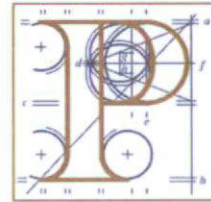


Our Case Number: ABP-317729-23

Planning Authority Reference Number: 5400/22



An
Bord
Pleanála

Dublin City Council South
Dublin City Council
Planning Department
Civic Offices, Wood Quay
Dublin 8
D08 RF3F

PLANNING DEPARTMENT

8 . AUG 2023

RECEIVED

Date: 04 August 2023

Re: Demolition of structures, construction of 13 apartments with all associated site works
29, Bow Lane West, Dublin 8, D08V44T

Dear Sir / Madam,

Enclosed is a copy of an appeal under the Planning and Development Act, 2000, (as amended).

Submissions of documents etc., to the Board. N.B. Copies of I-plans are not adequate, all drawings and maps should be to scale in accordance with the provisions of the permission regulations.

1. The planning authority is required to forward specified documents to the Board under the provisions of section 128 and section 37(1)(b) of the Planning and Development Act, 2000, (as amended). Please forward, within a period of 2 weeks beginning on the date of this letter, the following documents:-

(i) a copy of the planning application made to the planning authority and a copy of any drawings, maps (including ordnance survey number) particulars, evidence, a copy of any environmental impact statement, other written study or further information received or obtained by your authority in accordance with regulations under the Acts. If practicable, the original of any drawing with coloured markings should be provided or a coloured copy,

(ii) a copy of any technical or other reports prepared by or for the planning authority in relation to the application,

(iii) a certified copy of the relevant Manager's Order giving the decision of the planning authority,

(iv) a copy of the notification of decision given to the applicant,

(v) particulars of the applicant's interest in the land or structure, as supplied to the planning authority,

(vi) a copy of the published notice and a copy of the text of the site notice erected on the land or structure.

(vii) a copy of requests (if any) to the applicant for further information relating to the application under appeal together with copies of reply and documents (if any) submitted in response to such requests,

Teil
Glao Áitiúil
Facs
Láithreán Gréasáin
Ríomhphost

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LoCall 1800 275 175
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Website www.pleanala.ie
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64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

(viii) a copy of any written submissions or observations concerning the proposed development made to the planning authority,

(ix) a copy of any notices to prescribed bodies/other authorities and any responses to same,

(x) a copy of any exemption application/certificate within Part V of the 2000 Act, (as amended), applies,

(xi) a copy of the minutes of any pre-planning meetings.

2. To ensure that the Board has a full and complete set of the material specified above and that it may proceed with full consideration of the appeal, please certify that the planning authority holds no further material relevant to the case coming within the above list of items by signing the certification on page 3 of this letter and returning the letter to the Board.

3. In addition to the documents mentioned above, please supply the following:-

Particulars and relevant documents relating to previous decisions affecting the same site or relating to applications for similar development in near proximity. "History" documents should include;

a) Certified Manager's Order,

b) the site location, site layout maps, all plans and

c) particulars and all internal reports.

Copies of I-plan sheets are not adequate.

Where your records show that a decision was appealed to the Board, it would be helpful if you would indicate the Board's reference.

Submissions or observations by the planning authority.

4. As a party to the appeal you may, under section 129 of the 2000 Act, (as amended), make submissions or observations in writing to the Board in relation to the appeal within a period of 4 weeks beginning on the date of this letter.

Any submissions or observations received by the Board outside of that period shall not be considered, and where none have been validly received, the Board may determine the appeal without further notice to you.

Contingency Submission

5. If the decision of your authority was to refuse permission, you should consider whether the authority wishes to make a contingency submission to the Board as regards appropriate conditions which, in its view, should be attached to a grant of permission should the Board decide to make such a grant. In particular, your authority may wish to comment on appropriate conditions which might be attached to a permission in accordance with section 48 and/or 49 of the 2000 Planning Act, (as amended), (Development / Supplementary Development Contributions) including any special condition which might be appropriate under section 48(2)(c) of the Act.

Any such contingency submission, in circumstances which your authority decided to refuse permission, would be without prejudice to your authority's main submission in support of its decision.

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Please quote the above appeal reference number in any further correspondence. I hereby certify that the planning authority has complied with section 128 and section 37(1)(b) of the 2000 Act, (as amended), and that all material relevant to (ABP-317729-23) the request at 1 on page 1 of this letter has been forwarded.

Signed: _____
Print: (_____) _____
Date: _____

Yours faithfully,


Dan Wigglesworth
Administrative Assistant
Direct Line: 01-8737294

BP07

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Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902

The Secretary
An Bord Pleanála,
64 Marlborough Street,
Dublin 1

3rd August 2023

AN BORD PLEANÁLA	
LDG-	<u>065533-23</u>
ABP-	
03 AUG 2023	
Fee: €	<u>1500</u> Type: <u>CHQ</u>
Time:	<u>17:06</u> By: <u>HAND</u>

APPEAL TO AN BORD PLEANÁLA AGAINST THE DECISION TO REFUSE PLANNING PERMISSION

Local Authority:	Dublin City Council,
Register Ref.:	5400/22
Location:	29,Bow Lane West, Dublin 8,D08V44T
Development	Permission is sought for the demolition of existing dwelling & site structures, and the construction of a six-storey apartment building comprising 13 No. apartment units (9 No. 1-bed units and 3 No. 2-bed units & 1 No. three bed) with associated balconies/terraces, the provision of 3 no. communal open space areas at ground level and on third floor and fourth floor. terraces, ancillary areas for bicycle parking, refuse storage, apartment storage room, associated plant room at ground floor, amendments to the boundaries as required to facilitate the development in relation to the bounding properties to the south and west, maintaining in place a vehicular access with gate providing wayleave access to the side serving the rear of No 28,Bow Lane West, with associated landscaping & site works.
Registered:	8 December 2022
Decision Date:	12 July 2023
Applicant:	Ixter Property DAC
Planning Decision	Refusal of Permission
Appellants	Ixter Property DAC (Directors Nicola Cox, Victoria Braid) 35 Vernon Avenue, Clontarf, Dublin 3
Inclusions	Cheque for €1500 as per of the schedule of fees, for a first Party Appeal

We wish to make an appeal against the decision of Dublin City Council to refuse the above planning application on behalf of Ixter Property DAC.

This appeal sets out the planning and development context for the proposed development, outlines the rationale for the proposed site redevelopment and sets out the grounds for appealing Dublin City Council's decision to refuse the application, we consider are not valid.

1. Introduction

- 1.1. Ixeter Property DAC have purchased the property a number of years ago with the intention of redeveloping the site to provide more sustainable and efficient residential accommodation on this inner-city urban site .
- 1.2. In the planning process with Dublin City council, the proposal has been considered in detail and all items of concern have been addressed whereupon in their decision to refuse this application is based on one once element, which we would submit to the Board has been incorrectly interpreted by the council, contrary the evidence submitted, primarily in the Archaeological Assessment.

2. Description and Rationale for the Proposed Development

- 2.1. The subject site is located on Bow Lane West, is occupied by the late 19th century two story house, which we now consider having been constructed in about 1885. It is proposed to demolish this now near derelict domestic building to make way for new construction six story apartment building on the site.
- 2.2. The existing house which has been heavily altered since its construction, has been assessed by a Civil & Structural Engineer and it is their opinion the restoration of the house from its current condition to a standard which would comply with current accommodation expectations, and would be structurally unviable and to do so would require significant works would have a significant impact on the structure.
- 2.3. The proposed development on the site is for a 6-story apartment block decreasing down to 3-story to the rear. In the planning process, this proposal has been detailed to comply with the requirements of each of the relevant departments within Dublin City Council, satisfaction to the stage whereby there remained only one outstanding issue of concern. The development will provide for much needed additional accommodation within the city, which complies with the highest standards, and will be a positive contribution to the streetscape.

3. Planning Context

3.1. Planning History

We note that there are no previous applications on the property, and there was a number of applications on the adjoining properties which are detailed in our planning report submitted to the Local Authority contextual elevations of the streetscape to the South of Bow Lane West have been provided, to impress at that the proposed development is in keeping with the context of the redeveloping street.

3.2. Decision of Local Authority

The decision of Dublin City Council is to refuse the application is for the following reason

The existing building, No.29 Bow Lane has been identified as an 18th century structure and therefore of heritage interest. It is the last historic surviving structure on the south side of Bow Lane, and is reflective of the historic grain and character of the lane. The proposal to demolish the existing structure is contrary to Policy BHA6 'Buildings on Historic Maps' of the Dublin City Development Plan 2022-2028, which places 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 and is also contrary to Policies BHA11 and BHA24 which seek the rehabilitation and Reuse and Refurbishment of Historic Buildings. The proposal would detract from the architectural heritage of the local area and would therefore be contrary to the proper planning and sustainable development of the area.

3.3. Development Plan Policy

In the assessment of the planning application, among others Dublin City Council cite the following policies, with which they have concern that the proposed development that comply with to such an extent that the refusal is based on these policies.

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

BHA11 Rehabilitation and Reuse of Existing Older Buildings

To retain where appropriate and encourage the rehabilitation and suitable adaptive reuse of existing older buildings/structures/features which make a positive contribution to the character and appearance of the area and streetscape, in preference to their demolition and redevelopment'.

BHA24 Reuse and Refurbishment of Historic Buildings

Dublin City Council will positively encourage and facilitate the careful refurbishment of the historic built environment for sustainable and economically viable uses and support the implementation of the National Policy on Architecture as it relates to historic buildings, streetscapes, towns and villages, by ensuring the delivery of high quality architecture and quality place-making and by demonstrating best practice in the care and maintenance of historic properties in public ownership.

It is the kernel of this appeal that the proposed development is not contrary to these policies, and the replacement of the now near derelict modest domestic building is to the greater planning good of the City.

4. Planning Report, Consideration, Conclusion, and recommendation, & Reasons for Decision

The planner's assessment of the application outlines the consideration by DCC Archaeology Department of the submitted information, noting that the submitted proposal that the building was constructed between 1847 and 1889 but that this is not evidenced and clear from the historic cartographic sources provided, and the red line of the subject site is not shown on the historic maps.

- The date of construction and phasing of the historic building is not adequately demonstrated. This theory that the site was redeveloped in the 1850s' or later is predicated on the fact that there is a return depicted to rear of the property in the Ordnance Survey (OS) mapping of 1843 and this element is not present on the OS map of 1889. This cannot be seen as definitive proof that the extant building is not partially depicted on the 1843 example.
- The redline boundary of the site is not included on the reproduction of the historic mapping thus making the narrative included the report hard to decipher/comprehend.
- There are no drawings included in the report as stipulated by the Historic England Level 4 guideline.
- The building is not adequately discussed in terms of its social, regional, or economic history.
- There is no discussion of the economic history of Bow Lane or the social uniqueness presented by the building in question on a street.

- 4.1. The planner report continues, asserting that the building is from the 18th century and concludes it constitutes one of only two examples remaining on the street.

The Planner further notes in their opinion that it is regrettable that this building is not subject to statutory protection on the RPS or listed on the NIAH.

The planner comments that no surveys of the building have been submitted.

- 4.2. The planning report consideration paragraph, focuses entirely on the proposed demolition and the conservation merits of an 18th century domestic building.

It noted that the site is the only historical survivor on the south side of Bow Lane, it is acknowledged that this domestic building is an outlier from the remainder of the street which has been undergone a continuous cycle redeveloped as 2-storey domestic buildings through the 20th

century, or more recently intensification of multistorey apartment buildings completed, or have been approved for development.

In conclusion the Planning Report identifies the subject stone structure to be constructed in the 18th century, and thereby refusing its demolition based on Policies BHA6 Buildings on Historic Maps, BHA11: Rehabilitation and Reuse of Existing Older Buildings and BHA24 Reuse and Refurbishment of Historic Buildings, of the Dublin City Development Plan 2022-2028.

5. Submitted documentation.

For the record, we to reiterate the following information has been submitted to the Local Authority, which is important to the submission for the demolition of the existing building on the site.

5.1. Archaeological Desktop Assessment

In the archaeological evaluation of the records available for the street, the following considerations have been made:

The house is of unknown date, but from cartographic evidence could date from the late 18th or early 19th century, with heavy alterations or rebuild in the late 19th century.

- 5.2. It was noted the red line of the subject site is not shown on the historic maps. Thus far the avoidance of doubt this appeal includes arrange of maps on which the outline of the site and the house have been impose, relative to the existing layout of the site and location of the house.
- 5.3. It was noted that no drawings were included in the report as stipulated by the Historic England Level 4 guideline, however these had been included and are scanned on the website in Clarification of A.I. App Response Maps: Existing Elevations & Proposed Floor Plans. Accompanying photographs off the interiors were also submitted.

6. Additional Documentation

Herein to support this appeal, we submit the following documentation which we trust the Board will consider in determining this appeal.

6.1. Existing Floor plans & Elevations.

The Planners Report indicates that the survey of the building had not been completed as part of the Clarification , however this information is on the documentation files on the website.

For the absence of doubt we have included plans in this document. We also include a set of further photographs of the interiors.

6.2. Historic Cartographic Sources

The submission and the archaeological Assessment has been queried by the Local Authority with regards to the exact location of this particular house and site relative to each map.

A detailed exercise is submitted indicating the location of the site and house on each of the historical maps available in reverse chronological order back to Roque 1756.

6.3. Social Documentation

Shanarc Archaeology in the Assessment provide a synopsis of the available evidence of the building in Trade Directories and in Griffiths Valuation.

The sources and evidence of these have been challenged by the Local Authority in that they have not been corroborated.

- 6.3.1. **Herein** we submit excerpts from Dublin Almanack and General Register of Ireland (Pettigrew & Oulton) & Thom's Irish Almanac and Official Directories from a number of differing years where there is reference or not the building and where there is a noted change in owner / occupier or Valuation rates.
- 6.3.2. Further we include the excerpt from Griffiths Valuation of 1853, which notes the property at No 27 to be in ruins.
- 6.3.3. We also include screen shots of the relevant excerpts from ledgers in the Valuations Office Records relating to the property and its adjoining street.
- 6.3.4. There is a commentary in the Archaeological Report and an understanding relating to the occupants of the Street, that house numbers on a Street will have changed over the course of their history. It is noted that this Street is only occupied to the South.

6.4. Condition of the Existing building

As part of this application to report submitted by a Civil / Structural Engineer indicating that the building is in a dilapidated state.

7. Grounds for Appeal

We propose to outline with the grounds of appeal to An Bord Pleanála based on the following headings, been the reasons as to why Dublin City Council considered the proposal for refusal.

It is submitted that all other technical, aesthetic and development standard requirements for the proposal are deemed to be considered acceptable :

1. Date of building on the site.
2. The economic history of Bow Lane West
3. Social significance of the use of the building.
4. The social uniqueness presented by the building in question on a street
5. Rehabilitation and Reuse of Existing Older Buildings
6. Reuse and Refurbishment of Historic Buildings

7.1. Date of building on the site.

As is apparent from a comparison of the maps from 1847 (Figure 9) and 1889 (Figure 8) with the outline of the current house plan overlaid, there is a distinct difference in the footprint of the holding.

To attribute a date to the change in form of the house, the only documentary evidence available to us is via the change in valuation of the property.

The valuation of the property changed in the period between 1864 and 1882, when the ownership moved from James Kenna to John Kennedy, which was about 1873 (Figure 19)

The valuation change is not noted in Thom's Directory until 1886 (Figure 21)

A change in valuation would arise from the improvement of the property or an increase in the area of the house or offices. The increase from 10 to 12 is modest, and would reflect the remodelling on the site and what may have been a rebuild.

- 7.1.1. Dublin City Council has refused this application based on the development Plan 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.

It is submitted that the site in accordance with the information available from Griffiths valuation was in ruins in the late 1840's and may have gone through at least two re-buildings since then.

7.2. The economic history of Bow Lane West

The economic history of Bow Lane West is apparent from the listing of trades or professions on the lane and possibly its proximity to institutional campus known in the 1880's as Swifts Hospital for Lunatics.

The street from the 1850's had a moment professions caramel horse trainer, tannery carriers tannery, stables and thus very much associated with the provision of horse power, and transportation in the City and the ancillary requirement for same.

Properties on the Street moved in and out of ruins and are noted as tenements. There are lodging/boarding houses noted and on inspection of the valuation documentation a regular change in property ownership and tenancy. The area when the building at No 29 was built was poor or working class and this remained through the 20th century where the properties remained an ancillary to the economic life of the City providing warehouses and factory space.

7.3. Social significance of the use of the building.

The use of the site based on the trades of the occupiers in the later part of the 19th century include that of a 'car owner' and "horse dealer". These trades have been important to the operation of the city have long since disappeared and have no visible trace on the site. It is not apparent that there were any stables or equine attributes on the site or in the house.

Noting the 1911 census the next generation of occupants continued with the ancestral trades of car driver.

7.4. The social uniqueness presented by the building in question on a street

The Local Authority have made the argument that this is the only remaining 19th century building on this street is worthy of retention, inclusion in the NIAH and subject to statutory protection on the register of protected structures.

It is submitted to the board that while the building is from the 1880's, it is difficult to see how it could be considered to meet the criteria of been of any of Architectural (A), Historical (H), Archaeological (Ag), Artistic (Ar), Cultural (C), Scientific (Sc), Social (So) or Technical (T) interest.

7.5. Rehabilitation and Reuse of Existing Older Buildings

It is acknowledged that the policy of Dublin City Council to encourage and retain existing buildings is aspired to.

BHA11 Rehabilitation and Reuse of Existing Older Buildings

To retain where appropriate and encourage the rehabilitation and suitable adaptive reuse of existing older buildings/structures/features which make a positive contribution to the char on this streetscape actor and appearance of the area and streetscape, in preference to their demolition and redevelopment'.

It is noted that the existing building, by way of its appearance with rubble stone exposed as a finish is distinctive on this streetscape. It is submitted to the Board that was never the natural finish for such a building and should be finished in a rendered lime plaster. The external plaster has been stripped of the building exposing the calp stone construction need be replastered stone which is not finishing material and architecturally is unsightly, and should it be that the building be rehabilitated, this stonework would need to be replastered.

7.6. Reuse and Refurbishment of Historic Buildings

It is acknowledged that the policy of Dublin City Council to Reuse and Refurbishment of Historic Buildings.

BHA24 Reuse and Refurbishment of Historic Buildings

Dublin City Council will positively encourage and facilitate the careful refurbishment of the historic built environment for sustainable and economically viable uses and support the implementation of the National Policy on Architecture as it relates to historic buildings, streetscapes, towns and villages, by ensuring the delivery of high quality architecture and quality place-making and by demonstrating best practice in the care and maintenance of historic properties in public ownership.

However, it is submitted to the Board that this building could not be considered off a historic value which the Local Authority would see this modest domestic building in the context high quality architecture and quality place-making.

Research on the street/lane has produced little documented evidence. Christine Casey's book: The Buildings in Ireland/Dublin in documenting the area does not give Bow Lane West any discussion.

8. CONCLUSION

In summary, we ask the Board to overturn this decision and grant the proposal for the following reasons:

- The proposed development has addressed all the requirements are for a properly planned and sustainable development in its detailed design and proposed amendments at planning stage with the Local Authority. One outstanding issue remained unresolved, and it is our submission that the Local Authority has not considered the information submitted and this has been reiterated and substantiated in this appeal.
- We submit to the Board that the building presently on the site, from the information provided was probably constructed about 1886 and there was no building on the site in the 18th century. It is submitted that the building, which was on the site in 1847, is shown to be in ruins.

We trust that the Board will look favourably upon our appeal and ask the Board to overturn the decision of the Local Authority. Please don't hesitate to contact me as Applicant Agent if you have any queries or require any further information or wish to access the site or building which remains unoccupied.

Yours Sincerely,



Michael Malone. (Registered Architect & Member of the RIAI)

Appendix 1 Existing Plans & Elevations

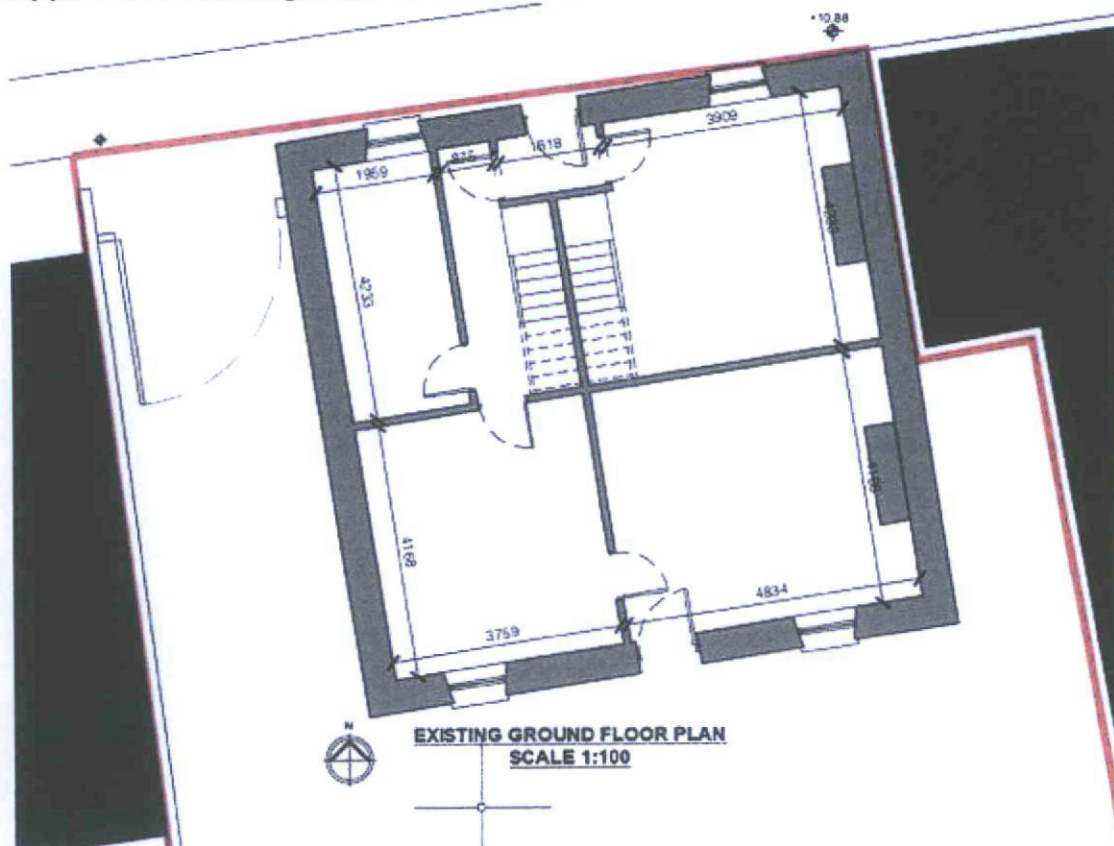


Figure 1. Existing Ground Floor Plan

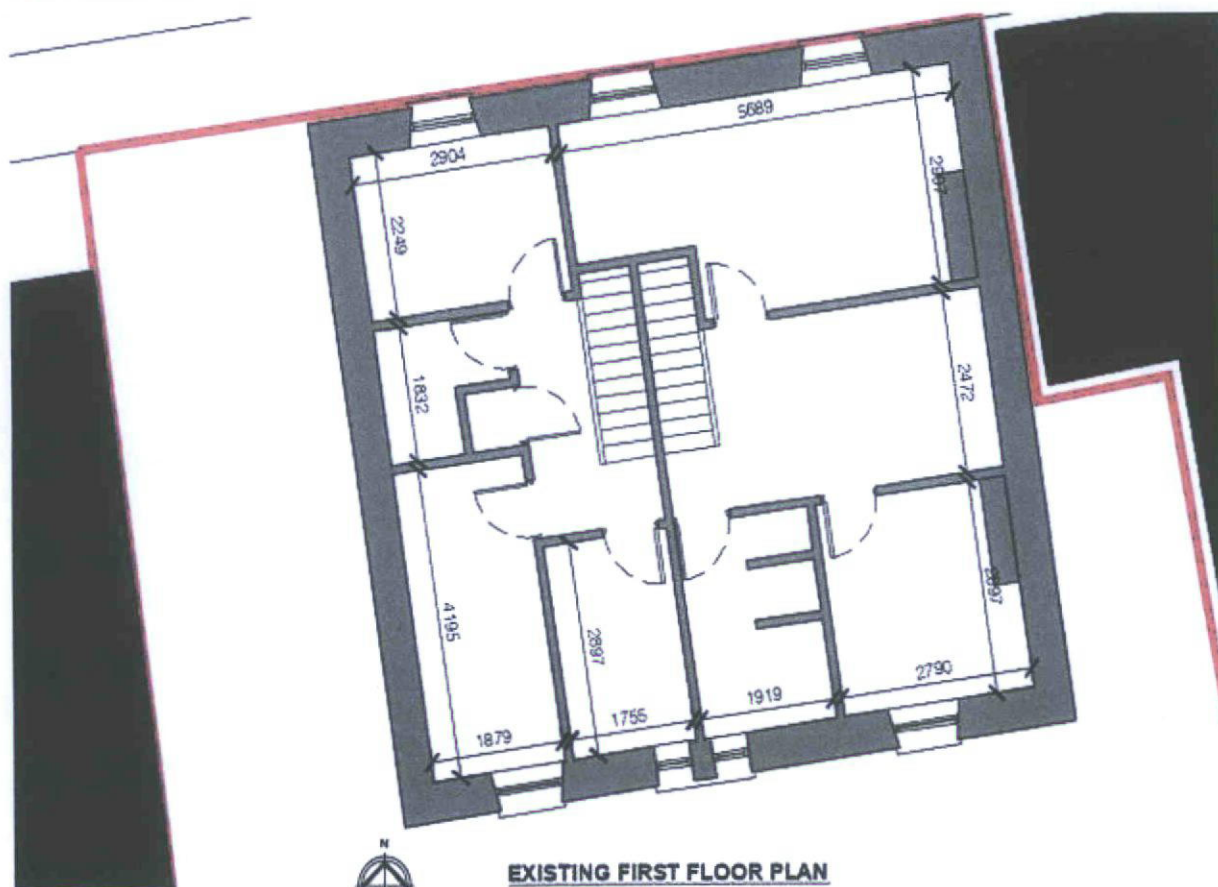


Figure 2. Existing First Floor Plan

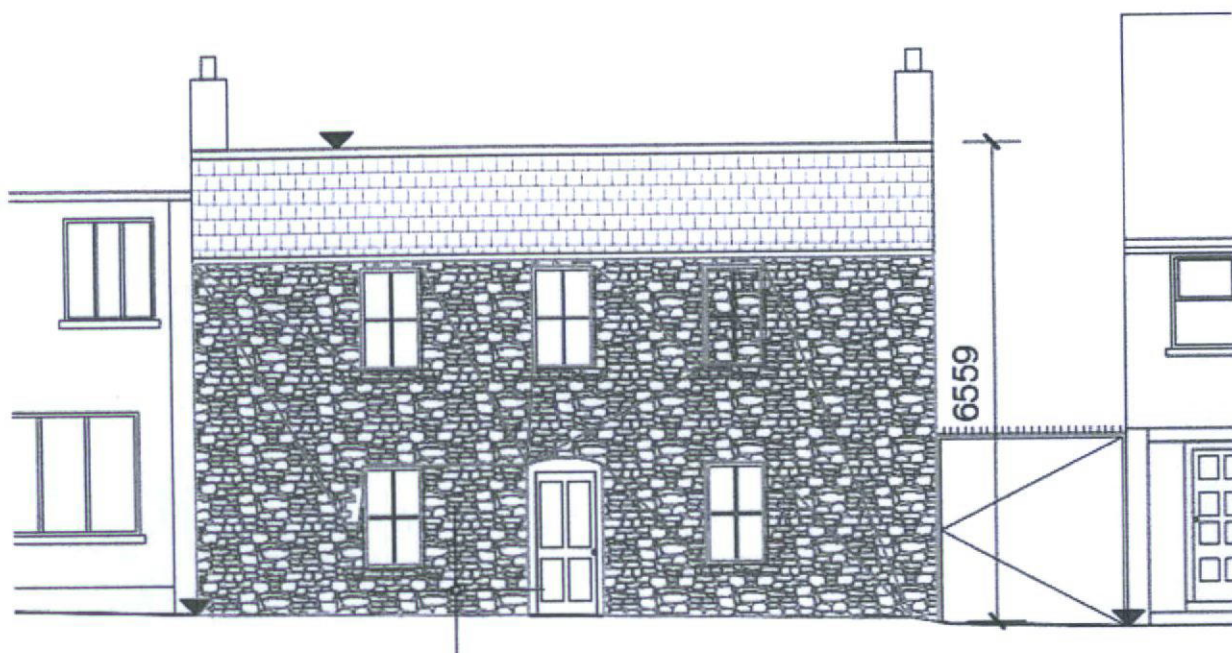


Figure 3. Existing North Elevation

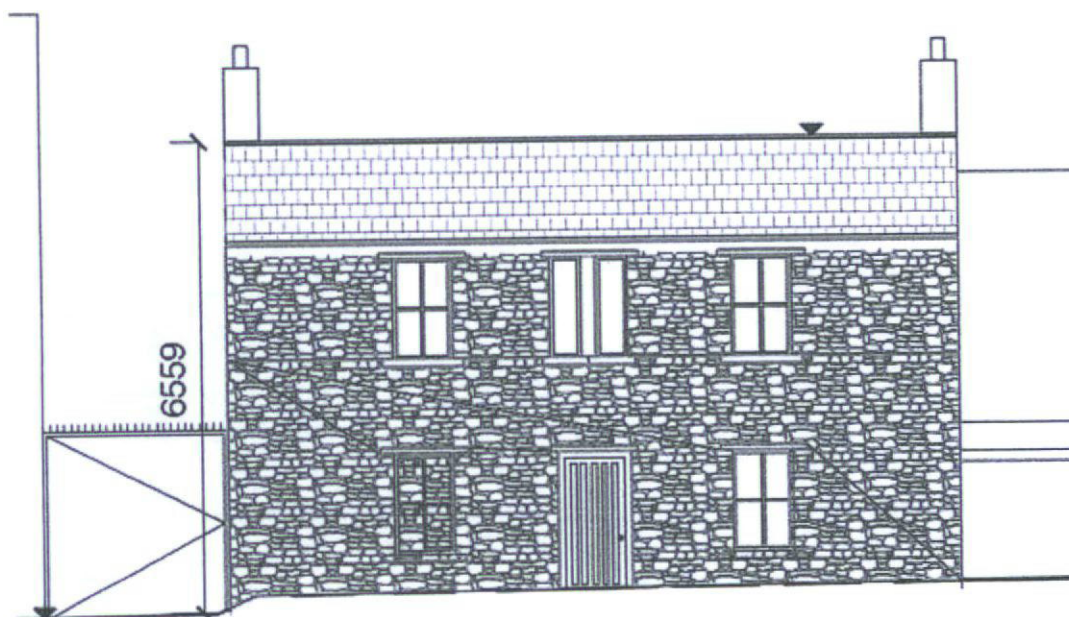


Figure 4. Existing South Elevation

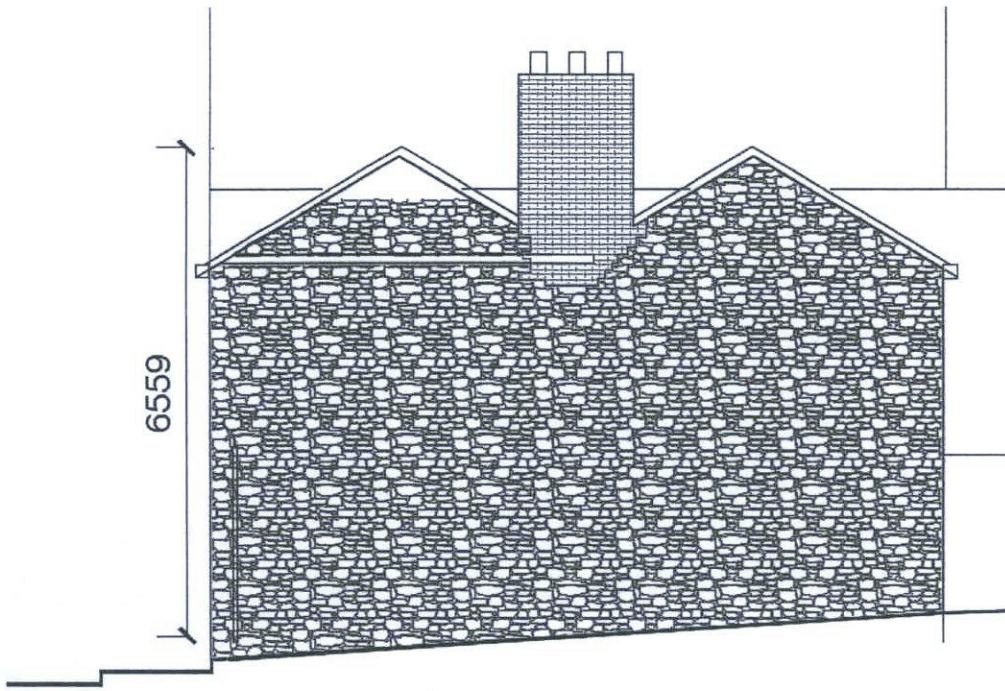


Figure 5. Existing West Elevation

Appendix 2



Figure 6. Contemporary OSI Map with dashed orange outline of house & site for reference on older maps

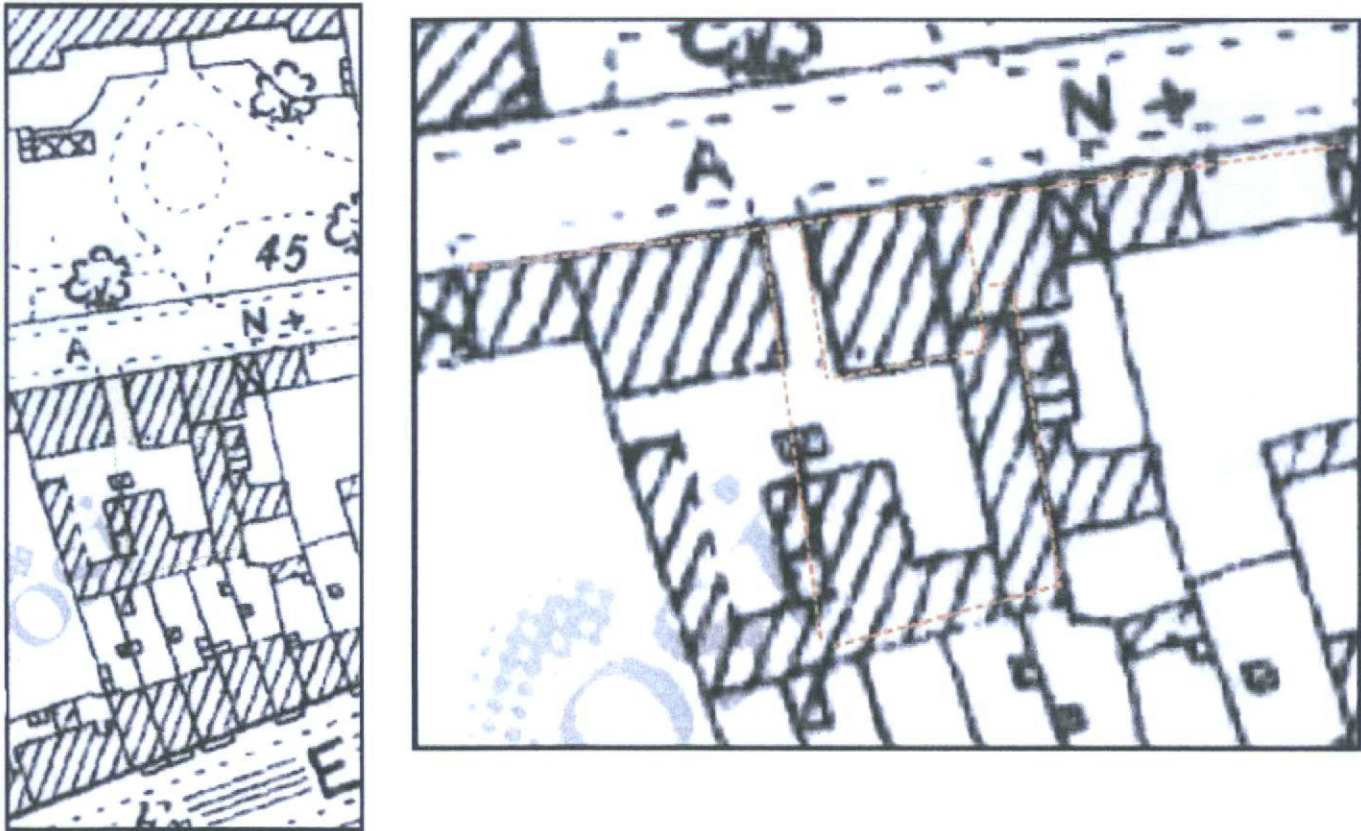


Figure 7. Ordnance Survey 1:2,500 series, 1910 edition

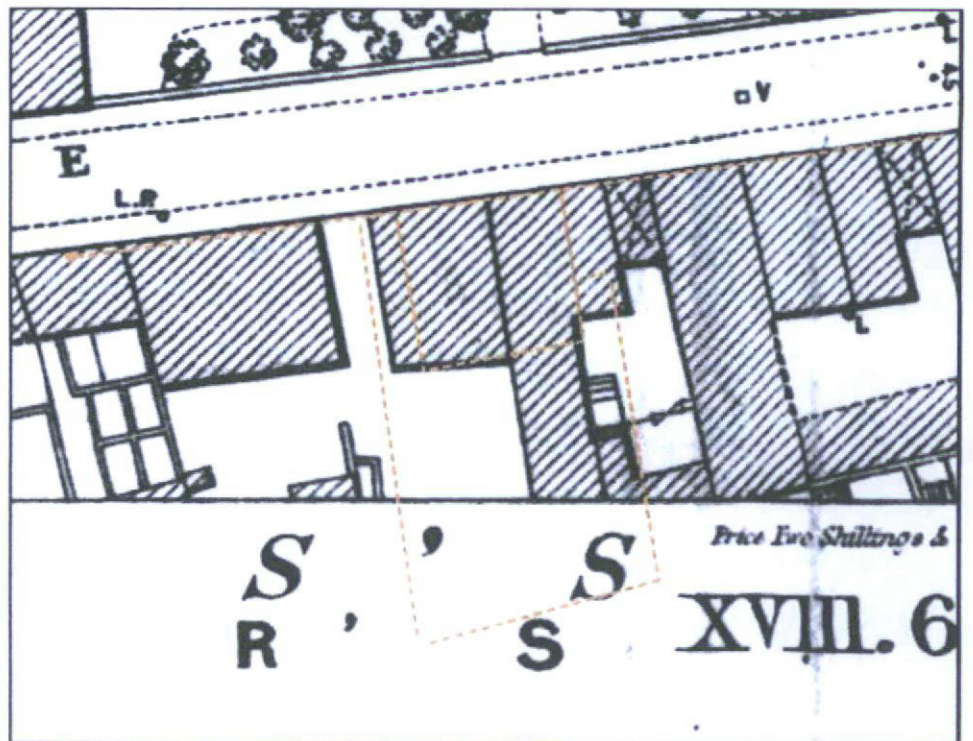
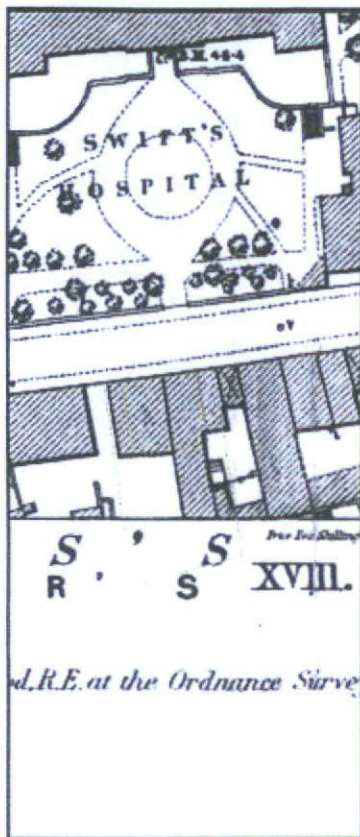


Figure 8. OSI Five feet to one statute mile 1:1056. 1889

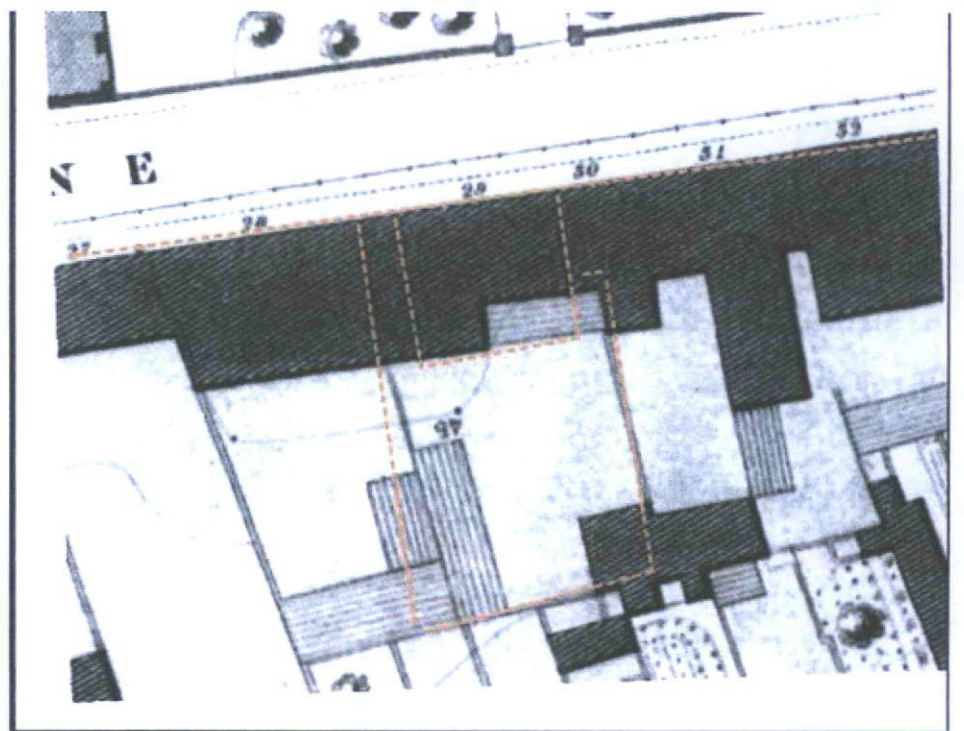
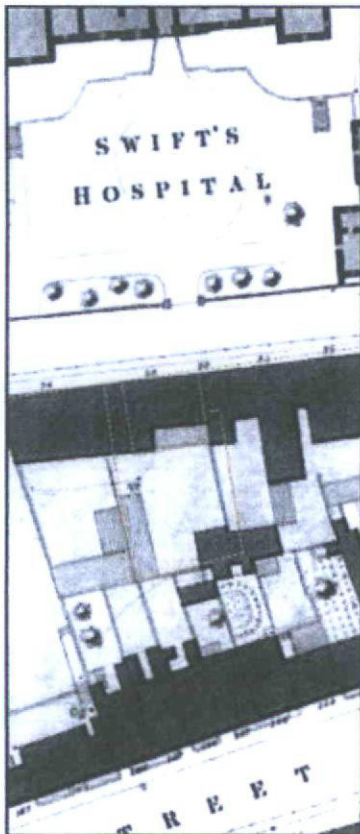


Figure 9. extract from 1st edition, 5-feet to one statute mile OS map of Dublin, sheet 19, published 1847 (Source: digital.ucd.ie).

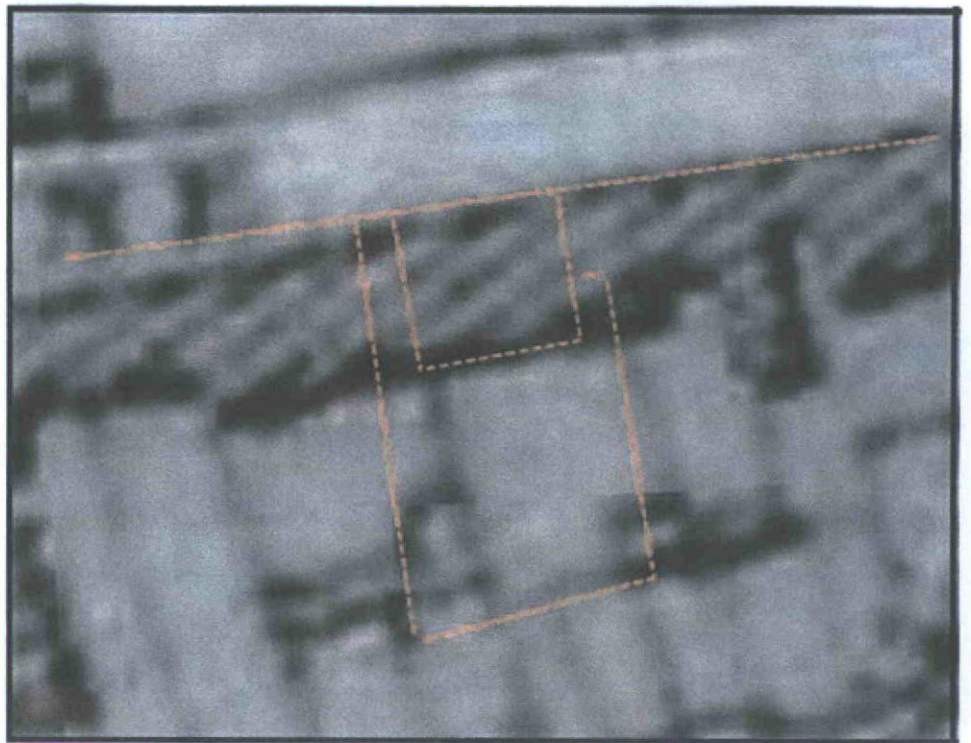
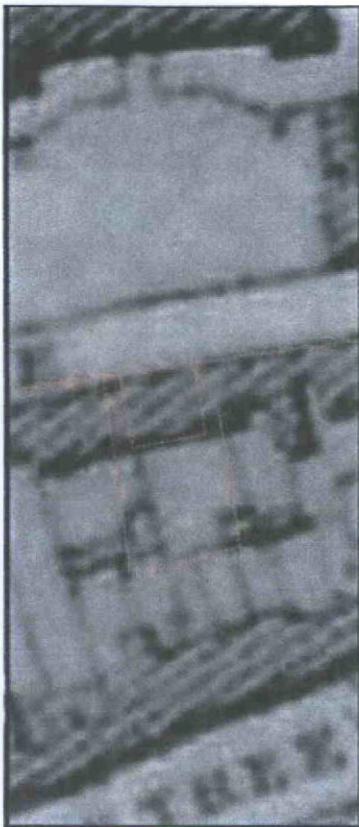


Figure 10. First edition OS 6-inch map, sheet DN018, published 1844

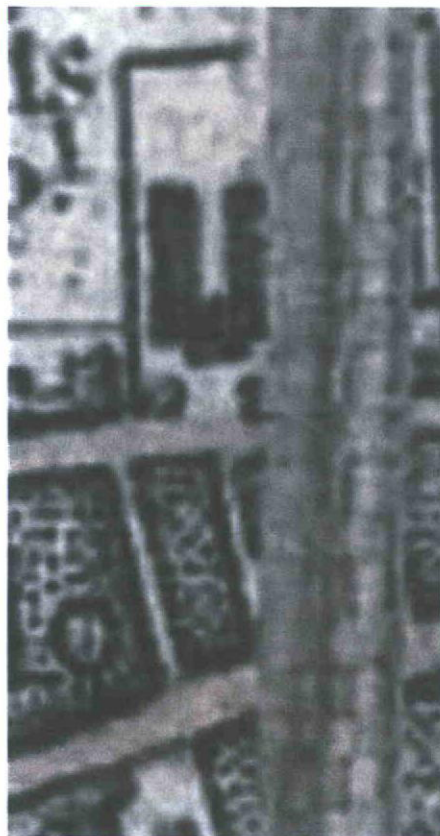


Figure 11. Taylor's map of the environs of Dublin 1812

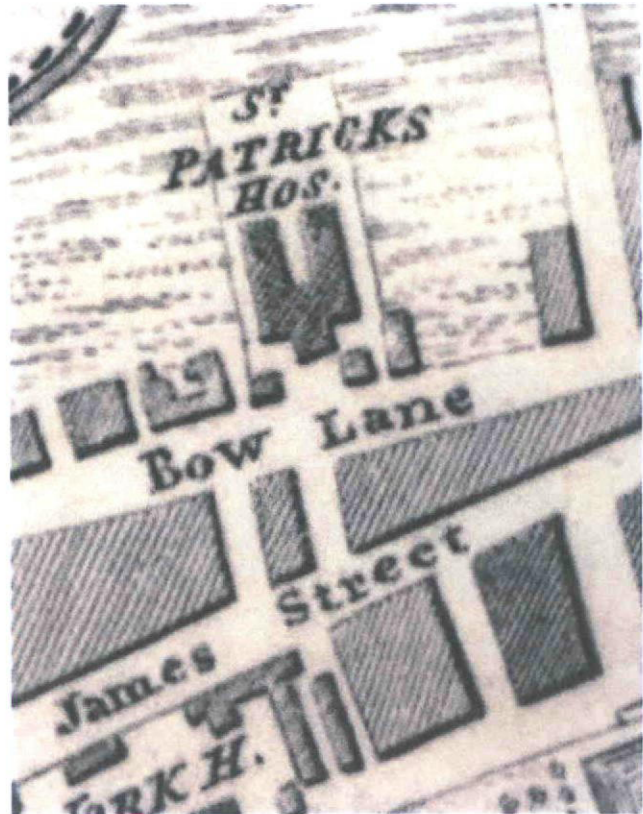
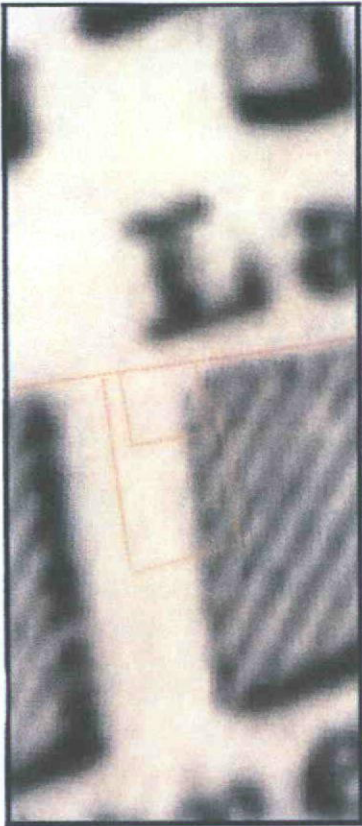


Figure 12. New plan of the city of Dublin / engraved for Wilson's Dublin Directory Peter Wilson. 1800

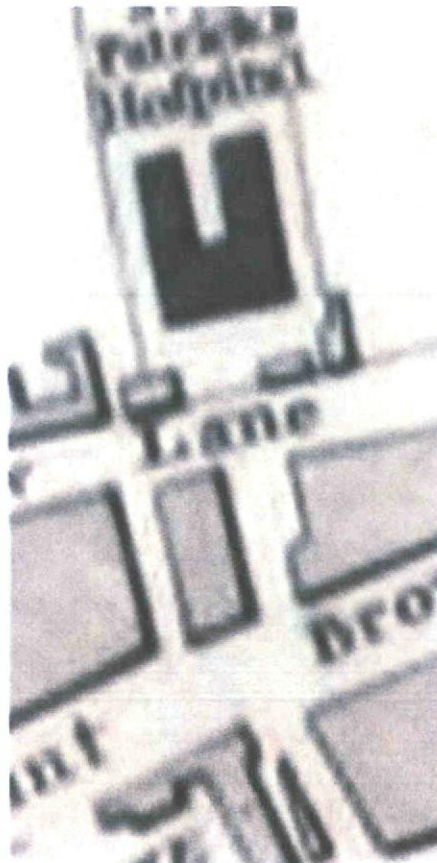


Figure 13. A Plan of Dublin: Pool & Cash | 1780

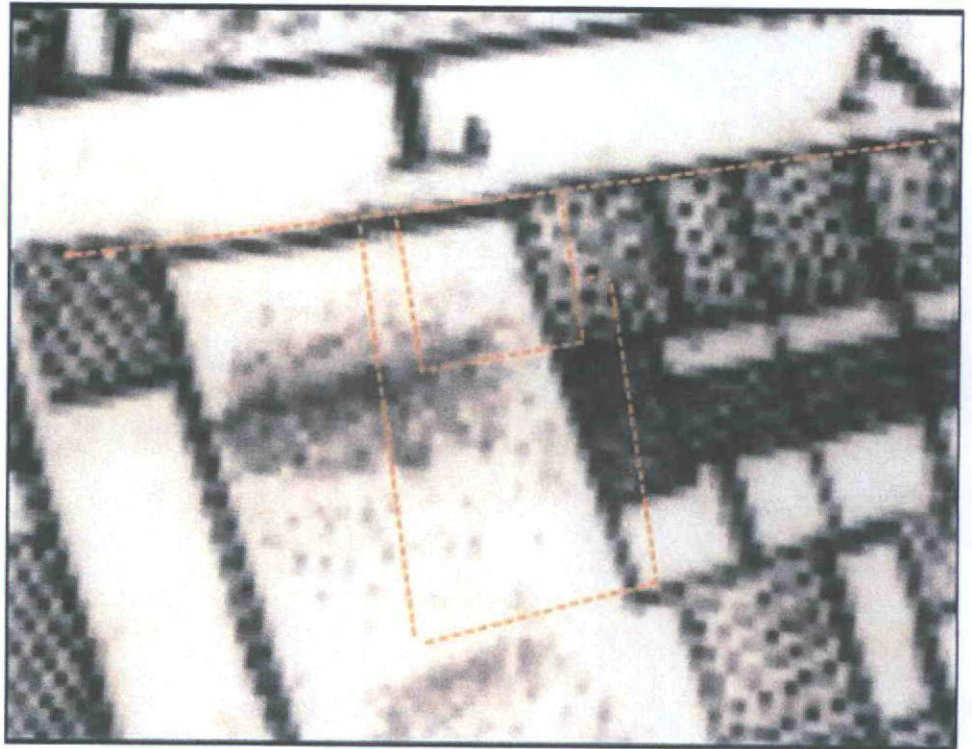
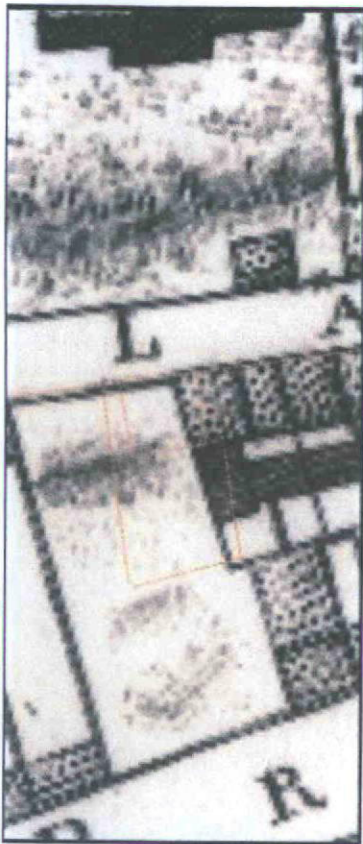


Figure 14. John Rocque, An exact survey of the city and suburbs of Dublin 1756

Appendix 3: Trade Directories

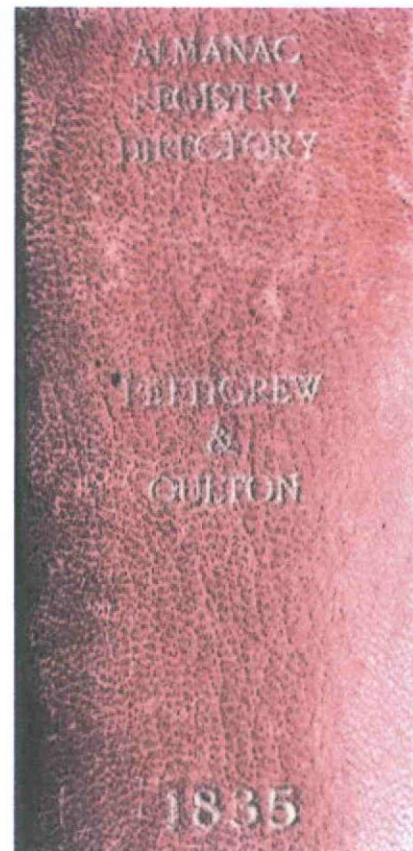
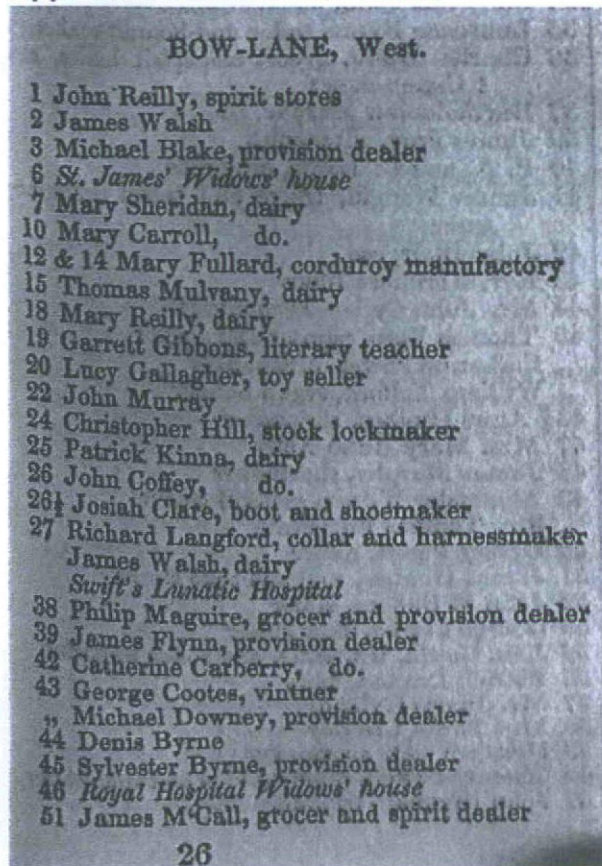


Figure 15. Dublin Almanack and General Register of Ireland (Pettigrew & Oulton) 1835

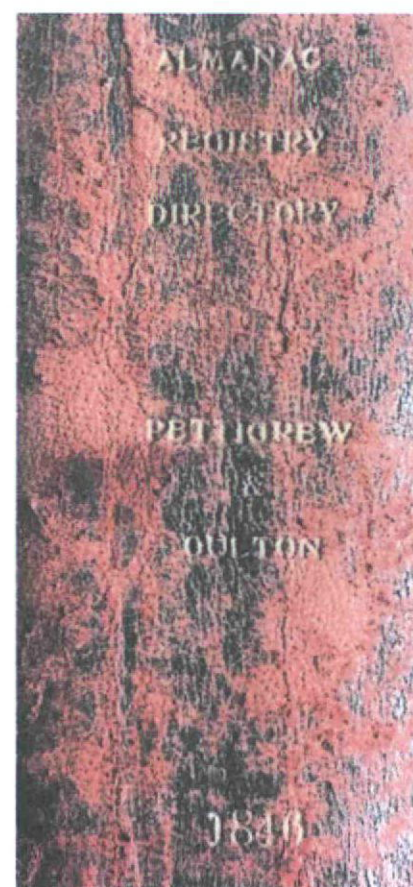
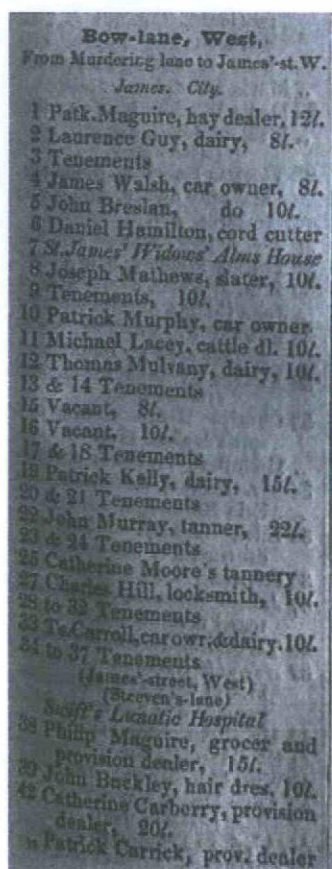


Figure 16. Dublin Almanack and General Register of Ireland (Pettigrew and Oulton), 1846

19	19	Bridget Murray (lodgers).	Same.	House and yard.	—	—	2 0 0	2 0 0
20	20	Bridget Murray (lodgers).	Same.	House and yard.	—	—	4 10 0	4 10 0
21	21	Vacant.	Same.	House, shed, and yard.	—	—	5 0 0	5 0 0
22	22	Bridget Murray (lodgers).	Same.	House and yard.	—	—	2 0 0	2 0 0
23	23	Bridget Murray.	Basil Orpin.	House, office, and yard.	—	—	8 10 0	8 10 0
24	24	Bridget Murray (lodgers).	Bridget Murray.	House, office, and yard.	—	—	4 0 0	4 0 0
25	25	(Valued in James's-street.)			—	—	6 0 0	6 0 0
26	26	Vacant.	Marmaluke Smyth.	(Ruins.)	—	—	—	—
27	27	Lawrence Guy.	Same.	Sheds and dairy-yard.	—	—	5 0 0	5 0 0
28	28	Vacant.	Same.	(Ruins.)	—	—	—	—
29	29	James Ball.	Anne Miller.	House, office, and yard.	—	—	4 10 0	4 10 0
30	30	Thomas Carroll (lodgers).	Thomas Carroll.	House and small yard.	—	—	3 0 0	3 0 0
31	31	Thomas Carroll (lodgers).	Same.	House and small yard.	—	—	4 10 0	4 10 0
32	32	Thomas Carroll.	Anne Miller.	House, office, and yard.	—	—	11 0 0	11 0 0
33	33	John Donegan.	Mathias J. O'Kelly.	House, office, and yard.	—	—	6 0 0	6 0 0
34	34	Anne Glennon.	— Brett.	House and yard.	—	—	4 10 0	4 10 0
35	35	John Owens.	Mathias J. O'Kelly.	Office and yard.	—	—	3 10 0	3 10 0
36	36	James Kenny (lodgers).	James Kenny.	House and yard.	—	—	4 10 0	4 10 0

reference to Map.	Local Numbers	Streets, &c., and Occupiers.	Immediate Lessors.	Description of Tenement.	Acres.	Rateable Annual Valuation.		Total Annual Valuation of Rateable Property.
						Land.	Buildings.	
		BOW-LANE—						
		<i>continued.</i>						
a (In rare)		James Kenny (lodgers).	James Kenny.	House.	—	—	3 10 0	3 10 0
b (In rare)		Rebecca Code.	Same.	House.	—	—	5 0 0	5 0 0
37	37	James Kenny (lodgers).	Same.	House and yard.	—	—	5 0 0	5 0 0
				(Here of premises valued in James's-street.)				
38	38	William Troy.	John Murphy.	House, shed, and yard.	—	—	8 0 0	8 0 0
39		Here James's-street and Steeven's-lane intersect.						
39		Luke Healy (lodgers).	Luke Healy.	House and small yard.	—	—	8 0 0	8 0 0
39		Govrs. Swift's Hospital.	Thos. Cooke & others.	Hospital, official residence, yds. & gardens.	5 1 11	21 0 0	563 0 0	584 0 0
			Thomas Cooke.	Half annual rent, £21 6s. 6d.				
			Reps. Joshua Manders.	Half annual rent, £28 19s. 2d.				
			Govrs. Steeven's Hospital.	Half annual rent, £15				
28	28	Lawrence Guy.	Same.	Sheds and dairy.				
29	29	Vacant.	Same.	(Ruins.)				
30	30	James Ball.	Anne Miller.	House, office, and				

Figure 17. Griffith Valuation tenement valuations of County Dublin first to be published on 5 May 1853

4. Bow-lane, West.	
<i>From Murdering-lane to James's-st. West.</i>	
<i>P. St. James.—Usher's quay W.—</i>	
<i>City.</i>	
1 Stanbridge, Wm. pigs salesman,	4l.
and 3 Smithfield,	to
2 and 3 Tenements,	7l.
4 Doyle, John, car owner,	6l.
5 Kelly, Patk. prov. dealer,	5l. 10s.
6 Tenements,	4l.
7 St. James's Widows' Alms-house	
8 to 24 Tenements,	3l. 10s. to 6l.
25 and 26 Moore, P. & A. T. tannery,	7l.
27 and 28 Tenements,	each 9l.
29 Kenna, J. car owner,	10l.
30 to 32 Tenements,	5l. to 10l.
33 Carroll, Thomas, car owner,	10l.
34 Donegan, John, car owner,	6l.
35 to 37 Tenements	
38 Murphy, T. brd. & lodg. ho keeper,	8l.
<i>here James's-street, West, and Stephen's-</i>	
<i>lane intersect.</i>	
39 Tenements,	8l.
40 to 43 St. PATRICK's, or SWIFT's	
HOSPITAL for LUNATICS—Edmund	
Lawless, M.B.C.S.E. master; Mrs.	
Gill, matron	
<i>.....here Savage's-lane intersects.....</i>	
44 Tenements	7l.

Figure 18. Thom's Irish Almanac 1870

12 Breen, Paul	
4. Bow-lane, West.	
<i>From Murdering-lane to James's-st. West.</i>	
<i>P. St. James.—Usher's quay W.</i>	
4 Doyle, John, car owner,	6l.
5 Kelly, Patrick, dairy,	5l. 10s.
25 and 26 Moore, P. & A. T. tannery	
29 Kennedy, J. car owner,	10l.
33 Carroll, Thomas, car owner,	10l.
38 Reilly, John, board and lodging	
house keeper,	8l.
40 to 43 St. PATRICK's, or SWIFT's	
HOSPITAL for LUNATICS—Edmund	
Lawless, M.B.C.S.E. master,	583l.
45 Murphy, Patrick, corn factor,	22l.
47 Fullam, Mathew, prov. dealer,	5l.
51 Branagan, Bridget, vintner,	9l.
53 Cody, Anne, provision dealer,	9l.
54 Doyle, Chr. horse trainer,	4l. 10s.
57 Wise, Jas. provision dealer,	4l. 10s.
1. Bow-lane	

Figure 19. Thom's Irish Almanac 1873

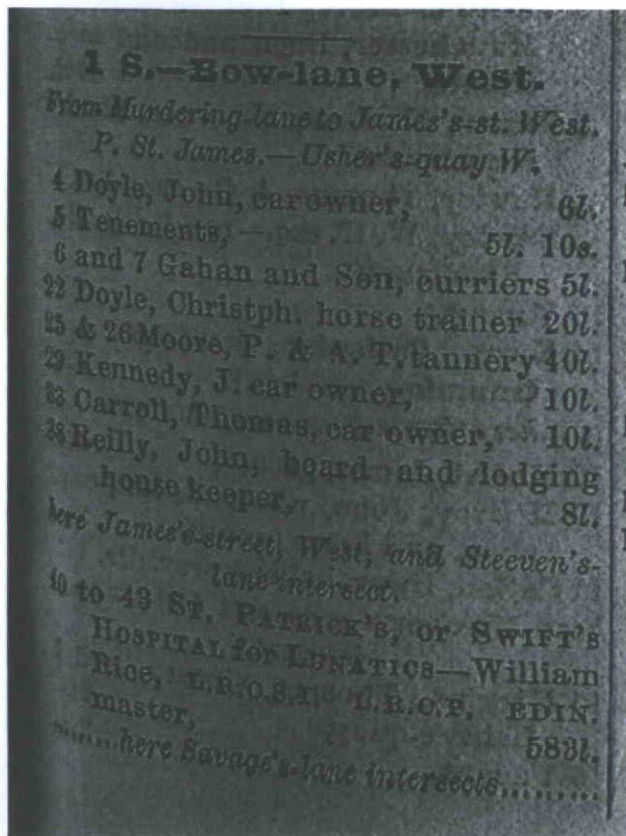


Figure 20. Thom's Irish Almanac 1885

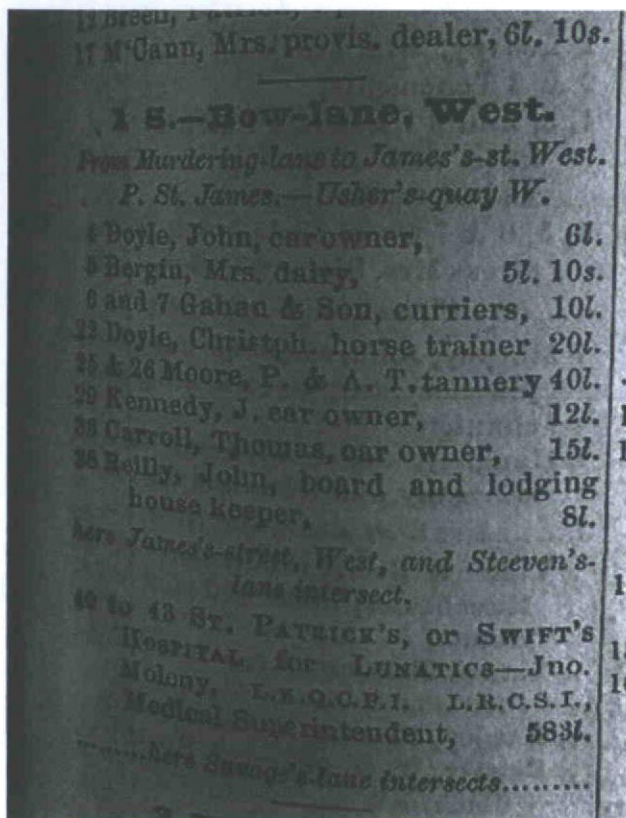


Figure 21. Thom's Irish Almanac 1886

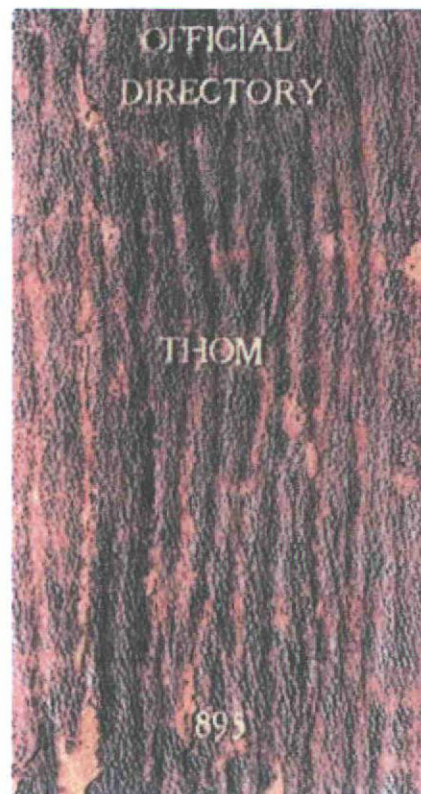
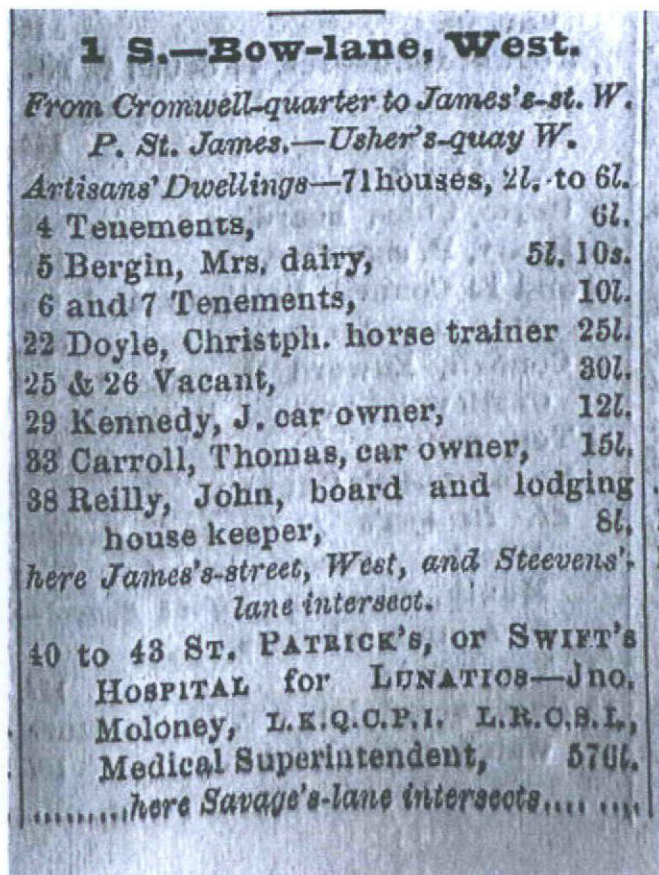


Figure 22. Thom's Irish Almanac 1895

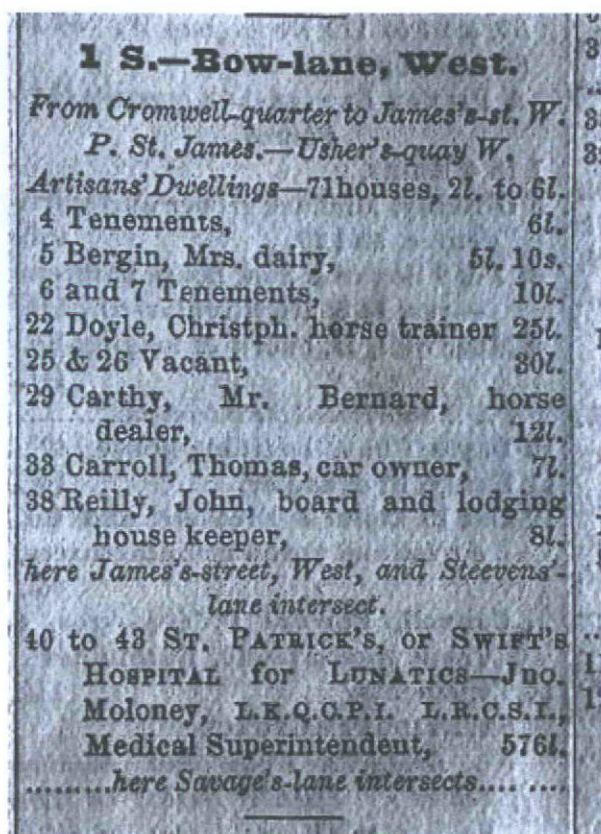


Figure 23. Thom's Irish Almanac 1896

Appendix 4. Valuation Office Records

General Valuation of Ireland.						Not Annual Value		Length in Yards
Number On Map	Of Street	Situation of Property	Names of Occupiers	Names of Immediate Lessors	Description of Property	1858	1860	
		Don Lane	continued			1858	1860	
22	22	No 1867	James Braham	James Braham	delapd by	1858	1860	
23	23	No 1867	James Braham	James Braham	delapd by	1858	1860	
24	24	No 1867	James Braham	James Braham	delapd by	1858	1860	
25			New Buildings					
26			valued on James Street					
27		No 1867	James Braham	James Braham	delapd by	9		
28	28		Lawrence Guy	same	same	5		
29	29	No 1867	James Kenna	same	same		10	
30	30		James Kenna	same	same	10		

Figure 24. Valuation Office Records 1853-1864

Number 29 changed occupier from Lawrence Guy to Vacant to James Kenna.

The evaluation his first listed at zero and then change to 10l at an undocumented date

General Valuation of Ireland.

20

15 and 16 Vic. cap. 63.

Number On Map	Of Street	Situation of Property	Names of Occupiers	Names of Immediate Lessors	Description of Property	Net Annual Value 1864 1899	Length Broad in Yards Yards
		Bow Lane (con ^d) Parish of St James				44/4 52/1 22/1 40 1/2	
25	1						
26	1				Valued in James Street	13 1/2	
27	1	Jan 77	Lodgers John Kennedy Patrick Kennedy	Patrick Kennedy	Carolans House & yard		
28	1	Jan 77	Lodgers	John Kennedy Same	Offices & yard	9	
29	1	Jan 77	John Kennedy James Kenna	Patrick Kennedy Same	No off yard	10	12
30	1		J Kennedy James Kenna	Patrick Kennedy Same	No off yard	1 1/2	
31	1		John Kennedy James Kenna	Patrick Kennedy Same	No off yard	3	
32	1		Lodgers	Same	No off yard	3 1/2	
33	1		John Kennedy James Kenna	Patrick Kennedy Same	No off yard	10	
34	1		Lodgers	Same	No off yard	6	

Figure 25. Valuation Office Records 1864-1882

The occupier changes from James Kenna to John Kennedy.

Further increase in the evaluation is made from 10 to 12.

City Sheet, 19 55 65					City of Dublin, Valuers Dublin				
Parish of St James									
No.	Street No.	Occupier	Landable Tenure	Description of Property	Area	Land	Buildings	Total	Remarks
21		Patrick Duggan	James Duggan	Shed				1 0 0	
22		Lodgers	Andrew Moore	No ryd				22 0 0	
23		Vac		No ryd				25 0 0	
24		Vac		No ryd				60 0 0	
25		Vac		No ryd				7 10 0	
26		Vac		No ryd				12 0 0	
27		Vac		No ryd				12 0 0	
28		Lodgers	Blake	No sheds ryd				9 0 0	
29		John Kennedy	Same	No off ryd				12 0 0	
30		John Kennedy	John Ball	No off ryd				4 10 0	
31		John Kennedy	John Ball	No off ryd				2 0 0	
32		Thos Carroll	Reps Anne Miller	No off ryd				15 0 0	

Figure 26. Valuation Office Records 1882-1898

City Sheet, 55 65					City of Dublin, Valuers Dublin				
					Net Annual Value				
No.	Street No.	Occupier	Landable Tenure	Description of Property	Area	Land	Buildings	Total	Remarks
24		Vac	James Duggan	Sheds ryd			7 10 0	7 10 0	
25		Michael Malone	Large 5 Miller	Off (dwarf) ryd			12 0 0	12 0 0	
26							17 0 0	17 0 0	1902
27									510 1/2
28		Lodgers	James Duggan	No sheds ryd			9 0 0	9 0 0	
29		John Kennedy	John Ball	No off ryd			12 0 0	12 0 0	1912
30		John Kennedy	John Ball	No off ryd			4 10 0	4 10 0	1910

Figure 27. Valuation Office Records 1898-1910

CENSUS OF IRELAND, 1901.
(Two Examples of the mode of filling up this Table are given on the other side.)

FORM A.

No. on Form B. 29

RETURN of the MEMBERS of this FAMILY and their VISITORS, BOARDERS, SERVANTS, &c., who slept or abode in this House on the night of SUNDAY, the 31st of MARCH, 1901.

NAME AND SURNAMES.	RELATION to HEAD of FAMILY.	RELIGIOUS PROFESSION.	EDUCATION.	AGE.	SEX.	RANK, PROFESSION, OR OCCUPATION.	MARRIAGE.	WHERE BORN.	IRISH LANGUAGE.	IF DEAD and Death's Cause only, in full, or Cause of Death.
Bernard Carthy	Head of Family	Roman Catholic	Read	49	M	Car. carver	Married	Dublin	English	
Mary Carthy	Wife		Read & write	44	F		Married	Dublin	English	
Mildred Carthy	Daughter		Read & write	23	F	Car. carver	Married	Dublin	English	
Mary Carthy	Daughter		Read & write	18	F	Carver	Married	Dublin	English	
Christina Carthy	Daughter		Read & write	17	F	Carver	Married	Dublin	English	
Rosanna Carthy	Daughter		Read & write	15	F	Carver	Married	Dublin	English	
Bernard Carthy	Son		Read & write	12	M	Scholar		Dublin	English	
Margaret Carthy	Daughter		Read & write	10	F	Scholar		Dublin	English	
Patrick Carthy	Son		Read & write	8	M	Scholar		Dublin	English	
George Carthy	Daughter			69	M	Carver	Married	Dublin	English	
Joseph Carthy	Daughter			30	M	Carver	Married	Dublin	English	

I declare the foregoing to be a true Return.

Bernard Carthy
(Signature of Head of Family)

Bernard Carthy
(Signature of Enumerator)

Figure 28. 1901 Census return for No.29 Bow Lane West

CENSUS OF IRELAND, 1911.

No. 29 B.M. A.

The names of the members of this family and their VISIBLE BROTHERS, SISTERS, etc., who slept or abode in this house on the night of MONDAY, the 2nd of APRIL, 1911.

See, on Form B, 227

NAME AND BIRTHPLACE		RELATION TO HEAD OF FAMILY	AGE	SEX	DATE OF BIRTH	EDUCATION	RELIGION	PROFESSION, OCCUPATION, OR TRADE	REMARKS	IRISH LANGUAGE	OTHER LANGUAGES
1	Mr. J. J. Gentry	Head	45	M	1866	5' 3"	R.C. Catholic	Teacher			
2	Mr. J. J. Gentry	Son	21	M	1890	5' 3"	R.C. Catholic	Teacher			
3	Mr. J. J. Gentry	Son	18	M	1893	5' 3"	R.C. Catholic	Teacher			
4	Mr. J. J. Gentry	Son	15	M	1896	5' 3"	R.C. Catholic	Teacher			
5	Mr. J. J. Gentry	Son	12	M	1899	5' 3"	R.C. Catholic	Teacher			
6	Mr. J. J. Gentry	Son	9	M	1902	5' 3"	R.C. Catholic	Teacher			
7	Mr. J. J. Gentry	Son	6	M	1905	5' 3"	R.C. Catholic	Teacher			
8	Mr. J. J. Gentry	Son	3	M	1908	5' 3"	R.C. Catholic	Teacher			
9	Mr. J. J. Gentry	Son	0	M	1911	5' 3"	R.C. Catholic	Teacher			
10	Mr. J. J. Gentry	Son	0	M	1911	5' 3"	R.C. Catholic	Teacher			
11	Mr. J. J. Gentry	Son	0	M	1911	5' 3"	R.C. Catholic	Teacher			
12	Mr. J. J. Gentry	Son	0	M	1911	5' 3"	R.C. Catholic	Teacher			
13	Mr. J. J. Gentry	Son	0	M	1911	5' 3"	R.C. Catholic	Teacher			
14	Mr. J. J. Gentry	Son	0	M	1911	5' 3"	R.C. Catholic	Teacher			
15	Mr. J. J. Gentry	Son	0	M	1911	5' 3"	R.C. Catholic	Teacher			
16	Mr. J. J. Gentry	Son	0	M	1911	5' 3"	R.C. Catholic	Teacher			
17	Mr. J. J. Gentry	Son	0	M	1911	5' 3"	R.C. Catholic	Teacher			
18	Mr. J. J. Gentry	Son	0	M	1911	5' 3"	R.C. Catholic	Teacher			
19	Mr. J. J. Gentry	Son	0	M	1911	5' 3"	R.C. Catholic	Teacher			
20	Mr. J. J. Gentry	Son	0	M	1911	5' 3"	R.C. Catholic	Teacher			

Figure 29. 1911 Census return for No.29 Bow Lane West

Ref: 23/5856

1st August 2023

Mr Michael Malone,
Ceardean Architects,
D8 Studios,
9 Dolphins Barn,
Dublin 8.

4 Bridgecourt Office Park
Walkinstown Avenue
Dublin 12 D12 Y981

Tel: 01 426 4883 / 429 7971
Email: mail@once.co
Web: once.co

Re: Inspection at 29 Bow Lane West.

Instruction:

ONCE Consultant Engineers were instructed to complete a non-intrusive inspection of the condition of the existing building to provide an opinion on the existing condition and to outline the scope of works that would be required to provide a building compliant with the Building Regulations.

Inspection:

An inspection was undertaken by the undersigned to review the condition of the building. This was undertaken on 1st August 2023.

The weather was overcast.

Construction:

1. Roof:
 - i. The existing roof is accessible through an attic access hatch on the first floor landing.
 - ii. The roof is finished in a manmade slate with a clay capping tile.
 - iii. The timbers are cut timber rafters (possibly untreated) with a mineral felt under lay.
 - iv. The ceiling is a treated timber joist.
- b. First Floor
 - i. The existing first floor is a timber joist.
- c. Ground Floor
 - i. The existing ground floor is an at grade concrete slab.
- d. Walls
 - i. The external walls are a cut coursed stone construction.
 - ii. The internal walls are timber stud work.

Observations:

2. Roof:
 - i. The roof line is relatively straight from a ground level inspection.
 - ii. There are missing tiles and slates at the gable ends of the structure.

- iii. There is a moss build up on the slates.
- iv. The chimney stacks, are twisted and the brick work is damaged. The pointing is washed out.



1.

- v. The fascia board is fixed to the face of the wall with no protection for water ingress.
- vi. The roof rafters are untreated with a 20% moisture reading, water staining and woodworm damage evident.



2

3. Walls

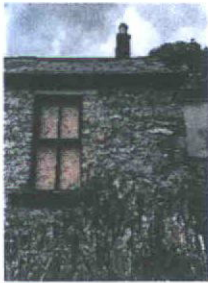
- i. The external stone wall have a bow on the front and rear elevation.



- ii. There is a structural crack on the rear wall under the roof.



- iii. The existing timber lintels have been replaced on the external elevations.



- iv. There is water damage to the face of the stone on the gable where a gutter and rwp are damaged with damage to the foundation of the wall.

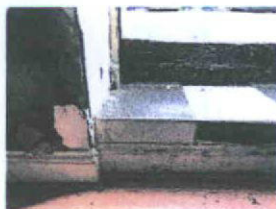


- i. There is water damage to the inside face of the wall on the ground and first floor.



4. Floor:

- i. The ground floor is a concrete slab.
- ii. The slab is below the external ground level.



- iii. There is a high moisture reading on the slab.



- iv. The first floor timber is damaged from water ingress.



Observations & Recommendations:

The building is in a poor condition and will require a complete upgrade and repair to all the structural elements of the building frame to prove a building that is considered habitable.

1. Roof:

- a. The roof slates are in a worn condition and at the end of their design life. These should be replaced.
- b. The mineral felt is at the end of its design life and could not be relied on to provide a secondary defence to water ingress. This should be replaced with a breathable felt that will provide additional protection to the roof rafters.
- c. The rafters have been damaged and a replace of some would be required. All rafters will need to be exposed and treated for infestation and water damage.
- d. Rafters that are not level or straight will need to be replaced to allow new roofing battens to be laid.
- e. There is water ingress to the underside of the ceiling, the plaster board should be removed and the joists examined.
- f. Damaged joists should be removed and replaced.
- g. All joists should be treated.
- h. A vapour control barrier should be provided to the ceiling.

2. Walls:

- a. The cracking on the external stone should be repaired with structural stitching.
- b. The bow in the front and rear wall should be restrained with tie bars and plates taken from the front to rear wall through the floor zone.
- c. The internal plaster should be removed.
- d. Damaged binders and timbers lintels should be replaced with brick or concrete alternatives.
- e. The walls have no moisture protection and require a vented internal cavity inside the structure.
- f. The external walls require an insulation upgrade tailored to porous stone walls.
- g. The ground floor walls are retaining the external ground and should be upgraded with a below ground tanking detail of a drained cavity system.
- h. The external walls foundations that have been undermined by damaged rainwater pipes should be repaired by underpinning locally damaged sections.

3. Ground Floor:

- a. The existing concrete floor should be removed and excavated to a suitable formation to provide an insulated concrete slab.
- b. The slab should be tanked with a damp proof membrane suitable for below ground level construction to accommodate the higher external ground levels.
- c. The door thresholds should be upgraded to provide an insulated tanked step.

Summary:

The building is in a poor condition and not consider habitable compared to the modern construction standards that are required. An upgrade of the existing building fabric as noted, would require considerable investment as all the building structural elements must be upgraded or repaired.

There is an opportunity to provide a building that would comply with the regulations if consideration is given to changing the level of the ground floor slab.

The ground level is lower than the external level which creates a problem for moisture ingress or flooding on the ground floor and moisture ingress and damage to the wall structures..

Raising the ground floor slab to 150mm above the external level would allow a robust construction detail to address the issue of water ingress at the ground floor level and a tanking detail to prevent moisture ingress from the external ground level.

Raising the ground floor to comply with the regulations would require raising the existing first floor joist level to maintain the regulation ceiling heights. These are damaged and require upgrading and can be replaced at a higher level to provide adequate volume for ventilation regulations.

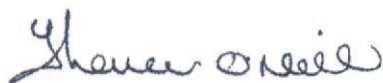
The window and door head heights are lower than required for existing regulations, an increase in the floor level would require the cill and window head levels to be raised to comply with the regulations.

Raising the first floor level would require the second floor ceiling to be raised to provide adequate volume for ventilation regulations.

The extent to which the building fabric and structure requires upgrading to bring the building to a compliant standard should be considered.

The economic analysis of the works involved compared with rebuilding in a new construction, the quality and compliance of which would be of a much higher standing should be explored.

Yours sincerely,



THOMAS O'NEILL
Chartered Engineer