

04th November 2020

To the Chairperson and Members of the South Central Area Committee

Initiation of the Statutory Process for the Proposed Addition of No. 31 Old Kilmainham, Dublin 8 in accordance with Section 54 and 55 of the Planning and Development Act, 2000 (as amended), to Dublin City Council's Record of Protected Structures.

PHOTOGRAPH OF STRUCTURE



Introduction

It is proposed to initiate procedures under Section 54 and Section 55 of the Planning & Development Act 2000 (as amended) to add 'No. 31 Old Kilmainham, Dublin 8' to Dublin City Council's Record of Protected Structures.

Proposal for Addition

- Minister for Culture, Heritage and the Gaeltacht on the 9th August 2017.

Summary of Applicants Reasons for Seeking Addition

- *Minister for Culture, Heritage and the Gaeltacht:* List of recommendations for inclusion on the RPS of structures deemed as being of 'Regional' significance or higher identified during Stage 2 of the Dublin Survey carried out by the National Inventory of Architectural Heritage. No. 31 Old Kilmainham, Dublin 8 has been assigned a Regional rating. The Stage 2 recommendations were issued to Dublin City Council on the 9th August 2017.

Methodology for Assessing Early Buildings

In November 2019, the Planning & Property Development SPC agreed a methodology to expedite the proposed additions/deletions to the RPS in a systematic manner, based on the Architectural Heritage Protection Guidelines 2011 and NIAH/Ministerial Recommendations under Section 53(1) of the Planning and Development Act, 2000 (as amended). The methodology agreed to prioritise industrial, twentieth century and early buildings and underrepresented typologies. On foot of this the Conservation Section carried out a screening process for Early Buildings. No. 31 Old Kilmainham was identified as a potential Early Building (with a building appearing on the site on John Roque's map of 1756).

Site Location & Zoning Map

No. 31 Old Kilmainham, Dublin 8 is located on the north side of Old Kilmainham at its junction with Kearns Place, west of Dublin city centre. It is located to the south of the River Camac and to the southwest of the Royal Hospital Kilmainham.

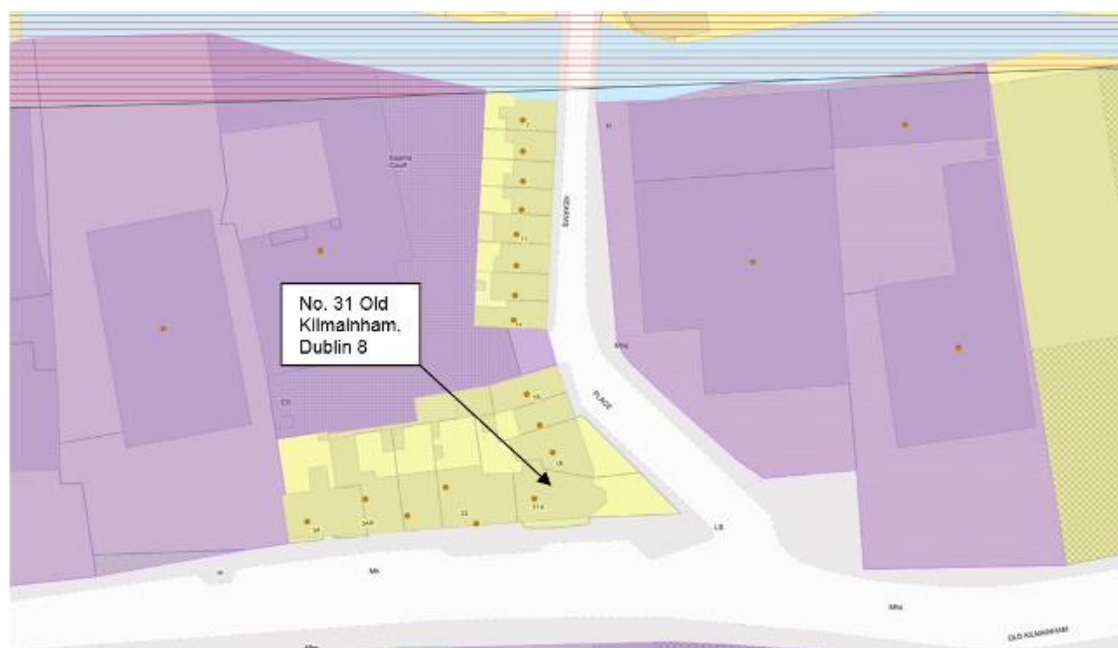


Fig. 1: Site location and zoning map of No. 31 Old Kilmainham, Dublin 8.

Zoning: Zoned Z1 - To protect, provide and improve residential amenities.

The property is located to the south of a red hatch Conservation Area which covers the Royal Hospital Kilmainham, parts of Kilmainham village and the River Camac.

Recent Planning History

Planning Ref.	Description	Decision
0046/91	Retain existing use as offices on 3 floors and 1 floor residential.	No decision on file.

Recent Planning Enforcement History

There is no recorded planning enforcement history for the subject property.

Site Access

The owner facilitated a site visit of the interior and exterior of the property on the 26th February 2020.

Summary Description (taken from NIAH inventory)

Exterior:

End-of-terrace, corner-sited, three-bay three-storey over basement former tannery-owner's house, built c.1780, now in use as offices. Full-height return flanked by projecting chimneybreasts to the rear (north) elevation. Full-height canted bay to east elevation which may represent a later extension of late eighteenth or early nineteenth century date. Enclosed yard to rear.

Hipped artificial slate roof hidden behind brick parapet with granite coping to front (south) and side (east) elevations and hipped natural slate roof with terracotta ridge tiles to return. Constructed of yellow brick, laid in Flemish bond, to front and east elevations; roughcast rendered wall to west and rear elevations, and rendered walls to basement level, east elevation.

Square-headed window openings with painted masonry sills and replacement uPVC casement windows. Round-headed stair window with raised rendered reveals, painted masonry sill and six-over-six timber sash window to rear elevation. Central round-headed opening with painted masonry block-and-start doorcase and timber panelled door. Granite platform and steps flanked by wrought-iron railings with cast-iron corner posts and integral bootscrapes on carved masonry plinth.

Interior:

The interior plan form comprises a centrally-placed entrance and stair hall with rooms to either side, typical of the second half of the eighteenth century. Some subdivision has taken place of the rooms to the south and west of the stair hall. It appears that the house may have been extended to the east and the full-height canted bay added in the late eighteenth or early nineteenth century. The principal rooms, located to the east of the stair hall, are lit by windows in the front (south) and east elevations and have infilled chimneybreasts to the north wall.

Heavily overpainted Neo-classical plasterwork cornice and centrally placed plasterwork ceiling rose, to entrance hall comprising urns with swagged floral garlands. Replacement timber staircase of early twentieth century date lit by a round-headed stair window to first half-landing.

The ground floor room to the east of the entrance hall is ornamented with a decorative Neo-classical plasterwork cornice comprising urns with swagged floral garlands. The room has a plasterwork ceiling rose with foliate work to the centre and floral swags in a beaded oval. The first floor room to the east of the stairs has an overpainted reeded plasterwork cornice and a flat plaster ceiling.

The second floor room to the east of the stairs has a coved ceiling, possibly a later replacement, with no surviving decorative plasterwork. The second floor room to the west of the stairs has a square-headed window opening with a moulded timber architrave in the west wall. The timber floor boards are exposed in this room.

Historical Background

A mid-seventeenth century cartographic depiction survives of Kilmainham by Robert Girdler, a land surveyor for the Down Survey. The map is accompanied by a written description of the settlement. Girdler describes 'a street of good habitable house...on Kilmainham' which indicates the existence of houses at Old Kilmainham by the mid-seventeenth century. His map shows the ruins of Kilmainham Priory between the Camac and Liffey. Further south is 'Kilmainham Towne' which contains a group of large gabled houses between what is now Old Kilmainham and the Camac.

A laneway, now named Kearns Place, leads from the settlement north towards the 'Town Bridge' and mills on the River Camac (Kilmainham Mill on the north bank and possibly Mountbrown on the south). A number of houses are located around the junction of Old Kilmainham and Kearns Place. Two buildings are depicted immediately to the west of the junction, one at the approximate location of No. 31, the subject of this report. The house is gabled to the east and west ends with two large chimneystacks. The cartographic evidence is corroborated by lease records held in the Registry of Deeds. These leases indicate that Richard Parsons, Viscount Rosse, held a number of plots on Old Kilmainham including one to the west of the junction leading to the town bridge (Keenahan 2017).

From the medieval period the area around Kilmainham was a centre of industry with the Liffey and Camac providing a power source for cloth and grain mills and a water source for use in the tanning industry. Despite the industrial development of the area, it appears that the land to the south of the Liffey remained relatively rural in character as reflected on eighteenth century map sources such as John Rocque's 'Map of the city of Dublin and environs, 1757'. Rocque's map depicts 'Kilmainham Road' (now Old Kilmainham) which runs west from the city through enclosed fields in pasture. A line of structures is depicted on the north side of the street at its junction with Kearns Place, including the site of what is now No. 31 Old Kilmainham. A house fronts onto the street with a return or ancillary building on Kearns Place. The rear plot appears to stretch as far as the south bank of the Camac.

From the eighteenth century onwards, a number of the wealthier citizens of Dublin began to construct houses in Kilmainham, at nearby Islandbridge and Inchicore (Ball 1906, 160). The house that now stands at No. 31 Old Kilmainham is mid- to late-eighteenth century in date. It is one of the larger houses surviving on this stretch of the street, which is more typically characterised by two- and three-bay two-storey buildings. The canted bay at the east end of the building is more typical of a late-eighteenth or early nineteenth century date and it is possible that the house was extended or partially rebuilt at this time to include an additional bay at the east end.

The industrialisation of the Kilmainham area continued into the nineteenth century. In 1849 Fraser describes the Camac 'propelling various mills along its course' and 'watering numerous tan yards, it falls into the Liffey under the Royal Hospital of Kilmainham'. The mills and tanyards provided local employment and terraces of worker's houses grew up in association with them. Kilmainham was a significant tannery district with street directories of the 1840s and 1850s listing five separate tannery businesses on Old Kilmainham alone. Pettigrew and Oulten's Street Directory of 1845 indicates that No. 31 Old Kilmainham (then numbered as 27) was occupied by 'Andrews, Anne and Son, Tanners'. The Post Office Directory of 1858 and Griffiths Valuation of 1853-64 indicate that Thomas Andrews was the occupier, the property was valued at £30.0.0 and described as a 'house, offices, sheds and tan-yard'.

The large scale Ordnance Survey maps provide a more accurate ground plan for the house and associated tannery business in the mid-nineteenth century. The 1847 Ordnance Survey map depicts the site, fronted by No. 31 on the north side of Old Kilmainham with associated buildings stretching north to the Camac and west along its bank. The outline of the canted bay is evident to the east elevation and the house has a small enclosed garden to the east end.

The layout of the house had not changed significantly on the Ordnance Survey 1864 map though the area to the rear of the house is now indicated as a 'Tan Yard'. It has a typical tannery layout consisting of a courtyard, enclosed by buildings on three

sides and a boundary wall to the west, with a series of pits to the centre. The buildings to the north and east were used for storage of materials and processing. The lane which ran to the east of the site to the bridge crossing on the Camac was named Spout Lane at this time for the public fountain located at the south end of the lane.

An entry in Griffith's Valuation dated 1874-82 notes the subject property, now listed as No. 31 Old Kilmainham as a 'House in bad repair and offices in very dilapidated state' and the annual valuation of the property had dropped significantly from £30.0.0 to £20.0.0. This may signify that the tannery business may have ceased operation by this time. The valuation indicates that the house was occupied by lodgers who leased rooms from John Kearns. By 1884 the valuation of Nos. 29-33 Old Kilmainham had reduced further to £9.0.0 each and that the houses were in use as tenements (Thom's Directory 1884).

While upwards of 900 tanneries were in operation throughout Ireland in the period between c. 1750-1900, few survive save for the boundary walls and individual storage or processing buildings (Rynne 2006, 306). The buildings along the west side of Kearns Place were demolished in the late nineteenth or early twentieth century and were replaced with a terrace of two-bay, two-storey cottages. Griffith's Valuation and contemporary street directories indicates that No. 31 was used as tenement lodgings throughout much of the late nineteenth and early twentieth century and was used as a business premises in the latter part of the twentieth century.

The current owners, the Academy of Clinical Science and Laboratory Medicine, began leasing the property in the late twentieth century and subsequently purchased it for use as offices.

References

- Ball, E. E. (1906) A History of the County Dublin, Part IV.
- Brady, J. and Simms, A. (2001) Dublin through Space and Time.
- Fraser, J. (1849) A Handbook for Travellers in Ireland.
- Dublin City Street Directories including Thom's, Pettigrew and Oulten's and the Post Office Directory and Calendar (Various Dates)
- Irish Architectural Archive (Unpublished) Press Cuttings File Kilmainham (RW.D.513)
- Irish Architectural Archive (Unpublished) Archive Photo, c. 1964, of No. 31 Old Kilmainham (2001/051-PH 202).
- Keenahan, Peter (2017) Architectural Heritage Assessment of 23 Old Kilmainham.
- Kenny, C. (1995) Kilmainham: The history of a settlement older than Dublin.
- Massey, E. (2003) Kilmainham, Co. Dublin 1536-1610 in Holton, K., Clare, L. and Ó Dálaigh, B. (eds.) 'Irish Villages. Studies in Local History', pp.166-192.
- O'Keeffe, T. and Virtuani, P. (2020) Reconstructing Kilmainham: the topography and architecture of the chief priory of the Knights Hospitaller in Ireland, c.1170-1349 in Journal of Medieval History 2020, Vol. 46, No. 4, pp. 449-477.
- Rynne, C. (2006) Industrial Ireland 1750-1900.

NIAH Rating:

The National Inventory of Architectural Heritage (NIAH) has been carried out for this area under Stage 2 of the Dublin City survey programme (see Appendix 3).

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 National Inventory of Architectural Heritage assigned this building ARCHITECTURAL and ARTISTIC interest and has assigned the building a 'Regional' rating. These are structures or sites that make a significant contribution to the architectural heritage within the region or area.

Assessment of Special Interest under the Planning & Development Act 2000

No. 31 Old Kilmainham, Dublin 8, is considered by the Conservation Section of Dublin City Council to be of special interest under the following headings:

- ARCHITECTURAL:
 - No. 31 Old Kilmainham is a relatively intact Georgian house, its regular fenestration and block-and-start doorcase typical of the mid to late eighteenth century. While some alterations are evident, including its possible eastward extension and some internal subdivision, it retains a clearly legible late eighteenth century plan form with rooms opening off a central entrance and stair hall.
 - The canted bay to the east is of interest, representing an evolution of building form in response to changing architectural tastes. It addresses the building's prominent corner site providing views eastwards along Old Kilmainham.
 - It is one of the more substantial houses surviving in Kilmainham whose housing stock is more typically characterised by two- and three-bay two-storey buildings.
 - While upwards of 900 tanneries were in operation throughout Ireland in the period between c. 1750-1900, few survive save for the boundary walls or individual storage or processing buildings. This tannery owner's residence, once part of a large industrial complex on the bank of the Camac, is a significant architectural survival and reminder of the former industrial character of the Kilmainham area.
 - The building retains a well-crafted block-and-start doorcase which provides a strong central focal point on the restrained brick façade. The survival of the raised-and-fielded panelled door is also notable.
- ARTISTIC:
 - The house retains Neo-classical decorative plasterwork of late eighteenth date to the entrance hall and ground and first floor east rooms. The plasterwork comprises restrained classical motifs of garlands and central urns, while the ceiling rose in the ground floor eastern room exhibits a more naturalistic style combining foliage and flowers.

- The fanlight to the front entrance door retains its simple spoked division and the scar of a round-headed lantern to the centre. Few original fanlight lanterns, which are indicative of the period before the introduction of electric lighting, survive in the city. The interior of the fanlight is coved in section with delicate fluted detailing.
- The wrought iron railings, enhanced by cast urns to the corner posts and integral boot scrapers, provide a sense of enclosure to the front of the building. The use of railings is not common in Kilmainham where most of the building front directly onto the street.
- **ARCHAEOLOGICAL:**
 - No. 31 Old Kilmainham is built on a site formerly occupied by a large gabled house indicated on Robert Girdler's map of Kilmainham from the mid-seventeenth century. The terrier of the Down Survey Parish map indicates that there was a 'street of good habitable houses' at Kilmainham at this time and the Record of Monuments and Places records this group of sixteenth/seventeenth century houses along Old Kilmainham. Buildings in the vicinity, including No. 23 Old Kilmainham to the east, are known to contain pre-Georgian fabric. While the interior walls of the basement of No. 31 Old Kilmainham are plastered, it is possible that they conceal fabric from an earlier building.

Conclusion

Dublin City Council Conservation Section has reviewed the applicants' reason for seeking addition.

No. 31 Old Kilmainham is a good exemplar of a mid- to late eighteenth century house retaining its well-built block-and-start doorcase and internal decorative plasterwork schemes. As a former tannery owner's house it is a significant architectural survivor and reminder of the former industrial character of the Kilmainham area. The house is built on a site occupied by a large gabled house in the mid-seventeenth century and it is possible that the structure conceals fabric from an earlier building.

Having assessed the site Dublin City Council recommends that No. 31 Old Kilmainham, Dublin 8 be proposed for addition to the City's Record of Protected Structures.

The extent of the proposed Protected Structure status and curtilage is outlined in Fig. 2 of this document (below).

The purpose of this report is to seek the approval of the South Central Area Committee of Dublin City Council for the initiation of the statutory process for the proposed addition of this structure to the Record of Protected Structures. This includes undertaking a statutory public consultation process in accordance with Section 55 of the Act. Following the statutory consultation process, a further report will be prepared taking any submissions and observations received into consideration, with a recommendation to the City Council to proceed or not with the proposed addition, or with a recommendation including amendments to the proposed addition.

Recommendation

It is recommended that the statutory process is initiated for the proposed addition of No. 31 Old Kilmainham, Dublin 8, to the Record of Protected Structures, in accordance with Section 54 and 55 of the Planning and Development Act, 2000 (as amended).

Recommendation	
Address	Description
31 Old Kilmainham, Dublin 8	Business Premises



Deirdre Scully
Deputy City Planner

Extent of Protected Structure Status

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



Fig. 2: No. 31 Old Kilmainham, Dublin 8, extent of Protected Structure status and curtilage outlined in red.

Appendix 1: Short Photographic Record



Fig. 3: Front (south) elevation.



Fig. 4: Site context from southeast.



Fig. 5: Archive photograph of No. 31 Old Kilmainham (source Irish Architectural Archive, ref. 2001/051-PH 202).



Fig. 6: Site context from north showing two-storey early twentieth houses to Kearns Place



Fig. 7: Block-and-start doorcase to front elevation.



Fig. 8: Ceiling rose to ground floor, east room.

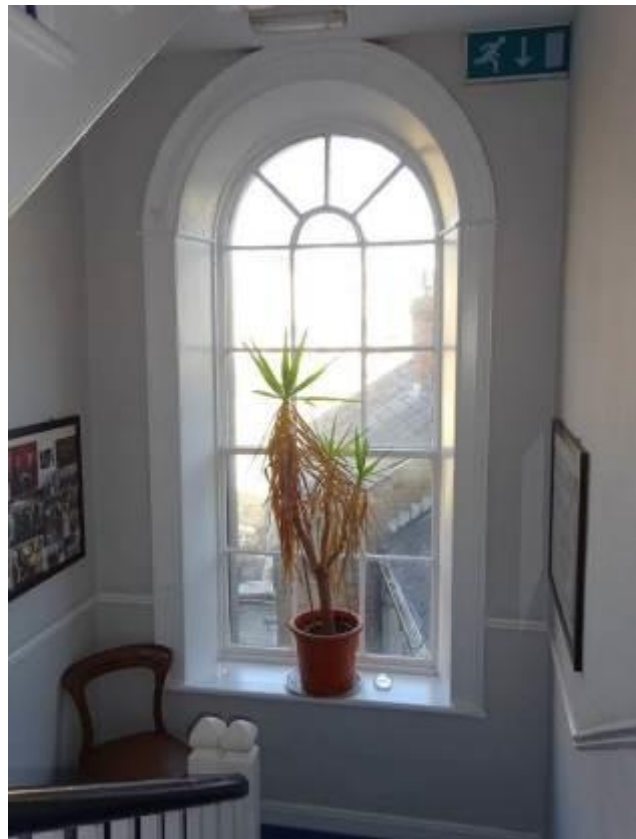


Fig. 9: Stair window to first half-landing.

Appendix 2: Historic Maps



Fig. 10: Kilmainham Down Survey Map c.1655-56 by Robert Girdler, location of subject structure outlined in red.



Fig. 11: Extract from Rocque's Map of the city of Dublin and environs, 1757, location of subject structure outlined in red.

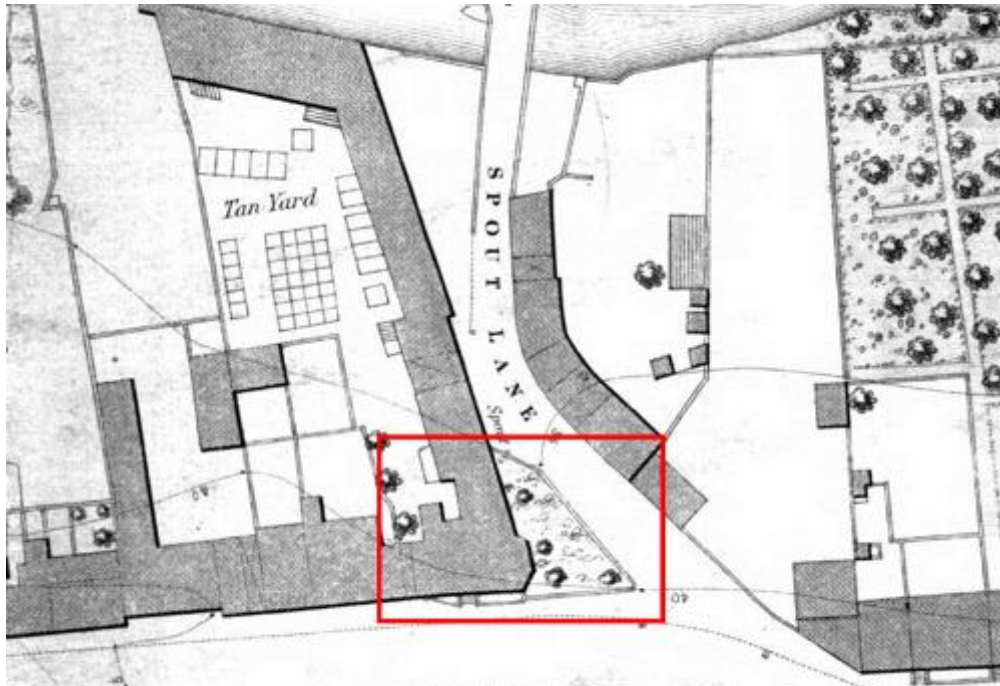


Fig. 12: Extract from Ordnance Survey Dublin Map Sheet 18, 1864, No. 31 Old Kilmainham outlined in red.

Appendix 3: NIAH Record

NIAH Assessment for No. 31 Old Kilmainham, Dublin 8

	<table><tr><td>Reg.</td><td>50080167</td></tr><tr><td>Date</td><td>1760 - 1780</td></tr><tr><td>Previous Name</td><td>N/A</td></tr><tr><td>Townland</td><td>N/A</td></tr><tr><td>County</td><td>Dublin City</td></tr><tr><td>Coordinates</td><td>312975, 233606</td></tr><tr><td>Categories of Special Interest</td><td>ARCHITECTURAL, ARTISTIC</td></tr><tr><td>Rating</td><td>Regional</td></tr><tr><td>Original Use</td><td>House</td></tr><tr><td>In Use As</td><td>School</td></tr></table>	Reg.	50080167	Date	1760 - 1780	Previous Name	N/A	Townland	N/A	County	Dublin City	Coordinates	312975, 233606	Categories of Special Interest	ARCHITECTURAL, ARTISTIC	Rating	Regional	Original Use	House	In Use As	School
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Rating	Regional																				
Original Use	House																				
In Use As	School																				
<p>Description: Attached three-bay three-storey over basement former house, built c.1780, having full-height canted bay to east elevation, central full-height extension and chimneybreasts to rear (north) elevation. Now in use as academy. Hipped slate roof with terracotta ridge tiles and ridge cresting, red brick chimneystacks and cast-iron rainwater goods. Raised brick parapet having granite coping to front (south) and east elevations. Red brick, laid in Flemish bond, to front and east elevations, roughcast render to west and rear elevations, rendered wall to basement level, east elevation. Square-headed window openings with red brick voussoirs, painted masonry sills and replacement uPVC windows. Round-headed door opening to front, painted carved Gibbsian surround and cornice lintel forming base for fanlight, timber panelled door opening onto granite platform and three granite steps to footpath. Basement area to each side of door to front filled in, enclosed by wrought-iron railings having cast-iron corner columns on carved painted plinth walls, integral bootscrapes to railings flanking steps.</p>																					
<p>Appraisal: This substantial house retains many of its principal exterior features, including an attractive doorcase to the front which provides a strong sense of symmetry to the façade. Cast- and wrought-iron railings enhance its appearance and would originally have protected the basement area. It is a notable addition to the streetscape due to its scale and form, with the canted bay to the east enhancing the appearance of the building and providing additional light to the rooms within.</p>																					