



Proposed Redevelopment at Nos. 43-50 Dolphins Barn Street
Dublin 8

ARCHITECTURE
CONSERVATION
ARCHITECTS

69 MIDDLE ABBEY STREET
DUBLIN 1

Architectural Heritage Impact Assessment Report

March 2025

T: 01- 563-9021
E: info@mesh.ie
W: mesh.ie

Tom McGimsey MRIAI
BArch(Hons) MSc.

TABLE OF CONTENTS

Introduction

1.0	Heritage Protection and Significance	4
2.0	Background History of the Property	5
3.0	Architectural Descriptions of the Houses	15
4.0	Heritage Impact Assessment and Conclusions	74

Introduction

The following report has been prepared to accompany a planning application for a multi-storey residential development, on the subject site. Currently standing on the site at Nos. 43 to 49 Dolphins Barn Road, are a terrace of derelict and ruinous former houses, dating from the early 18th Century. A large disused factory structure, dating from the mid-20th Century, stands to the rear of the Dolphins Barn structures, with another late 20th Century industrial building standing at No. 50 Dolphins Barn Road.

A previous application for the redevelopment of the subject site was granted permission in 2017, but was allowed to lapse. Under that application, permission was granted for the demolition of all of the extant structures, none of which were included on the Record of Protection. A Heritage Impact Assessment Report was prepared for inclusion with that application, by Molloy Architects. The survey photos used in that report were taken by Architectural Photographer Stephen Farrell, who has kindly given permission to use many of those photos in this report. Most areas in the subject structures have become so dangerous as to prevent any access for recording. Those 2017 photos represent an excellent record of the structures at that date, and recorded many features that no longer exist, or have become completely inaccessible due to the ongoing collapse of the interior fabric.

A new design for the proposed development was submitted to Dublin City Council for consideration at a Stage 2 LRD Meeting, held online on the 29th of August 2024. Because the houses at Nos. 43-49 Dolphins Barn Road appear on the first edition of the Ordnance Survey of Dublin City, published in 1847, Dublin City Council has recommended the survey and retention of the historic structures on the site. The Conservation Officer and City Archaeologist consider that the demolition of the houses is contrary to Policy BHA6 of the Dublin City Development Plan 2022-2028.

The site was visited for inspection and recording by Tom McGimsey, of MESH Architects, on the 7th of January, 2025. MESH Architects are RIAI Grade 1 Conservation Accredited.

1.0 Heritage Protection and Significance

National Inventory of Architectural Heritage

None of the structures on the site of the proposed development were recorded by the National Inventory of Architectural Heritage.

Record of Protected Structures

None of the structures on the site of the proposed development are included in the Record of Protected Structure for Dublin.

Conservation Areas

No Architectural Conservation Area exists in the vicinity of the proposed development.

Dublin City Council Development Plan 2022-2028, Policy BHA6: Buildings on Historic Maps - *That there will be a presumption against the demolition or substantial loss of any building or other structure which appears on historic maps up to and including the Ordnance Survey of Dublin City, 1847. A conservation report shall be submitted with the application and there will be a presumption against the demolition or substantial loss of the building or structure, unless demonstrated in the submitted conservation report that it has little or no special interest or merit having regard to the provisions of the Architectural Heritage Protection Guidelines for Planning Authorities (2011).*

Derelict Sites Register. All of the properties included in this report are currently included in the Dublin Derelict Sites Register, including the industrial structure standing at No. 50 Dolphins Barn Road.

2.0 Background History:

Development of Dublin's south-western edge began in earnest during the second half of the 17th century, when substantial numbers of French Huguenots were invited to come to Ireland to escape religious persecution in their native France. The area just outside of the former city walls, known as the Liberties, flourished as a centre of weaving and cloth making. Another important activity carried out in the area was the tanning and dyeing of animal hides. Dolphins Barn was a small area at the edge of the developed core of the Liberties, and the numerous streams and water courses provide the necessary water that was needed for soaking and washing the hides as they were processed. A small water course ran around the western edge of the site, behind the terrace of small houses that were built sometime between the last quarter of the 17th century, and the second quarter of the 18th century, leaving an irregularly shaped back-land that was bounded by the flowing stream. An entry in the 1769 Stewart's Almanac recorded the presence of the tanner George Falkiner in Dolphins Barn. By the early decades of the 19th century, there were many such small tanneries in the Dolphins Barn area.



Plate No. 1. Drawing of an early 20th century tannery in Litherland, circa 1920, showing the large animal hides were soaked in rectangular pits, filled with water and lime. Similar pits can be seen in the mid-9th century Ordnance Survey maps of the subject area, included below. (Image Tan Yar Messrs Walker Ltd, Litherland, circa 1920, from J Hewitt & Sons: A Company History)

The terrace of houses that survive, in very poor condition, along Dolphins Barn Street, were built at the extreme western edge of Dublin, and appear to have been good quality houses for their day, having been built following the vernacular typology that is currently referred to as the Dutch Billy. It is believed that the houses date from around 1725-1750, with substantial alterations made through the course of the last three centuries, however some portions of the surviving structures could contain fabric that dates from late 17th century. Each house is described in more detail in the following pages, and recorded in photo and measured surveys.

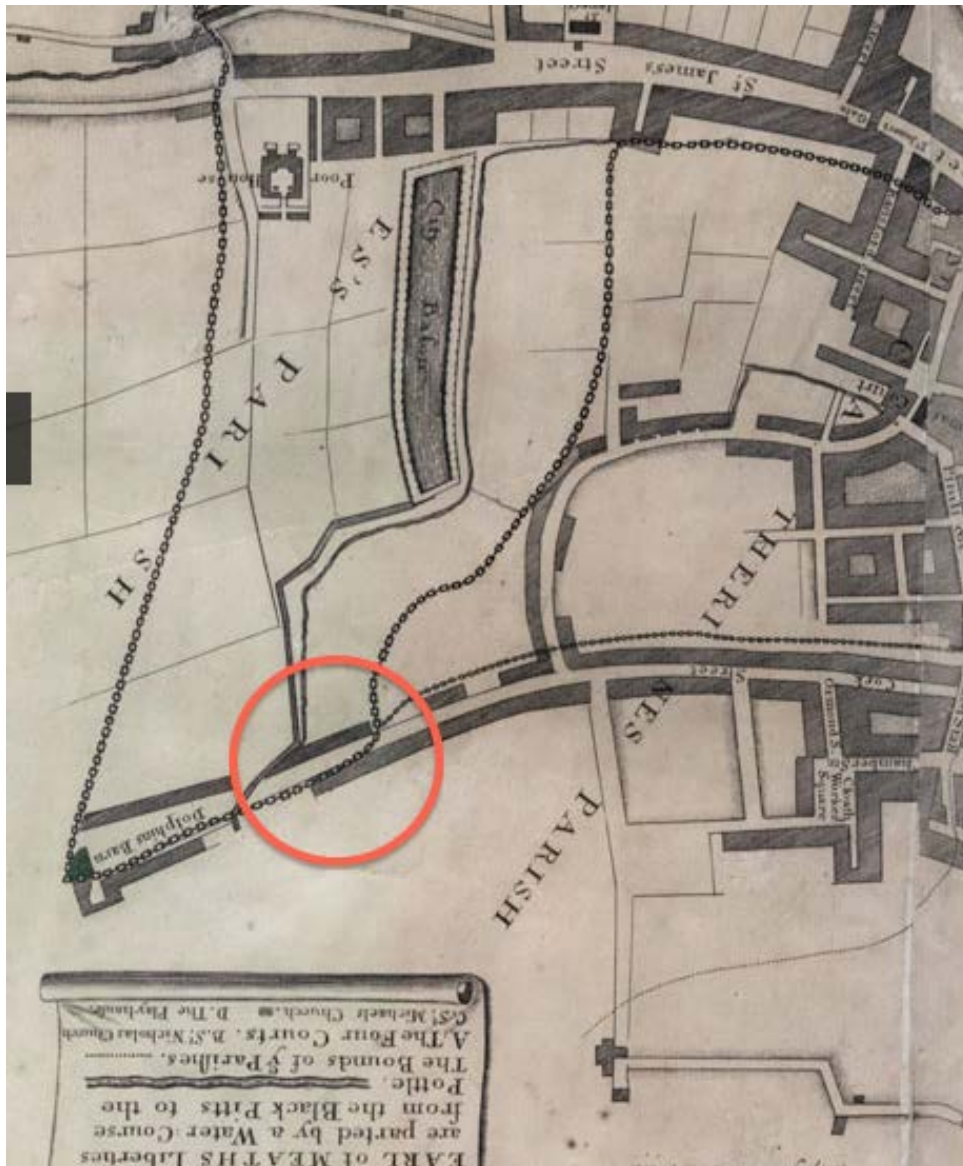


Plate No. 2. Detail from Charles Brookings **A Map of the City and Suburbs of Dublin**, 1728, showing the location of the subject site in the red circle. This map does not show individual structures, but is a relatively reliable record of where structures existed along Dublin's streets at that time. This map was drawn with the north arrow pointing down, so this image shows the subject portion of the map inverted to show north oriented to the top of the page.

The earliest maps of Dublin, including Speed and Brookings maps, provide some indication of the extent of development in the area to the west of the Liberties, but provide little reliable detail of whatever structures actually existed on the subject site. As can be seen in Plate No.2, Brookings shows the presence of structures along Dolphons Barn Lane, beside the water course that curves around the north-west corner of the site. A few decades later, John Rocque drew a more detailed map of Dublin, showing the houses and other structures in much greater detail, however the subject area was outside of his original map of Dublin from 1756. He published another map showing the environs of Dublin, at a smaller scale and with less detail, in 1760, shown below.

In 1747, John Wesley, the founder of the Methodist Denomination, made his first trip to Ireland, to spread his ministry and build a more permanent presence. During that time, he and his brother Charles were able to purchase a property somewhere in Dolphins Barn, consisting of a former weaver's shop, with living accommodation above, and a garden. The exact location of this structure is unclear, but it was certainly in Dolphins barn, according to Wesley's own letters and papers. (**Charles Wesley in Ireland (1747-1748): A Reconstruction from Primary Sources**, by Kenneth G.C. Newport. Published in the Bulletin Methodist Historical Society of Ireland.



Plate No. 3. Detail from John Rocque's **An Actual Survey of the County of Dublin (1760)**, showing the area of the proposed development. The small terrace of houses can be seen, with one of the houses projecting beyond its neighbours to the rear. That is likely to be No. 47 Dolphins Barn Street, which is a few metres deeper in plan than the other adjacent houses. North is to the right in this map, which shows how rural and undeveloped the land in the edge of Dublin remained as of 1760. Note the proximity of the water course to the rear gardens of the subject terrace of houses. The presence of running water was crucial to the operation of the small scale tanneries that were common in the area during the 18th and 19th centuries.



*Plate No. 4. Detail from Bernard Scale's **A Survey of the Harbour Bay of Dublin (1773)**, showing a short terrace of structures at the location of the subject property. This map was drawn at a relatively small scale, and the structures tend to be somewhat diagrammatic, when compared to the more detailed map of Dublin drawn by his brother-in-law, John Rocque. Although the houses are shown with returns, the physical evidence on the site, and the depiction of the houses in the later OS maps, show that the houses did not originally have returns.*

As late as 1773, when Bernard Scale's map depicted the area in his **Survey of the Harbour Bay of Dublin**, the general vicinity around the subject houses had remained relatively rural and undeveloped. A few groups of houses had been built along the main roads leading west from Dublin's Liberties, but the lands were generally used for agricultural purposes, with small pockets of small industrial activities. Even as late as the first edition of the Ordnance Survey, (Surveyed in 1838 and resurveyed in 1843), there were still large expanses of open land to the rear of the houses and businesses that lined Dolphing Barn Lane at that time.

The short terrace of houses that comprise the subject of this report appear to be in place by the end of the first quarter of the 18th century. They consist of a short terrace of four nearly identical houses, Nos. 43-46 Dolphing Barn Lane, with a larger house at No. 47, and several additional houses to the east of No. 47, of more variation in their sizes and complexity. In the later chapters, each of the houses will be described in greater detail.



*Plate No. 5. Detail from **A Plan Of The City Of Dublin : As Surveyed For The Use Of The Division[A]L Justices To Which Have Been Added Plans Of The Canal Harbour And Its Junction With The Grand Canal, The Royal Canal, And Every Projection And Alteration To The Present Time, 1797/ Published By W. Faden, Geographer To The King & To H.R.H. The Prince Of Wales ; Engraved By S.J. Neele.** This late 18th century map confirms again that there were buildings on both sides of Dolphin's Barn Lane at that time, but no individual structures were shown. It is notable that the expanses of land behind the few built up streets were still largely undeveloped, and were probably used for gardening, orchards, or in some cases for light industrial uses.*

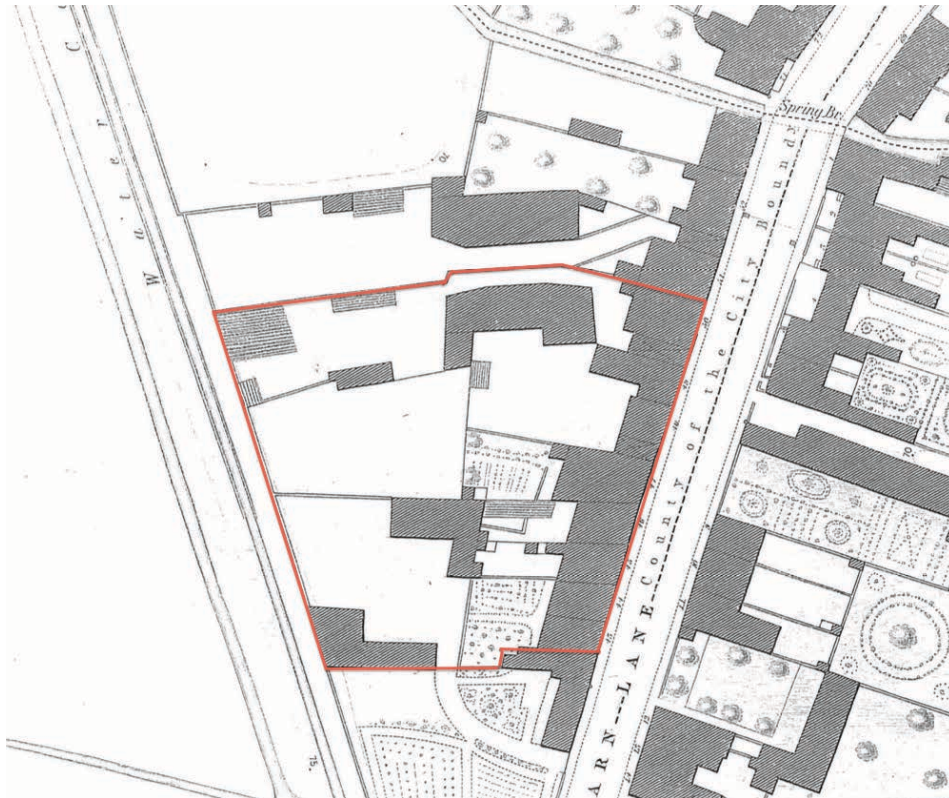


Plate No. 6. Detail from the first edition of the Ordnance Survey, showing the subject area as it was surveyed in 1837. This is the first accurate map of the area, and shows individual structures, boundary walls, footpaths and water courses. For reference, No. 43 is the first house within the red line boundary at the bottom, and No. 50 is at the top of the map. No. 47 can be seen at the centre of the terrace, with its splayed side boundary lines, and its deeper building footprint. The large sites to the rear of the houses were most likely already in use as tanning yards, a use that well established for over a century in the area.

As shown on the 19th century OS maps, Nos. 43-46 Dolphins Barn Lane, appear as group of simple rectangular houses of more or less identical size, sharing a front and rear building line. There are small rear gardens, behind which is a large property that was intensively used for tanning. No. 44 is both wider and deeper, and its internal plan is also more complicated than the simple two room terrace house plans. The Wilson's Dublin Directory of 1837 recorded that a few of the houses were occupied by tanners. In No. 44 was Patrick Ledwidge, Tanner. Further east on Dolphins Barn Lane, Christopher Jones, Tanner, occupied No. 51, and Patrick Moran, Tanner, occupied No. 56.



Plate No. 7. Detail from the 1866 edition of the Ordnance Survey, showing the subject area as it was surveyed in 1864. This edition of the OS contains more detailed information than the earlier first edition, and shows the tanning vats in the rear yards behind the houses. The earlier 18th century houses have remained in place, with most of them being in use as tenements. The owners of the tanning yards live in some of the houses to the front, as recorded in the Dublin Directories.

In 1860, Thom's Directory recorded the occupants of the houses along Dolphin's Lane, as the street was then known. Nos. 43 and 44 were listed as being occupied by Charles Tench, Tanner and Currier. His tanning yard was clearly shown in the 1866 OS map, above, and it occupied the large site to the rear of Nos. 43-46. In addition to the large number of rectangular soaking pits in which to soak the hides in lime water, there were several sheds. A larger tanning yard was also shown on the larger site to the north of Mr. Tench. That yard seems to have fewer pits, but larger buildings under roof. Thom's Directory in 1860 recorded that the tannery was operated by Peter Byrne, who resided in No. 50, with Nos. 45 to 49 being occupied as tenements. No. 51, the property to the north of the study area, was occupied by Margaret Jones, Tanner, and her tannery can be seen to the rear of the house.

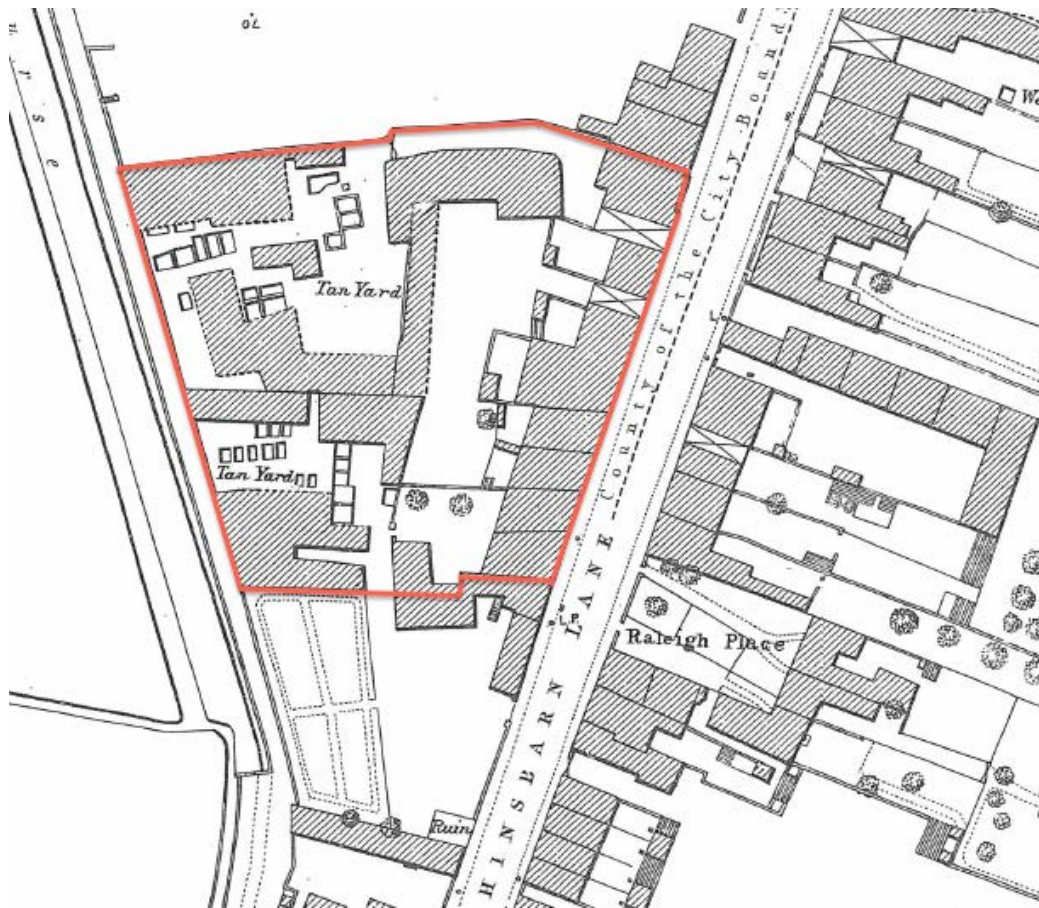


Plate No. 8. Detail from the 1888 edition of the Ordnance Survey, showing the subject area as it was surveyed in 1888. This map shows that the tanning yards have remained in operation in the back-lands behind the 18th century houses. Some changes can be seen in relation to the covered structures in the tanning yards, and there are fewer of the lime pits. The house at No. 48 has been rebuilt, with a laneway on its north boundary, instead of along its south boundary. The house at No. 49 appears to be smaller than in the previous map of 1866, however the internal measured survey shows that it has corner fireplaces in some of the rooms, suggesting that the core of the house has retained some 18th century fabric.

The 1888 Ordnance Survey map shows that the tanning operations had continued up to the end of the 19th century. The 1880 Thom's Directory records that Nos. 42-44 were occupied by Charles Tench, Tanner and Currier. No. 49 was occupied by Peter Byrne, Tanner, and No. 50 was occupied by Mrs. Jones, Tanner.



Plate No. 9. Detail from the 1909 edition of the Ordnance Survey, showing the subject area as it was surveyed in 1907. At this time, it appears that the tanneries have ceased operation, and most of their covered sheds have been demolished. Rows of terraced houses have been built in the surrounding areas, and it is likely that the tanneries were considered to be unhealthy.

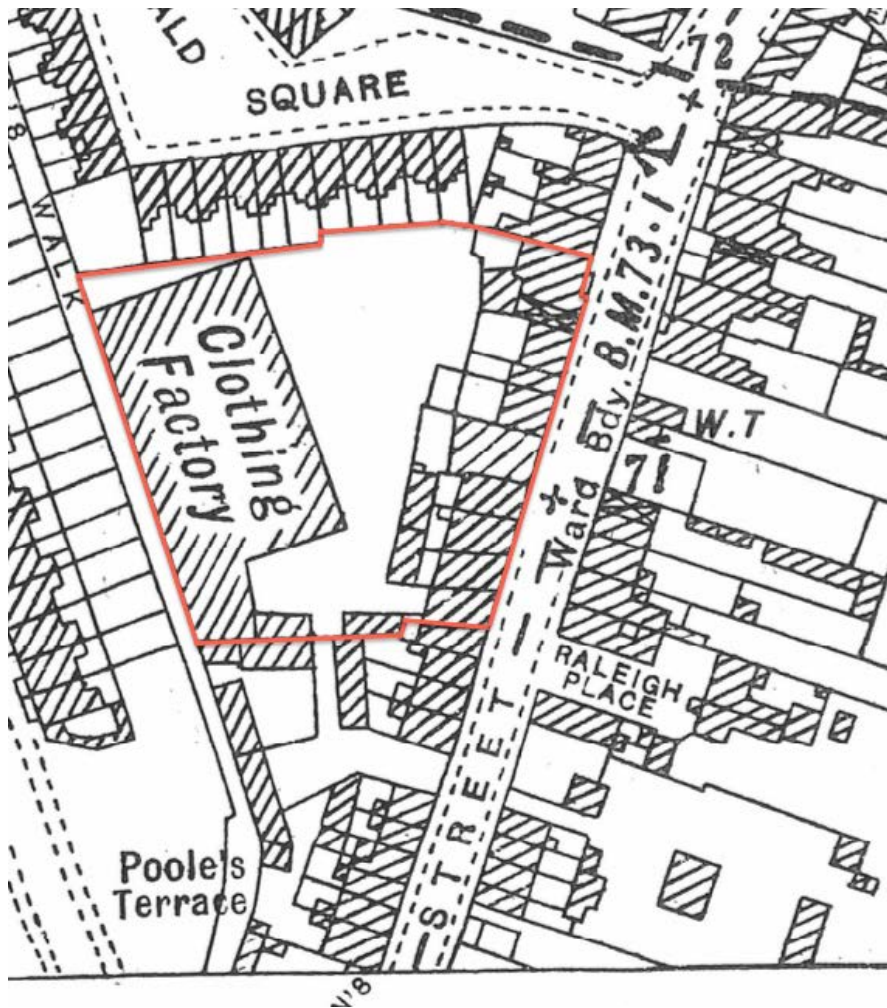


Plate No. 10. Detail from the 1944 edition of the Ordnance Survey, showing the subject area as it was surveyed in 1943. By that date, a large factory had been built in the rear site, formerly occupied by the two tanning yards. That factory, with its steel framed saw-tooth roof, remains in place, having been used for a variety of manufacturing and commercial uses over the last half century.

In one particular photo from the early 1960s, the group of houses can be seen to be quite intact, at least externally. Although the image is somewhat out of focus, it is possible to recognise that the original front elevations to all of the houses along with most of their slated roofs, had survived intact up to that time. The house at No. 47 can be seen to have been a rare building typology, having a four-bay front elevation, masking an unusual roof structure.

During the second half of the 20th century, most of the older houses in this part of Dublin were either replaced completely, or heavily altered as their uses changed. Commercial shops were inserted into many of the ground floors, and the upper floors were heavily altered where residential use remained viable.

At the subject site, the remaining structures have clearly deteriorated too far to allow them to be economically repaired. All of the buildings had been heavily modified long before they were allowed to deteriorate, over the course of the second half of the 20th century, leaving only the basic building envelopes in most cases.

3.0 Architectural Description and Significance of the Houses



Plate No. 11. Record photo from 2017, showing Nos. 43-49 Dolphins Barn Street from across the road. This photo shows the extent to which the former houses have been modified over the last three centuries, and how they have become dangerously derelict over the last few decades. (Photo by Stephen Farrell, 2017)

The subject terrace of former houses are believed to represent a group of single family houses with original construction dates from the second quarter of the 18th century. In their currently decayed condition, it is unsafe to fully access all areas of any of the house, with some of them being virtually collapsed within the perimeter walls. The author of this report was able to enter all of the structures with the exception of No. 46, and to assess the general extent of survival of significant historic building fabric. Photo surveys from 2017 and early 2024 provided additional invaluable documentation of the structures, internally and externally, to allow for fuller appreciation of the house's physical conditions, the extent of modifications that were carried over the last three centuries, and the extent of survival of significant historic building fabric.



Plate No. 12. Enlarged detail from an aerial photo of Dublin, looking north-west across the subject site on Dolphins Barn Street. The site for the Coombe Hospital on the opposite side of Dolphins Barn Street has been cleared, placing the photo as around 1960. The factory is in place to the rear, but the contemporary industrial building has not replaced No. 50 and 51 by this date. Although the photo is not clear enough to see fine detail, it is possible to see that all of the house, except for No. 43 at the left with the large vehicular opening, have retained their pitched roof structures and large chimney stacks. The front elevation and roof over No. 47, left of centre, have not been removed or replaced at this time. The front elevation has four bays of windows in the first and second floors, and there is a pitched roof running perpendicular to the front elevation, possibly having a central valley running perpendicular to the front as well. The roofs over Nos. 44-46 appear to all consist of a hipped roof, with a ridge perpendicular to the front, with a large chimney for the corner fireplaces. The houses at Nos. 49 and 49 appear to have not changed measurably since that time. All of the subject houses appear in this photo to have shopfronts at the ground floor, indicating that the ground floors were already in use as commercial spaces.

It must be said that the combination of extensive modifications carried out to all of the structures since the early 1950s, and the advanced decay of whatever remained of the early building fabric, has made it very difficult to fully understand the original architectural design and appearance of any of the houses. Nonetheless, many interesting and notable features have survived in some of the houses, to provide a window into their early appearances, and to record their architectural typology and general characteristics.



Plate No. 13. Enlarged detail from the ca. 1960 aerial photo of Dublin, with the image enhanced by the author, to show how the structures appear to have existed around 1960. No. 43 is at the left end of the terrace, with No. 48 and 49 at the right. The structure with four bays of windows is No. 47, at the centre of the image.

Of particular interest to this report, the former houses at Nos. 44 and 47 appear to have more extensive remnants of their original construction phase, despite advanced decay and structural collapse. In No. 44, the original building shell, including internal partitions and corner fireplaces, has survived virtually intact. Some original doors have survived in situ, at least until recently, but the timber stairs and original slated hipped roof have both been lost. It also appears that the floor joists and internal plaster have been largely replaced in No. 44, along with most of the internal joinery, windows and external entry door.

The structure at No. 47 would appear from the front elevation to have been completely rebuilt, owing to its flat roof and 1960s front wall. Internally, however, the survival of corner chimney breasts at all three floors has provided strong evidence for an unusual type of architectural plan. A grainy aerial photo from ca. 1960 shows a four-bay front elevation, and also suggests an unusual roof design, having an M-shaped roof profile behind the flat front parapet. Unfortunately, while the chimney breasts have remained in place, nothing remains of the original timber stairs, joinery, wall and ceiling plaster, or any of the internal joinery. The front and rear elevations have been replaced or completely altered, and the unusual timber framed roof was replaced during the 1950s or early 1960s.

The structure at No. 46 is the only one of the former houses that has retained a hipped slated roof, in addition to a large single chimney stack. While that roof is probably too shallow in pitch to be the original early-18th-century roof, it is quite possible that a substantial amount of early 18th century internal elements had survived whatever level of interference was required to rebuild such a roof in timber, rather to totally replace the roof with a flat roof structure. Unfortunately, the interior of No. 46 has been dangerously

derelict for several decades, and was not safe for a full survey back in 2017 or in more recent times. It is most likely that the house has retained its original front and rear elevations, party walls, chimney breasts and the majority of its original internal partitions. The survival of internal joinery, such as the timber stairs, floors, doors and miscellaneous joinery is more doubtful, but some heavily damaged fragments could survive in situ. The author of this report was not allowed access into that house, due to serious health and safety concerns, and it was not even possible to see inside, other than into the ground floor entry hall. It might be possible to gain some degree of safe access during the demolition of that structure, if the current application for development is granted.

No. 45 Dolphins Barn Street remains relative safe for entry and survey, compared to the other structures, however it was clear that virtually nothing remains of the original internal walls, floors, chimney breasts of other early architectural fabric. Externally, the original roof and chimney have been removed, and replaced with a flat roof and simple chimney over the part wall. Early masonry could survive in the front and rear elevations, but no trace remains of the ground floor front entry door or windows.

No. 43 Dolphins Barn Street has probably suffered the most extensive loss of architectural fabric and legibility, to the extent that it is not even possible to say that anything remains of whatever existed there in the early 18th century. At Nos. 48 Dolphins Barn Street, it is clear from the Ordnance Survey maps that the earlier house was completely replaced around 1880s, with a new vehicular cartway at the location of No. 48a. Similarly, it appears that substantial works were undertaken around the same time at No. 49, where it is likely that a smaller house has been rebuilt to a larger size, while retaining some earlier walls and fireplaces.

Considered as a group, most of the houses appear to have followed the predominant architectural typology of small early 18th century houses in Dublin, having two principal rooms per floor, with a narrow entry hall along one side wall, leading to a simple dog-leg stair in one of the rear corners. Large corner fireplaces were placed back-to-back in the principal rooms, with the flues rising up through a single large chimney stack. The roofs over these houses appears to have followed the same precedents, with the double pitched, slated roof having its ridge perpendicular to the front elevation. It is currently believed that most of these houses were originally built with a gable to the front elevation, however none of the early gabled fronts have survived intact in Dublin, and there is no evidence surviving at the subject structures to support or discredit this theory. As stated above, No.47 appears to have been built to a more unusual plan, and would represent an interesting divergence from what is generally considered to be the predominant house type in the Liberties.

No. 43 Dolphins Barn Street

No. 43 is the western-most structure in the subject terrace of former houses. It has been heavily altered over the last three centuries, and currently contains very little recognisable significant building fabric.



Plate No. 14. Front elevation to No. 43 Dolphins Barn Street, showing the entrance door at left, and the vehicular lane through to the rear site, taking up the rest of the front elevation. (Photo by Stephen Farrell, 2017)

The front elevation currently contains a large opening, to accommodate a wide vehicular lane. At the first floor, there are two large window openings, with a flat parapet covering a flat roof. Compared to the adjacent houses at Nos. 44-46, this structure appears to have had higher ground and first floor level. While it is possible that the original house consisted of only a ground and first floor, it is more likely that there was another floor over the first floor, and a slated hipped roof. The rear wall appears to have been largely rebuilt, along with the internal floors and flat roof. Internally, there is no evidence to show whether this structure originally had corner fireplaces.

Summary of Significance. No. 43 Dolphins Barn Street stands at the western end of the subject terrace. Due to the insertion of a vehicular laneway through its ground floor, and the removal of its roof and second floor, there is little evidence of its original internal layout or datable features. A structure was shown standing on this site in the first edition of the Ordnance Survey, but the structure that exists at present has lost most of its significant features and any attempt to reinstate the lost portions of the former house would require an unsupportable amount of conjectural design.

Recommendation. This structure has lost a great amount of its historic building fabric and architectural enrichments. The footprint of the 18th or early 19th century floorplans at each floor cannot now be perceived, as most significant internal elements, such as the timber stairs, fireplaces, joinery and plasterwork, have all been lost. Any attempt at reinstating those features would entail a high degree of conjecture and result in a structure largely devoid of authentic late 19th century fabric. The remaining building fabric should be recorded to the maximum extent possible, during the demolition stage of the proposed development.



Plate No. 15. Measured survey showing the ground floor to No. 43 Dolphins Barn Street as it currently exists. Dolphins Barn Street is to the right, and most of the ground floor is taken up by a wide vehicular laneway running through to the large factory to the rear of all of the houses. It is clear from this survey that virtually nothing remains from the early 18th or 19th centuries in this property at the ground floor..

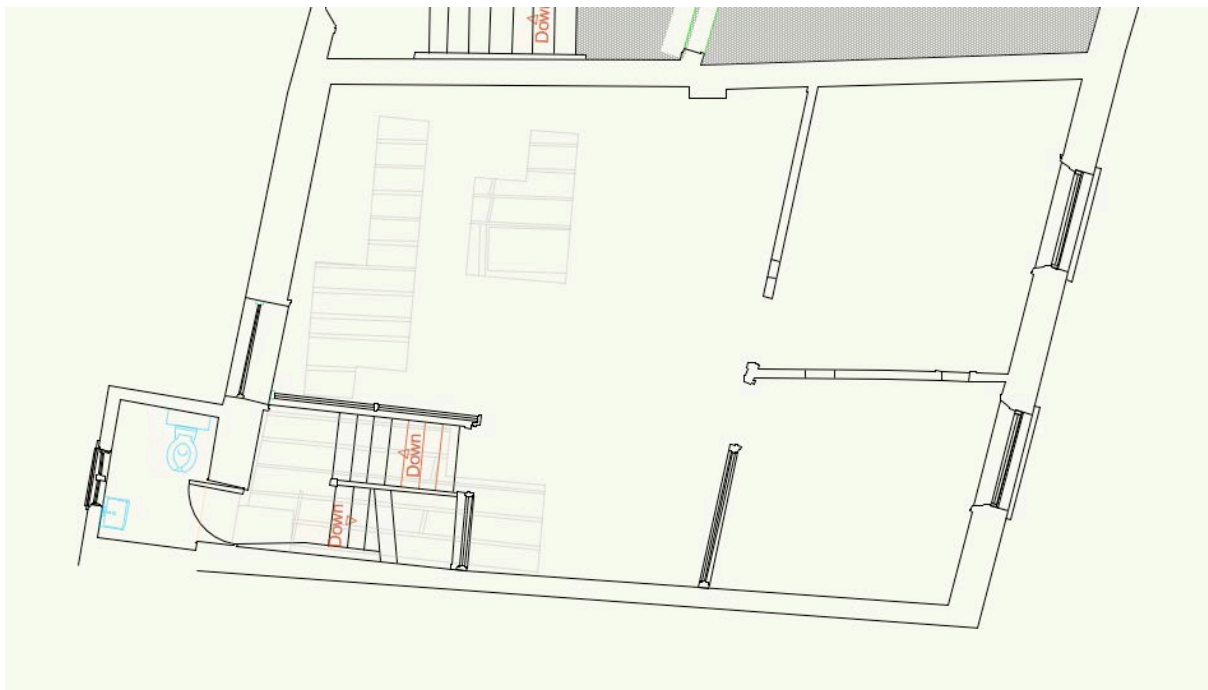


Plate No. 16. Measured survey drawing showing the first floor to the No. 43 Dolphins Barn Street, as it currently exists. The window openings and wall thickness in the front and rear walls suggests that those sections of the house's building envelope could survive from the 18th or 19th centuries, however no other internal walls, chimney breasts or stairs remain from those eras.

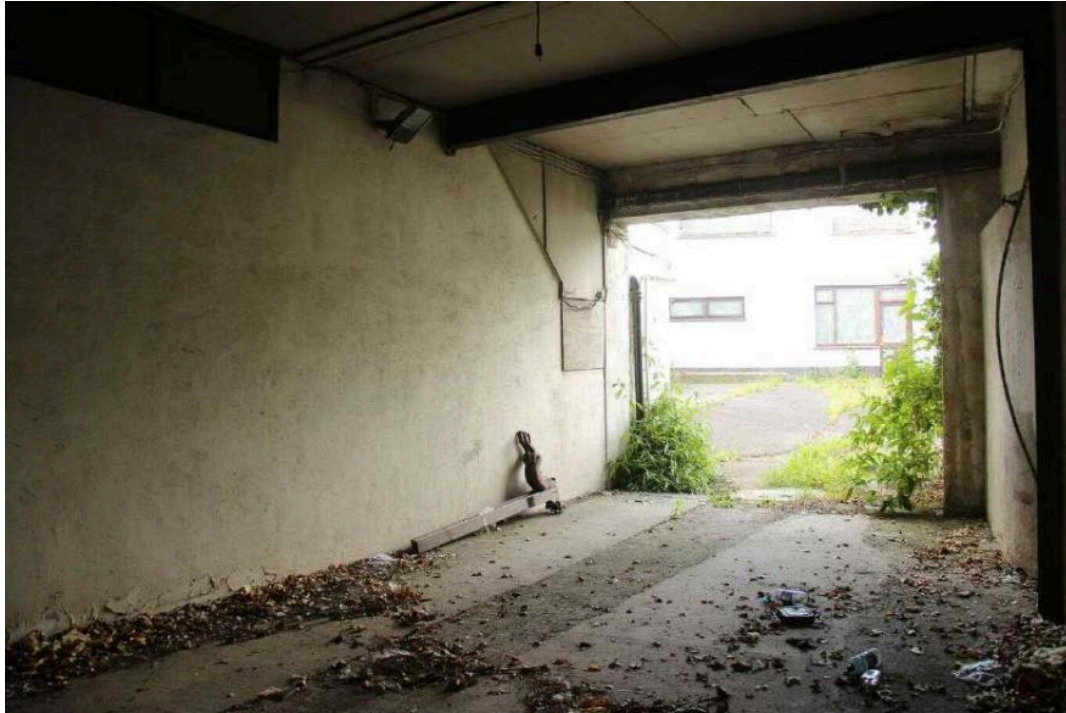


Plate No. 17. View through the vehicular lane running through the ground floor in No. 43, providing access to the industrial site to the rear. (Photo by Stephen Farrell, 2017)



Plate No. 18. View showing the rear elevations and rear site to the group of former houses. The vehicular lane through No. 43 is at the right. (Photo by Stephen Farrell, 2017)



Plate No. 19. View showing the ground floor entry hall, looking towards the stairwell. (Photo by Stephen Farrell, 2017)



Plate No. 20. Detail view showing the mid to late 20th century timber stairs in No. 43. No trace remains of any earlier stair in the structure. (Photo by Stephen Farrell, 2017)



Plate No. 21. General view showing the appearance of the first floor in No. 43, as it appeared in 2017. There are no early chimney breasts on the party wall, and no trace of any internal building fabric earlier than the mid to late 20th century. (Photo by Stephen Farrell, 2017)



Plate No. 22. General view showing the rear half of the first floor in No. 43, as it appeared in 2017. (Photo by Stephen Farrell, 2017)

No. 44 Dolphins Barn Road



Plate No. 23. General view showing the front elevation to No. 44 Dolphins Barn Street, at the centre of the photo with the slightly higher parapet. Note the flat roof, early 20th century shopfront signboard, and sand and cement render. (Photo by the author, 2025)

Of all of the houses in the subject terrace, No. 44 had retained more significant internal architectural fabric up to recent times. Its early plan form is easily recognisable, having two rooms per floor, with a dog-leg stair rising in one of the rear corners of the house. Each principal room has retained a large angled chimney breast, back-to-back with a similar feature in the adjacent room, rising to a large single chimney stack on the east boundary wall. A good quality black slate fire surround and mantle was shown in one of the rooms of the second floor in the 2017 photos, however it was not possible to enter that room to see if that fireplace was still intact and in situ.

Internal survey photos taken for the 2017 Heritage Impacts Assessment Report, showed that several notable panelled timber doors and their architraves had survived intact on the first and second floors. Unfortunately, since that date, chronic roof leaks have rendered the upper floors impassible for survey. It appears that the roof structure and second floor have become dangerously unstable and heavily deteriorated.

The features shown in the 2017 photos consist of good quality timber doors on the first floor, having raised and fielded panels, in a six-panel arrangement. The overall detail and character of these doors would be consistent with a good quality Dublin house from the second quarter of the 18th century. On the second floor, the 2017 photos show a simpler

style of door, having only four raised and fielded panels. Although the four-panel design might suggest an older style of door, their presence on the top floor of the house is compatible with the same approximate date of the second quarter of the 18th century. The architraves of all of those doors is a simple moulded detail, with a moulded outer band. There are no lugs, or ears, at the corner of the architraves, consistent with an ordinary house of good quality. Larger and more refined houses of that period would likely have had eared architraves.

The stairs in No. 44 are in the location of the original stairs, however none of the existing balusters or handrails remain in situ. The handrail has an attractive rondel at its ground floor termination, and the slender turned balusters appear to date from around the 1820s. Some other features in the house, including the remnants of plaster coving, and the profile of the internal door surrounds, would suggest that substantial improvements were made to the house around 1825, to update an interior that was already a century old. The good quality slate fire surround in the first floor front room, and assorted cast iron fire surrounds elsewhere in the house would date from even later, around the turn of the 19th century, and show further improvements to the house.

Externally, the front elevation to No. 44 consists of a three storey, two bay in width. The ground floor shop front is of poor quality and contains no notable early fabric. The upper two floors are of brick construction, covered with smooth cementitious render. The window openings are consistent with early 18th century construction, with the window sizes diminishing in height at each floor, and the window sizes and spacings are similar to the adjacent houses at Nos. 45 and 46.

Externally, it is likely that much of the masonry that survives in the front and rear elevations survives from the original early 18th century construction period. However, the insertion of a ground floor shopfront removed all traces of the original entrance door, as well as the ground floor window, or windows. The window openings on the second floors appear to be the original size, with a thick stone sill, but there are no historic sash windows in situ to the front or rear elevations. The first floor windows have similar sill heights to Nos. 45 and 46, however the heads are higher, possible having been enlarged during the early 19th century renovation. Currently, there is a flat roof over the house, with the historic timber framed, and slated, original roof having been totally removed during the 20th century. The original design of that roof would have most likely consisted of a double pitched roof, with the ridge running from front to rear, with prominent gables to the front and rear, and shared valleys over the party walls. Small rear returns are a common feature on Dublin houses from the first half of the 18th century, however no evidence of such a return appears on the historic maps, and no trace of an early return can be seen on the existing structure.

Summary of Significance. No. 44 Dolphins Barn Street appears to have been built as part of a terrace of similar house around 1725-1740. By the beginning of the 19th century, those houses were listed as being tenements in the Dublin Directories, while the large sites to their rear were intensively used for tanning and leather production. A single aerial photo, dating from the early 1960s, shows the terrace of houses prior to the removal of most of their original roof structure, however that photo is not clear enough to see other

detail. Although some of the internal joinery survived in No. 44, at least up until 2017, those elements have now been heavily degraded by chronic roof leaks and structural failure. At present, the only significant historic fabric surviving from the early 18th century are the party walls, internal rising walls with corner chimney stacks, and portions of the front and rear walls. Widespread decay of the roof structure and internal floor structures, have rendered the house extremely dangerous to enter, and extensive replacement of those elements will require the loss of whatever internal plaster elements might still remain.

Recommendation. This structure has lost a large amount of its historic building fabric and architectural enrichments. The footprint of the floorplans and each floor can still be perceived, however the most significant internal elements, such as the timber stairs, fireplaces, joinery and plasterwork, have all been lost. Any attempt at reinstating those features would entail a high degree of conjecture and result in a structure largely devoid of authentic early 18th century fabric. The remaining building fabric should be recorded to the maximum extent possible, considering the precarious condition of the building.

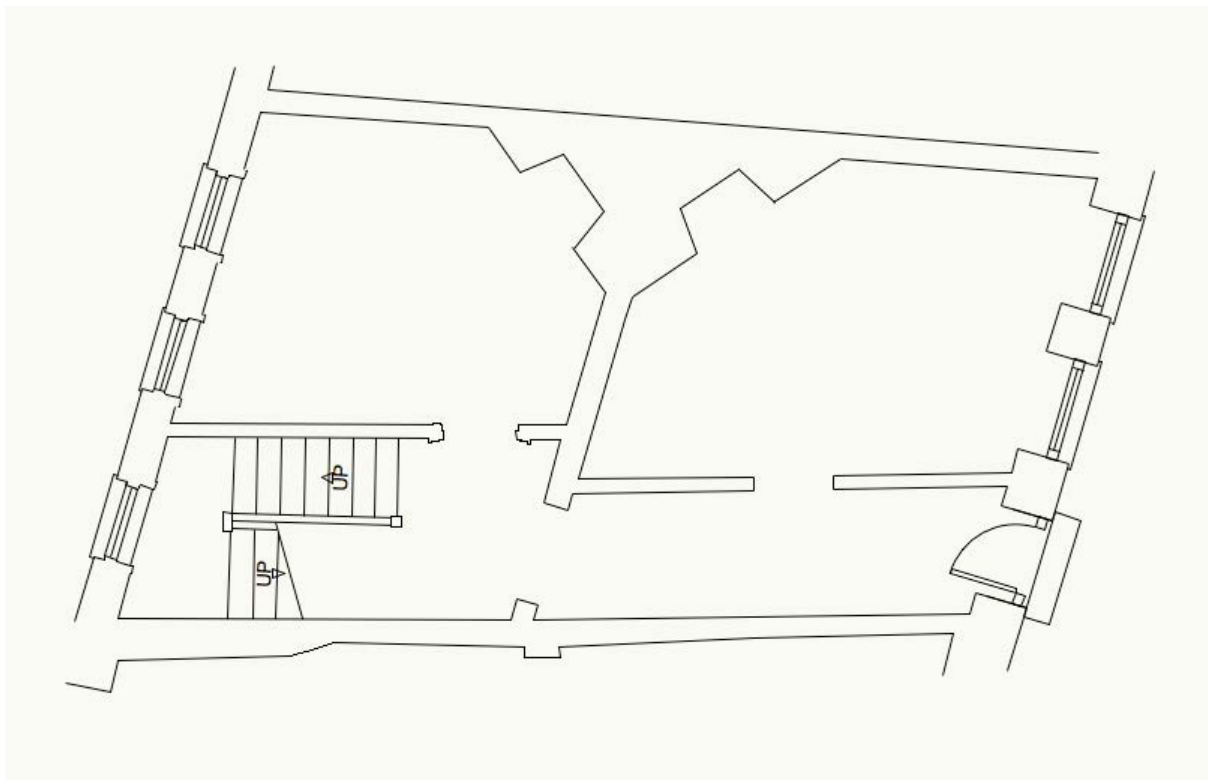


Plate No. 24. Conjectural ground floor plan of No. 44 Dolphins Barn Street, drawn by the author. This drawing shows the basic footprint of the house on the ground floor, most of which still exists in situ. The stairs and all joinery have been replaced in the early 19th century, and there is now a shopfront in place of the original door and ground floor windows. The first floor is currently not safe to enter, so the measured survey was not carried out in those areas.

Photo Survey for No. 44 Dolphins Barn Street



Plate No. 25. General view showing the front elevation to No. 44 Dolphins Barn Street. Note the flat roof, early 20th century shopfront signboard, and sand and cement render. (Photo by Stephen Farrell, 2017)



Plate No. 26. General view showing the front elevation to No. 44 Dolphins Barn Street. Note the early 20th century shopfront signboard, and the small shop window. (Photo by Stephen Farrell, 2017)



Plate No. 27. General view showing the rear elevation to No. 44 Dolphins Barn Street in 2017. The thick growth of ivy has obscured most of the surface of the rear, however the sand and cement dashed render, and granite coping slabs on the parapet are visible. (Photo by Stephen Farrell, 2017)



Plate No. 28. Detail view showing the junction of the front wall heads on Nos. 43 and 44 Dolphins Barn Street. Note the flat granite coping slab and scored render to the front of No. 43. Note also the yellow and red brick chimney stack, belonging to No. 43. (Photo by Stephen Farrell, 2017)



Plate No. 29. General view showing the front elevation to No. 44 Dolphins Barn Street. Note the flat roof, early 20th century shopfront signboard, and sand and cement render. (Photo by the author, 2025)



Plate No. 30. General view looking to the rear, showing the rear room in the ground floor to No. 44 Dolphins Barn Street. The pile of clay was from an archaeological test pit. (Photo by Stephen Farrell, 2017)



Plate No. 31. General view internal view showing the large angled chimney breast in the ground floor front room. Similar angled chimney breasts remain in all six of the principal rooms in the ground, first and second floors, and suggest a construction date from ca. 1725-1750. (Photo by Stephen Farrell, 2017)



Plate No. 32. Detail view showing the extensive dry rot and damp rot damage to the ceiling and first floor joists in the front wall to No. 44 Dolphins Barn Street. This photo dates from 2017, and the damage is now significantly greater. (Photo by Stephen Farrell, 2017)



Plate No. 33. Detail view showing the test hole in the ground floor slab to No. 44 Dolphins Barn Street. This excavate reveals that foundation consists of handmade red brick on a rubble stone foundation. (Photo by Stephen Farrell, 2017)



Plate No. 34. Detail view showing the early 19th century plaster coving in the ground floor rear room at No. 44 Dolphins Barn Street, as it appeared in 2017. (Photo by Stephen Farrell, 2017)



Plate No. 35. Detail view showing the early 19th century plaster coving to the stairwell in No. 44 Dolphins Barn Street as it appeared in 2017. That area has since been heavily damaged by damp rot and dry rot fungus. (Photo by Stephen Farrell, 2017)



Plate No. 36. Detail view showing the early 19th century rondel to the handrail in the stairwell in No. 44 Dolphins Barn Street as it appeared in 2017. (Photo by Stephen Farrell, 2017)



Plate No. 37. General view showing the first floor front room in No. 44 Dolphins Barn Street, in 2017. Note the late 19th or early 20th century fireplace in the angled chimney breast at left. Also note the extensive damage caused by unchecked roof leaks in the front roof. (Photo by Stephen Farrell, 2017)



Plate No. 38. Detail view showing the late 19th or early 20th century marbled slate fire surround in the first floor front room in No. 44. This fireplace could have been installed at any time by owners or occupants, and does not necessarily provide evidence of the property's construction or redevelopment. (Photo by Stephen Farrell, 2017)



Plate No. 39. General view showing the 18th century paneled timber doors in the first floor in No. 44. These doors appear to date from around 1740-1760, and were left in place when the house was refurbished and updated around 1825. (Photo by Stephen Farrell, 2017)



Plate No. 40. Detail view showing the early 19th century moulded timber door architrave seen in the ground and first floors in No. 44 Dolphins Barn Street as it appeared in 2017. These architraves likely date from the early 19th century. (Photo by Stephen Farrell, 2017)



Plate No. 41. Detail view showing the late 19th or early 20th cast iron fire surround, in the first floor rear room in No. 44 Dolphins Barn Street as it appeared in 2017. No trace remains of the 18th century fireplace in any of the house's rooms. (Photo by Stephen Farrell, 2017)



Plate No. 42. General view showing the rear first floor room in No. 44 Dolphins Barn Street as it appeared in 2017. That area has since been more heavily damaged by damp rot and dry rot fungus. There is an angled corner chimney breast at the right, out of the view. (Photo by Stephen Farrell, 2017)



Plate No. 43. Detail view showing the early 19th century handrail to the stairwell in No. 44 Dolphins Barn Street as it appeared in 2017. That area has since been heavily damaged by damp rot and dry rot fungus. (Photo by Stephen Farrell, 2017)



Plate No. 44. Detail view showing the 18th century four panel door and angled fireplace in the second floor rear room, in No. 44 Dolphins Barn Street as it appeared in 2017. The cast iron fire surround dates from the late 19th or early 20th century. (Photo by Stephen Farrell, 2017)



Plate No. 45. Detail view showing one of the four-panel, raised panel doors in the second floor in No. 44 Dolphins Barn Street as it appeared in 2017. These doors most likely date from around 1725 to 1750, and are interesting survivors. That area has since been heavily damaged rainwater leaks into the roof and floor structure. (Photo by Stephen Farrell, 2017)



Plate No. 46. Detail view showing the second floor front bedroom in No. 44 Dolphins Barn Street as it appeared in 2017. The corner chimney breast is at the left, with a good quality slate fire surround. That area has been heavily damaged by damp rot and dry rot fungus. (Photo by Stephen Farrell, 2017)



Plate No. 47. Detail view showing the fine early 19th century fire surround, currently in the second floor front bedroom in No. 44. This fireplace could have been used in the ground floor front room, when the house was likely renovated and updated around 1825. That area has since been heavily damaged by damp rot and dry rot fungus. (Photo by Stephen Farrell, 2017)

No. 45 Dolphins Barn Road



Plate No. 48. General view showing the front elevation to No. 45 Dolphins Barn Street as it appeared in 2017. The window opes are most likely the original size and arrangement, suggesting the front elevation contains much of the original masonry above the ground floor. Note the flat roof, and poor quality shopfront with a steel lintel to support the front wall. (Photo by Stephen Farrell, 2017)

It is likely that the structure standing at No. 45 Dolphins Barn Street was built at the same time as Nos. 44 and 46, and that it originally shared their basic typology. It would have most likely have had a hipped and slated roof, with a large chimney stack to serve the internal corner fireplaces. Although the inside of the house is in poor condition, it was possible to enter the structure for photo and measured surveys. If it originally had corner fireplaces, they have been totally removed, and replaced by simpler flat chimney breasts, projecting from the east party wall. The simple plan form, with a narrow entrance corridor, dog leg stair and two principal rooms remains intact, however no architecturally significant joinery or fireplaces remain in place. It would appear that the house was heavily stripped out and modified during the 1950s, or earlier.

The front and rear walls appear to date from the original construction period, likely around 1725-1740, although the red brick is now covered with sand and cement render. There is an attractive red brick dog's tooth detail at the top of the front wall, a feature that was commonly used during the early decades of the 18th century. The good quality of these bricks, and their good condition, suggests that they represent 20th century repairs or modifications to the structure. The window openings on the front wall are of similar size and spacing to those at Nos. 44 and 46, suggesting they were built as a group, and that the front walls have survived more or less intact above the ground floor.

Summary of Significance. No. 45 Dolphins Barn Street has survived in slightly better structural condition than all of the other houses in the terrace, however it has lost all of its early 18th century internal joinery and fireplaces, and its original slated roof has been replaced by a flat roof. Like the other former houses in the subject terrace, it contains original structural fabric in its front and rear elevations and in the part walls. However the loss of its slated pitched roof and most of its internal features and fabric, would require a great degree of conjecture to return it to the appearance of an early 18th century structure.

Recommendation. This structure has lost a large amount of its historic building fabric and architectural enrichments. The footprint of the 18th century floorplans at each floor can no longer be perceived, as the most significant internal elements, such as the timber stairs, fireplaces, joinery and plasterwork, have all been lost. Any attempt at reinstating those features would entail a high degree of conjecture and result in a structure largely devoid of authentic late 19th century fabric. The remaining building fabric should be recorded to the maximum extent possible, during the demolition stage of the proposed development.

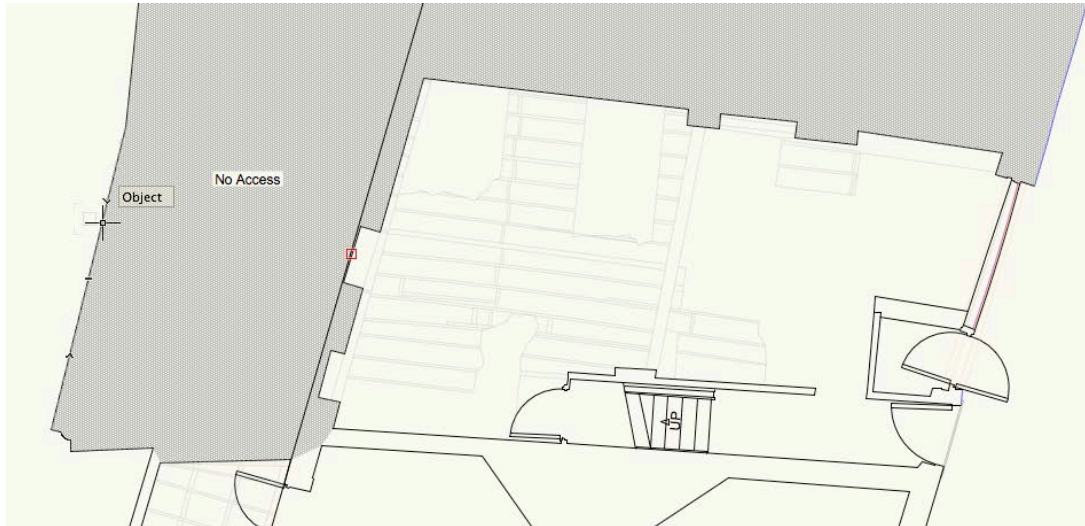


Plate No. 49. Measured survey drawing showing the ground floor in No. 45 Dolphins Barn Street as it currently exists. A 20th century shop currently covers most of the ground floor. No early features remain, including chimney breasts, partitions, doors, joinery or stairs.

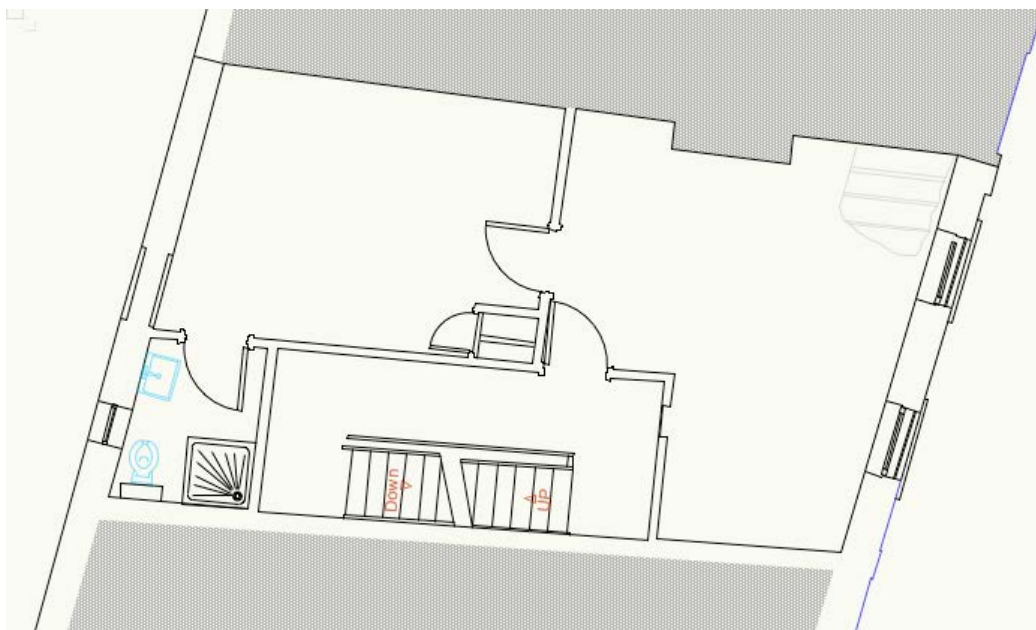


Plate No. 50. Measured survey drawing showing the first floor in No. 45 Dolphins Barn Street as it currently exists. It is clear from this plan that no early features remain, including chimney breasts, partitions, doors, joinery or stairs. The floor above is nearly identical to the first floor plan.

Photo Survey for No. 45 Dolphins Barn Road

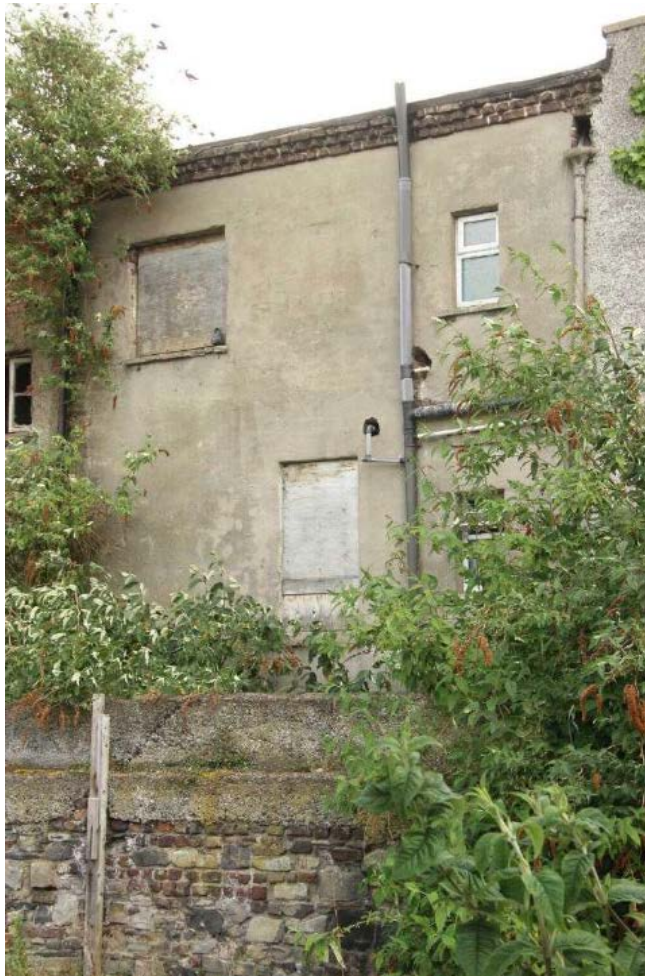


Plate No. 51. General view showing the rear elevation to No. 45 Dolphins Barn Street, as it appeared in 2017. Note the dark and weathered brick in the dog's tooth cornice at the top of the wall. That could be an early feature. The rear wall is covered in sand and cement render, and the window openings have been changed from the original layout. (Photo by Stephen Farrell, 2017)



Plate No. 52. Detail view showing the poor quality shopfront to No. 44 Dolphins Barn Street as it appeared in 2017. Door at left opened into the entry hall, and another door served the shopfront. Note the steel RSJ that supports the upper floors. (Photo by Stephen Farrell, 2017)



Plate No. 53. General view looking to the rear in the ground floor shop, in No. 45 Dolphins Barn Street. It is clear that virtually nothing remains of the original 18th century house except for the party walls and portions of the front and rear elevations. The angled chimney stacks have also been removed on both floors. (Photo by Stephen Farrell, 2017)



Plate No. 54. Detail view showing the poor quality 20th century stair in No. 45 Dolphins Barn Street as it appeared in 2017. There is no trace of the 18th century stair. (Photo by Stephen Farrell, 2017)



Plate No. 55. General view showing the first floor front room in No. 45 Dolphins Barn Street as it appeared in 2017. Note the simple rectangular chimney breast, probably dating from the first half of the 20th century, as evidenced by the yellow brick chimney stack on the roof.. (Photo by Stephen Farrell, 2017)



Plate No. 56. General view showing the first floor rear room, with a bathroom behind the stairwell, in No. 45 Dolphins Barn Street as it appeared in 2017. Modern plasterboard has covered the walls and ceilings. (Photo by Stephen Farrell, 2017)

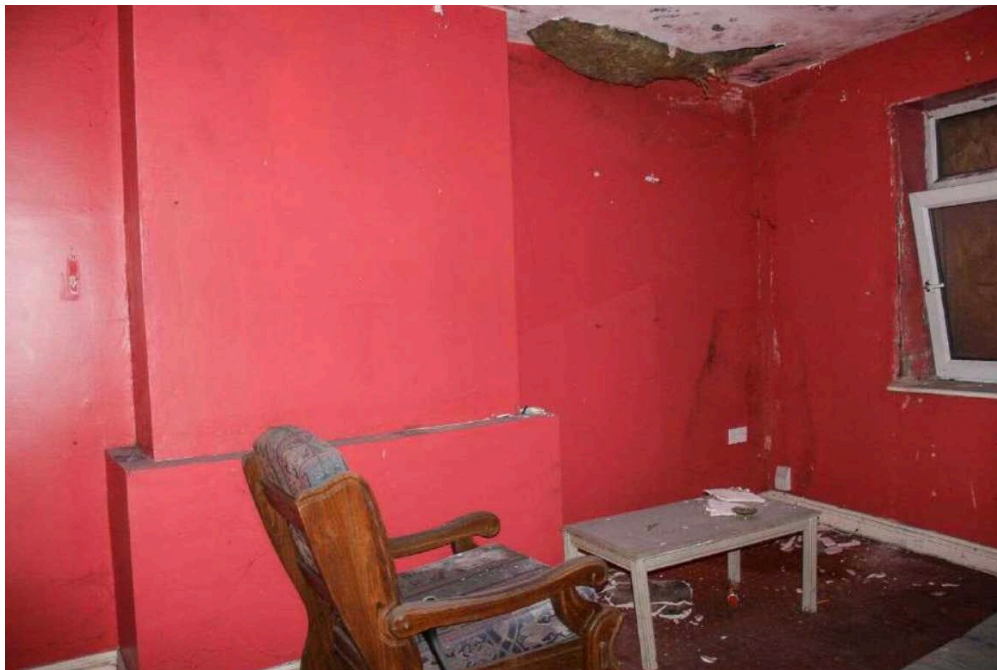


Plate No. 57. General view in the second floor front room in No. 45 Dolphins Barn Street as it appeared in 2017. There is a similar rectangular chimney breast in this room, as in the room below. No historic plaster remains, and no historic door or window joinery remains in this floor. (Photo by Stephen Farrell, 2017)



Plate No. 58. General view showing the second floor rear room in No. 45 Dolphins Barn Street as it appeared in 2017. Note the bathroom behind the stairwell at left, and the uPVC window in the rear wall. There is no trace of the 18th century wall or ceiling plaster, or any historic joinery in this floor. (Photo by Stephen Farrell, 2017)



Plate No. 59. General view showing the second floor front kitchen room in No. 45 Dolphins Barn Street as it appeared in 2017. There is no trace of the 18th century wall or ceiling plaster, or any historic joinery in this structure. (Photo by Stephen Farrell, 2017)

No. 46 Dolphins Barn Street

Of all of the early houses in the subject terrace, No. 46 is the only one that has retained a pitched slated roof. The aerial photo showing the terrace around 1950 appears to show a steeper hipped roof over that house, along with its large chimney stack. It is more than likely that this house had remained virtually intact up until the middle of the 20th century, like many of its neighbours. Unfortunately, this house is also the most dangerous structure, and it was not possible to enter it, beyond just stepping into the entry hall from the front door. No measured survey of the interior of the house was made, due to the dangerous conditions inside.

Some internal photos were taken in 2017 and late 2024, and show how far the structural collapse has progressed. A photo from the 2017 report looking across the ground floor shop interior, from front to rear, shows that the corner chimney mass was still in place in the front room, along with the wall between the front and rear rooms. That would strongly suggest that the corner chimney breasts and spine wall were intact in all three floor. Those photos also show however that all of the joinery, including the stairs, door, architraves and even floor and roof joists, had all be replaced at some time during the middle decades of the 20th century. Currently, all of the later internal timber structural joists, joinery and plaster linings have collapsed down into the structure, leaving the ca. 1960s roof structure in place.

Summary of Significance. No. 46 Dolphins Barn Street represents a three storey, two bay brick Dublin house, dating from around 1725-1750. In its original form, it contained many of the features that comprise the vernacular Dutch Billy typology, including brick construction, simple front and rear elevations, a steeply pitched slated roof, with a massive chimney stack serving internal corner fireplaces in each principal room. It is possible that the roof terminated into a gable on the front and rear elevation, however not enough evidence has been found to support that theory. The internal plan has a long narrow entry corridor along the west party wall, leading to a stairwell. The stairs would have had closed stringers, thick moulded handrails terminating at a turned newell post, and turned timber balusters with square blocks at the base and top. The internal fireplaces would have had simple timber surrounds, with arched stone inserts with carved shell or sunburst motifs, and simple iron grates. None of those features have survived in the house, to provide evidence on their details or provenance. All of those features would have shed light on the status of the house's original owners or occupants. At present, the structural masonry shell, including the front and part of the rear elevation, party walls and chimney breasts, have survived in-situ, and in poor condition.

Recommendation. This structure has lost a large amount of its historic building fabric and architectural enrichments. The footprint of the early 18th century floorplans at each floor can still be perceived, however the most significant internal elements, such as the timber stairs, fireplaces, joinery and plasterwork, have all been lost. Any attempt at reinstating those features would entail a high degree of conjecture and result in a structure largely devoid of authentic early 18th century fabric. The remaining building fabric should be recorded to the maximum extent possible, during the demolition stage of the proposed development.

Photo Survey for No. 46 Dolphins Barn Street



Plate No. 60. General view showing the front elevation to No. 46 Dolphins Barn Street with steel braces fixed to the front parapet. Note the low pitched slated roof and the odd position of the windows in the elevation. It is likely this house was built as a group with Nos. 44 and 45 by the same builder around 1725-1750 (Photo by Stephen Farrell, 2017)



Plate No. 61. Detail view showing the hipped roof over No. 45 Dolphins Barn Street as it appeared in 2017. The shallow pitch of this roof strongly suggests that it is not the original 18th century roof, which would have been significantly steeper in pitch. (Photo by Stephen Farrell, 2017)

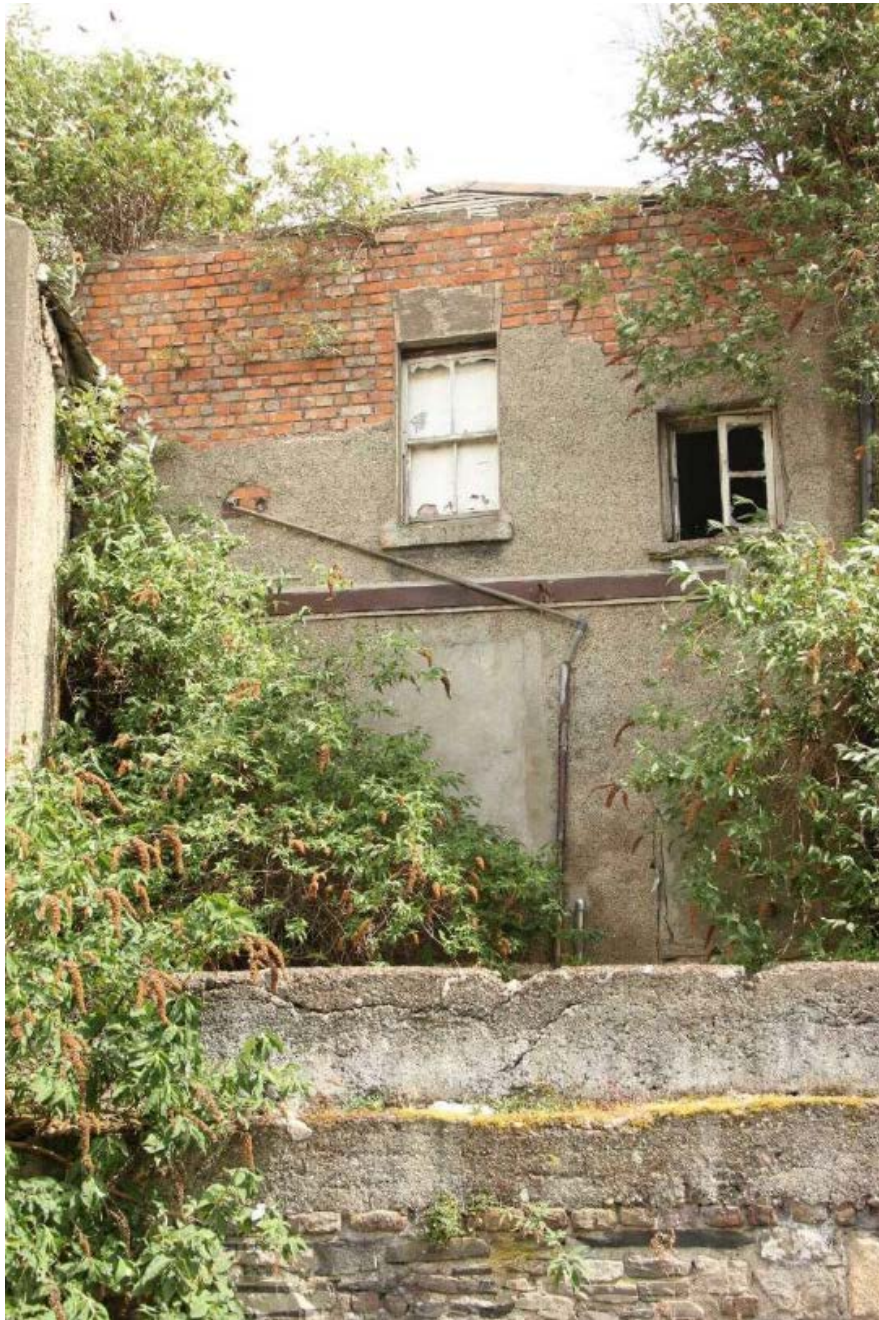


Plate No. 62. General view showing the rear elevation to No. 46 Dolphins Barn Street as it appeared in 2017. It is clear that at least the upper portion of the rear wall was replaced, with the red bricks suggesting that it occurred during the early 20th century. This structure is now too dangerous to enter, other than the entry hall. (Photo by Stephen Farrell, 2017)



Plate No. 63. General view showing ground floor entry hall to No. 46 Dolphins Barn Street as it appeared in 2017. The dangerously rotted floor joists above show how far this house has deteriorated. This structure is now too dangerous to enter, other than the entry hall. (Photo by Stephen Farrell, 2017)



Plate No. 64. Detail view showing the poor quality replacement stair to No. 46 Dolphins Barn Street as it appeared in 2017. (Photo by Stephen Farrell, 2017)



Plate No. 65. General view showing the ground floor shop in No. 46 Dolphins Barn Street as it appeared in 2017. This view shows that the large angled chimney breasts remain in place on the ground floor, and probably also in the floors above. Otherwise, nothing remains of the 18th century building fabric. This structure is now too dangerous to enter, other than the entry hall. (Photo by Stephen Farrell, 2017)



Plate No. 66. General view up from the rear of the first half landing, in No. 46 Dolphins Barn Street as it appeared in 2017. A close study of this photo shows that all of the internal timber floor and the roof structure was replaced during the 20th century, along with all joinery and linings. This structure is now too dangerous to enter, other than the entry hall. (Photo by Stephen Farrell, 2017)

No. 47 Dolphins Barn Road

No. 47 is a larger structure than the other former houses in the subject terrace. Although it has a late 20th century red-brick front elevation, and its original pitched roof structure has been replaced by a flat roof to the front, and a low double pitched roof to the rear, its internal structure has retained evidence of an unusual plan typology.

Because of the wider building site, the original builders of No. 47 were able to build a larger and slightly more complex type of structure. At a time when the vast majority of contemporary houses had two principal rooms on each floor, with the stairs in a rear corner, No. 47 appears to have had four rooms per floor, with the stairs running side to side in the middle of the house. Instead of simply building a larger version of the typical terraced house, with two principal rooms per floor, the builder of No. 47 was able to build a more spacious plan, with four principal rooms per floor, and a central stairwell. This is an unusual plan form, and gives this house a higher level of architectural significance than the other houses with their more typical plans.

While the structure at No. 47 has become extremely derelict in the upper two floors, it was possible to look into all but the front rooms on the second floor. Other than the angled chimney breasts and the side party walls, it is clear that virtually no significant 18th century building fabric has survived the extensive rebuilding of the former house. The entire roof structure was removed, and replaced to a different design. All of the internal floor structures and internal partitions were removed, and replaced with new material, during the middle decades of the 20th century. It is possible that some traces of the original internal layout of the house survives in the party walls and chimney breasts, to further describe the unusual architectural plan of the original house.

Summary of Significance. No. 47 Dolphins Barn Street was built following a different plan typology, having two principal rooms per floor, each with corner fireplaces. The stairwell was in the centre of the house, with the stair running from side to side, a rare type of plan that was not commonly seen in Dublin's 17th or 18th century houses. Although the four-bay front elevation, and its unusual double pitched roof appears to have survived up until around 1960, the structure was extensively altered around that time, removing most of the internal fabric, the roof and the front elevation. It would be important to examine the building fabric as the structure is demolished, taking all necessary precautions to avoid any injury.

Recommendation. Like the other structures in the terrace, No. 47 Dolphins Barn Street has lost a large amount of its historic building fabric and architectural enrichments. The footprint of the early 18th century floorplans at each floor can still be perceived, however the most significant internal elements, such as the timber stairs, fireplaces, joinery and plasterwork, have all been lost. Any attempt at reinstating those features would entail a high degree of conjecture and result in a structure largely devoid of authentic late 19th century fabric. The remaining building fabric should be recorded to the maximum extent possible, during the demolition stage of the proposed development.



Plate No. 67. Measured survey drawing showing the ground floor in No. 47 Dolphins Barn Street as it currently exists. A 20th century shop currently covers most of the ground floor. No early features remain, other than the distinctive angled chimney breasts.

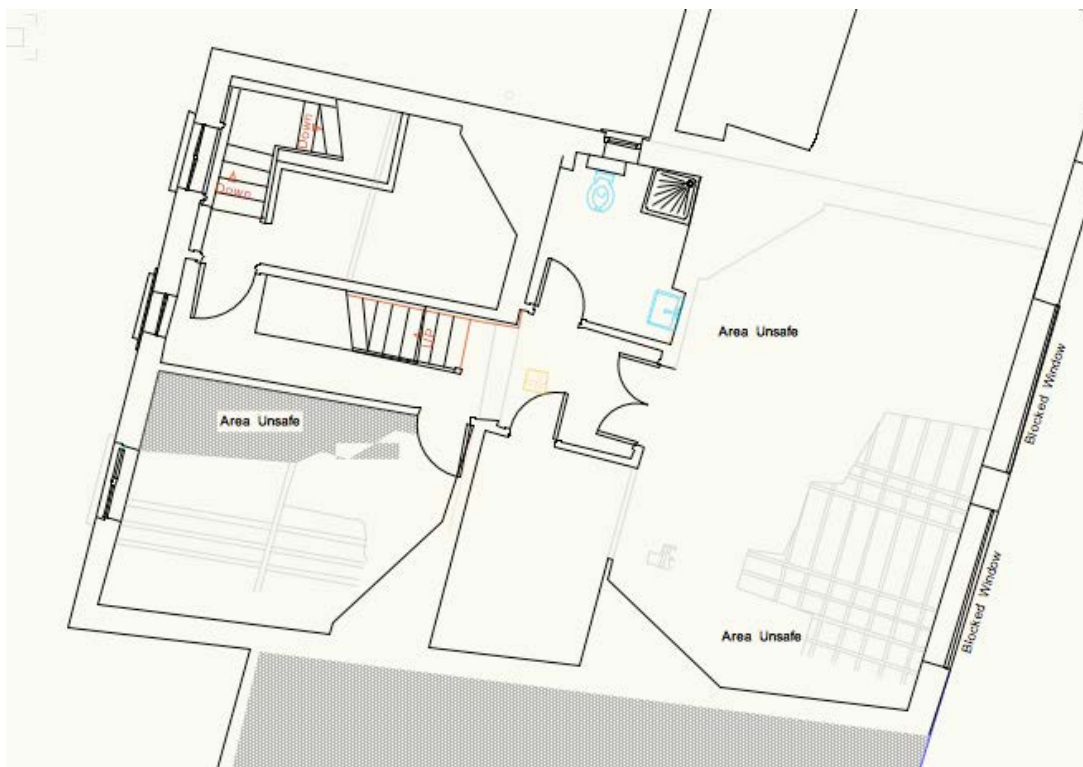


Plate No. 68. Measured survey drawing showing the ground floor in No. 47 Dolphins Barn Street as it currently exists. A 20th century shop currently covers most of the ground floor. No early features remain, other than the distinctive angled chimney breasts.

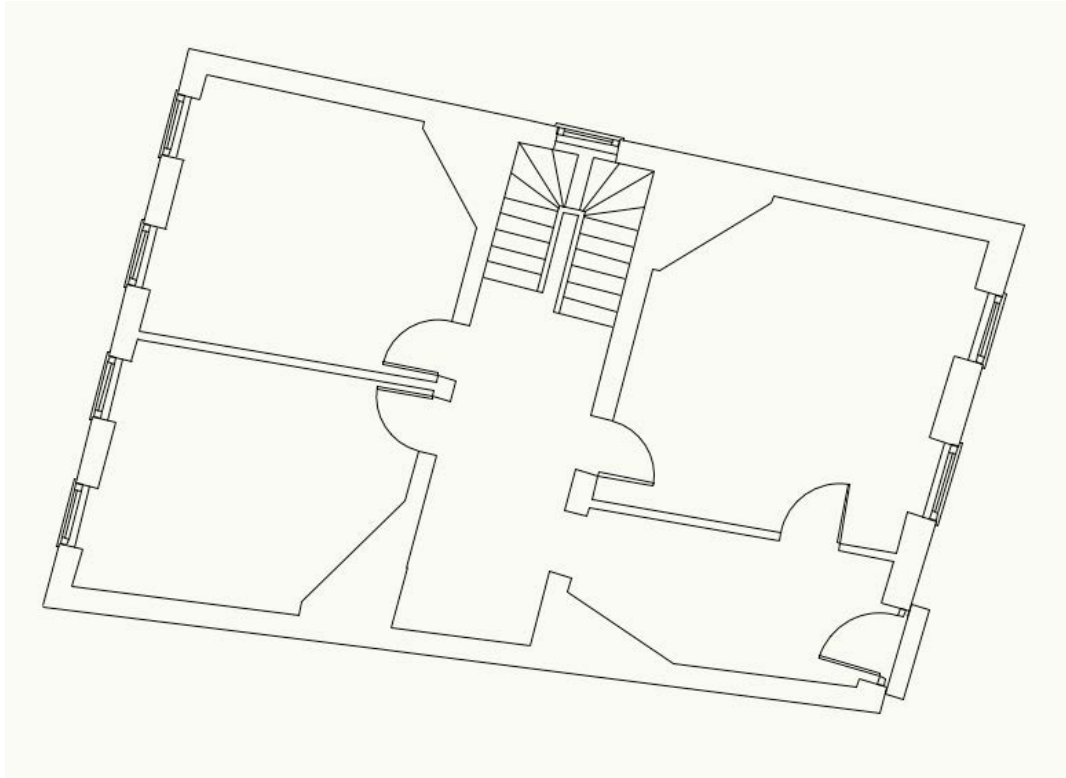


Plate No. 69. Conjectural floor plan of the ground floor in No. 47, drawn by the author. This plan is based on the measured survey of the existing structure, and was developed based on the author's understanding of early 18th century domestic plan typologies, and the surviving evidence from the chimney breasts and the ca. 1960 aerial photo.

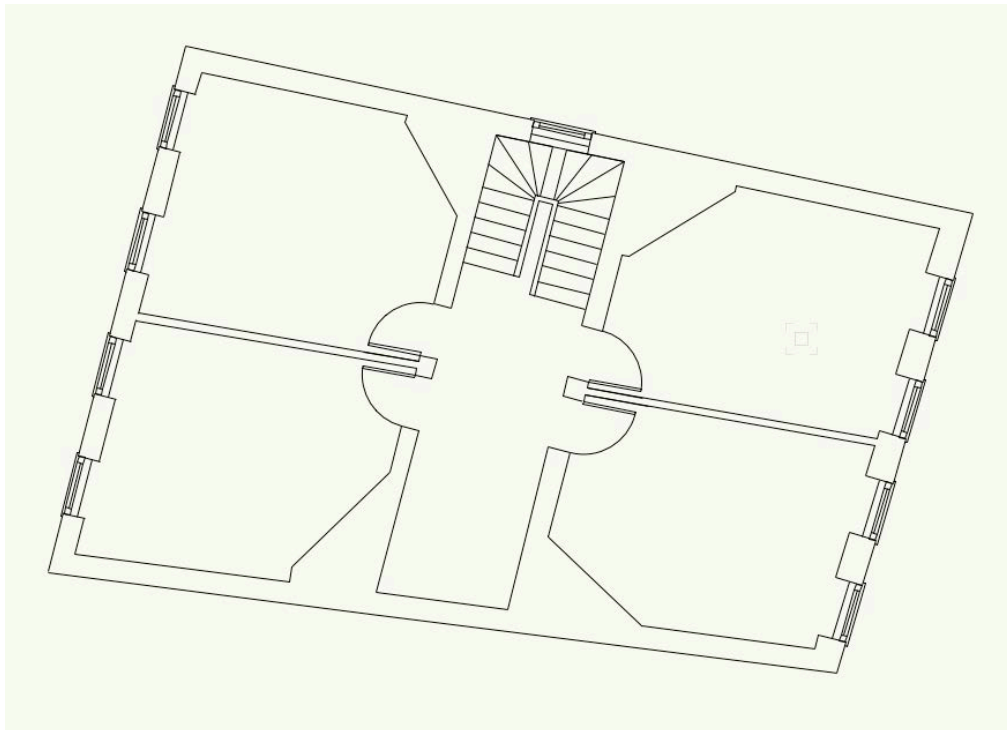


Plate No. 70. Conjectural floor plan of the first floor in No. 47, drawn by the author. This plan is based on the measured survey of the existing structure, and was developed based on the author's understanding of early 18th century domestic plan typologies, and the surviving evidence from the chimney breasts and the ca. 1960 aerial photo.

Photo Survey for No. 47 Dolphins Barn Street

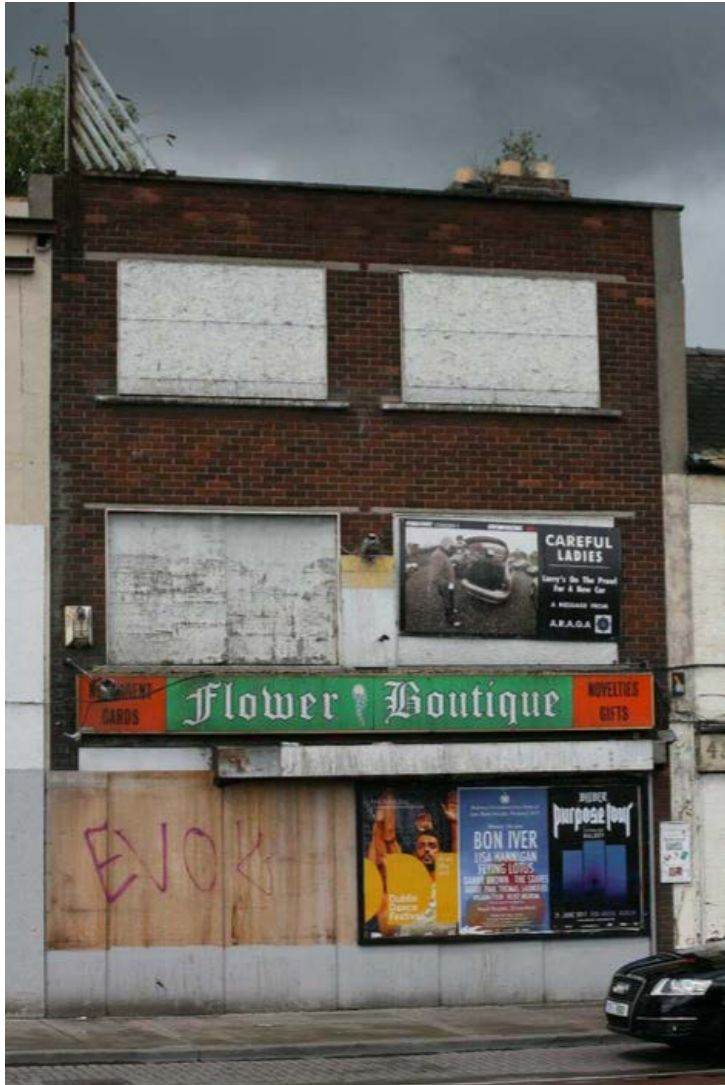


Plate No. 71. General view showing the front elevation to No. 47 Dolphins Barn Street as it appeared in 2017. The front wall, and the pitched slated roof, were completely replaced around 1960, to the design shown above. One of the large chimney stacks can be seen on the north party wall above. (Photo by Stephen Farrell, 2017)



Plate No. 72. General view showing the north party wall and the two massive chimney stacks that served the corner fireplaces in No. 47 Dolphins Barn Street. (Photo by Stephen Farrell, 2017)



Plate No. 73. General view showing the north party wall elevation to No. 47 Dolphins Barn Street as it appeared in 2017. The space between the chimney stacks would have contained the stairwell inside the original house. Corner chimney breasts remain in all of the original principal rooms. (Photo by Stephen Farrell, 2017)



Plate No. 74. General view showing the rear elevation to No. 47 Dolphins Barn Street as it appeared in 2017. The shallow pitch of the rear half of the roof shows that the original gabled roof was replaced, probably around 1960. It is unclear how much of the rear elevation was also replaced. (Photo by Stephen Farrell, 2017)



Plate No. 75. General view showing ground floor shop in No. 47, as it appeared in 2017. The John Player cigarette display at right covers one of the angled chimney breasts. The pair of red downstand beam that run from side to side, roughly correspond to the original stairwell walls. (Photo by Stephen Farrell, 2017)



Plate No. 76. General view showing the timber stairs running from the first floor to the second floor, in the rear of No. 47 Dolphins Barn Street as it appeared in 2017. This stair dates from the second half of the 20th century, and corresponds to the time when the entire interior of the house was stripped out and rebuilt. (Photo by Stephen Farrell, 2017)



Plate No. 77. General view showing corner chimney breast in the first floor north front bedroom in No. 47 Dolphins Barn Street as it appeared in 2017. There is similar corner breast in the ground and second floor, above and below this fireplace. (Photo by Stephen Farrell, 2017)



Plate No. 78. General view showing the first floor rear stairwell in No. 47 Dolphins Barn Street as it appeared in 2017. This space is currently the upper stairwell, but it was originally one of the rear bedrooms, and the corner chimney breast is still in place at the left. (Photo by Stephen Farrell, 2017)



Plate No. 79. General view showing the second floor front room in No. 47 Dolphins Barn Street as it appeared in 2017. This view shows the south party wall, and shows that the corner chimney breast remains in place in the location, although the internal cross wall has been removed. (Photo by Stephen Farrell, 2017)



Plate No. 80. General view showing the appearance of the second floor south-west rear bedroom in No. 47 Dolphins Barn Street on the south boundary, as it appeared in 2025. The corner chimney breast is still in place in this room, although the original roof and ceiling has been replaced by later construction. (Photo by author, 2025)



Plate No. 81. General view showing the appearance of the second floor north-west rear bedroom in No. 47 Dolphins Barn Street on the north boundary, as it appeared in 2025. The corner chimney breast is still in place in this room, although the original roof and ceiling has been replaced by later construction. This structure is now too dangerous to enter, other than the entry hall. (Photo by Stephen Farrell, 2017)

No. 48 Dolphins Barn Street

A close comparison of the various Ordnance Survey maps shows that the structure at No. 48 Dolphins Barn Street was rebuilt between 1866 and 1888, as confirmed by the moving of a vehicular lane from south side of the property to the north side. All of the internal features have largely been removed and rebuilt during the 20th century, with the exception of a corner fireplace in the first floor bedroom that was built over the laneway. That would be a late example of a corner fireplace, but its location over the laneway makes sense, because the front of the angled chimney breast could be supported on a diagonal timber, with no need for a masonry mass on the ground floor. The house was later extended to the rear over part of the rear garden. This house, and its neighbour at No. 49, are covered with a double pitched slated roof, and share a common front pitch, with a common eave and ridge height.



Plate No. 82. General view showing the front elevation to No. 48 Dolphins Barn Street as it appeared in 2017. The large roller shutter to the right of the downpipe covers the late 19th century vehicular laneway. (Photo by Stephen Farrell, 2017)

Summary of Significance. The early 18th century structure at No. 48 Dolphins Barn Street that was recorded on the various historic maps was completely rebuilt between 1864 and 1888. During the middle decades of the 20th century, extensive internal modifications were also carried out in the structure, removing whatever late 19th century joinery and enrichments had survived up to that time.

Recommendation. This structure has lost a large amount of its historic building fabric and architectural enrichments. The footprint of the late 19th century floorplans at each floor can still be perceived, however the most significant internal elements, such as the timber stairs, fireplaces, joinery and plasterwork, have all been lost. Any attempt at reinstating those features would entail a high degree of conjecture and result in a structure largely devoid of authentic late 19th century fabric. The remaining building fabric should be recorded to the maximum extent possible, during the demolition stage of the proposed development.

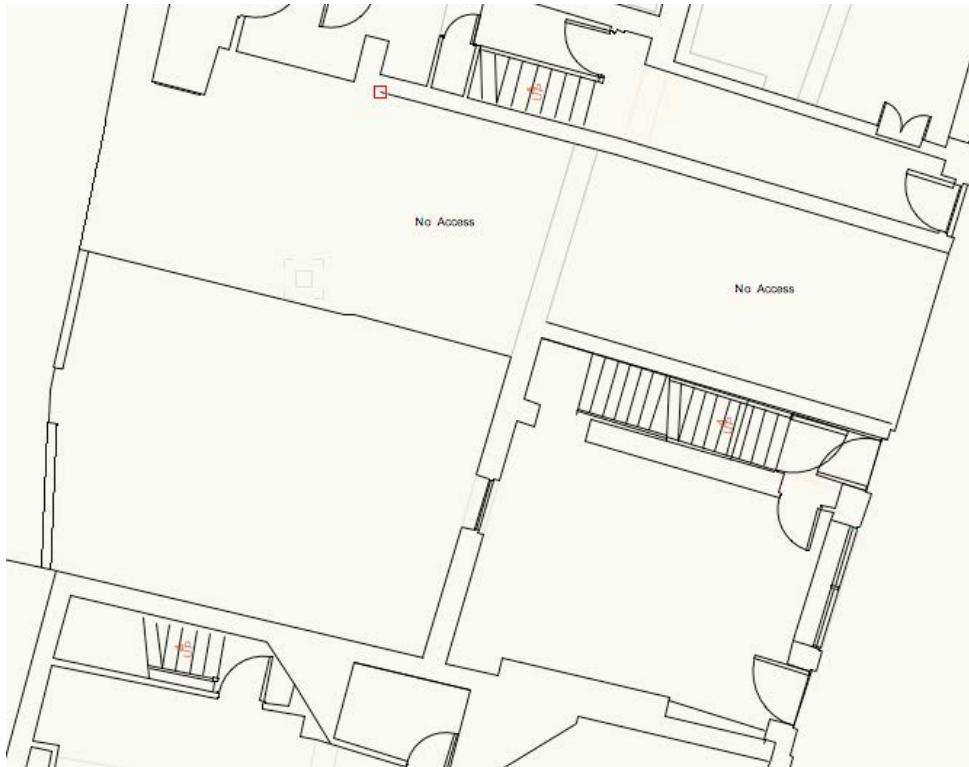


Plate No. 83. Measured survey drawing showing the ground floor in No. 48 Dolphins Barn Street as it currently exists. A 20th century shop currently covers most of the ground floor. No early features remain, due to the total replacement of the house between 1866 and 1888.

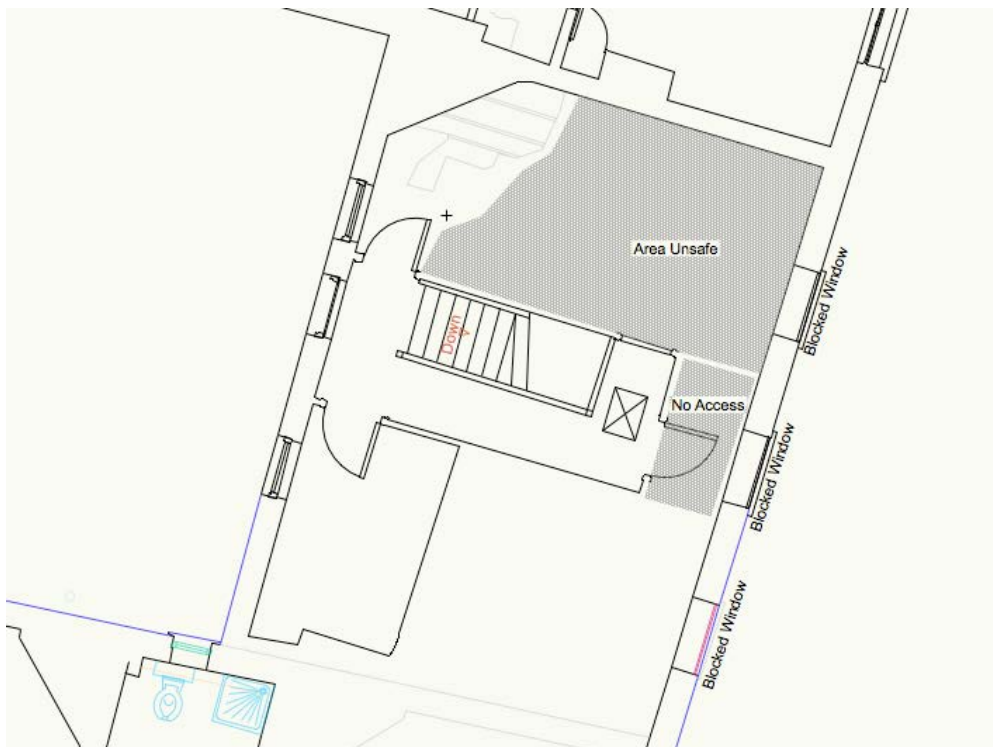


Plate No. 84. Measured survey drawing showing the first floor in No. 48 Dolphins Barn Street as it currently exists. Most of the first floor area was too dangerous for entry for survey. The angled chimney breast over the former vehicular laneway can be seen in the upper bedroom.

Photo Survey for No. 48 Dolphins Barn Street



Plate No. 85. Detail view showing the ground floor shopfront to No. 48 Dolphins Barn Street as it appeared in 2017. The door to the left enters the shop and the door to the right enters the stairwell. (Photo by Stephen Farrell, 2017)



Plate No. 86. General view showing the rear elevation to No. 48 Dolphins Barn Street as it appeared in 2017. This door is older than the structure that is currently in place. It could have been re-used when the earlier house was rebuilt, or it could have been salvaged from another site when the shopfront was installed or renovated during the 20th century. (Photo by Stephen Farrell, 2017)



Plate No. 87. General view showing the rear elevation to No. 48 Dolphins Barn Street as it appeared in 2025. (Photo by the author, 2025)



Plate No. 88. General internal view showing the appearance of the ground floor commercial shop in No. 48 Dolphins Barn Street, as it appeared in 2017. (Photo by Stephen Farrell, 2017)



Plate No. 89. General internal view showing the plain mid-20th century stairs and railing at the first floor landing in No. 48 Dolphins Barn Street, as it appeared in 2017. (Photo by Stephen Farrell, 2017)



Plate No. 90. General internal view the first floor bedroom in No. 48 Dolphins Barn Street, as it appeared in 2017. The tiled fireplace dates from the middle of the 20th century. (Photo by Stephen Farrell, 2017)



Plate No. 91. General view showing the angled chimney breast in the first floor room over the late 19th century laneway in No. 48 Dolphins Barn Street, as it appeared in 2017. (Photo by Stephen Farrell, 2017)

No. 49 Dolphins Barn Street

The structure currently standing at No. 49 Dolphins Barn Street appears to contain building fabric from the 18th, 19th and 20th centuries. The core of the house, although heavily rebuilt and extended, contains angled chimney breasts in the first floor, similar to those that survive in Nos. 44 and 46. Extensive modifications were carried out to the house between 1866 and 1885, when No. 48 was totally rebuilt. As a result, the roof and front elevation to No. 49 was also rebuilt with many details and features in common with No. 48. They share a common spacing and sizes for the first floor windows, and the parapets and front roofs are identical.

Despite the general rebuilding and extensions to the house, other than the first floor corner fireplaces, no other significant architectural features have survived in the former house. The stairs, doors, windows, and other joinery have all been replaced by plain features during the 20th century. Like all of the other houses in the terrace, the ground floor of the original house has been used as a commercial shop, and a poor quality shopfront currently exists in place of earlier ground floor features.

Summary of Significance. No. 49 Dolphins Barn Street appears to contain some features from its early 18th century origins, however it was largely rebuilt and extended during the late 19th and early 20th centuries. In its current configuration, the house has only minimal significance as a largely late 19th century house.

Recommendation. This structure has lost a large amount of its historic building fabric and architectural enrichments over the last two centuries. The footprint of the early 18th century floorplans at each floor can still be perceived, however the most significant internal elements, such as the timber stairs, fireplaces, joinery and plasterwork, have all been lost. Any attempt at reinstating those features would entail a high degree of conjecture and result in a structure largely devoid of authentic early 18th century fabric. The remaining building fabric should be recorded to the maximum extent possible, during the demolition stage of the proposed development.



Plate No. 92. Measured survey drawing showing the ground floor in No. 49 Dolphins Barn Street as it currently exists. The massive chimney breast with angled fireplaces in the front and middle rooms suggest that they represent an early 18th century house that was heavily rebuilt during the second half of the 19th century. All of the joinery and other features date from the late 19th and 20th centuries.



Plate No. 93. Measured survey drawing showing the first floor in No. 49 Dolphins Barn Street as it currently exists. The massive chimney breast with angled fireplaces in the front and middle rooms suggest that they represent an early 18th century house that was heavily rebuilt during the second half of the 19th century. All of the joinery and other features date from the late 19th and 20th centuries.

Photo Survey in No. 49 Dolphins Barn Street



Plate No. 94. General view showing the front elevation to No. 49 Dolphins Barn Street as it appeared in 2017. The front section of this property could possibly date from the first half of the 18th century, however it has been heavily altered during the late 19th and 20th century. (Photo by Stephen Farrell, 2017)



Plate No. 95. General view showing the rear elevation to No. 49 Dolphins Barn Street as it appeared in 2025. There are at least two periods of extensions to the rear of this property, likely dating from the middle of the 20th century.

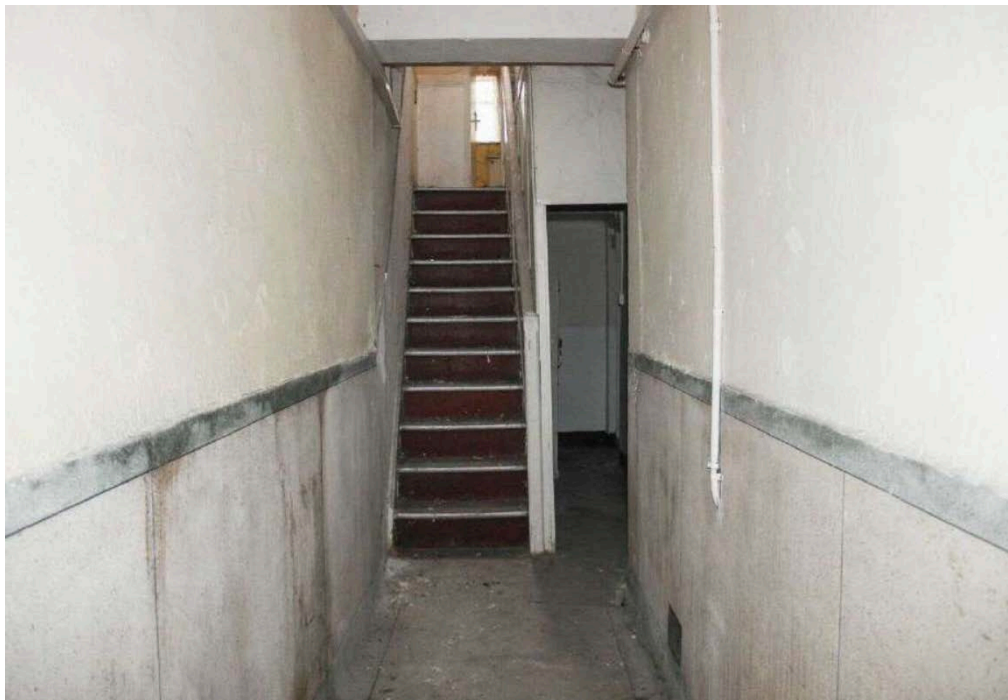


Plate No. 96. General internal view showing the ground floor entry and stairs in No. 49 Dolphins Barn Street, as it appeared in 2017. No trace remains of any internal features or fabric that clearly date from the 18th century. (Photo by Stephen Farrell, 2017)



Plate No. 97. General view showing the rear stairs in No. 49 Dolphins Barn Street, as it appeared in 2017. (Photo by Stephen Farrell, 2017)



Plate No. 98. General view showing the angled chimney breast in the first floor front room in No. 49 Dolphins Barn Street, as it appeared in 2017. It is possible that some of the basic structure to No. 49 has survived from the original 18th century structure, including this chimney breast. (Photo by Stephen Farrell, 2017)

4.0 Heritage Impact Assessment and Conclusions

All of the subject structures are currently in extremely poor structural condition. All of the roof and internal structures have been severely compromised by rainwater penetration into the timber elements, resulting in collapsing roofs and floor structures. In many of the structures, woody plants have been allowed to grow unchecked in the valleys and chimneys, causing localised damage to the masonry.

The external front and rear walls, and shared party walls, appear to be relatively stable, however some of the ground floor shopfronts are supported by rotted timber beams and rusted steel beams. Some of the former houses have received steel tie beams to their front elevation, to prevent outward movement. While some historic brick and stone masonry walls survive in the party walls, and in some of the front and rear walls, it is clear that many of the front and rear walls have been heavily altered or totally replaced with later materials.

Given the late 17th or early 18th century origins, and relatively small scale of the subject structures, the design of the roof structures would have most likely consisted of steeply pitched double pitched roofs, with the principal ridge perpendicular to the front elevation, with shared valleys over the party walls. The front and rear elevations could have had prominent gables, following the typology currently referred to as a Dutch Billy. Virtually no fully intact examples of such structures have survived in Dublin from the first half of the 18th century, however many have survived with later modifications that have obscured their original gabled appearance. The extent to which the subject structures have been modified and reconstructed is to be regretted.

Internally, all of the structures were converted to commercial shops at the ground floor, with varying degrees of internal modifications to accommodate that use. Some of the former houses have retained large corner chimney breasts, a feature that is typically indicative of houses dating from prior to the middle of the 18th century. In others, there are no corner fireplaces at all.

Of the seven individual structures that comprise the subject terrace, it is believed that all but No. 48 contain building fabric that predates the publication of the first edition of the Ordnance Survey for that area of Dublin. No. 48 was completely replaced by a new structure between 1866 and 1888. Nos. 43 and 45 retain external walls and party walls that mostly likely predate 1843, however their roofs and all internal walls and floors have been removed, including the angled chimney breasts, and replaced during the mid to late 20th century. Nos. 47 and 49 have been largely stripped out and rebuilt during the 20th century, but have retained angled chimney breasts. No. 44 was largely rebuilt internally during the early 19th century, but appears to have retained its historic internal plan including large angled chimney breasts that likely date to second quarter of the 18th century. Its pitched roof was removed during the 20th century.

All of the structures are currently in very poor condition, with roofs and floors suffering from damp rot and structural collapse. The extent to which the significant historic

internal fabric, including stairs, doors, moulded joinery, and plaster linings, have been removed or irreparably damaged, would severely limit any attempt to reinstate the houses to an accurate or authentic representation of early 18th century vernacular houses. The final result of such a restoration would entail a high degree of conjecture and result in structures largely devoid of authentic early 18th century fabric.

The currently dangerous condition of most of the internal areas in the terrace have made a full photo or measured survey impossible to carry out safely. Additional significant evidence of early architectural materials and details would likely be exposed for documentation during the demolition of the houses. It is proposed that the project's Conservation Advisor be afforded the opportunity to monitor the demolition, and to be allowed to gather such evidence by photo and measured survey, and also to salvage any significant features or materials that are exposed. In addition, additional archival will be carried out to bring the original construction dates for the houses into clearer focus.

The current development proposals, for which this report was written, entails the demolition of all structures on the site. A new multi-storey development of residential flats is proposed to occupy the site. The group of structures that have stood at Nos. 43-49 Dolphins Barn Street are interesting and significant survivors of Dublin domestic structures, with building some features and building fabric possibly dating from the last quarter of the 17th century. Extensive modifications, and in some cases total replacement, to these structures had removed most of the significant early building fabric, by the last quarter of the 20th century. The most substantial remaining significant fabric in any of the houses would be their basic structural shells, with some corner chimney breasts, partial front and rear elevations, and evidence of earlier domestic building typologies.

All of the structures on the site have been allowed to deteriorate over the last several decades, due to demographic changes, and an expectation that the site would eventually be redeveloped. At present, chronic roof leaks have contributed to widespread structural failure of roofs, floors and walls inside the houses. It would extremely expensive to reinstate the structures in a safe manner, and there would be very little authentic significant historic building fabric remaining when such a project was completed. The author of this report agrees that the retention of the subject houses is not justified, due to the extent of deterioration and previous loss of most of the significant building fabric.

To mitigate the loss of the remaining building fabric, it would be important to carefully document as much of the remaining structural walls, chimneys and floors as is safely possible, during the demolition of the site. All traces of early building details, including evidence of early or original internal plans and construction details, should be documented in photos and measured survey drawings. Additional archival research should be carried out to establish with greater certainty when these sites were first developed, and who were their builders and early occupants.