cleverly devised to create three bays at street level, and uninterrupted open office space to the upper floors.

- The building was highly commended in the RIAI European Architectural Heritage Year (1975) Awards. Tallon's building is referred to in the Pevsner architectural guide to Dublin architecture by Christine Casey as '*an elegant essay in contextual minimalism*'.
  - Frank McDonald describes the building in his 1985 *Destruction of Dublin* book as '*a Miesian gem in white-painted steel*' and '*one of the finest examples of modern infill in Dublin.*'
  - The attribution to Ronnie Tallon, one of Ireland's leading architects in the twentieth century, lends additional significance to the building. In 1958, Tallon (1927-2014) became a partner in Michael Scott and Partners, subsequently Scott Tallon Walker Architects. He was uncompromisingly modern in his outlook, and greatly inspired by the work of Mies van der Rohe. Scott Tallon Walker went on to become one of the largest architectural firms in Ireland. Other significant works include the RTE campus, the Carroll's Factory in Dundalk (1967-69), and the Bank of Ireland Headquarters on Baggot Street (1968-1978). Tallon's television building in RTE was awarded the RIAI Triennial Gold Medal for 1959-61, his General Electric Company plant at Dundalk was awarded the RIAI Triennial Gold Medal for 1962-64 and his house at Foxrock was awarded the RIAI Triennial Silver Medal for 1971-73 ([www.riai.ie](http://www.riai.ie)).
- CULTURAL:
    - The building represented a new office building typology that had emerged in Ireland in the 1960s, taking influence from US precedents. There was a proliferation of office blocks across Dublin, many of them high-rise, transforming the city skyline and urban context. Michael Scott & Partners (later Scott Tallon Walker Architects), were prominent designers in this genre, as were Stephenson & Gibney and Robinson Keefe & Devane.
    - '*All three firms looked towards America, then at the height of its power and influence, for inspiration. Ireland had finally entered the modern age and architecture promised to remake her in America's image ... Furthermore, the advent of the Jet Age meant that for the first time Irish architects could, and did, regularly visit and learn from the latest buildings going up in America.*' (O'Toole, *More than Concrete Blocks Vol.2*, 2018).
- TECHNICAL:
    - The reinforced concrete structural system, which comprises a columnar grid to the central bay and cantilevered overhangs to the outer bays, was innovative in its design and practical in its application. The reinforced-concrete columns are integrated into the façade to the front, and form part of the service core to the rear. This allows the interior spaces to be free of columns, and thus flexible in terms of layout. The cantilevered floor plates ensure that the outer bays are also free of structure at ground level, and maximise the clear width of the ground floor ramp providing vehicular access.
    - The curtain walling is composed of steel flat plates and profiled steel sections, and is fixed to the reinforced concrete structural frame. Bronze-tinted glass serves to reduce solar glare in the office spaces and the original glass remains intact.

### **Submissions/Observations Received:**

The proposed addition was advertised in the Irish Independent on 5<sup>th</sup> December 2019. The public display period was from 5<sup>th</sup> December 2019 to 27<sup>th</sup> January 2020.

One submission was received and a response to the respective points is provided below.

Submission 1: from RPS Group Ltd. on behalf of New Ireland Assurance Limited (property owners, received 27/01/2020).

The submission includes the following:

- A written submission from Michael Higgins, Senior Planner, RPS Group on behalf of New Ireland Assurance Limited dated 24<sup>th</sup> January 2020.
- A Brief History & Statement of Significance for 24 St. Stephen's Green, Dublin 2 by Howley Hayes Architects dated January 2020.

### *Summary of grounds of submission*

#### **1. Planning History**

The report by RPS Group Ltd summarises the details of the proposals which were granted planning under Reg. Ref. 4966/04 and Reg. Ref. 2530/15:

- On July 1<sup>st</sup> 2015 planning permission was granted by Dublin City Council (DCC) for the extension to and alteration of the 5<sup>th</sup> floor of the building, for changes to ground floor signage and internal changes including the internal upgrade of the south-facing glazing and reorganisation of internal divisions.
- No third party observations were made and the proposed development was permitted by DCC. No interdepartmental report from the Conservation Department of DCC is referenced in the DCC Planner's Report. The DCC Planners Report, which makes no reference to the architect of the building, surmised the development as one which 'cannot be considered as detracting from the architectural integrity of the original modern office block'.
- The quite recent planning history offers no indication that 24 St. Stephen's Green was considered by DCC to be of particular significance or that there was any particular reason that it might be added to the RPS.
- The interior has also been fully refurbished in recent years. New glazed screens and glass-faced, solid doors and partitions have been fitted, with new glass and stainless steel balustrading to the concrete staircase. Within the building, the only element of original interior fabric to survive intact are the concrete flights and landings of the staircase.

#### **Response**

The design statement included with the planning application (Reg. Ref. 2530/15) states that the '*existing building line and profile will not alter*' as part of the development '*the only discernible change from the public realm will be the upper front elevation which given the set back from the parapet will not be prominent*' (p. 3).

The planning officers' report on that planning application (dated 22<sup>nd</sup> May 2015) concurs with this as '*the proposed development involves relatively small extension to an existing fifth floor level incorporating meeting room and internal alterations to an existing modern office block*' and as such it '*cannot be considered as detracting from the architectural integrity of the original modern office block*'.

Dublin City Council acknowledges the importance of the continued use of the building. It is recognised that this may necessitate certain changes and interventions to ensure the buildings compliance with Building Regulations. Section 57 of the Planning and

Development Act 2000 (as amended) allows the owner or occupier of a Protected Structure to make a written request to the planning authority for a written declaration as to what works would/would not require planning permission. The Planning & Property Development Department would welcome a request from the owner to undertake such a declaration, as this would also identify those works considered to be routine repair and maintenance, which would be considered exempted development (i.e. not requiring planning permission).

## **2. Basis for Proposed Addition to the Record of Protected Structure**

Concerns have been raised that the addition of 24 St. Stephen's Green to the RPS has not been recommended by the Minister and the building has not been included in the survey of the area undertaken by the National Inventory of Architectural Heritage (NIAH).

Concerns were also raised that the Initiation of the Statutory Process for the Proposed Addition of 24 St. Stephen's Green to the RPS documentation provided by DCC to the Members of the South East Area Committee has been ascribed no special interest to the structure under 5 no. of these 8 no. categories of special interest identified under Planning and Development Act 200, as amended.

### **Response**

As noted in the submission by RPS Group Ltd., the Architectural Heritage Protection Guidelines for Planning Authorities (2011) allow for structures to be included in the RPS via means other than their inclusion in the NIAH or via a Ministerial Recommendation. These include 'inventories carried out by planning authorities'. No. 24 St. Stephen's Green has been identified in a survey and research project titled '20<sup>th</sup>-Century Architecture in Dublin City'. The project was first commissioned in 2011 by the Dublin City Council Heritage Office, with Heritage Council and Government Policy on Architecture grant funding. The survey seeks to understand and raise awareness of twentieth-century architecture in Dublin. An inventory of c. 300 structures of twentieth-century date has been compiled as a part of the project, supported by three volumes titled 'More Than Concrete Blocks: Dublin City's Twentieth Century Buildings and their Stories' (Volume 1 1900-40, 2016; Volume 2 1940-72, 2018). No. 24 St. Stephen's Green is included in the Outline Survey for Volume 3 publication covering the architectural heritage of the period 1973-2000.

The identification and protection of late twentieth century buildings is a specific built heritage policy of the Dublin City Development Plan 2016-2022 '*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* (Chapter 11: Built Heritage & Culture; Policy CHC3)'.

The Planning and Development Act 2000 and Architectural Heritage Protection Guidelines for Planning Authorities require that a protected structure be of special interest under one or more of the categories of interest in order to be proposed for inclusion in the Record of Protected Structures.

An assessment of 24 St. Stephen's Green was undertaken by Lotts Urbanism and Architecture Ltd. and architectural conservation officers from the Conservation Section, Planning & Property Development Department, Dublin City Council. The assessment has considered the applicants reasons for addition. The above 'Assessment of Special Interest under the Planning and Development Act 2000' has identified the building as being of special 'Architectural', 'Cultural and 'Technical' interest. Its special Architectural interest stems from it being an elegant, modern infill project with the historic city centre setting, an



RIAI award winning building and an example of Miesian architecture attributed to the renowned architect Ronnie Tallon. It derives its special cultural interest as a representative of the emergence of a new building typology in Ireland which took inspiration from US precedents. The building's special technical interest includes its reinforced concrete structural system which enabled the open plan interior layout and curtain walling.

The building has been assessed by the City Councils' Conservation Section and has been allocated a 'Regional' rating. The rationale for the Regional rating is that No. 24 St. Stephen's Green, is an elegantly proportioned, urban infill project, which displays a clever structural system and finely-detailed curtain walling. Though modern in expression, the building responds to its historic context through the composition of the steel and glass façade which reflects the scale and proportions of the adjacent historic buildings.

### **3. Assessment of Architectural Interest**

The submission has identified No. 24 St. Stephen's Green as having no special architectural interest and that little of the original interior fabric remains following recent works. The submission also states that:

- Irish Modernism in the post war period is undistinguished for the most part, and with very few notable exceptions is considered by critics to be modest.
- Within the impressive history of Irish architecture from the early eighteenth century to the early twenty-first century, architectural historians are widely in agreement that the decades between 1960 and 1990 represent a notable low point. This would suggest that relatively modest examples of work from this period should not be included on the List of Protected Structures.
- The overall composition of number 24 St Stephen's Green is a regular gridded pattern that does not respond to its context.
- Much has been made of the elegant Miesian references, however, these bear little resemblance to the celebrated German's work, unlike some of Ronald Tallon's other buildings, while the classic universal I-beams are fixed on as decoration rather than bona fide structure.

### **Response**

The architectural assessment prepared for the addition report includes the justification for the allocation of architectural interest:

- The architectural quality of purpose-built corporate and institutional headquarters, including the subject building, was higher than for other speculative developments dating to the post war period.
- No. 24 St. Stephen's Green received an RIAI European Architectural Heritage Year (1975) award. It was commended by the RIAI as 'being a good modern building in harmony with the existing environment'. It is a modern infill project whose façade responds to its context, reflecting the scale and proportions of the adjoining Georgian terrace.
- The building is identified in many sources, including the report accompanying the planning application, as being constructed in the Miesian style of architecture. It is rare in being a small-scale exemplar of the style.
- 24 St. Stephen's Green is referred to in the Pevsner Architectural Guide to Dublin architecture by Christine Casey as '*an elegant essay in contextual minimalism*'.

### **4. Assessment of Cultural Interest**

The submission has identified No. 24 St. Stephen's Green as having no special cultural interest. The submission states that:

- The subject site is a 1970s office building. While designed by a renowned architect of his time the building is one of hundreds, if not thousands of office buildings

constructed in this city and has no particular cultural significance. Most critics would not consider No. 24 to be amongst his best work, most of which consists of detached, free-standing compositions, such as the Carroll's factory and the Bank of Ireland, rather than tight urban infills.

- The realisation of American influences on Irish designed buildings does not render any particular cultural significance to 24 St. Stephen's Green.
- It has been suggested that number 24 Stephen's Green is of cultural significance because it represented at the time a new building typology for Dublin.

### **Response**

The architectural assessment prepared for the addition report includes the justification for the allocation of cultural interest. Attributed to Ronnie Tallon, the building is the 'work of a known and distinguished architect, engineer, designer or craftsman':

- As noted in the architectural assessment Tallon is identified as one of Ireland's leading twentieth century architects and the attribution to him lends additional significance to the building. Many of his buildings have been awarded medals by the RIAI, including the subject building which received an RIAI European Architectural Heritage Year Award in 1975. The building reflects his modern outlook and the inspiration of Mies van der Rohe.
- No. 24 St. Stephen's Green represented a new office building typology that had emerged in Ireland in the 1960s, taking influence from US precedents. While there was a proliferation of office blocks across Dublin, the subject building is designed by one of the eminent firms working in Ireland during the twentieth century.

### **5. Assessment of Technical Interest**

The submission notes that No. 24 St. Stephen's Green cannot be considered to be of special technical interest. The submission states:

- The building materials and structural design are not innovative and were pioneered on the continent some fifty years before it appeared in this location.
- The structure is little more than a series of reinforced, concrete slabs, supported, partially in cantilever, off four large concrete columns,
- The spans involved are modest and while relatively new to Ireland at that time are not in any way innovative feats of engineering;
- Externally the supporting columns appear only at ground floor level as they are hidden by the curtain wall on the upper levels;
- As noted previously the ubiquitous, Miesian I-beams are decorative and do not contribute to the curtain wall structure, as an seen on the adjoining building, where they were not a feature
- The applicants for listing, note that the original glazing remains intact, however, this is incorrect as the curtain wall glazing, like the entire penthouse storey, were replaced during the recent refurbishment.

### **Response**

The architectural assessment prepared for the addition report includes the justification for the allocation of technical interest:

- The reinforced concrete structural system, which comprises a columnar grid to the central bay and cantilevered overhangs to the outer bays, was innovative in its design and practical in its application. The reinforced-concrete columns are integrated into the façade to the front, and form part of the service core to the rear allowing the interior spaces to be free of columns, and thus flexible in terms of layout.
- The curtain walling is composed of steel flat plates and profiled steel sections, and is fixed to the reinforced concrete structural frame.
- The original glazing remains intact. Note that while the glazing was upgraded the design statement which accompanied the planning application (Reg. Ref. 2530/15)

indicates that *'The existing single glazing to the office floor plates will remain, with the introduction of secondary glazing, hence the benefits of the passive solar gain being improved. The secondary glazing frames will be fixed internally and accord with the existing frames. The profile of....the secondary glazing frames....have been selected on the basis of a slim section in order to retain the existing visual integrity of the building'*.

## **6. Dublin City Council Development Plan**

The submission notes that the establishment of an international reputation for Dublin as one of Europe's most 'sustainable, dynamic and resourceful city regions' is the vision for Dublin set out in the Dublin City Development Plan 2016-2022. In order to achieve such a goal there will be an acute need to protect appropriately the built heritage of the city. This protection and enhancement must be delivered whilst providing for the dynamic growth of the city. The site is located on lands Zoned Z5 *'To consolidate and facilitate the development of the central area, and to identify, reinforce, strengthen and protect its civic design and dignity'*. The site is also located within a designated Conservation Area.

The submission notes, that the identification and protection of late twentieth century buildings is a specific built heritage policy of the Dublin City Development Plan 2016-2022 *'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 (CHC3)'*. However, there is no clear articulation of the 'exceptional' quality of the building that would merit its inclusion on the RPS.

### **Response**

The Dublin City Development Plan recognises that *'the built heritage contributes significantly to the city's identity.....and to the richness and diversity of its urban fabric'*. Land-use zoning policies and objectives are designed to *'promote particular classes of land-uses in appropriate locations', 'to reduce the possibility of conflicting land-uses' and 'to protect resources (both natural and man-made)'*. The principal means of the statutory protection of the city's built heritage is through the inclusion of a structure in the Record of Protected Structures.

No. 24 St. Stephen's Green is one of only eight twentieth century structures nominated for inclusion under the Dublin City Development Plan 2016-22 by DoCoMoMo Ireland. As noted above No. 24 St. Stephen's Green has been identified in a survey and research project titled '20<sup>th</sup>-Century Architecture in Dublin City'. The inventory compiled as part of the project has identified c. 300 structures of twentieth-century date. No. 24 St. Stephen's Green is included in the Outline Survey in the forthcoming Volume 3 publication covering the architectural heritage of the period 1973-2000.

No. 24 St. Stephen's Green was highly commended in the RIAI European Architectural Heritage Year (1975) Awards and is referred to in the Pevsner architectural guide to Dublin architecture by Christine Casey as *'an elegant essay in contextual minimalism'*.

### **Conclusion:**

No. 24 St. Stephen's Green, formerly the Lisney Building is an elegantly proportioned, urban infill project, which displays a clever structural system and finely-detailed curtain walling. Though modern in expression, the building responds to its historic context through the composition of the steel and glass façade which reflects the scale and proportions of the adjacent historic buildings.

The City Council's Conservation Section of the Planning & Property Development Department have assessed the structure using the NIAH criteria and rating system

(International, National, Regional, Local and Record Only) and have found it to be worthy of a 'Regional' rating.

The submissions and observations received on the proposed addition of No. 24 St. Stephen's Green, formerly the Lisney Building have been taken into consideration and the Conservation Section is of the opinion that the building is of special Architectural, Cultural and Technical interest and as such is worthy of addition to the City Council's Record of Protected Structures (RPS).

**Recommendation to the City Council:**

In accordance with 55 of the Planning and Development Act, 2000 (as amended), it is recommended that 24 St. Stephen's Green, formerly the Lisney Building, be added to the Record of Protected Structures in the Dublin City Development Plan 2016-2022. An illustration of the defined curtilage has been presented overleaf.

<b>Recommendation</b>	
<b>Address</b>	<b>Description (to appear on RPS)</b>
24 St. Stephen's Green, formerly the Lisney Building, Dublin 2	Business premises

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

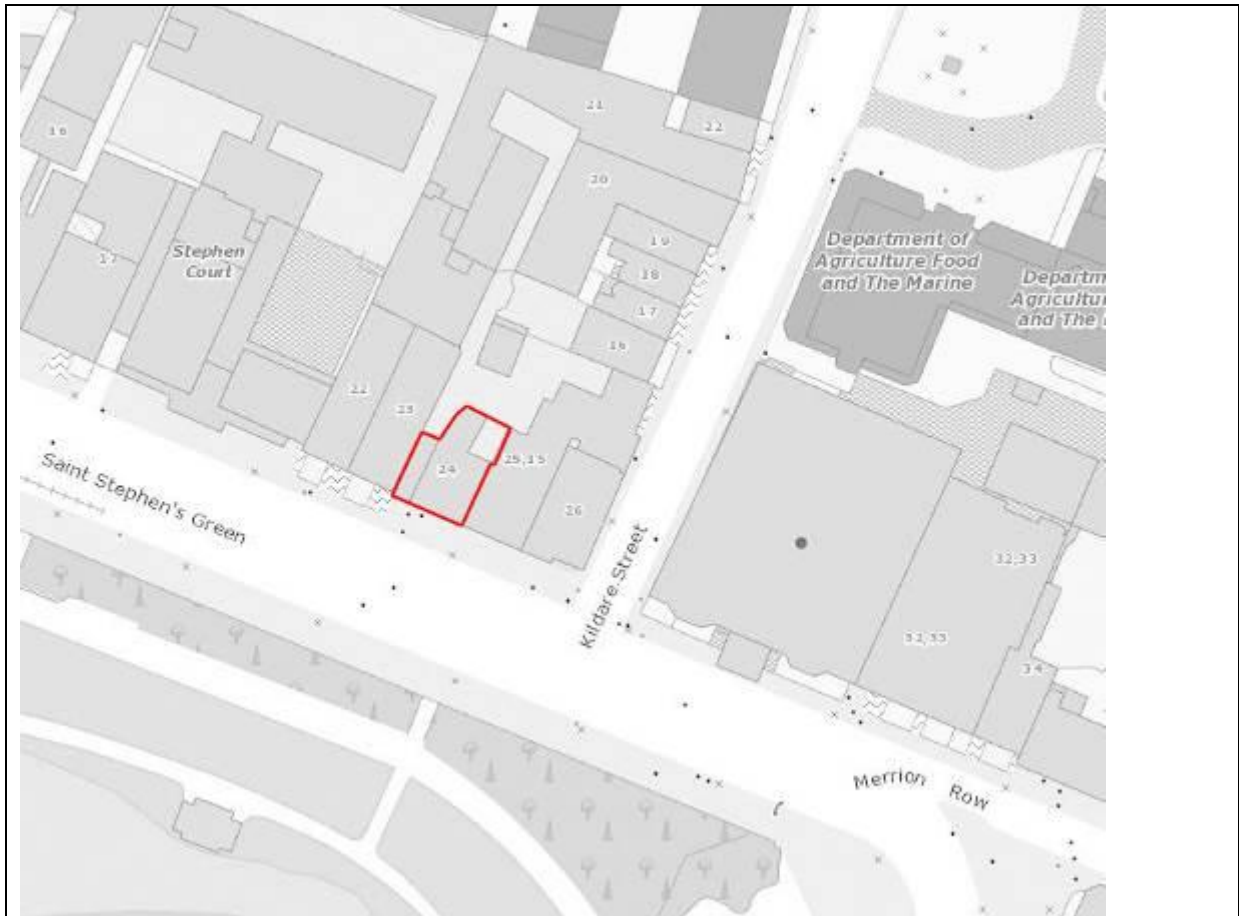
**Resolution:**

"That Dublin City Council notes the contents of Report No. 1562020 and approves the addition of 24 St. Stephen's Green, formerly the Lisney Building to the Record of Protected Structures in the Dublin City Development Plan 2016-2022, in accordance with Section 54 and 55 of the Planning and Development Act, 2000 (as amended)."

**Richard Shakespeare**  
Assistant Chief Executive.

**Dated: 13<sup>th</sup> March 2020**

## Extent of Protected Structure Status & Curtilage



Lisney Building, 24 St Stephen's Green, Dublin 2 - Curtilage outlined in red (Note: Curtilage outline taken from DCC planning permission ref: 2530/15)

## Photographic Record



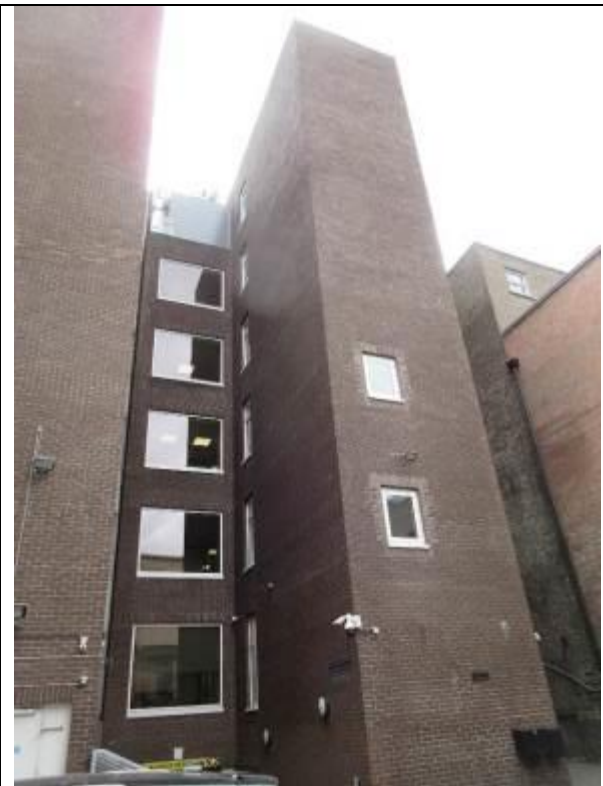
Front elevation



Main entrance and shopfront



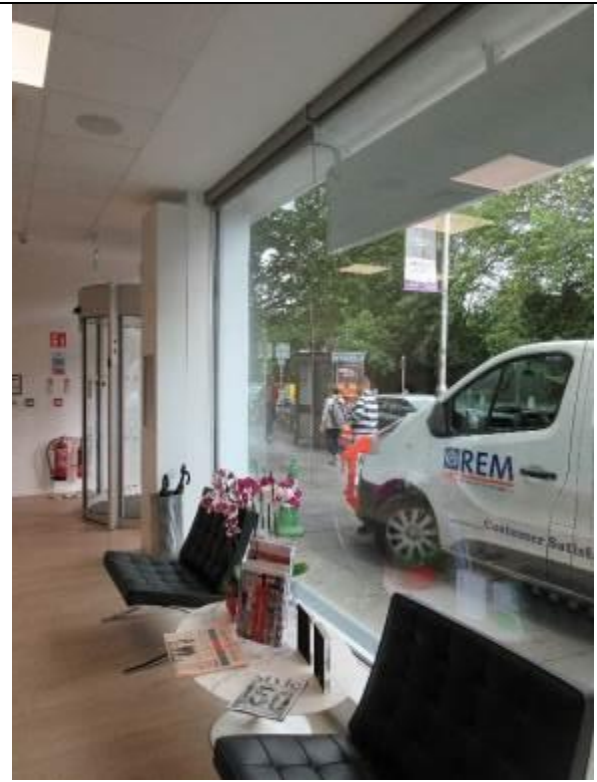
Service block and west bay to rear elevation



Service block and east bay to rear



View of entrance lobby



View of entrance lobby



Open plan office, first floor





Façade, detail, second floor



Meeting area / canteen, fifth floor