

**10 EBLANA AVENUE
DÚN LAOGHAIRE**

**ARCHITECTURAL HERITAGE
IMPACT ASSESSMENT**

4th April 2024

**Historic Building Consultants
Old Bawn
Old Connaught
Bray**

1301/01

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Summary

This report has been produced as a historical and historic building survey of a hall at number 10 Eblana Avenue, Dun Laoghaire to assess whether the building is of any heritage significance.

The historical background finds that the building was erected around 1850 for use as a hall in association with the temperance movement that was popular at that time. It has been used as a meeting hall associated with St Michael's parish and by a variety of organisations over the years. Prior to 2015 it was in use as a CYMS hall, following which planning permission was granted for its use as a food bank and community café and works were carried out to refurbish the building for that purpose. The building is now vacant.

The conservation status section of this report notes that the building is not a protected structure.

The building survey shows that the building is generally single-storey, though with a high floor to ceiling height in the main building, allowing for a limited area at first-floor level. There are two returns to the rear, to the south-east and to the south-west, the latter of which has a later extension to the rear. The main section of the building is mainly taken up by the main hall, which also includes a kitchen. The south-eastern return is in use ancillary to the adjacent kitchen, while the south-western rear return is given over to WC accommodation.

The building survey has also shown that all of the internal fit-out features are of very recent origin and there are no visible heritage features anywhere in the building. It appears that nothing survives of the original building but the external walls and probably the roof structure. The exterior has been altered, with replacement windows and doors and is of limited heritage significance. It is concluded that the building at number 10 Eblana Avenue is not of architectural heritage significance.

Background

This report has been prepared for Dún Laoghaire-Rathdown County Council as an assessment of the building at 10 Eblana Avenue, Dún Laoghaire, A96 K254 in order to establish whether the building has any architectural heritage significance.

The site was inspected for the purposes of preparing this report on 12th February 2024 on which occasion the photographs incorporated in the report were taken and the site examined to prepare the descriptions contained therein.

Historical research was carried out on the background history of the property and the results are set down below.

While this report contains comment on aspects of the condition of the building it is not a condition report or a structural report and must not be read as such

This report has been prepared by Rob Goodbody BA(mod), DipEnvPlanning, DipABRC, MA, MUBC, MIPI.

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Historical background

The village of Dunleary has existed since medieval times and at the beginning of the nineteenth century it had a population of about three hundred. With the commencement of the construction of the harbour at Dunleary in 1816 the population began to increase, expanding at a rate far greater than would be expected purely as a result of the construction works. By 1831 the expanded village had become by far the largest town in County Dublin, with a population approaching six thousand and had been named Kingstown.

The only road in the heart of the present town of Dun Laoghaire that predates the construction of the harbour is George's Street – Upper and Lower – and the first new street to be laid out was Marine Road, which was necessary to provide access to the coast for the construction of the harbour. Very soon after this came other streets nearby such as Patrick Street and Mulgrave Street.

By the 1830s two small streets had been laid out, one leading off Marine Road and the other off George's Street Lower, and the two formed a right-angle where they met. These streets were initially known as Sussex Place and George's Place respectively, and subsequently Sussex Place Lower and Sussex Place. The land to the north of Sussex Place and to the west of Marine Road was developed in the late 1820s, when six houses were built facing on to Marine Road and with an access laneway to the rear¹. These houses are referred to as "Mallard View" on a sketch map prepared in 1836 for the proposed development of the area and which is reproduced below². The future Eblana School is also shown on this sketch map.

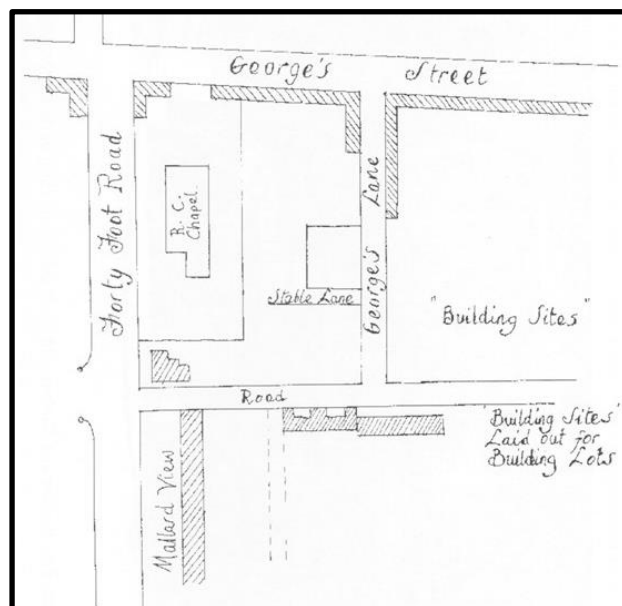


Figure 1: Sketch map for proposed building sites, 1836

¹ Kingstown Harbour papers, National Archives of Ireland, OPW/8/KIN

² Smith, Brian (ed.), *Historical Street Directory of Kingstown – Dun Laoghaire*, Dun Laoghaire Borough Historical Society, 2000, p. 41.

The presence of the building on the frontage to Sussex Place, with its trademark three projections towards the street, indicates its existence by that date. It is probable that the house was built at around the same time as the terrace facing Marine Road and it was certainly in existence by 1835, when Catherine McAuley, founder of the Sisters of Mercy, took a lease of the house and opened a school, thought it closed three years later³. At that time there were just three houses and a timber yard in Sussex Place⁴. In the early 1840s the former school building was acquired by Charles Kennedy, a vintner and distiller with a business in Capel Street⁵. In the 1850s that building became a school run by the Christian Brothers and it remained in existence until 1992. The other two buildings in existence in the 1830s were to the west of the school and on the opposite side of the street, on the corner of Marine Road, while another building on the northern side of Sussex Place was added in the later 1830s.

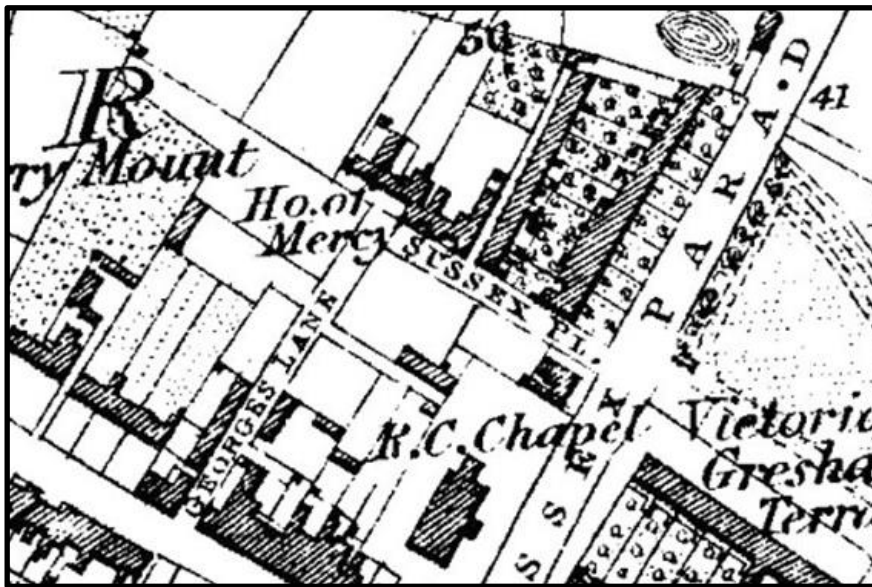


Figure 2: Detail of unpublished Ordnance Survey map of 1837

In 1837 the Ordnance Survey carried out its survey of the Dublin area and prepared a draft map at a scale of six inches to the mile. At the time the Sisters of Mercy were still in occupation and the school building, and it is labelled “Ho. of Mercy” on this map. The listing in the street directory for 1836, includes the Convent of St. Clare in Sussex Place, though correctly it should have been St Patrick⁶. Notably, Sussex Place is not shown as continuing beyond the junction with George’s Lane on this map, though the buildings on the northern side of the road went beyond the junction and the future alignment of Sussex Place is clearly seen. It appears that it was an access to properties further to the west at this time. It seems probable that the timber yard in Sussex Place was on the land to the west of Sussex Place and George’s Lane.

³ Registry of Deeds, 1835, book 6, page 261, number 150.

⁴ Pettigrew and Oulton, *Dublin Almanac and General Register*, 1835, p. 335.

⁵ Pettigrew and Oulton, *Dublin Almanac and General Register*, 1840, p. 774; *Post Office Directory*, 1843, p. 289

⁶ Pettigrew and Oulton, *Dublin Almanac and General Register*, 1836, p. 286.

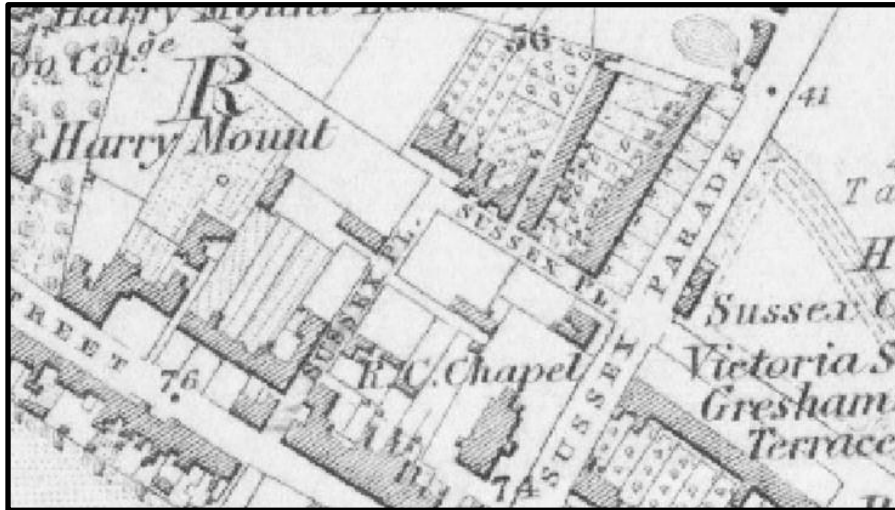


Figure 3: Published Ordnance Survey six-inch map of 1843

By 1840 the Sisters of Mercy were no longer listed in the street directories at Sussex Place and the published Ordnance Survey map, dating from 1843, omits the label seen in the draft map. The absence of that label allows the junction of Sussex Place with George's Lane to be seen more clearly and no opening is shown, the access to the houses to the north being at the junction.

In the 1840s the timber yard was acquired by Robert Meekins, who was a developer and who built a number of houses in Kingstown at that time. By the late 1840s Robert Meekins was building a temperance hall in Sussex Place and this appears to have been the hall that was to become number 10 Eblana Avenue.⁷ In 1857, Robert Meekins granted a lease of property in Sussex Place to the Kingstown Total Abstinence Society.⁸



Figure 4: Detail of Ordnance Survey map of 1864

⁷ Griffith, Richard, 1848, *Primary Valuation of Tenements, County of Dublin, Barony of Rathdown*, p.62.

⁸ Registry of Deeds, 1857, book 8, page 245, number 207.

The 1864 map reproduced above shows Sussex Place fully built up and now named Eblana Avenue and this name change had only recently come into effect. The map shows the building at number 10 Eblana Avenue clearly, at the western end of the road, on the southern side. In the early days the building housed a temperance hall and a school, though the school did not survive long, and the building was used as a temperance hall and public exhibition rooms.⁹

Over the years the hall was used for a wide variety of events, including classes for a choral society, a tontine society, a total abstinence society, meetings for the Parnell Defence Fund and the Home Rule Fund and a Catholic insurance society as well as providing the headquarters for a voter registration association for more than thirty years.¹⁰ From its original name as the Temperance Hall it became known as Sussex Hall, as shown on the Ordnance Survey map of 1866, and was known through most of the time up to the early years of this century as St Mary's Hall. In a planning application in 2015 it was referred to as the CYMS Hall.

The building had been under the auspices of the Roman Catholic parish of Kingstown and Monkstown and names associated with it included the parish priest at the time of its construction, Rev Canon Bartholemew Sheridan, his successor Very Rev Canon James Cavanagh and curate Rev William Dillon.¹¹ Under the latter's name the hall became St Mary's Hall in the late 1860s and it continued in this use and under that name until 2008 when the parish sold the property.¹²



Figure 5: Detail of Ordnance Survey map of 1907

The 1907 Ordnance Survey map reproduced above shows the building, labelled "Hall" as it was at that time.

⁹ Valuation Office, cancelled books, parish of Monkstown, 1855 to 1870.

¹⁰ *Freemans Journal*, 18th October 1876, 5th January 1891, 7th July 1910, 29th October 1888, 30th May 1913, 13th November 1915, 5th July 1886.

¹¹ Valuation Office, cancelled books, parish of Monkstown, 1855 to 1877.

¹² Valuation Office, cancelled book, parish of Monkstown, 1870-1877; *Irish Times*, 11th December 2008.

Conservation context

Record of Protected Structures

Number 10 Eblana Avenue is not a protected structure and is not adjacent to a protected structure. On the northern side of the street, directly opposite number 10, three houses in a terrace at numbers 5, 6 and 7 Eblana Avenue are included in the record of protected structures.

Conservation areas

Eblana Avenue is not included in an architectural conservation area.

Building survey

Exterior

Street frontage



Plate 1: Street frontage of 10 Eblana Avenue

Number 10 Eblana Avenue is a single-storey, six-bay building set back slightly from the street behind a paved area, the mass concrete of the footway continuing to the façade of the building. The street façade is rendered with sand and cement and topped by a parapet faced with Roman cement and painted. The building is symmetrical, with doorways at either end, four windows between the doors and a downpipe descending at the mid-point. At the western end of the building a door provides access to a narrow walkway leading to the rear.



Plate 2: Doorway at western end of building



Plate 3: Doorway at western end of facade

The building appears to be domestic in scale, resembling a pair of modest single-storey houses. However, it is larger than it appears, the illusion being a result of exceptionally large doorways and windows. The main entrance is via the doorway at the eastern end of the street frontage, where a wide door is flanked by a side light and topped by a large rectangular light. The door, side light and overlight are of uPVC.

The adjacent photograph shows the western doorway, which is similar to the main entrance at the eastern end.

The margins of the doorways are marked by quadrant mouldings in Roman cement.

Evidence from a photograph taken in 2013 prior to works being carried out to the building suggests that the Roman cement moulding surrounding the doorways was based on a timber substrate. It is uncertain how much of the original moulding was removed and replaced during those relatively recent works.

The windows are of uPVC, divided by a horizontal division into two panes, the lower of which is a top-hung casement, while the upper pane is fixed. The windows have a moulded architrave of Roman cement, painted resting on a granite sill.

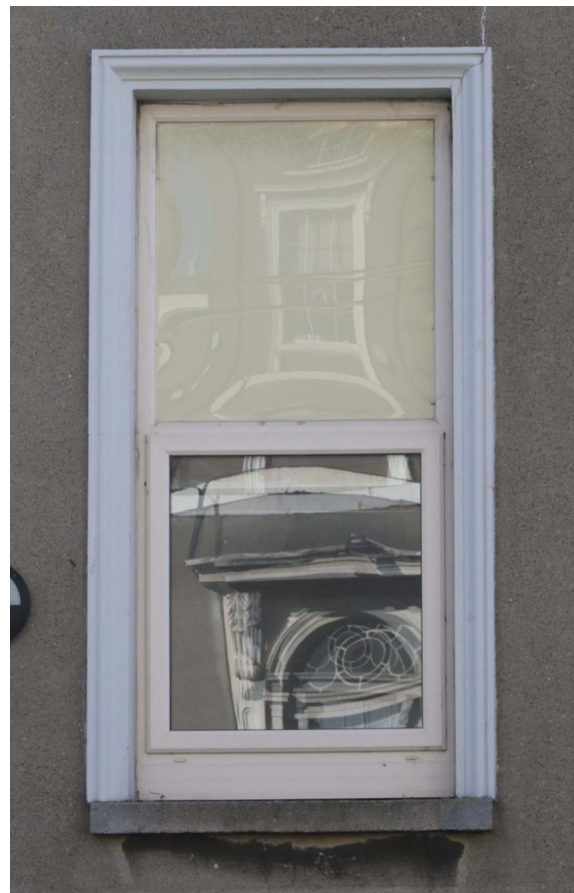


Plate 4: Typical window in front facade

Rear



Plate 8: Rear boundary wall, with 10 Eblana Avenue beyond

The southern, or rear, boundary wall is marked by a high wall of granite rubble. At the time of the survey in February 2024 a section of the southern face of this wall had collapsed. At the right-hand end of the collapsed section is a straight vertical line suggesting the former existence of a door or window, though this is not evident on the inner face of the wall.



Plate 9: Extension at rear of 10 Eblana Avenue

Beyond the original rear boundary of 10 Eblana Avenue is a rear extension and this is described below. The rear of the original building has two projecting returns, one to the east, the other to the west, with an open yard between. The main building has an A roof with a covering of blue Bangor slates and is gabled at the western end, the eastern end being attached to the adjacent building.



Plate 10: Roof of 10 Eblana Avenue at the eastern end

The roof of the main building has two skylights set into the rear slope. These are later additions as is made clear by the use of fibre-cement slates around the skylights. There are some slipped slates and earlier repairs are evident from the presence of a significant number of tangles. The roofs of the two returns are of shallower pitch and have a covering of roofing felt, each having one skylight.



Plate 11: Gutter, downpipe and vent pipe

The gutter to the rear of the main roof is of uPVC and is fixed to a timber fascia. The downpipe and hopper are of cast iron as is a vent pipe rising up the rear elevation.

There are no chimneys rising from the main roof. A brick chimneystack with a single pot rises from the western side of the eastern return.

Plate 12: Chimneystack on rear return





Plate 13: Southern face of rear extension

As noted above, the extension to the rear lies outside the original stone wall boundary within adjacent land. The extension is flat roofed, with a parapet, and is faced with buff-coloured brick, painted grey, laid in English garden wall bond. There are no windows or doors in the eastern elevation. One doorway, off centre on the southern elevation, is flanked by windows. A cast-iron hopper and downpipe drain the roof through the parapet.

The two windows are of uPVC with one large pane topped by a smaller top-hung casement. The windows are set in openings spanned by a deep precast concrete lintel. The sills are of granite and are painted. A shallow concrete ramp approaches the doorway.



Plate 14: Window in rear extension



Plate 15: Granite sill

Rear yard



Plate 16: Rear façade of main building

The rear of the main building is visible within the yard. It is faced with granite rubble. The windows are uPVC, similar to those at the front. The window openings are lined with buff-coloured brick, with flat brick arches. The openings are lined with sand and cement in the reveals and heads, though one Roman cement facing survives in the soffit of one window opening.

The eastern rear return is faced with sand and cement and has a uPVC casement window. A flat-roofed boiler house projects from the façade and has a water tank on the roof. A large vent duct exits the façade and turns upward.



Plate 17: Eastern return and boiler house



Plate 18: Window in eastern return



Plate 19: Western return

The roof of the western rear return has a covering of felt. The external façade is rendered with sand and cement, facing into the rear yard. A chimney rises from the western wall of the return, near the rear, the stack being rendered with sand and cement, and it carries a single pot. The rainwater goods are of profiled PVC, fixed to a timber fascia. Two small windows of uPVC have precast concrete sills. A small projection runs into the yard near the rear of the return. This has no window, while an opening is infilled with perforated brick.



Plate 20: Windows in western return.



Plate 21: Projection from western return

Western side



Plate 24: View to front of passageway

As noted above, a passageway runs alongside the western boundary of the building. This gives access to the rear of the building via a doorway set in a lean-to addition at the side of the western rear return. This extension is faced with sand and cement render and has a door of uPVC. The roof of the lean-to is slated and has upstands at the ends, with precast concrete copings. The surface of the passageway is of concrete. The boundary wall to the west is of rubble granite.



Plate 25: View to rear of passageway



Plate 26: Western gable of building

The western gable of the building is of rubble granite without coursing and is not rendered. The gable at the southern slope has a capping of brick, while the gable at the northern slope has no coping, the slates being cemented to the top of the wall.



The original line of the northern slope continued to the eaves and an additional section of masonry has been added to bring the wall up to the top of the parapet.

Plate 27: Top of gable at northern end

At both the northern and the southern sides of the gable wall squared granite is incorporated as quoins to strengthen the corners of the building.

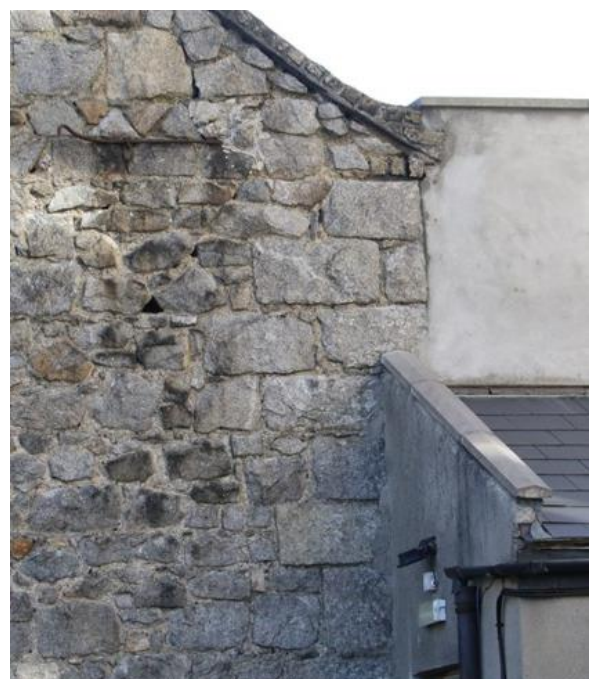


Plate 28: Top of gable at southern end

Interior

Ground floor, main building

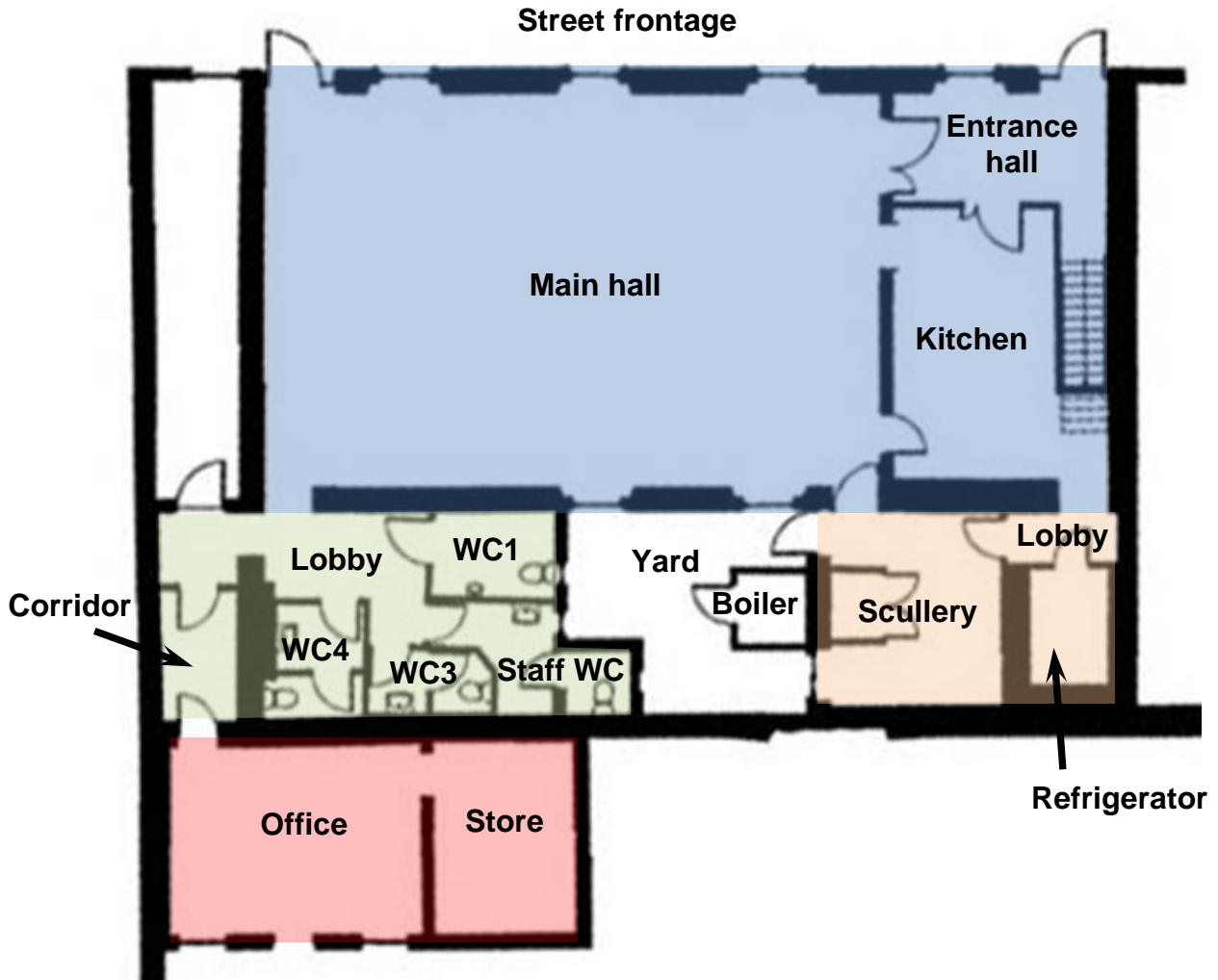


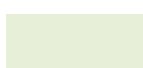



Figure 6: Plan of ground floor showing room names

-  Main building
-  South-eastern return
-  South-western return
-  Rear extension

Entrance hall

Plate 29: Entrance hall, with doors to kitchen and main hall

Entry through the eastern door on the frontage of the building leads into an entrance hall with doorways connecting to the main hall to the west and the kitchen to the south, with the staircase rising adjacent to the eastern wall.

The walls in this hall are faced with modern plaster and painted. The front wall and eastern wall are solid masonry walls, not dry lined. The wall between the entrance hall and the kitchen is a partition wall, while the wall between the entrance hall and the main hall is of masonry and is 230mm thick, suggesting that it is of brick, if original, or concrete blockwork if it is a later insertion.

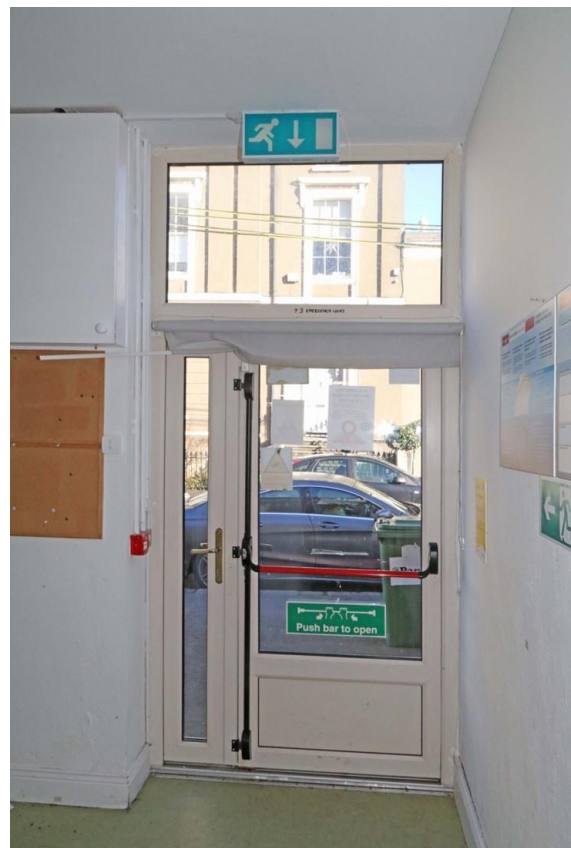


Plate 30: Main entrance doorway



The entrance hall is lit by the lower portion of the easternmost of the windows on the front elevation, the upper part of the window is concealed.

The floor in the entrance hall has a covering of vinyl tiles. The substrate is uncertain, though it is noted that there are vents in the front elevation that appear to be sub-floor vents. The skirtings are of timber and are modern, with moulded upper section.

The doors leading into the kitchen and main hall are modern fire doors and are set in simple timber architraves, also modern.

Plate 31: Window in entrance hall

The staircase to the upper floor is a single flight and is of timber with vinyl facings to treads and risers and with aluminium nosings. Handrails on either side are modern.

Plate 32: Staircase

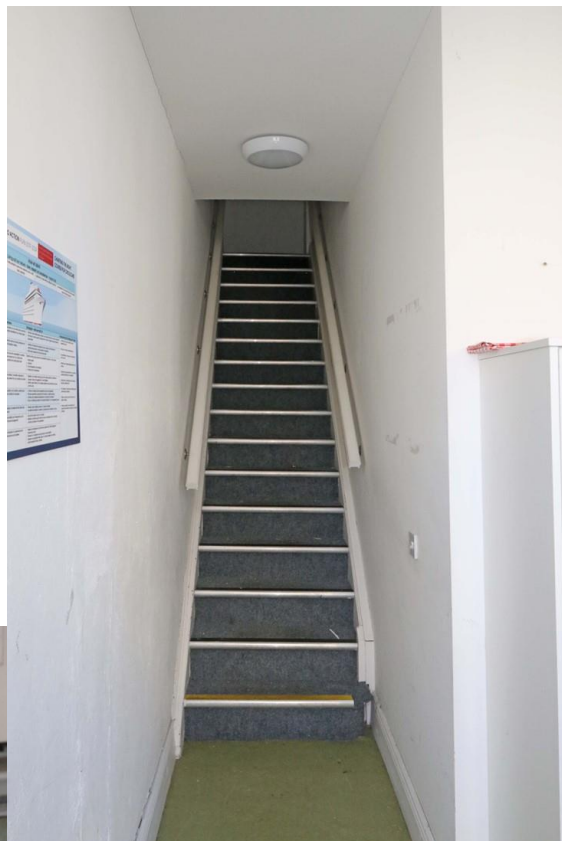


Plate 33: Skirting in entrance hall

Main hall

Plate 34: View westwards in main hall

The main hall occupies the greater part of the ground floor of the main building, measuring 12.8 metres from east to west and 8.2 metres across the width. The room is double height, with a ceiling height of 4.6 metres. The ceiling has a covering of acoustic tiles and is flat, indicating that there is a roof space above, though no access was obtained to examine the roof structure. The floor has a vinyl covering; as noted in the description of the entrance hall, the nature of the substrate is unknown, though it is noted that there are sub-floor vents in the front elevation.



Plate 35: View to north-east in main hall



Plate 36: View eastwards in main hall

There is a servery counter at the eastern end of the hall, and this is discussed further below. The hall is lit by three windows in the northern elevation, two windows in the southern elevation and glazing in and alongside the external door, which is the western front door to the building and the disability access. At the eastern end of the hall at high level there are clerestory windows serving the first floor space.

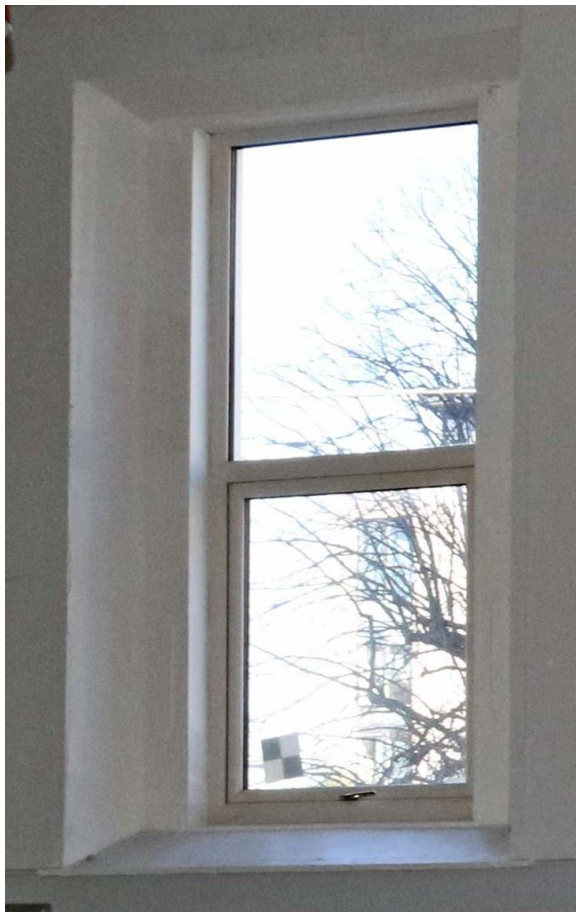


Plate 37: Northern wall in main hall

The four walls of the main hall are masonry walls and have a facing of modern plaster. The lower section of the rear wall is dry lined, while the upper section and the entirety of the other three walls are not dry lined. The radiators on the southern wall are hung on the masonry wall and are recessed into the dry lining.



Plate 38: Ceiling in main hall



The four windows in the northern, or front, elevation and the two to the rear are all similar, with uPVC windows divided into upper and lower sections, the lower being a top-hung casement. The window openings are splayed and have no timber shutters, architraves or liners except for a sloping window board at the base.

Plate 39: Typical window



Plate 40: Radiator in rear wall, set back into dry lining



Plate 41: Doorway between main hall and entrance hall

The doorway into the main hall from the entrance has a modern fire door and simple modern architrave, as noted above. The doorway from the street at the western end of the main hall has been described above. It is a uPVC door with a side light and an over light. The access to the western rear return is at the western end of the southern wall and has no door or architrave.

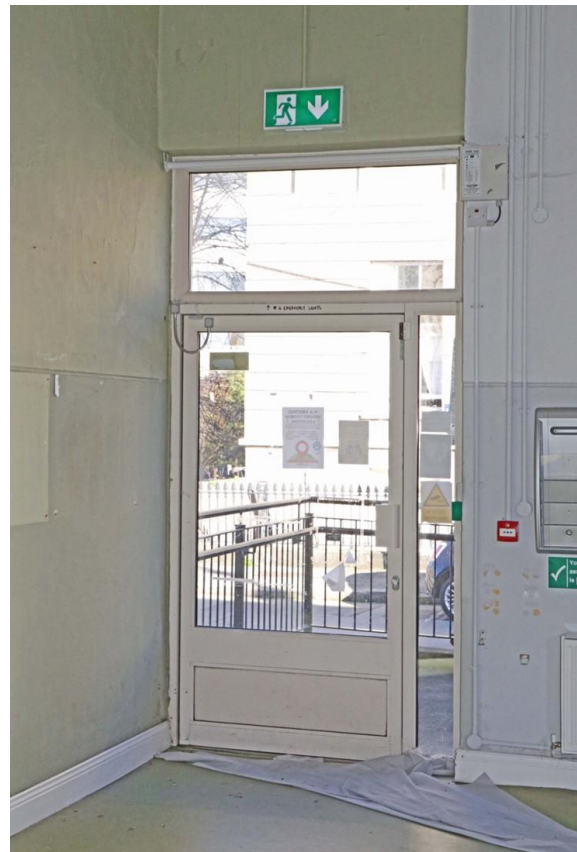


Plate 42: Western entry from street



Plate 43: Access to western return



Plate 44: Servery counter at eastern end of main hall

The servery at the eastern end of the main hall spans the area between the doorway from the entrance hall and the doorway to the kitchen. The servery consists of a counter to the front, worktops to the rear and northern end and a circulation space between. The counter, worktops and other fittings are all of recent date and have no heritage significance. The wall at the rear of the servery is a solid masonry wall and has been tiled in the area above the worktop.



Plate 45: Interior of servery

Kitchen



Plate 48: View southwards through kitchen

The kitchen is at the eastern end of ground floor with doorway connections to the entrance hall to the north, the scullery to the south and the main hall and servery to the west. The doors connecting to the entrance hall and the main hall are modern fire doors, while there is no door in the entry to the scullery.

At the southern end of the kitchen there is a stainless-steel sink unit.



Plate 49: View northwards through kitchen



Plate 50: Western wall of kitchen

The walls in the kitchen are for the most part clad with a vinyl panelling, as is usual in food preparation areas such as this. On the western wall of the kitchen the greater part of the wall is faced with stainless steel cladding where the cookers appear to have been located. The floor has a covering of vinyl tiles.



Plate 51: Doorway from kitchen to main hall

The doorway connecting the kitchen to the main hall has been described above and is illustrated in the adjacent photographs.



Plate 52: Door to main hall

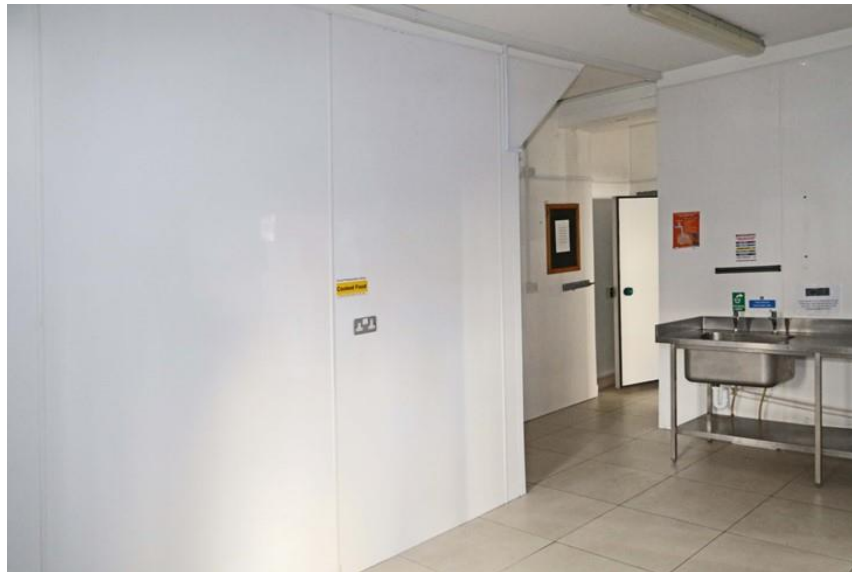
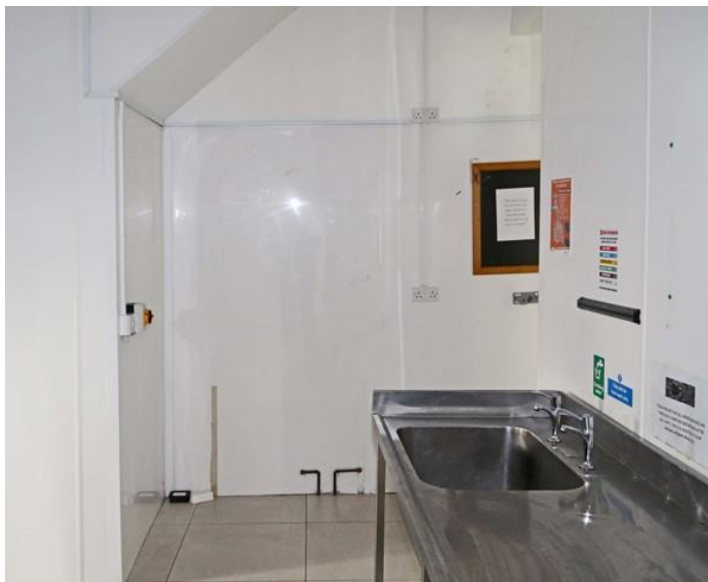


Plate 53: View to south-east in kitchen



To the east of the kitchen the staircase rises to the upper floor, concealed behind partition walls. The access to the scullery is to the rear of the staircase and passes under a beam supporting the wall above.

Plate 54: Access to scullery



Plate 56: Floor in kitchen



Plate 55: Beam over doorway to scullery

Ground floor: South-eastern returnLobby

Beyond the doorway in the rear wall of the building is a lobby located in the south-eastern rear return. Directly to the front of the access, to the south, is a built-in refrigerator. A doorway to the west leads to the scullery.

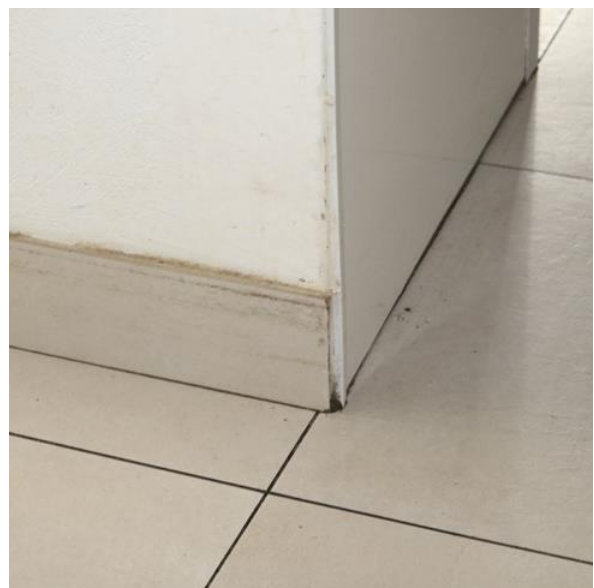
The walls and ceiling in the lobby have a facing of modern plaster, painted white. The floor has a covering of vinyl tiles. The skirtings are slender slips of painted timber and are modern.

Plate 57: Lobby and refrigerator door



Plate 58: Ceiling in lobby

Plate 59: Flooring and skirting in lobby



Refrigerator



Plate 60: Interior of refrigerator

The refrigerator is built into the south-eastern corner of the rear return and has internal dimensions 2.4 metres deep and 1.6 metres wide. The walls and ceiling in the interior are lined with PVC facings backed by insulation material.



Plate 61: internal face of refrigerator doorway

Scullery

Plate 62: Western wall of scullery

The scullery measures 3.6 metres by 4 metres internally, though the space is reduced by a large inbuilt cupboard measuring 1.6 metres by 1.2 metres. The scullery is served by doors to the east to the lobby, to the north connecting to the main hall and servery and to the west leading into the yard. The latter doorway is at the northern end of the western wall and there is a window at the southern end of that wall.



Plate 63: Northern wall of scullery



Plate 64: Southern wall of scullery

The lower parts of the southern and eastern walls of the scullery are faced with PVC panelling for hygiene purposes. The other parts of the four walls and the ceiling are faced with a modern plaster and painted white. On the southern wall there is a double sink unit in stainless steel with a panel of stainless steel facing the wall to the rear.

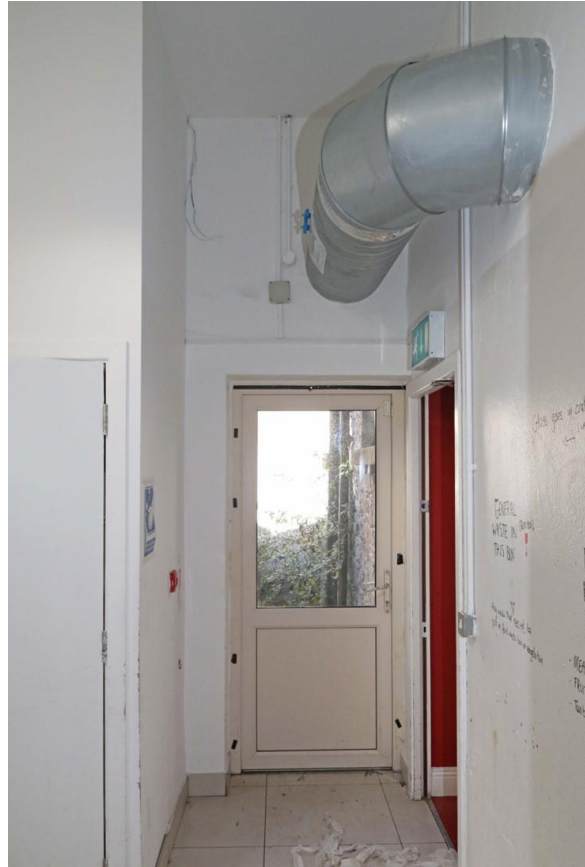


Plate 65: Extract system in scullery

A stainless steel ventilation extract hood projects from the eastern wall at high level and is connected via a cylindrical steel duct to the western wall where it exits through the wall.

The door from the scullery to the yard, in the western wall, is a modern PVC door with a glazed upper panel and a solid lower panel. This is set in a simple timber architrave. Above the doorway a substantial cylindrical duct that carries the fumes from the kitchen cooking area to the exterior.

Plate 66: Doorway to rear yard



At the southern end of the western wall of the scullery there is a window that faces into the yard. This is a PVC window, divided vertically, the southern side of the window being a side-hung casement. The window is set in a recessed area of the western wall, which may represent an earlier doorway, though this is not clear.

Plate 67: Window in scullery



Plate 68: Ceiling of scullery

The ceiling of the scullery has not been opened up for inspection for this report but appears to be of plasterboard and has a modern plaster facing. A light well in the ceiling provides light from a modern skylight to the scullery below.



Plate 70: Skirting and flooring in scullery

The built-in cupboard in the scullery does not incorporate historic fabric, other than the external wall on the western side, at the rear of the cupboard. The floor in the scullery has a covering of vinyl tiles and the skirtings are also of vinyl.

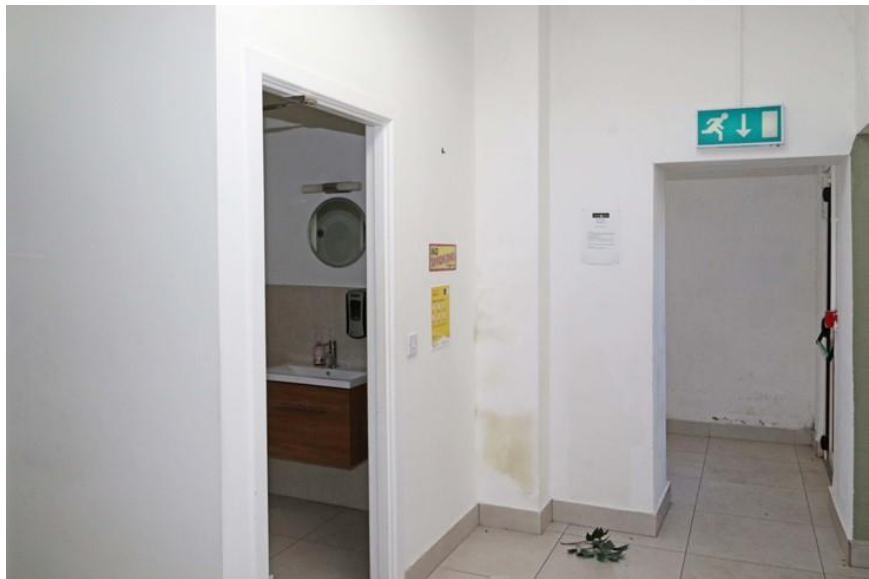
Plate 69: Cupboard in scullery



Ground floor: South-western returnLobby*Plate 71: View to east in south-western return*

The south-western return at the rear of the building is occupied as toilet accommodation, divided into a lobby and four separate WCs. Throughout this area the walls and ceilings have facings of modern plaster, and the floors are tiled, and the skirtings are of similar tiles. There is a light shaft in the ceiling providing light from a Velux-type skylight to the lobby. The doors throughout this area are modern hollow doors.

In the descriptions below each of the WCs is described in turn, commencing in the north-eastern sector of the rear return, and moving clockwise.

*Plate 72: View to west in lobby**Plate 73: Skylight in lobby*

WC1

The WC in the north-eastern sector of the rear return is fitted out in a way that is typical of all four WCs. Entry is via a modern hollow door set in a simple timber architrave. The floor is tiled, and the walls are partly tiled in the lower section. The sanitary ware is modern. The room is a simple rectangle, 2.4 metres by 1.8 metres and it is lit by a small east-facing uPVC window. The eastern part of the ceiling slopes to the east and the break in slope is marked by a beam.



Plate 74: View to corridor from WC

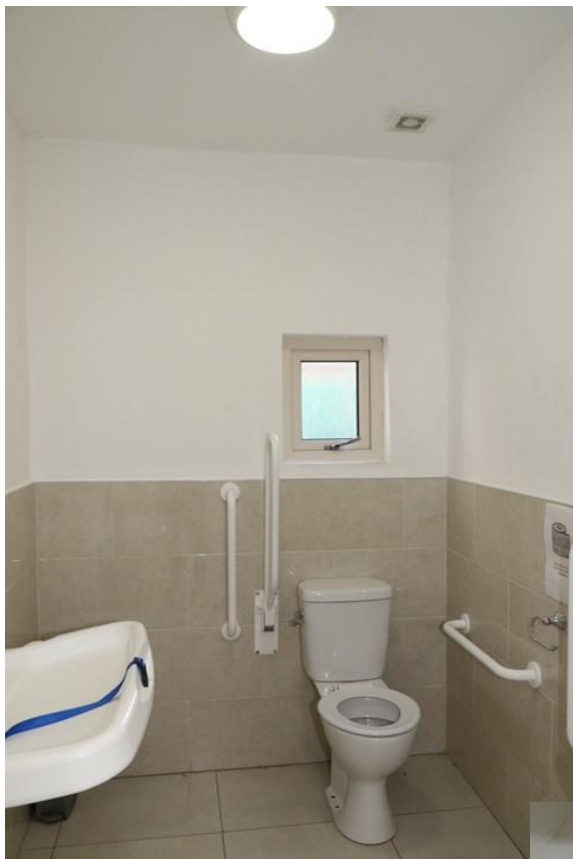


Plate 75: View into WC

Plate 76: Beam in ceiling



WC3

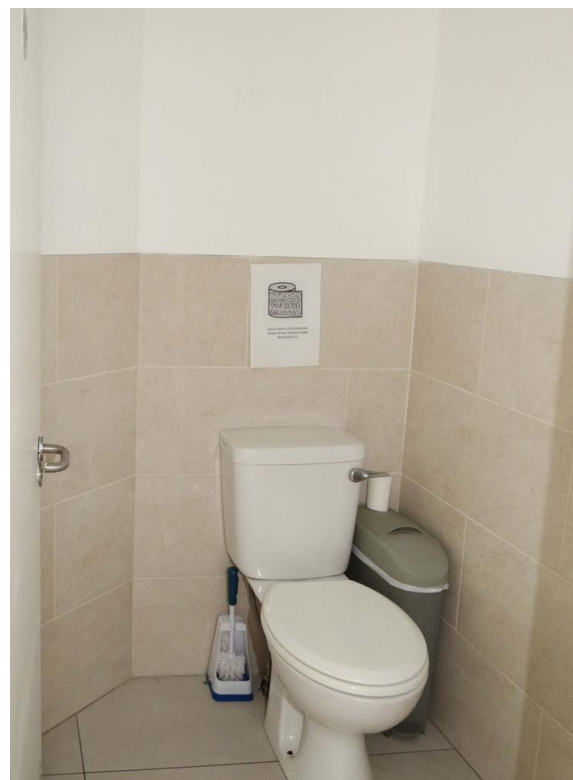
The central WC on the southern side of the return has a lobby with a wash basin and an inner space with a WC, the latter leading off the lobby to the east. This inner space projects into and is wrapped around by the space in the lobby of the staff WC. The fit-out is similar to the other WCs.

Plate 80: Entry into central WC



Plate 81: Wash basin in central WC

Plate 82: WC cubicle



WC4

The western of the WCs in the return has a lobby with a WC cubicle leading off it on the southern side. There are no windows in this facility. The fit-out is similar to that in the other WCs, with tiled floor, partly tiled walls and modern sanitary ware.

Plate 83: Doorway to WC



Plate 84: Wash basin in WC

Plate 85: WC



Corridor

An addition on the western side of the south-western rear return acts as a corridor leading to the extension at the rear. A small lobby at the northern end has an external door leading northwards and a door leading southwards into the southern section of the corridor. The corridor is faced with modern plaster and painted. The space rises to the underside of the roof and is sloped towards the west. The space is lit by a Velux-type rooflight. The floor is tiled, and the skirtings are also of tiles. The internal doors are modern hollow doors.



Plate 86: View to south in corridor



Plate 87: View to north in corridor

Ground floor: Rear extension

Office



Plate 88: View eastward in office in rear extension

The extension at the rear, to the south of the south-western return, contains two rooms noted here as an office and a store. The office is lit on the southern wall by two windows and a door with a glazed upper panel. The walls and ceiling have a facing of modern plaster and are painted white. The floor is of concrete and is painted. This skirting is simple and is of timber. A kitchen sink unit is located on the southern wall, beneath the window.



Plate 89: Doorway into office from corridor



Plate 90: Windows and external door in office

The windows and external door in the office were described above in examining the exteriors. They are of uPVC, the windows having a large, fixed pane with a smaller top-hung casement above, while the door has a solid lower panel and a plain glazed panel in the upper section.



Plate 91: Skirting in office

First floor

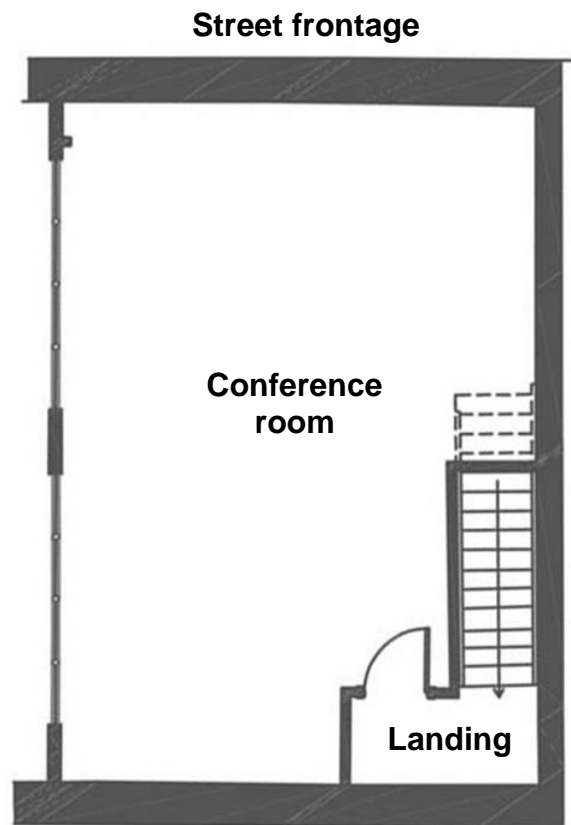


Figure 7: Plan of first floor showing room names

Landing

The staircase has been described above. It arrives at a small landing with a doorway leading into the conference room that takes up the greater part of the first floor. The walls and ceilings at the landing are faced with modern plaster. The skirtings are modern profiled timber, the door is a modern hollow door, and the door architrave is of plain timber. The landing is lit by a modern Velux-type rooflight.

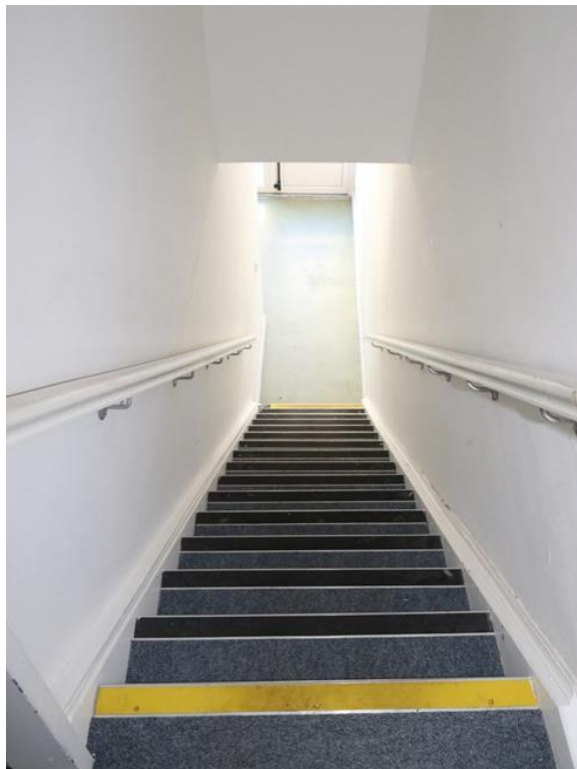


Plate 97: Doorway to conference room



Plate 98: Walls and ceiling over staircase

Plate 99: View down staircase



The plan as it was in 2015 shows that the main hall was much as it was today except that the servery did not then exist. The eastern end of the ground floor of the main building was a single open space with one door leading into the main hall at the southern end. The present division between the entrance hall and the kitchen did not then exist and there was no doorway into the main hall where the present entry leads in from the entrance hall. The staircase was not enclosed at that time and the elevations show a balustrade alongside the stairway.

The south-eastern rear return was then a single space without the refrigerator or the large cupboard, while the original window appears to have been then blocked up and to have been larger than the present window. There was also a hearth in that return.

The south-western rear return had not been divided into the present layout of WCs, there being only one WC, located in the small projection into the yard at the southern corner of the return. To the rear, the present office and store were laid out much as they are today.

The internal layout of the building as it is today is more or less that which was shown on the proposed floor plans submitted with the 2015 planning application. The principal exception is the layout of the south-eastern return, though from a planning law perspective that is not significant, as internal alterations to the building would not have required planning permission.

Conclusion

The building survey above has shown the nature of the building at 10 Eblana Avenue as it is today, both internally and externally. As noted, this is in line with the changes proposed in the 2015 planning application and according to the existing floor plan submitted with that application the present layout differs significantly from the layout in existence at that time.

The building survey has also shown that the fit-out of the building is consistent with a recent major refurbishment carried out within the last ten years or so. The survey has shown that the existing doors and windows, the architraves, skirtings, partitions, sanitary ware, kitchen and associated fit-out are all of a type and of materials that are consistent with recent installation. The external walls of the main building and parts of the walls of the rear returns appear to be original and it is likely that much of the roof structure and covering are also original. Internally, it is impossible to know whether the staircase is original due to its present covering and the existence of a chimneypiece with the cupboard in the scullery is possible, though not likely.

In essence, there is nothing that survives of the original internal character of the hall at 10 Eblana Avenue and the exterior is not of special interest other than a limited historical value.