33 - 34 GARDINER STREET LOWER, DUBLIN 1

A WALL FOR THE QUEEN



'The public decorations in the streets, the private decorations in the houses, not only all along the line of route, but in every part of the city, reached their climax at the Grand Canal bridge, at Leeson Street. At the magnificent structure at Leeson Street Bridge, specially designed for the occasion on the model of old Baggotrath Castle, entrance for the Queen to the city was demanded by the Athlone Pursuivant-at-Arms. An excerpt from "Five Years in Ireland, 1895-1900" by Michael J. F. McCarthy.





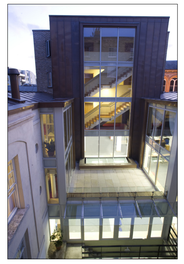
A WALL FOR THE QUEEN



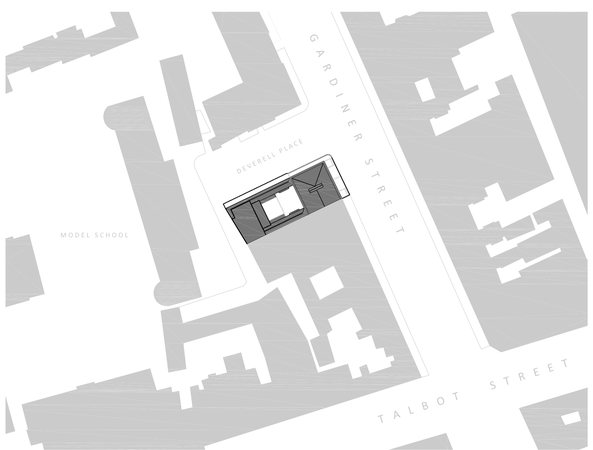


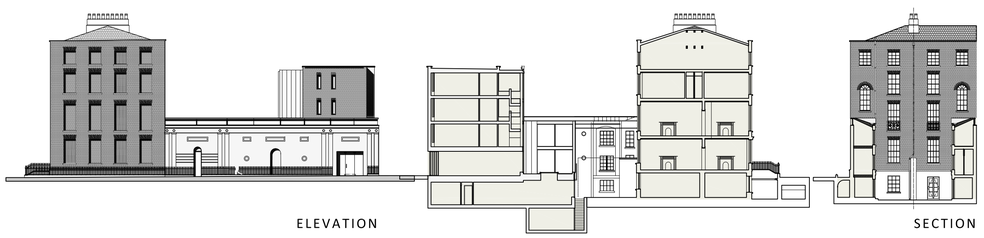






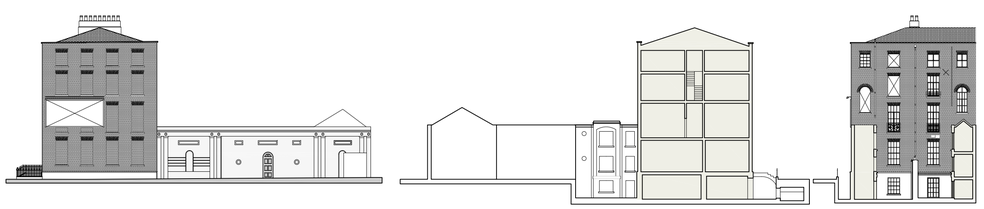






ELEVATION

SECTION



PRE-EXISTING ELEVATION

PRE-EXISTING SECTION







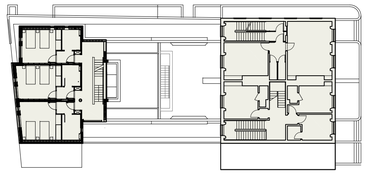




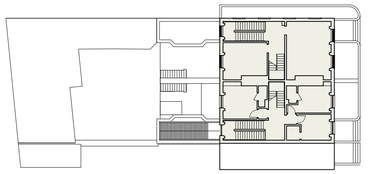




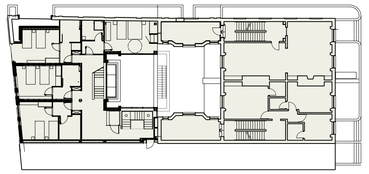




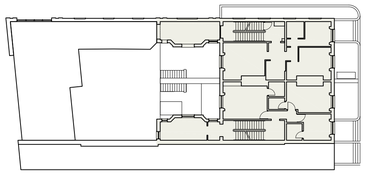
SECOND FLOOR



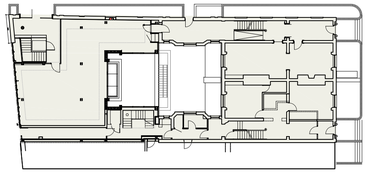
PRE-EXISTING SECOND FLOOR



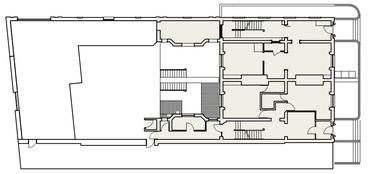
FIRST FLOOR



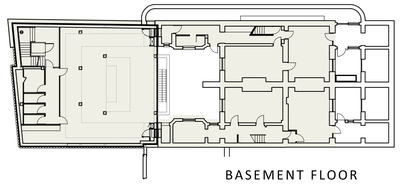
PRE-EXISTING FIRST FLOOR



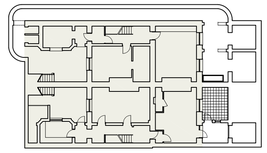
GROUND FLOOR



PRE-EXISTING GROUND FLOOR



BASEMENT FLOOR



PRE-EXISTING BASEMENT FLOOR

Hotel and Offices at 33-34 Gardiner Street Lower, Dublin 1 (Protected Structures)

Project 2005-2009
Total area 1,465 sqm
Completed 2009

Queen Victoria's visit to Dublin in April 1900 caused a severe outbreak of public and private decoration. The side wall at 33 Gardiner Street Lower, nobly modelled in the then-fashionable Roman cement, is a reminder of that time. Seriously deteriorated by the early 2000's it has now been restored to commemorate a private gift to public grandeur.

Site
Situated in the B+B district adjacent to Dublin's main bus station these end of terrace pair of Georgian buildings were in very poor condition, with No 33, the end building in an advanced state of dereliction. This building has a very fine side elevation, unusual for the Georgian type, on to Deverell Place. It consists of a full gable of 16 blank windows complete with arches and granite cills and a tour de force lower side wall, pilastered, rusticated and niched in roman cement, built in 1900 for the arrival of Queen Victoria. The 2 storey returns to the front buildings, a symmetrical pair of side pavilions, suggested how the project might complete the rear enclosed courtyard. The mews buildings on to the rear lane were single storey sheds.

Brief
The brief required the maximising of usable floor space within the existing and new rear buildings for speculative purposes. The new building volume was carefully designed, in close consultation with the planning dept, to provide a symmetrical completion to the internal courtyard and to recede from the line of the retained Queen's wall. The new side 2 storey wings connect the existing side pavilions to the new 4 storey rear mews building. A new line of clerestorey windows was positioned along the Queen's wall to integrate the old and new pavilions. The final uses are office use for no 33 and the 2 lower rear floors, with hotel use for no 34 and the 3 upper rear floors, in an interlocking arrangement.

Phase 1- Front buildings; commencement 2005, completion 2007
Refurbishment works to the front buildings consisted of the rebuilding of the top floor and roof of no 33, including the complete reinstatement of floors, walls, ceilings, doors and windows, and the cleaning and re-pointing of all facades to nos 33 and 34. No 34 remained in use as a hotel throughout the works.

Phase2- Rear buildings and Queen's wall; commencement 2007, completion 2009
The decorated and protected Queen's wall was stabilised to allow the excavation works for the new buildings to take place. During the dig for the second basement below ground a long-forgotten tributary of the nearby River Liffey was uncovered, necessitating an engineering and architectural re-design. The rear building is faced with brick and lime mortar with copper wall and roof cladding to the courtyard. The Queen's wall was carefully surveyed and restored using Roman cement plaster to match the original.

