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**The Origins and Early Development
of the Pembroke Estate beyond the Grand Canal**

1816-1880

Volume 2

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**The Origins and Early Development
of the Pembroke Estate beyond the Grand Canal
1816-1880**

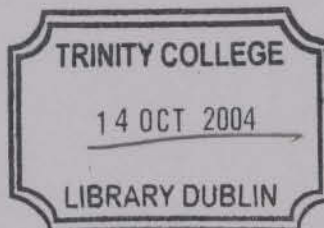
(in two volumes)

Eve McAulay

**Volume 2
Illustrations**

**Submitted to
The University of Dublin, Trinity College
for the degree of
Doctor in Philosophy**

April 2003



THESIS

7394.2.

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*All photographs are authors own, unless otherwise stated.

*Street numbers are either all odds or all evens, unless otherwise stated.

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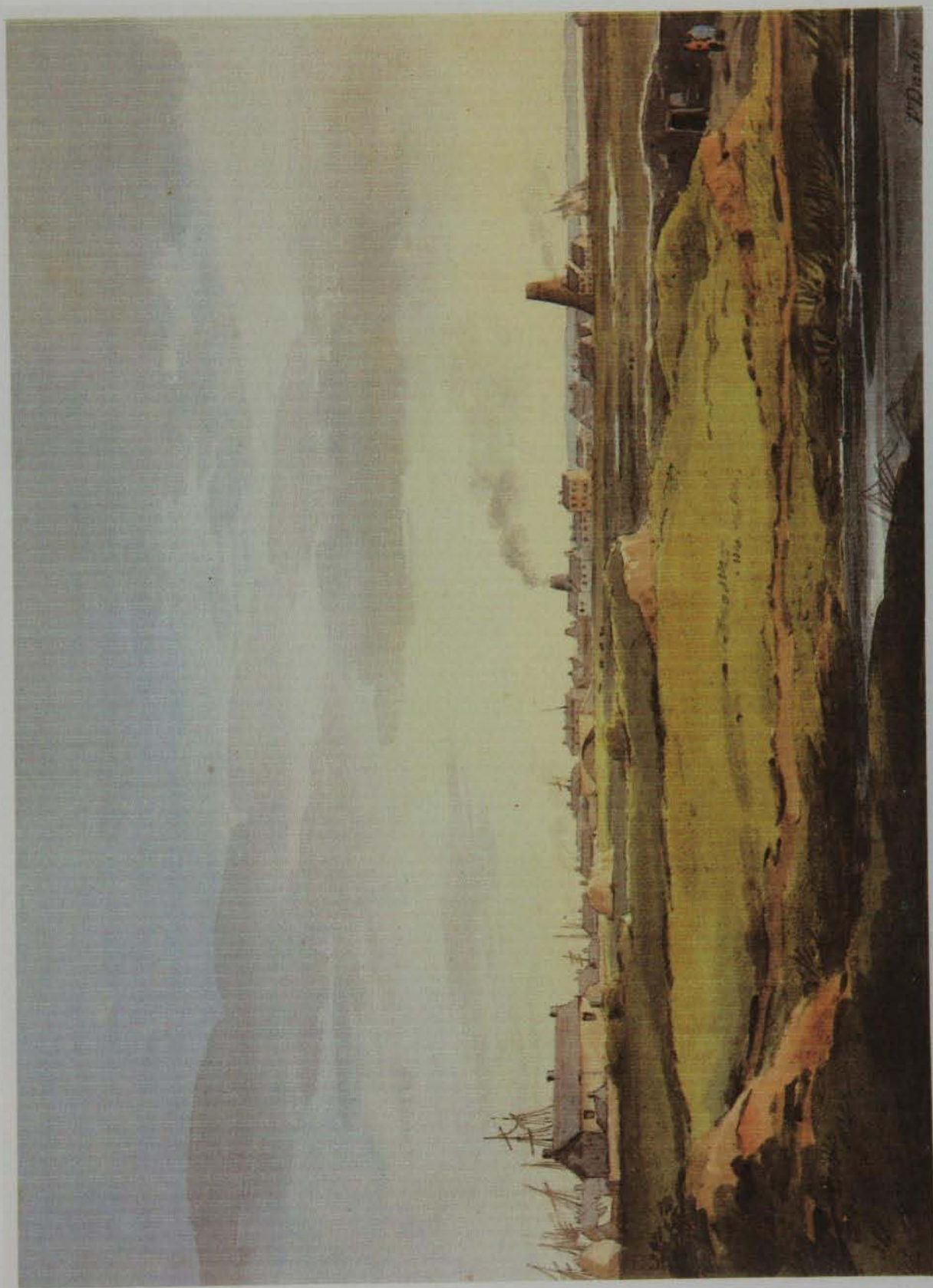
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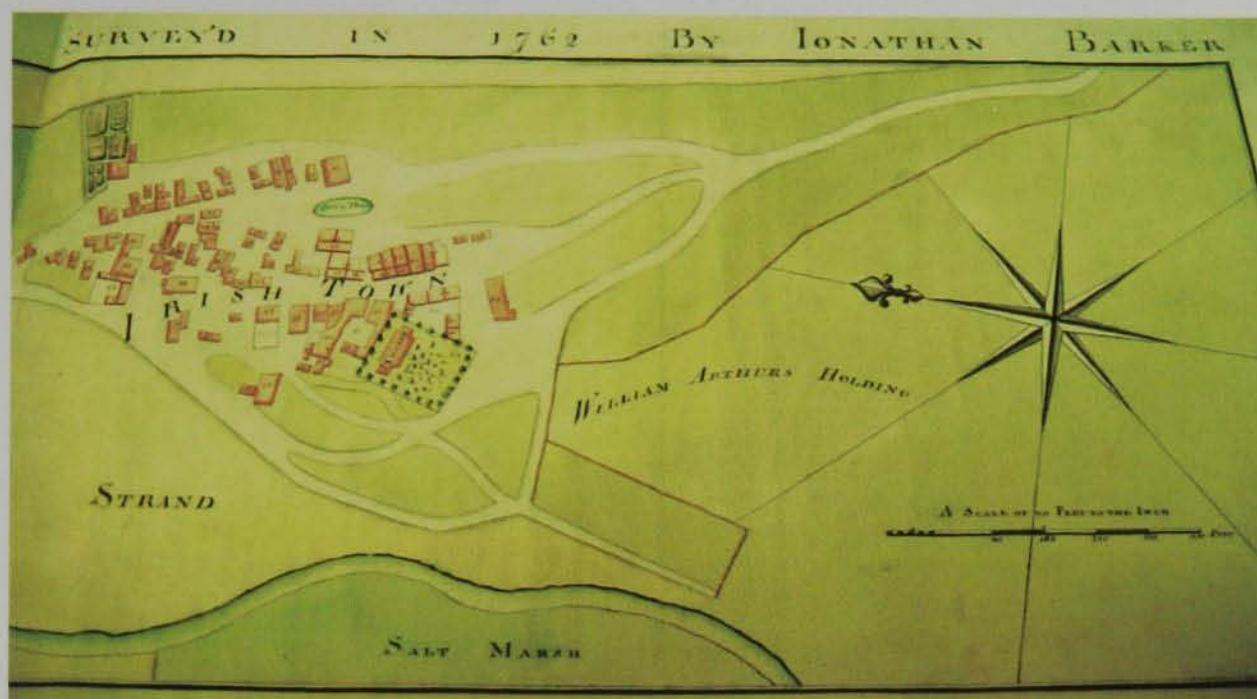


Boundary of the Pembroke estate outside the Canal :  Estate up to 1855.
 Land acquired by the estate 1856-70.

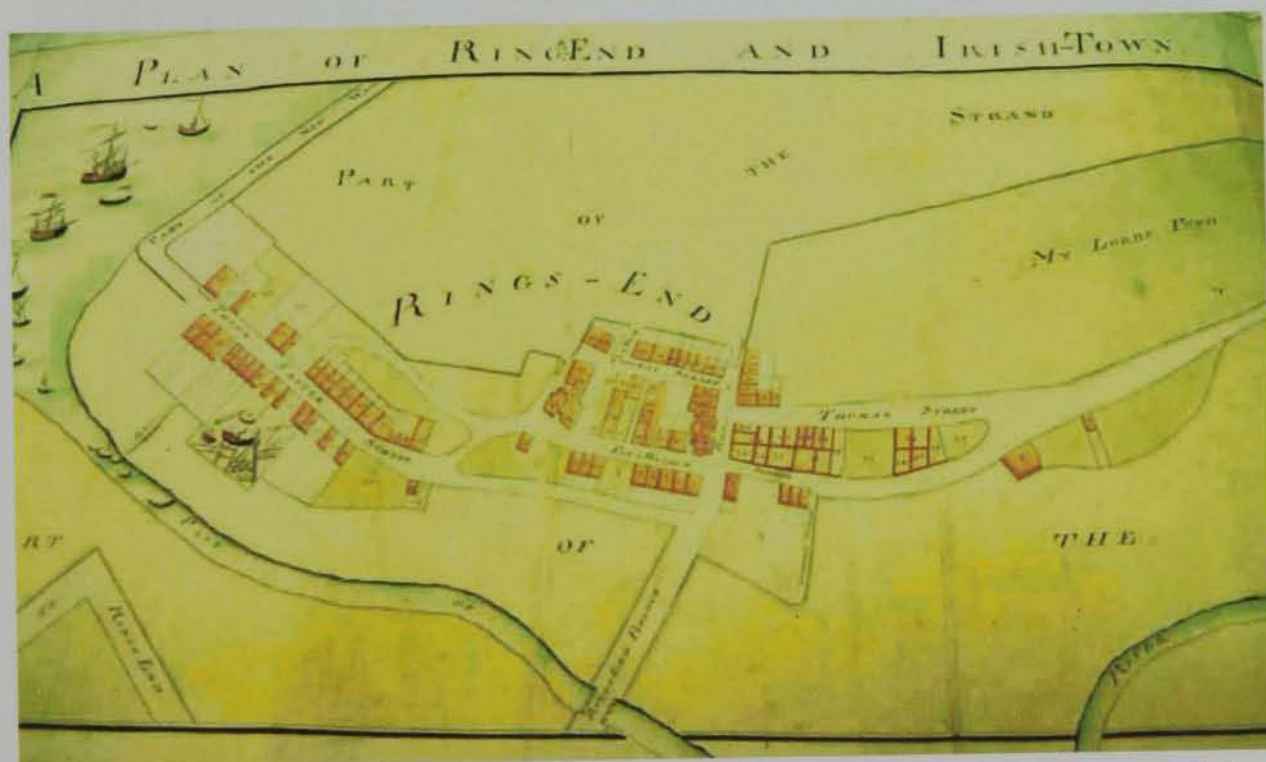




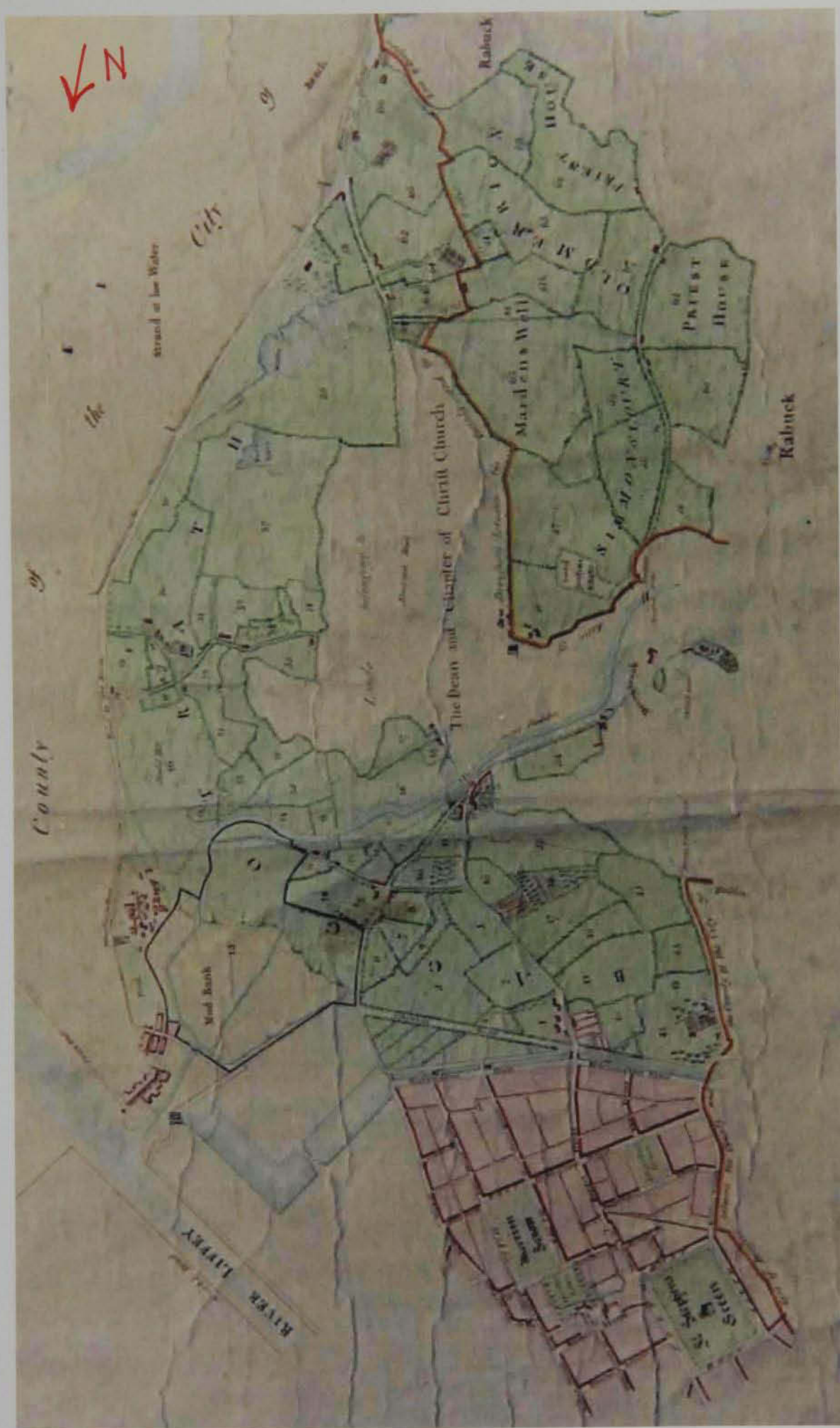




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2.3



2.4



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3.4



3.5

**I: OFFICIAL VALUATION OF GROUND PER FOOT,
BASED ON SHERRARD BRASSINGTON & GALE SURVEY (1830)**

II: FOOT RENT CHARGED ON BUILDING GROUND 1828 - 1848

I: OFFICIAL VALUATION:

Inside Grand Canal:

Baggot Street	10s - 12s
Fitzwilliam Place	10s
Herbert Place	3s - 3s 6d
Herbert Street	6s - 8s
Mount Street Upper	5s
Pembroke Street	8s
Warrington Place	3s - 3s 6d

Outside Grand Canal

Baggot Street Upper	5s - 6s
Circular Road	3s - 3s 6d
Donnybrook Road	2s 6d
Pembroke Road	5s - 6s
Percy Place	3s - 3s 6d

II: RENTAL PER FOOT:

Inside Grand Canal:

Baggot Street Lower	15s
Fitzwilliam Place	15s - 17s 6d
Herbert Place	6s - 9s 11d
Herbert Street	8s
Leeson Street	9s 2d - 10s
Mount St Crescent	5s
Mount Street Lower	8s
Mount Street Upper	8s
Pembroke Street	12s 6d
Warrington Place	6s - 7s
Wilton Terrace	12s 6d

Outside Grand Canal:

Baggot Street Upper	8s
Burlington Road	3s - 5s 6d
Circular Road	4s 9d - 5s 3d
Donnybrook Road	4s - 5s 6d
Grand Canal Street	2s 11d - 5s*
Northumberland Road	8s
Pembroke Road	6s 9d - 9s 4d*
Percy Place	5s - 6s
Waterloo Road	4s 10d - 5s 6d
Wellington Place	5s - 5s 6d
Wellington Road	4s - 4s 3d
Ballsbridge	6s
Irishtown Road	2s 9d - 3s
Pidgeon House Wall	3s
Ringsend	2s - 3s

*Note:

The foot rent for Grand Canal Street was usually 4 shillings per foot.

The foot rent for Pembroke Road was usually 8 shillings per foot.

All information established from Letter Book references. (See appendix 1.)

SAMPLE SUMMARY OF ACCOUNT

AVERAGE HALF-YEAR RENT RETURNS

DUE SEPTEMBER / NOVEMBER 1846 & MARCH / MAY 1847

INSIDE CANAL

Baggot Street	£1025
Clare Street	£323
Denzille Street	£150
Fitzwilliam Place	£253
Fitzwilliam Square	£545
Fitzwilliam Street	£452
Herbert Place	£83
Herbert Street	£104
Holles Street	£74
Leeson Street	£132
Merrion Square East	£81
Merrion Square North	£397
Merrion Square South	£138
Merrion Street	£757
Mount Street Crescent	£29
Mount Street Lower	£336
Mount Street Upper	£192
Park Street	£11
Pembroke Street Upper	£38
Warrington Place	£43
Wentworth Place	£15
Wilton Terrace	£38

OUTSIDE CANAL

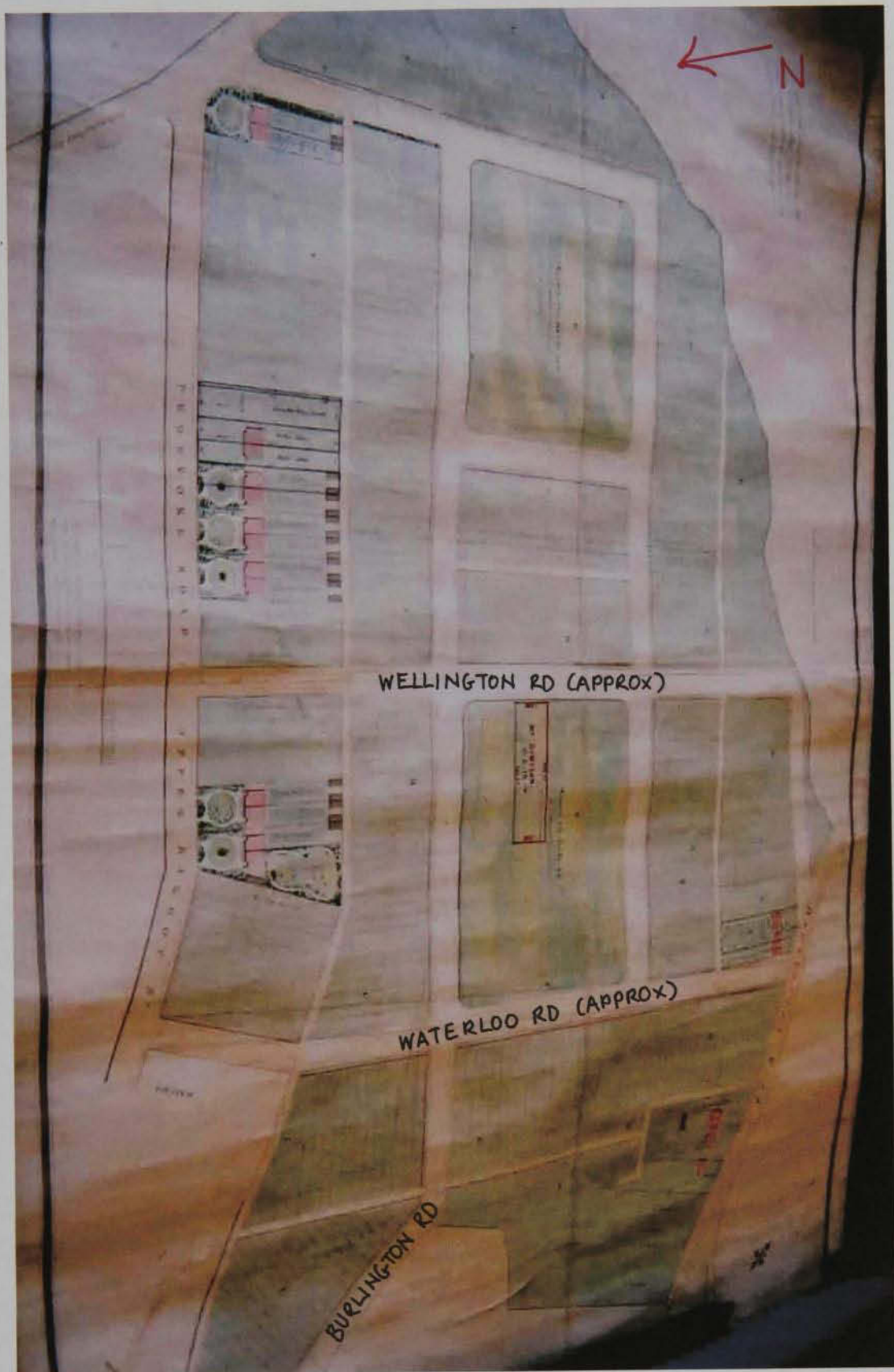
Circular Road	£165
Donnybrook Road	£133
Northumberland Road	£33
Percy Place	£76
Waterloo Road	£129
Wellington Road*	£164
Baggotrath	£1533
Donnybrook	£31
Irishtown	£281
Ringsend	£380
Simmonscourt	£483
Boooterstown	£1329
Dundrum	£931
Great Bray	£480
Mount Merrion	£1
Old Court	£13
Old Merrion	£568
Owenstown	£73

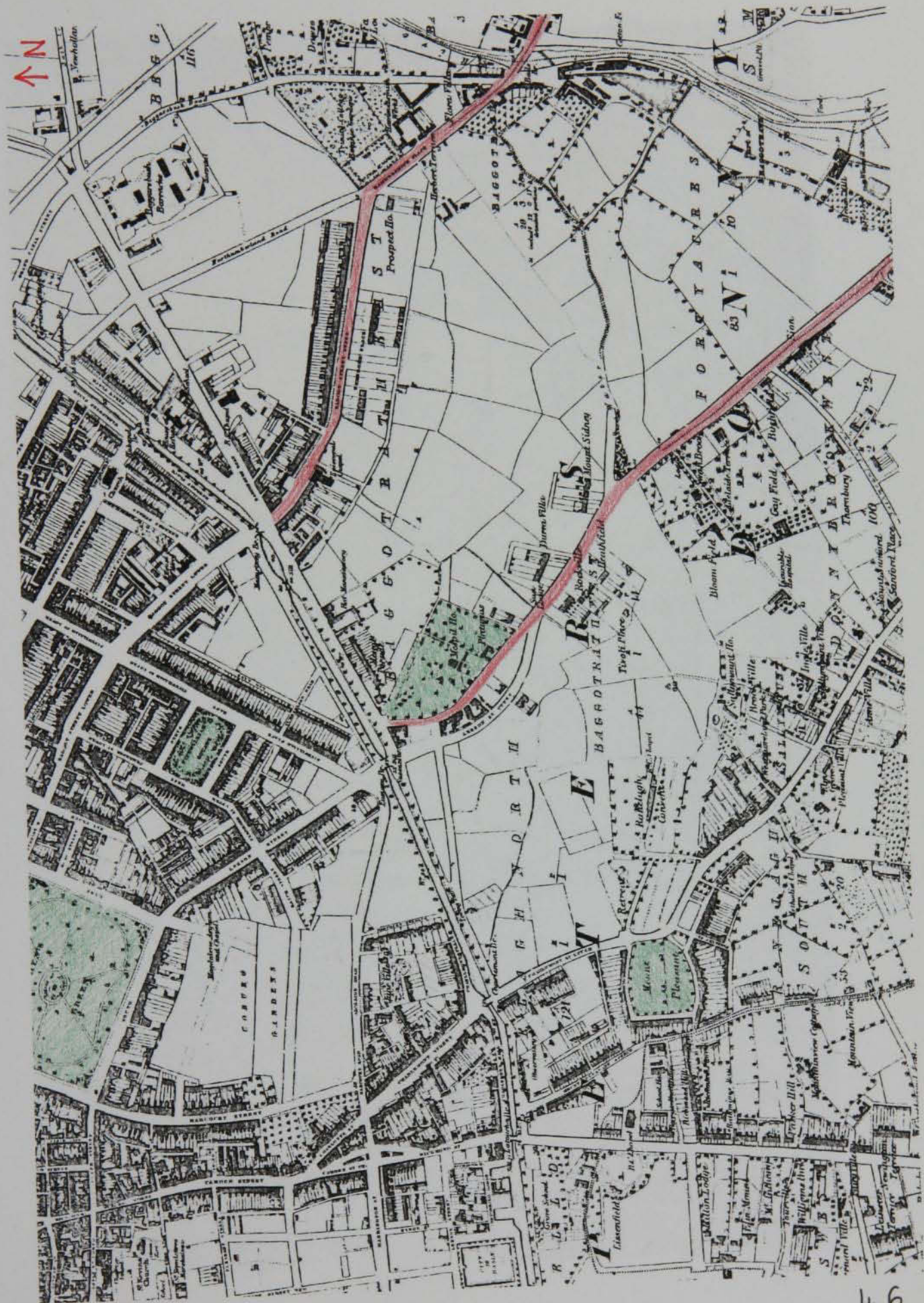
Source: NAI, PEP, Statements of Accounts (Acc. No. 2011/5/1.i)

Amounts rounded to the nearest pound.





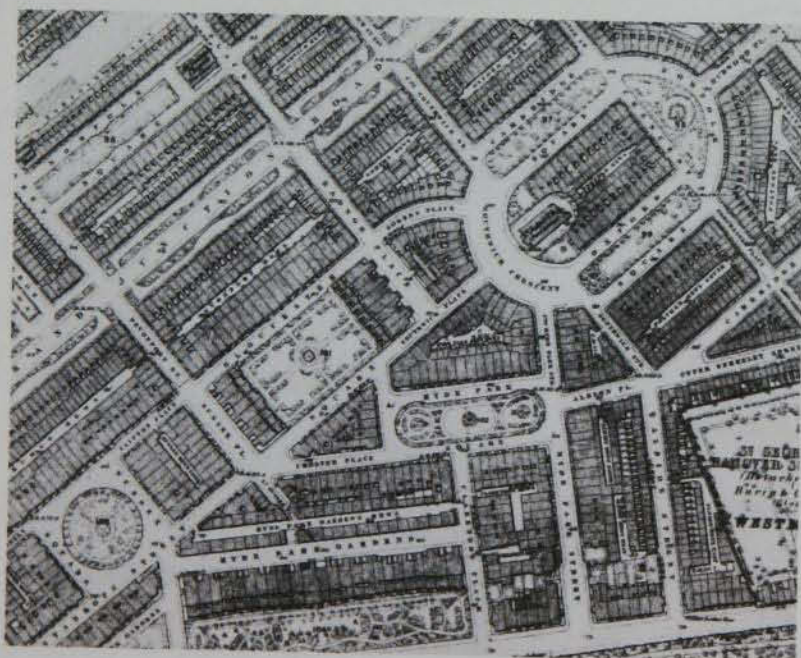








4.8

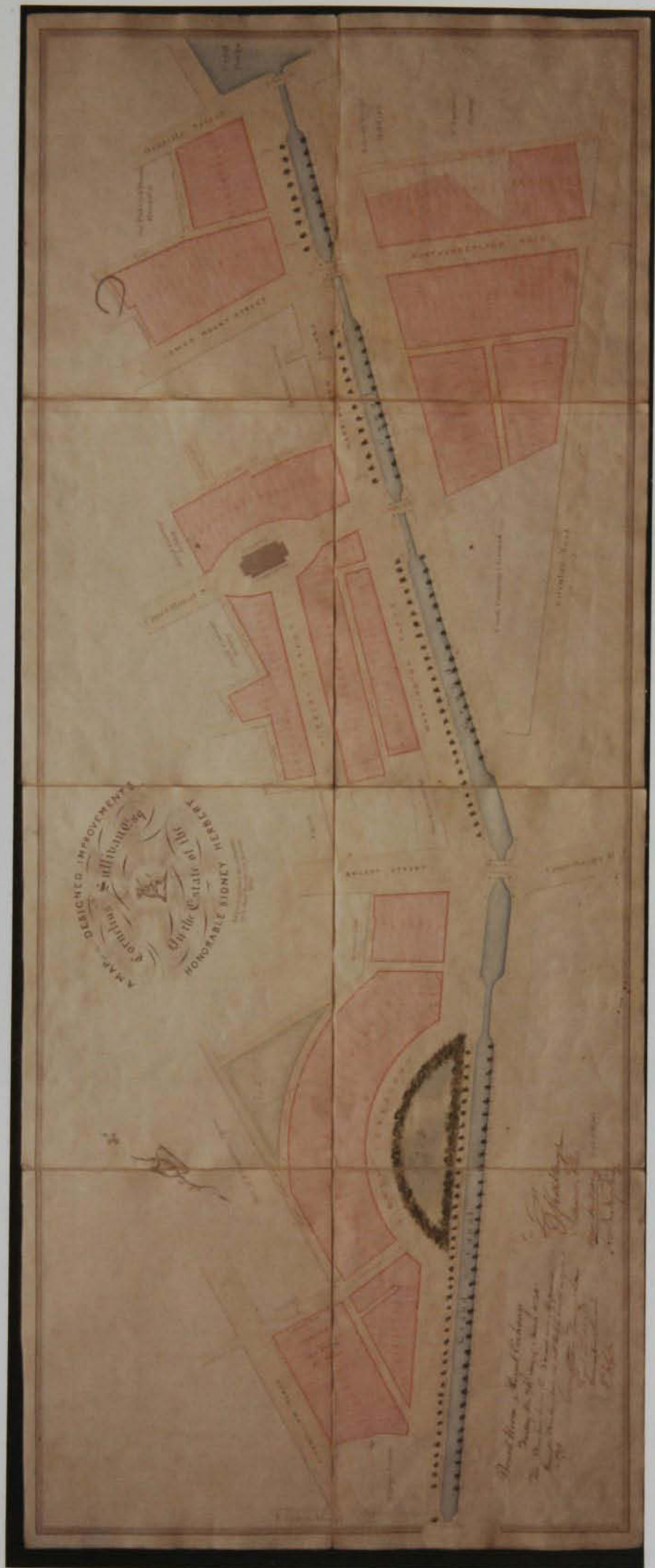


4.9

STREET FINDER : WESTERN ESTATE



- | | |
|--|---|
|  Baggot St Upper / Pembroke Rd |  Northumberland Rd |
|  Burlington Rd |  Percy Place |
|  Alyde Rd |  Raglan Rd |
|  Jonnybrook Rd |  Waterloo Rd |
| (Lesson St Upper, Sunox Terrace) |  Wellington Place + Rd |
|  Elgin Rd |  Wilton Place / Square |
|  Grand Canal |  Dublin - Kingstown Railway |
|  Grand Canal St / Shelbourne Rd |  Mr Synges ground |
|  Haddington Rd / Circular Rd | |







5.4



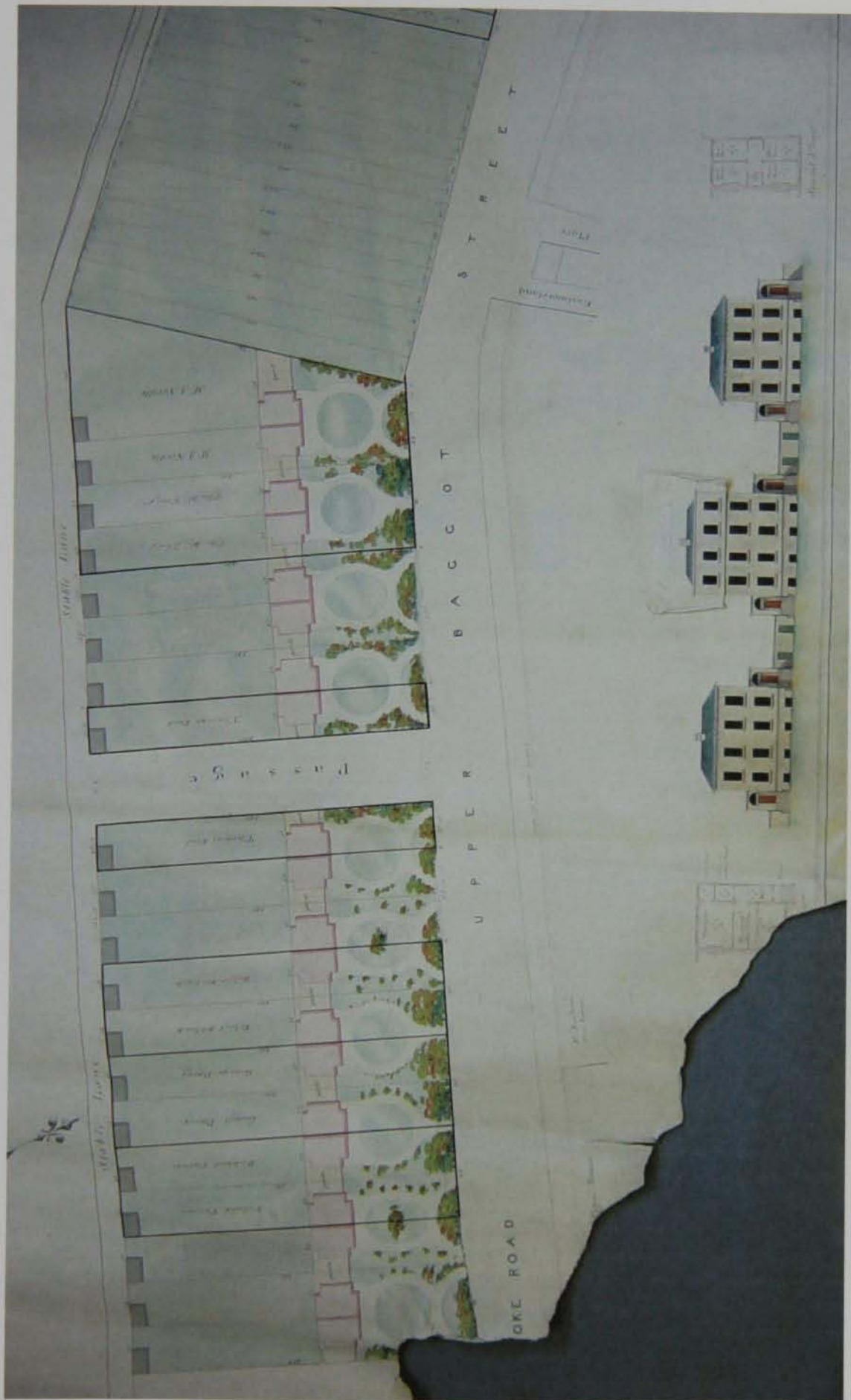
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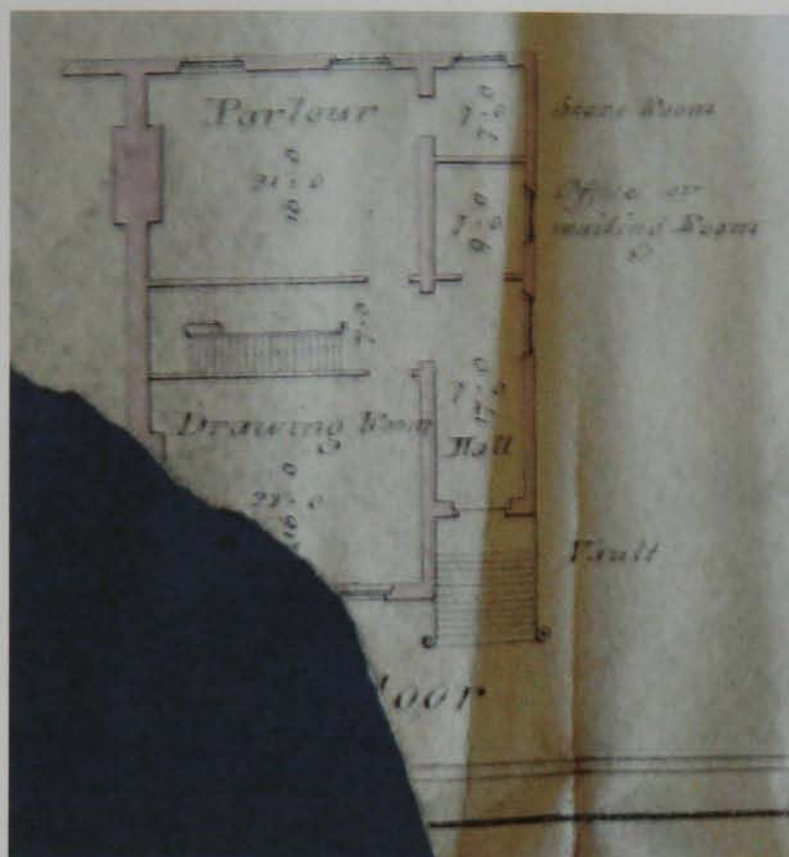
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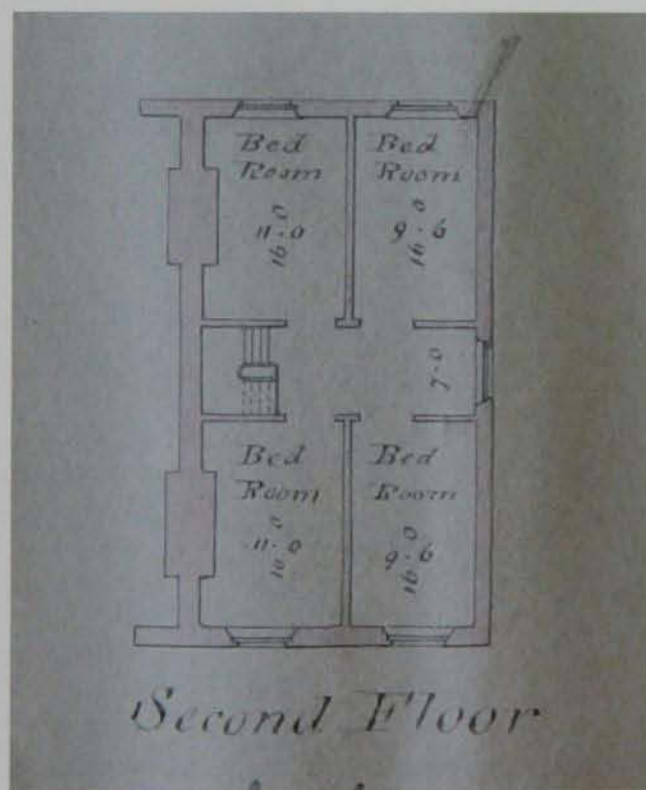
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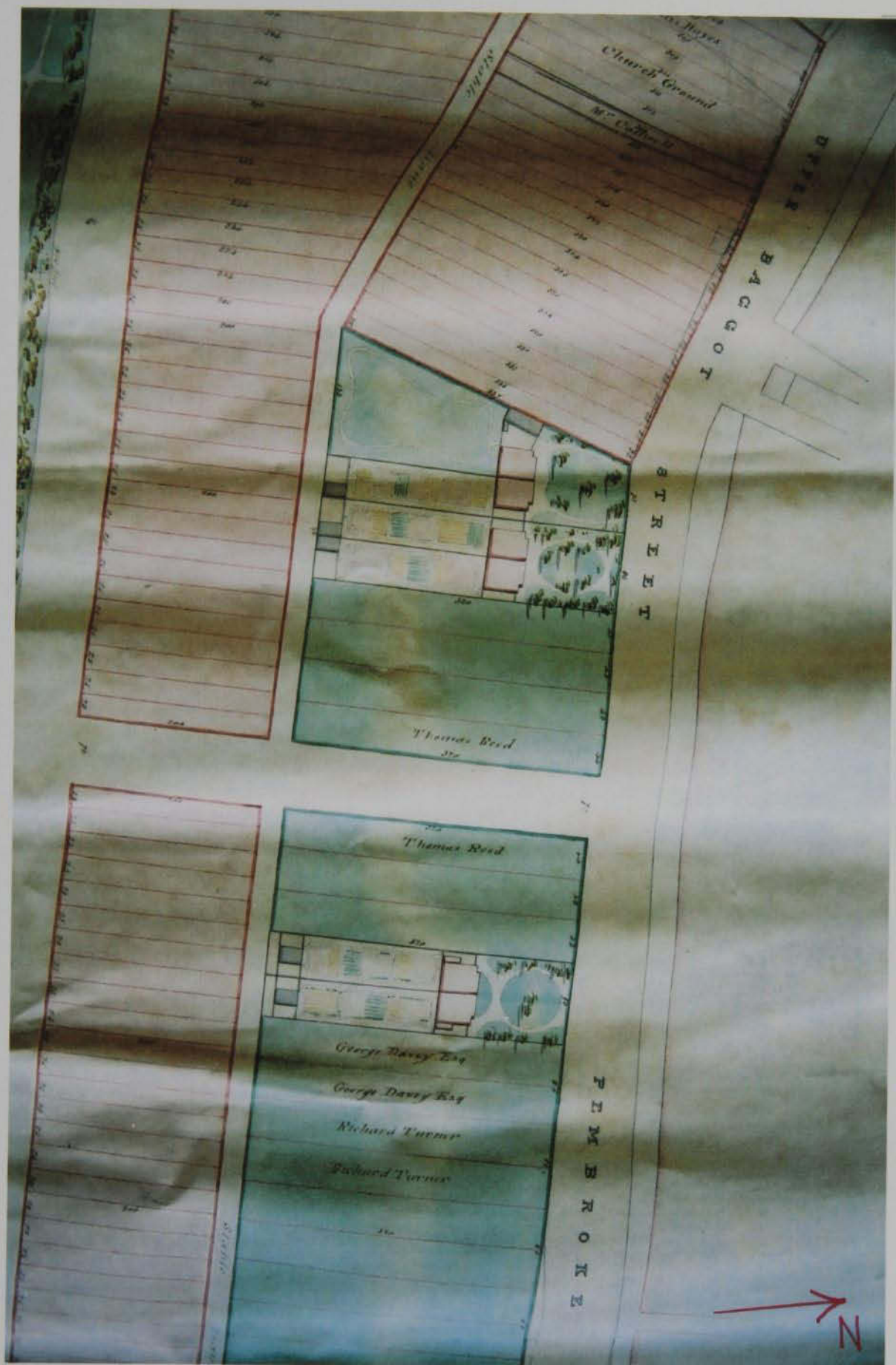


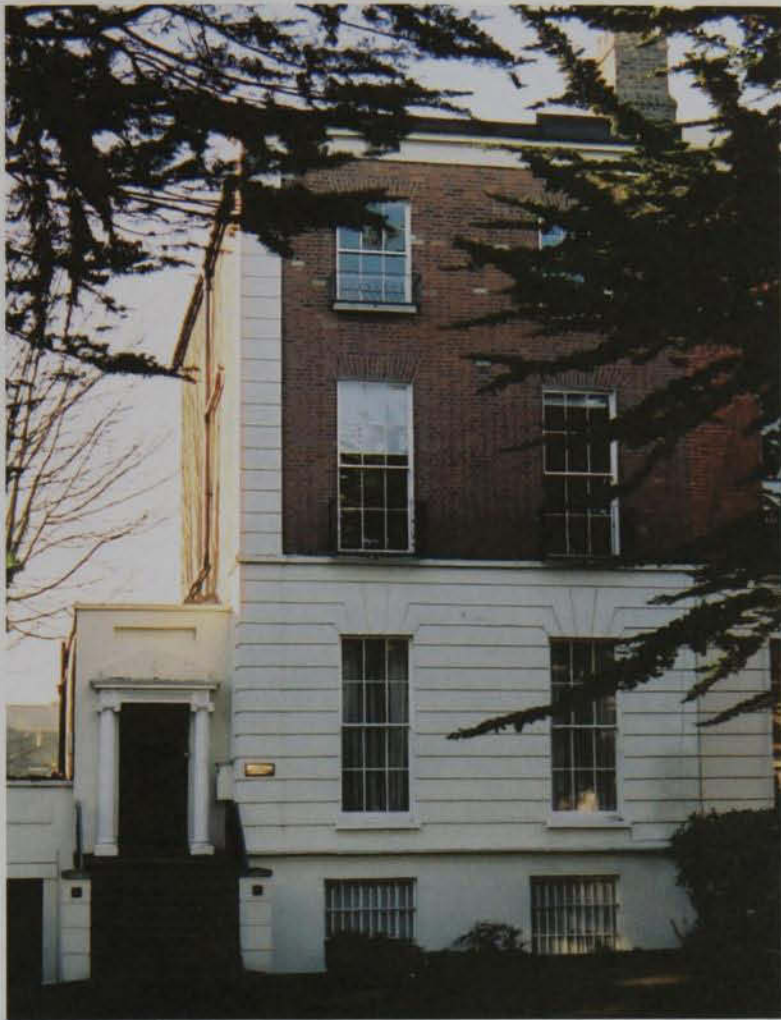


5.9i



5.9ii





5.11



5.12



RICHARD TURNER.
 LATE OF STEPHEN'S GREEN
IRON MANUFACTURER
 (Hammersmith NEAR Balls Bridge)
Dublin.

HAMMERSMITH IRON WORKS,
HAMMERSMITH, NEAR BALLS-BRIDGE,
DUBLIN,

Established for the Manufacture of

Park Entrances, and Gates of all kinds,
 Iron Railings and Palings,
 Wire Fences,
 Verandahs, Roofed with Zinc, Copper, and Lead,
 Flower-ground Borders,
 Galleries and Balconies,
 Bell Hanging Executed.

The New Iron Green-houses,
 Ditto Conservatories,
 Ditto Fan Lights and Window Sashes,
 Ditto Dome Lights, Sky Lights, & Lanthorns,
 Iron Bedsteads, of all Sizes and Kinds, and
 Scientific Chimney Tops, for curing Smoke,
 Smith's Work of every description.

HOT WATER HEATING APPARATUS,

For heating Places of Worship, Public Buildings, Private Houses, Hot Houses, Conservatories, Halls, Staircases, Shops, Libraries, and every Description of Buildings, on the most approved principles.

N. B.—This mode is peculiarly adapted for Corridores at the Reres of Houses, as an effectual cure for smoke.

Hot Baths erected and heated on the newly approved System. Shower and Vapour Baths. Water Closets, Pumps, Pipes, and Hydraulic Works in general.

Laundry Apparatus and Kitchen Ranges on new and improved Systems, from the smallest to the largest scale, and Fire Works in general.



5.14



5.15



5.16



5.17



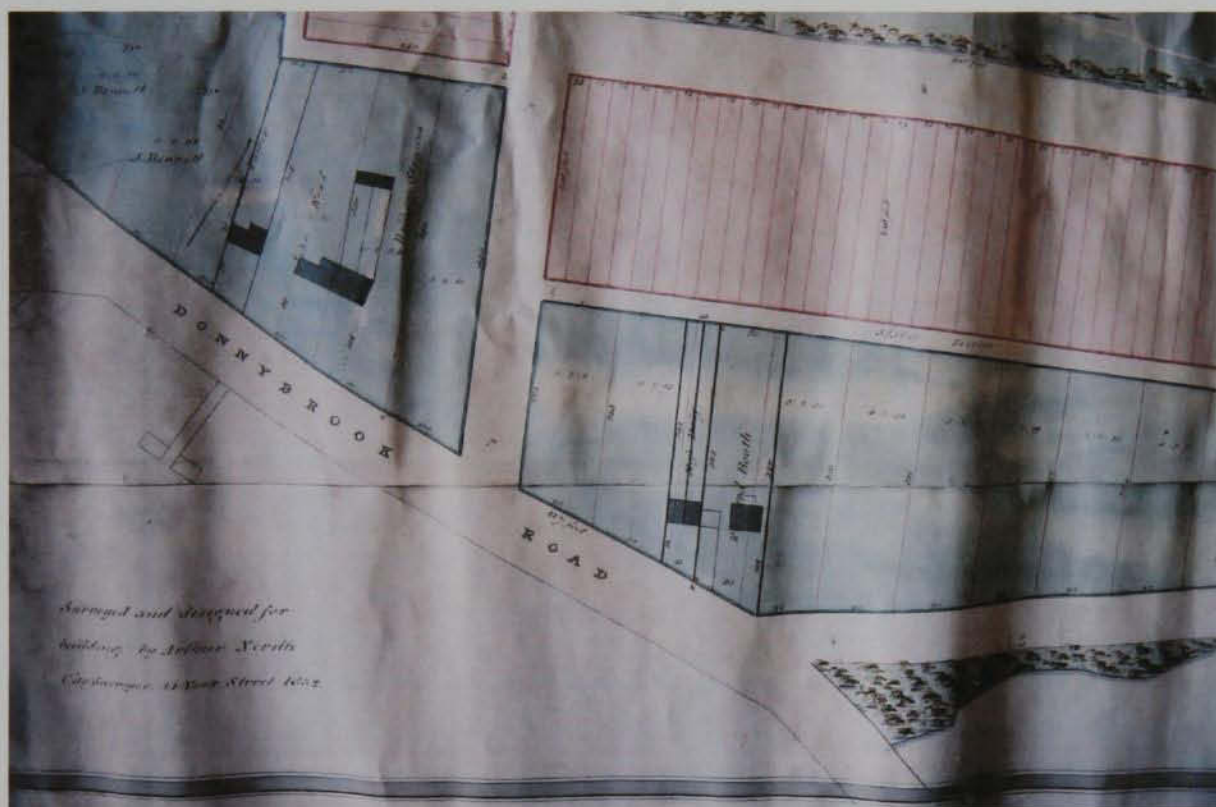
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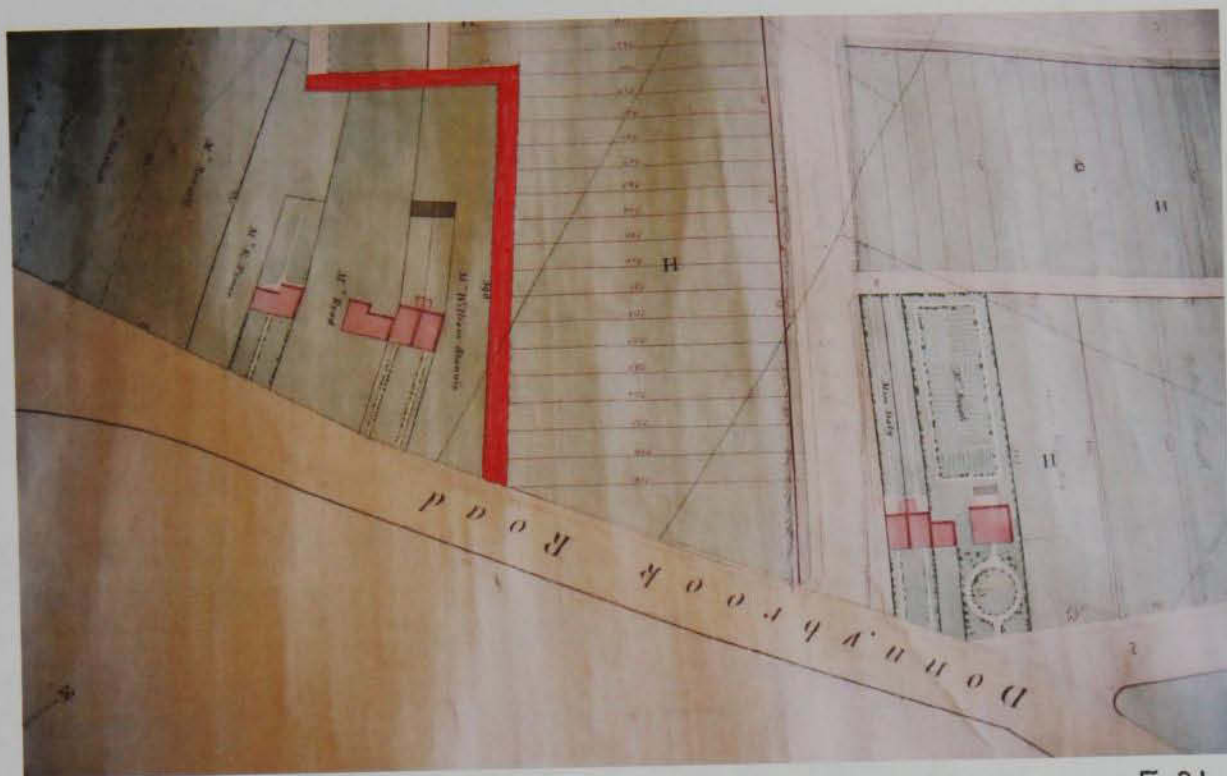
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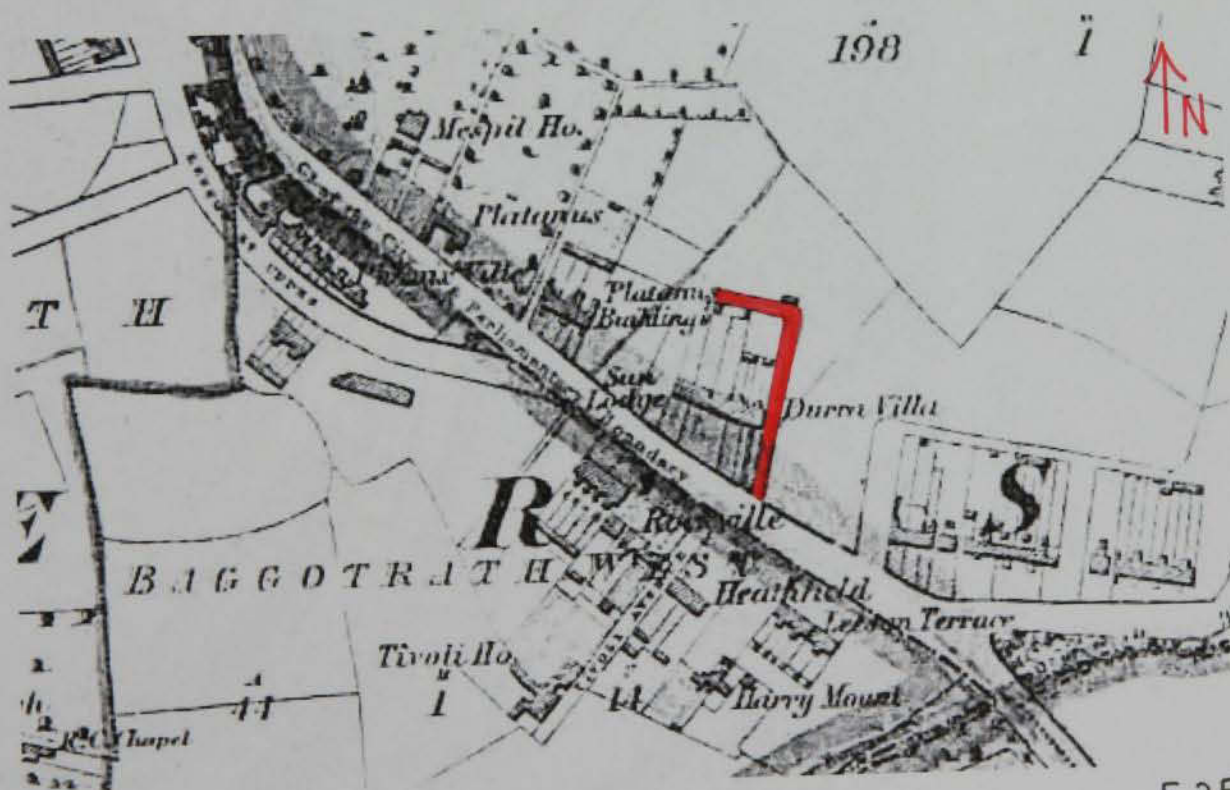
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*Surveyed and designed for
building by James Wyatt
Esq. in 1792.*

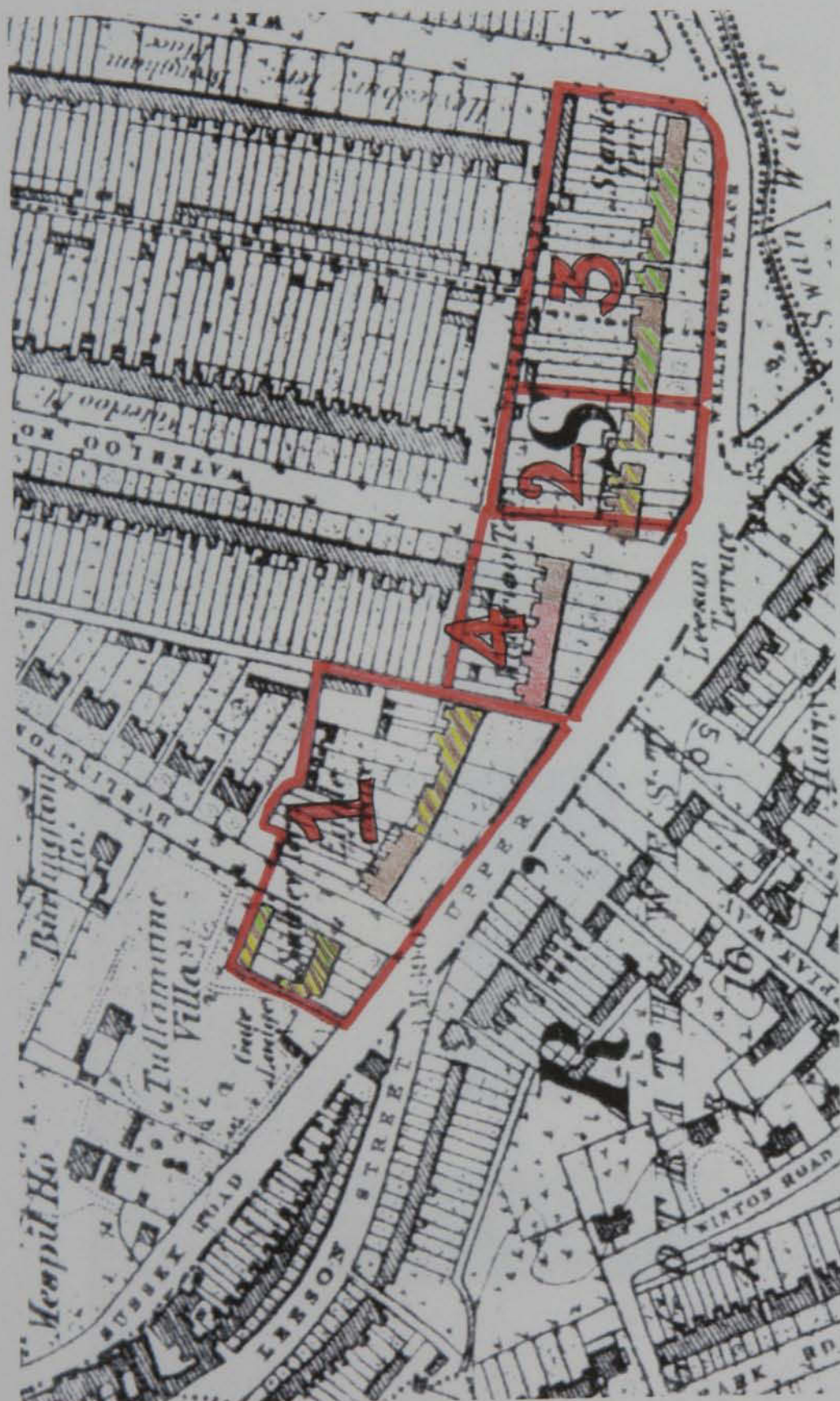


5.24



OS 1843

5.25



DATE BUILT BY

-  1839
-  1843
-  1847
-  1852

DATE GROUND LEASED

- 1** 1832-33
- 2** 1834-35
- 3** 1842-43
- 4** 1844-46



5.27



5.28



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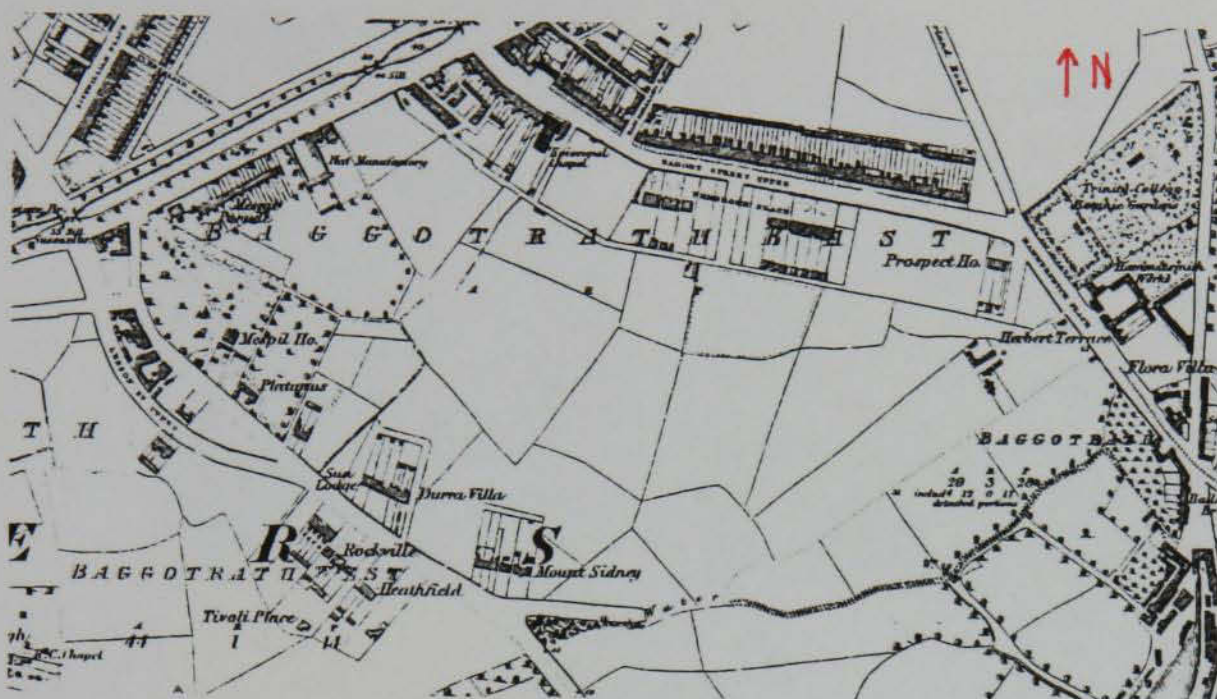
5.40

STREET FINDER : WESTERN ESTATE



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|--|---|
|  Baginbun St Upper / Pembroke Rd |  Northumberland Rd |
|  Burlington Rd |  Peray Place |
|  Clyde Rd |  Raglan Rd |
|  Jonnybrook Rd
(Leeson St Upper, Sunnys Terrace) |  Waterloo Rd |
|  Elgin Rd |  Wellington Place + Rd |
|  Grand Canal |  Wilton Place / Square |
|  Grand Canal St / Shelbourne Rd |  Dublin - Kingstown Railway |
|  Haddington Rd / Circular Rd |  Mr Syngé's ground |





05 1837

6.3

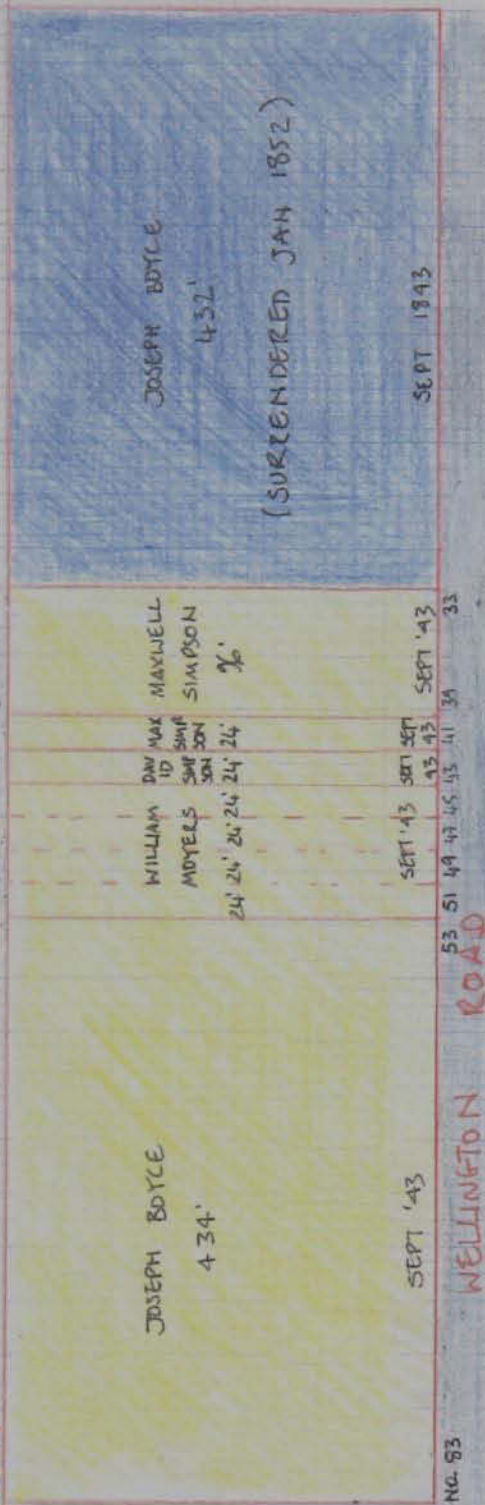


OS 1843

6.4

North

South

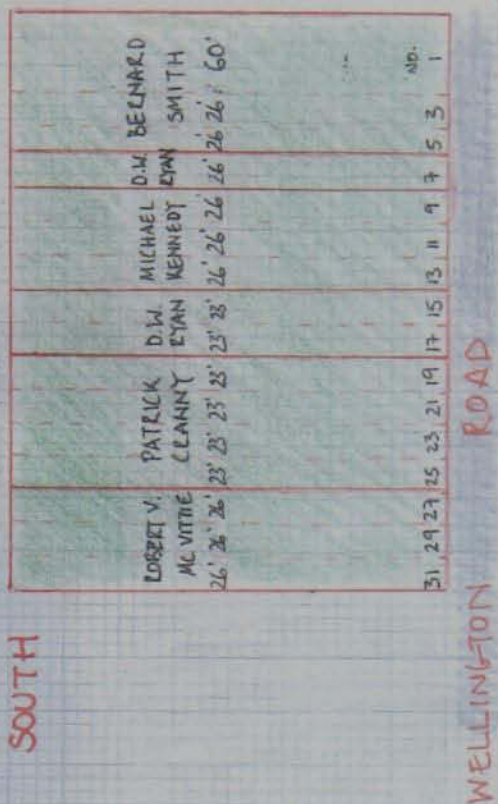


(i) ORIGINAL LEASE ALLOCATION

- | | LEASE NOT BUILT / FULFILLED | LEASE BUILT ON |
|-----|-----------------------------|----------------|
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| 100 | | |

HALLOS

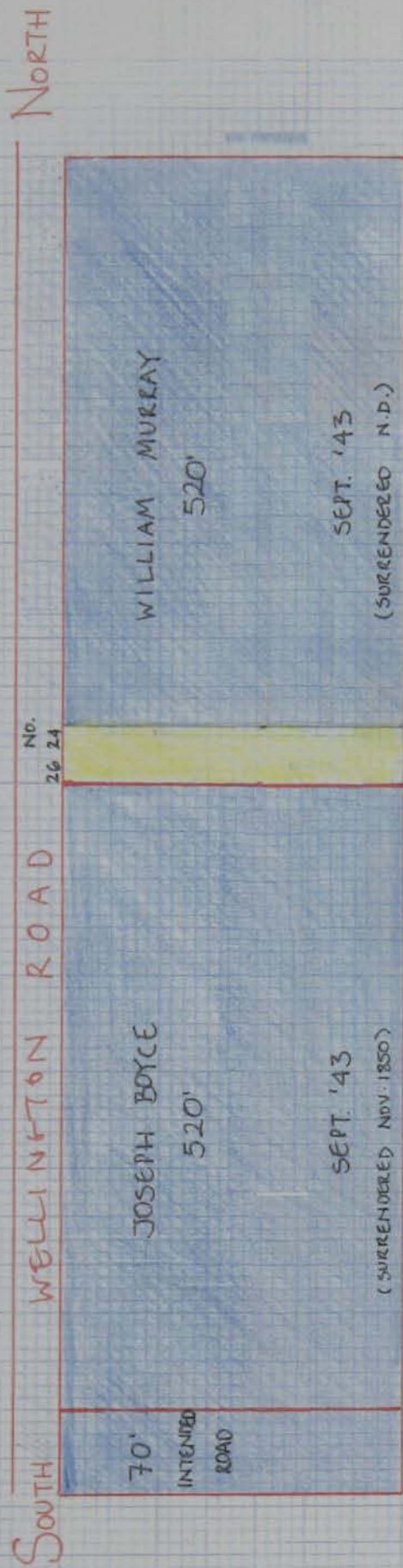
NORTH



(ii) AS BUILT

- ☒ AS BUILT, SECOND PHASE
NO LEASE INFORMATION KNOWN
PLOT SIZES FROM DS. (NOT TO SCALE)

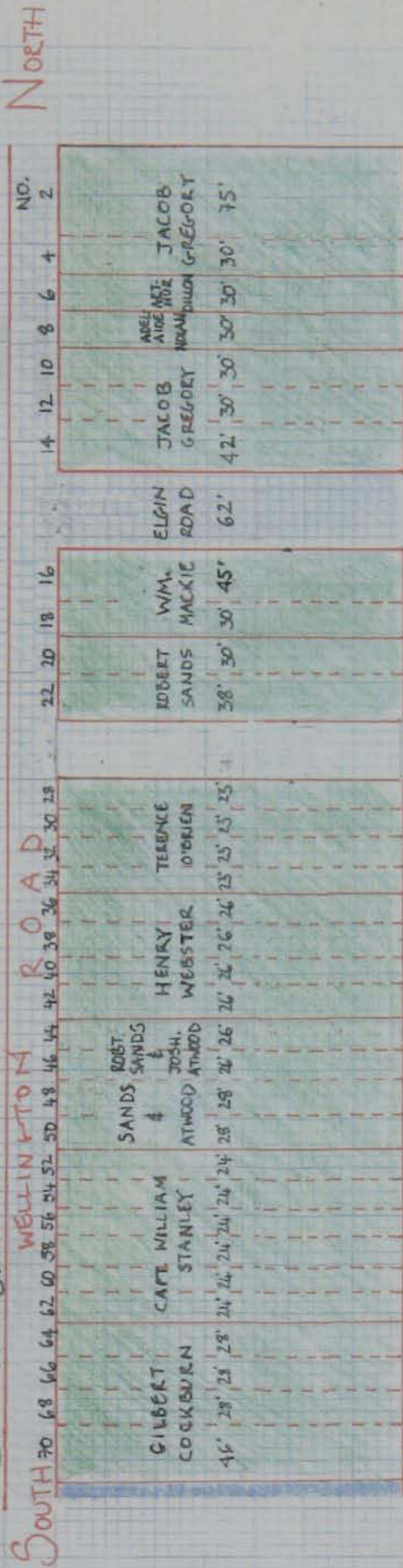
WELLINGTON RD, EAST. BUILDER-DEVELOPERS OF HOUSES



(i) ORIGINAL LEASE ALLOCATION

LEASE NOT BUILT AS INTENDED/
FULFILLED

LEASE BUILT ON



(ii) HOUSES AS BUILT

(NO LEASE INFORMATION KNOWN)
 PLOT SIZES FROM O.S. NOT TO SCALE

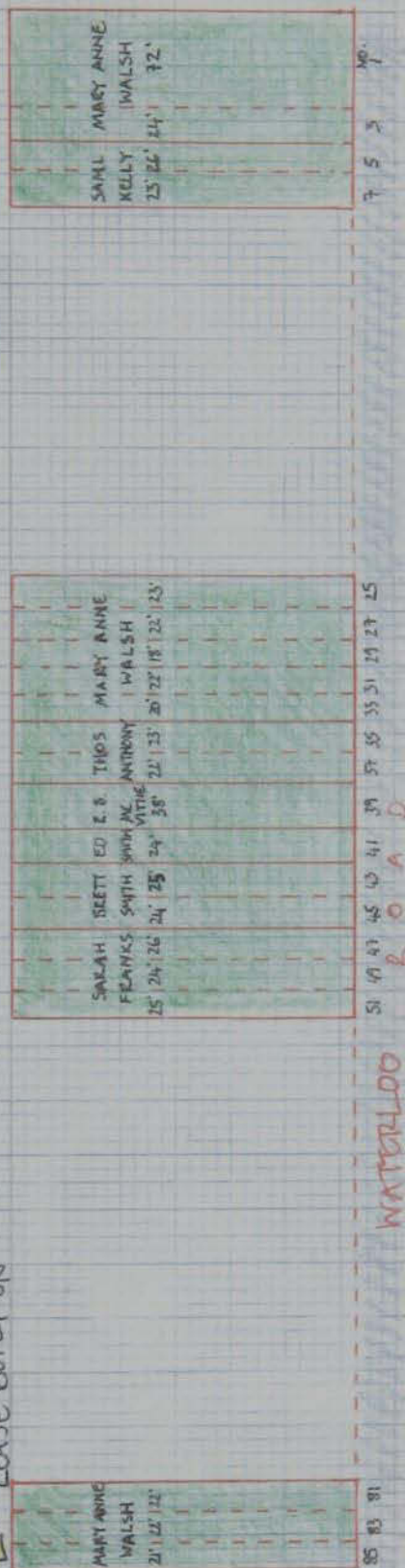
WATERLOO RD, WEST. BUILDER-DEVELOPERS OF HOUSES

S N



- (i) ORIGINAL LEASE ALLOCATION
- LEASE NOT BUILT OR
 - GROUND NOT ALLOCATED
 - LEASE BUILT ON

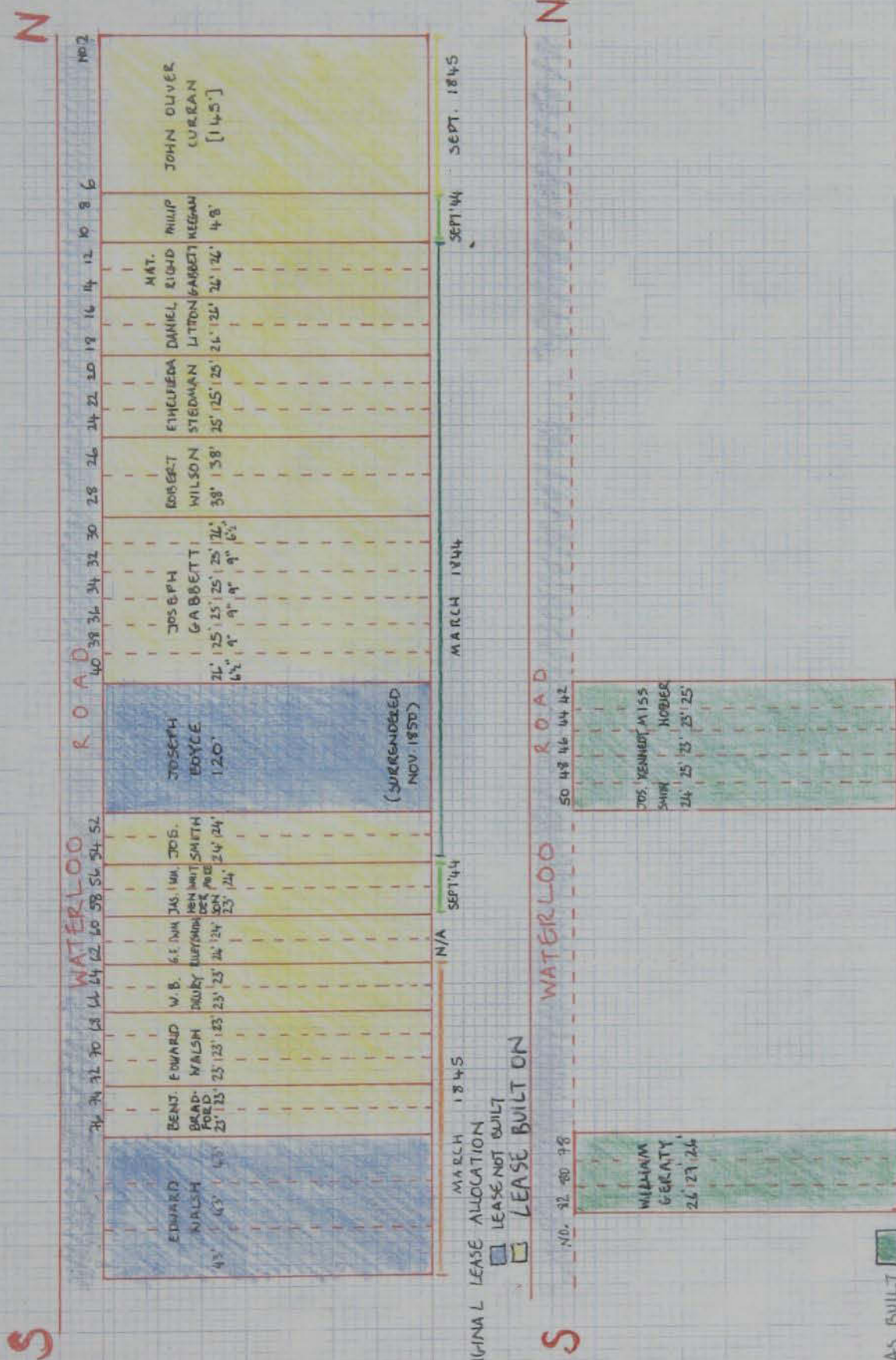
S N



- (ii) AS BUILT

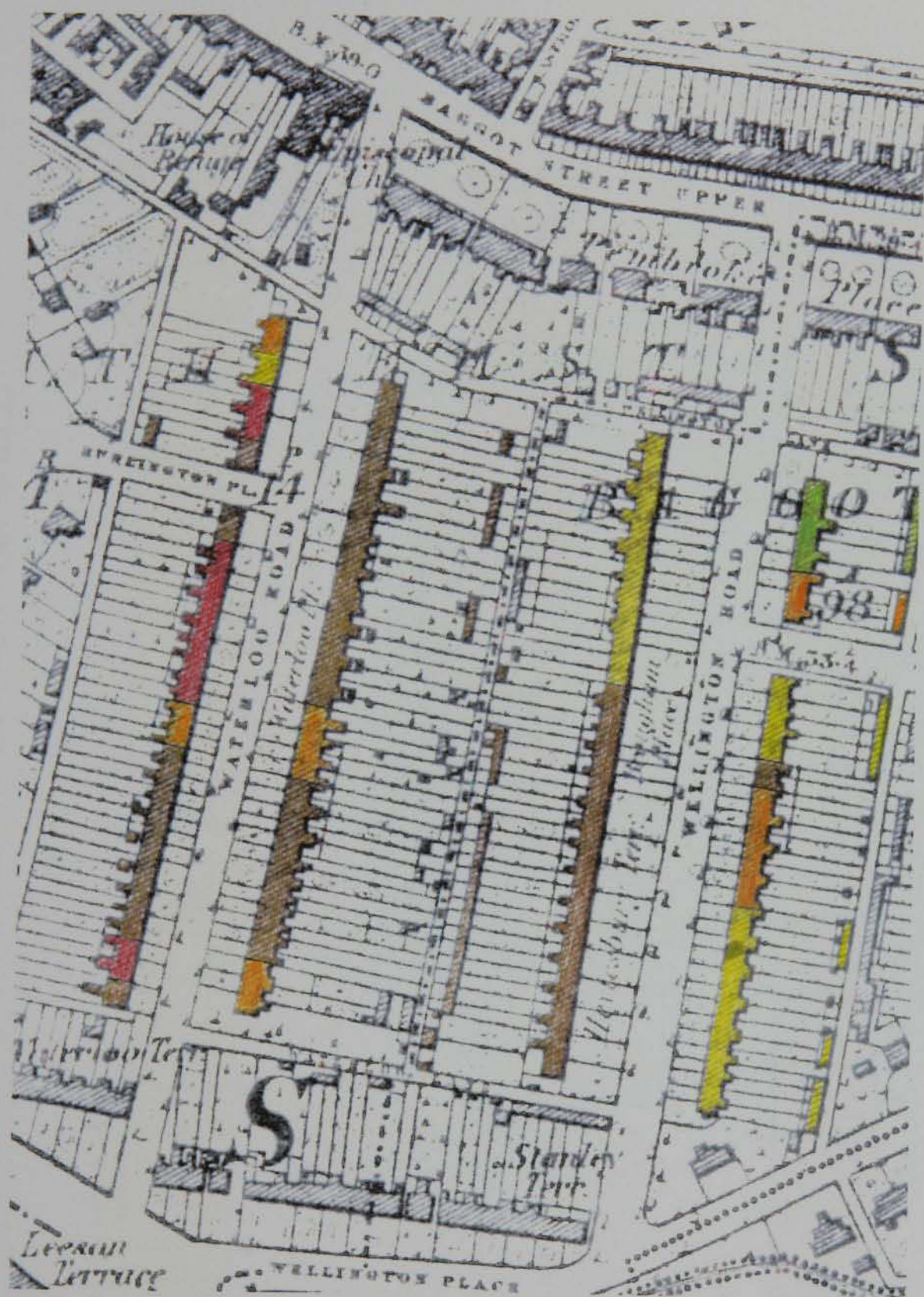
PLOT SIZES FROM D.S., NOT TO SCALE

WATERLOO RD, EAST. BUILDER - DEVELOPERS OF HOUSES



(i) ORIGINAL LEASE ALLOCATION
 LEASE NOT BUILT
 LEASE BUILT ON

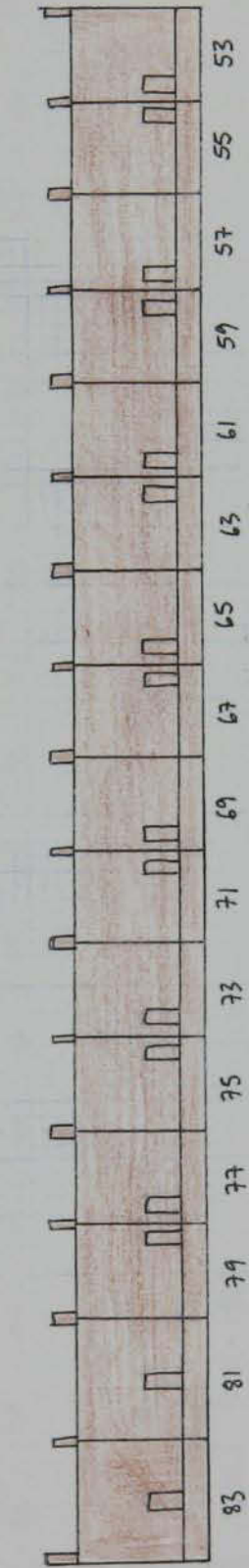
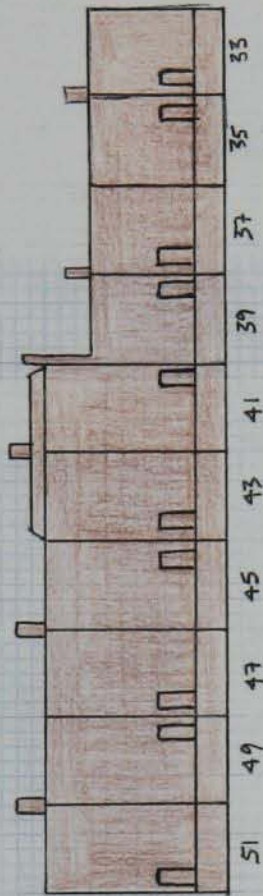
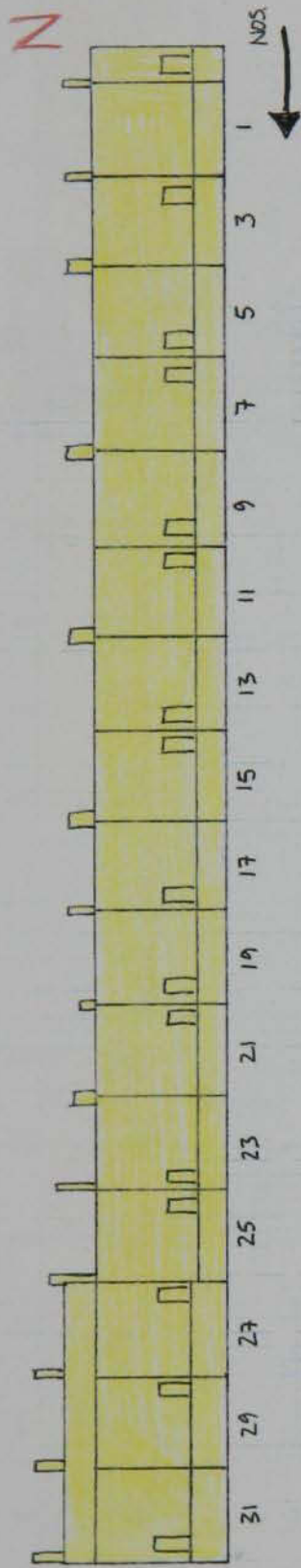
(ii) AS BUILT
 (NO LEASE INFORMATION KNOWN)
 PLOT SIZES FROM O.S., NOT TO SCALE



DATES HOUSES BUILT BY

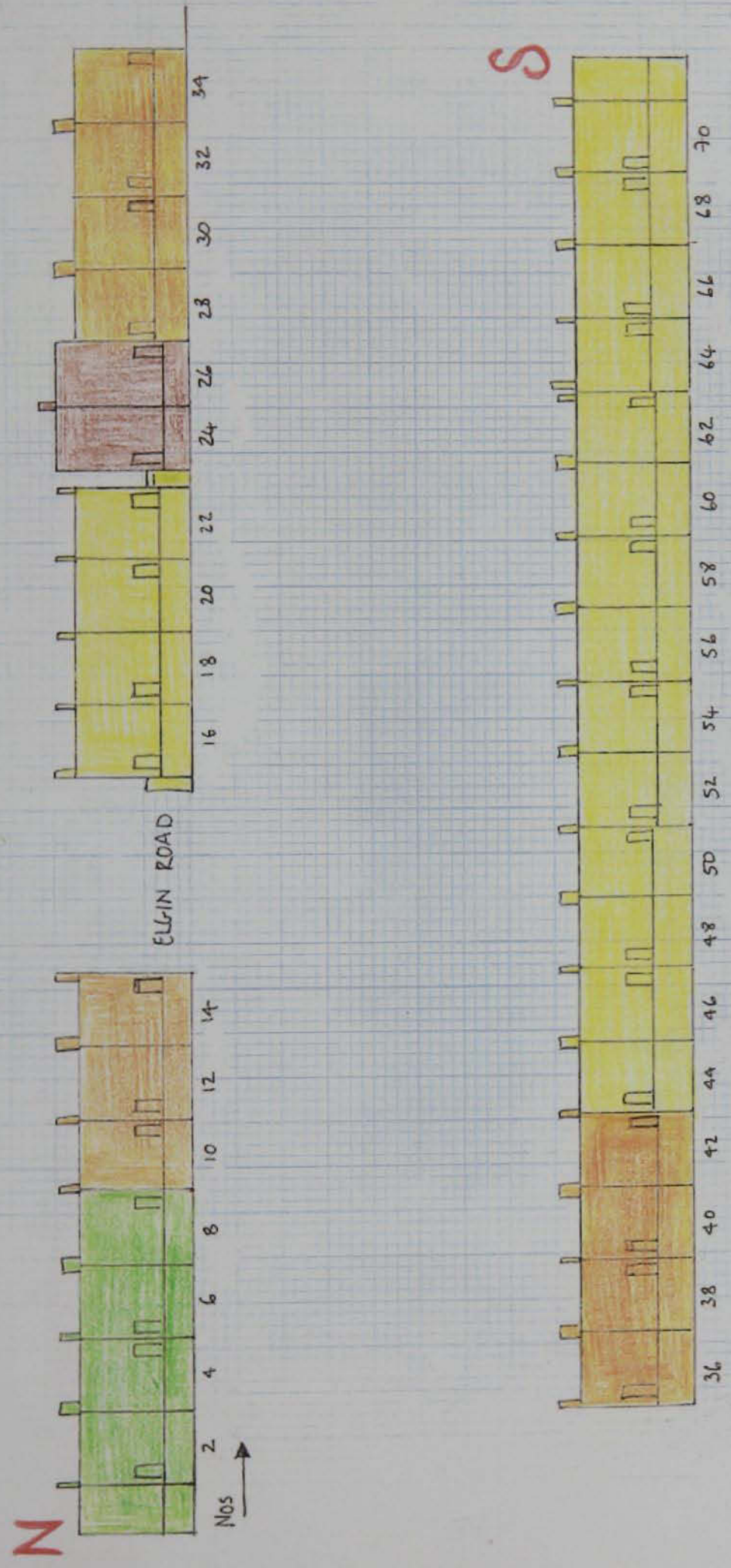
 BY 1847	 BY 1857	 Post 1862
 BY 1852	 BY 1862	

WELLINGTON ROAD, WEST. SCHEMATIC ELEVATION (NOT TO SCALE)



- BUILT BY 1847
- BUILT BY 1862

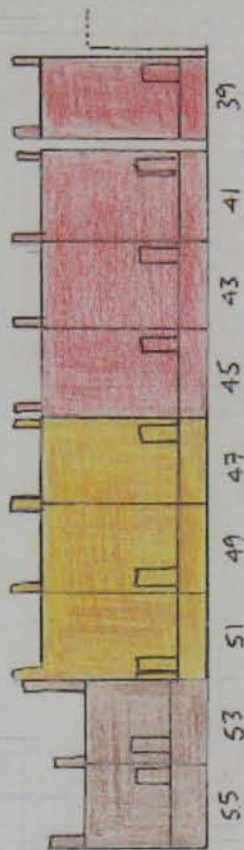
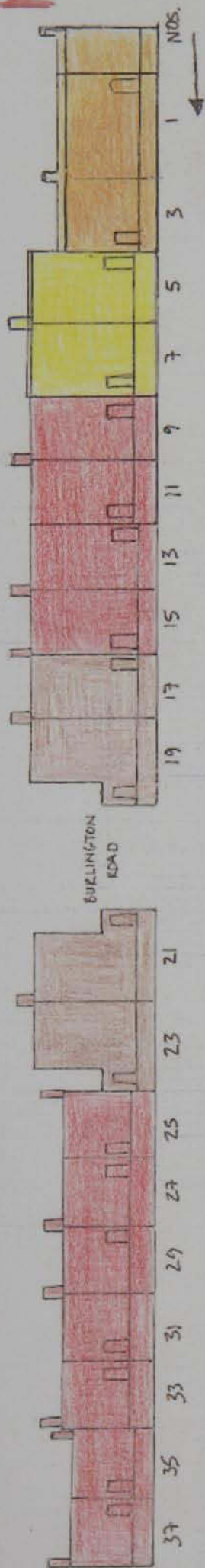
WELLINGTON ROAD, EAST. SCHEMATIC ELEVATION (NOT TO SCALE)



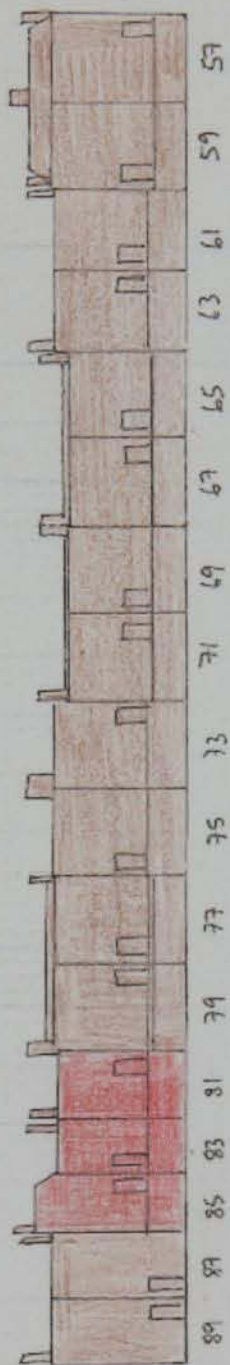
- BUILT BY 1847
- BUILT BY 1857
- BUILT BY 1862
- BUILT POST-1862

WATERLOO ROAD, WEST. SCHEMATIC ELEVATION (NOT TO SCALE)

N

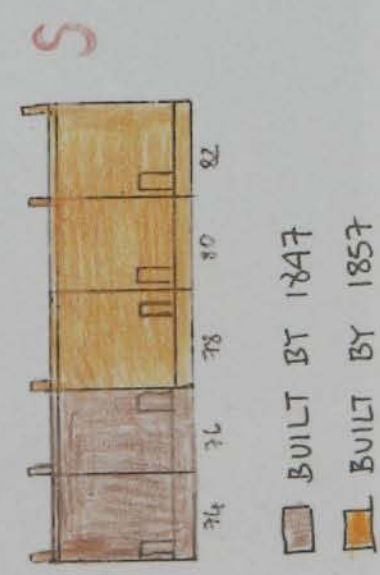
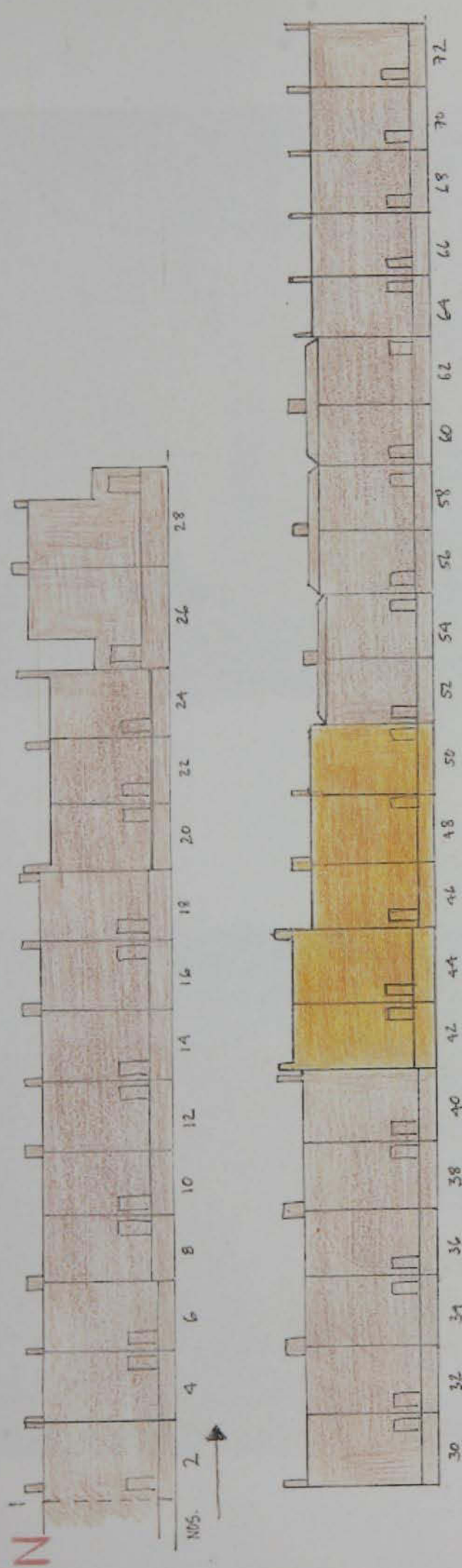


S



- BUILT BY 1847
- BUILT BY 1852
- BUILT BY 1857
- BUILT BY 1862

WATERLOO ROAD, EAST. SCHEMATIC ELEVATION (NOT TO SCALE)



- BUILT BY 1847
- BUILT BY 1857



6.14



6.15



6.16



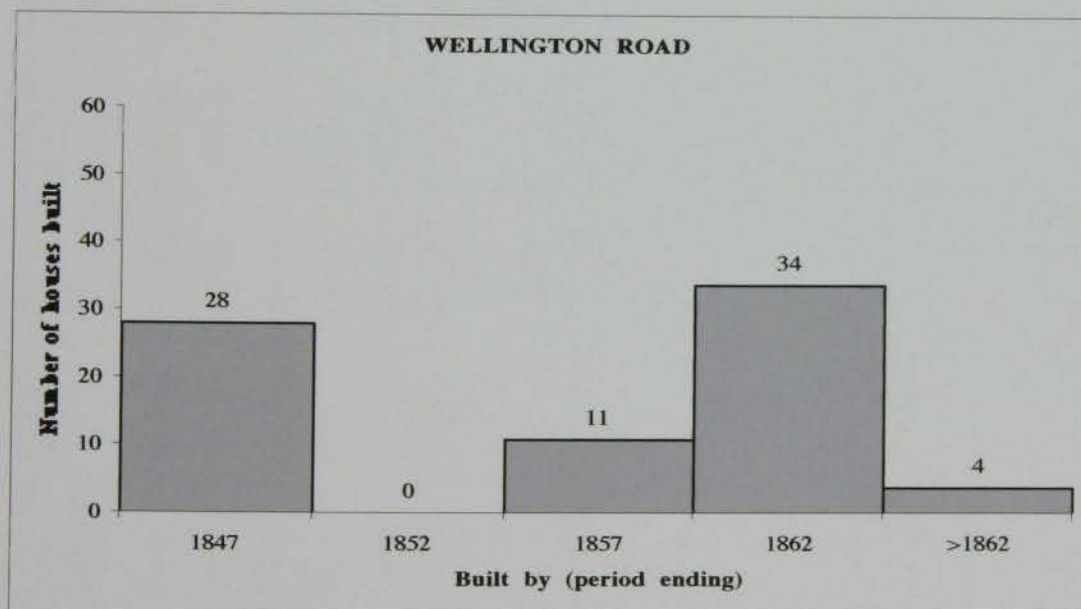
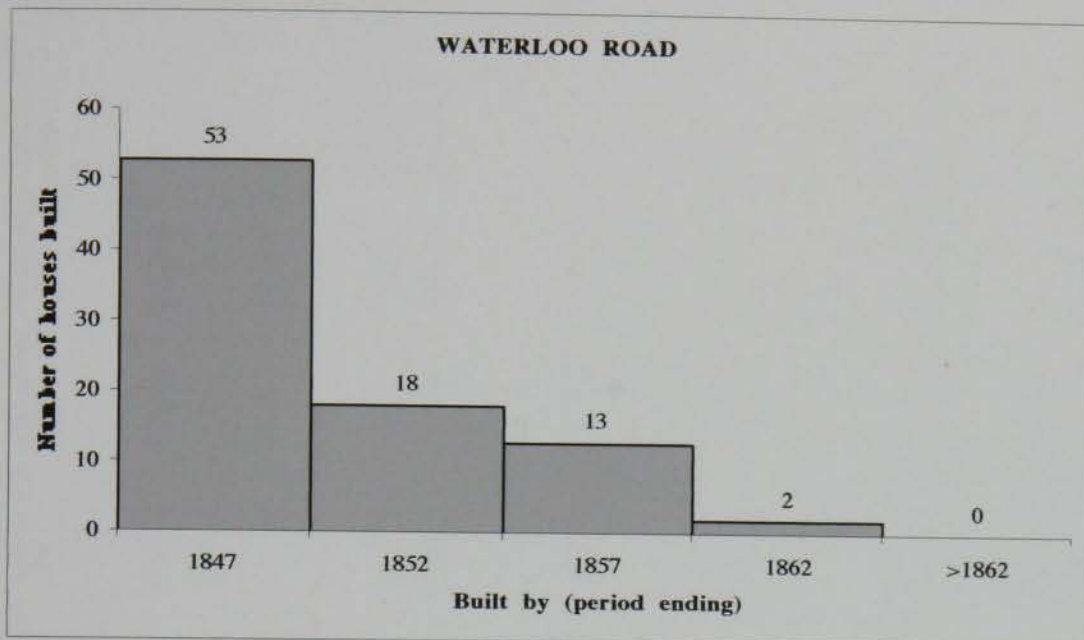
6.17i



6.17ii



6.19



SUMMARY ACCOUNTS OF THE DUBLIN ESTATE, 1849 - 1859

Year ending: ¹	Michaelmas 1849 [half year]	Michaelmas 1850	Michaelmas 1851	Michaelmas 1852	Lady Day 1853 [half year]	Michaelmas 1853 [half year]	Michaelmas 1854	Michaelmas 1855	Michaelmas 1856	Michaelmas 1857	Michaelmas 1858	Michaelmas 1859
Annual rent due:	£12,851	£24,569	£24,708	£24,268	£12,088	£12,031	£25,606	£26,163	£26,562	£26,588	£26,885	£27,053
Arrear on last a/c:	£28,017	£15,393	£11,758	£10,102*	£11,573	£14,865	£16,042	£8,630	£2,953	£1,309	£822	£636
Total due:	£40,868	£39,962	£36,466	£34,370	£23,661	£26,896	£41,648	£34,793	£29,515	£27,897	£27,707	£27,689
Arrears struck off:	£5,333	£3,411	£2,572	£1,827	£125	£118	£2,603	£1,485	£522	£240	£99	£45
Rent received:	£20,142	£24,793	£23,812	£20,970	£8,671	£10,736	£30,415	£30,355	£27,684	£26,835	£26,972	£26,833
Arrear on this a/c:	£15,393	£11,758	£10,082*	£11,573	£14,865	£16,042	£8,630	£2,953	£1,309	£822	£636	£811
Payments include:												
Remittances to Sidney Herbert:	£12,000	£12,400	£12,000	£15,100	£5,615	£10,500	£18,000	£18,000	£18,000	£18,000	£18,100	£19,000
Annuities, charges, subs & donations	£761	£986	£941	£816		£500	£833	£1,317	£969	£1,057	£1,082	£831
Buildings & repairs	£1,601	£7,078	£9,516	£3,167	£1,229	£287	£1,418	£2,115	£2,099	£819	£385	£551
Roads, fences & improvements	£4,284 ²			£370	£135		£348	£1,281	£948	£535	£778	£1,013

*NOTE: All information derived from NAI, PEP, Statements of Accounts (Acc. No. 2011/2/5).

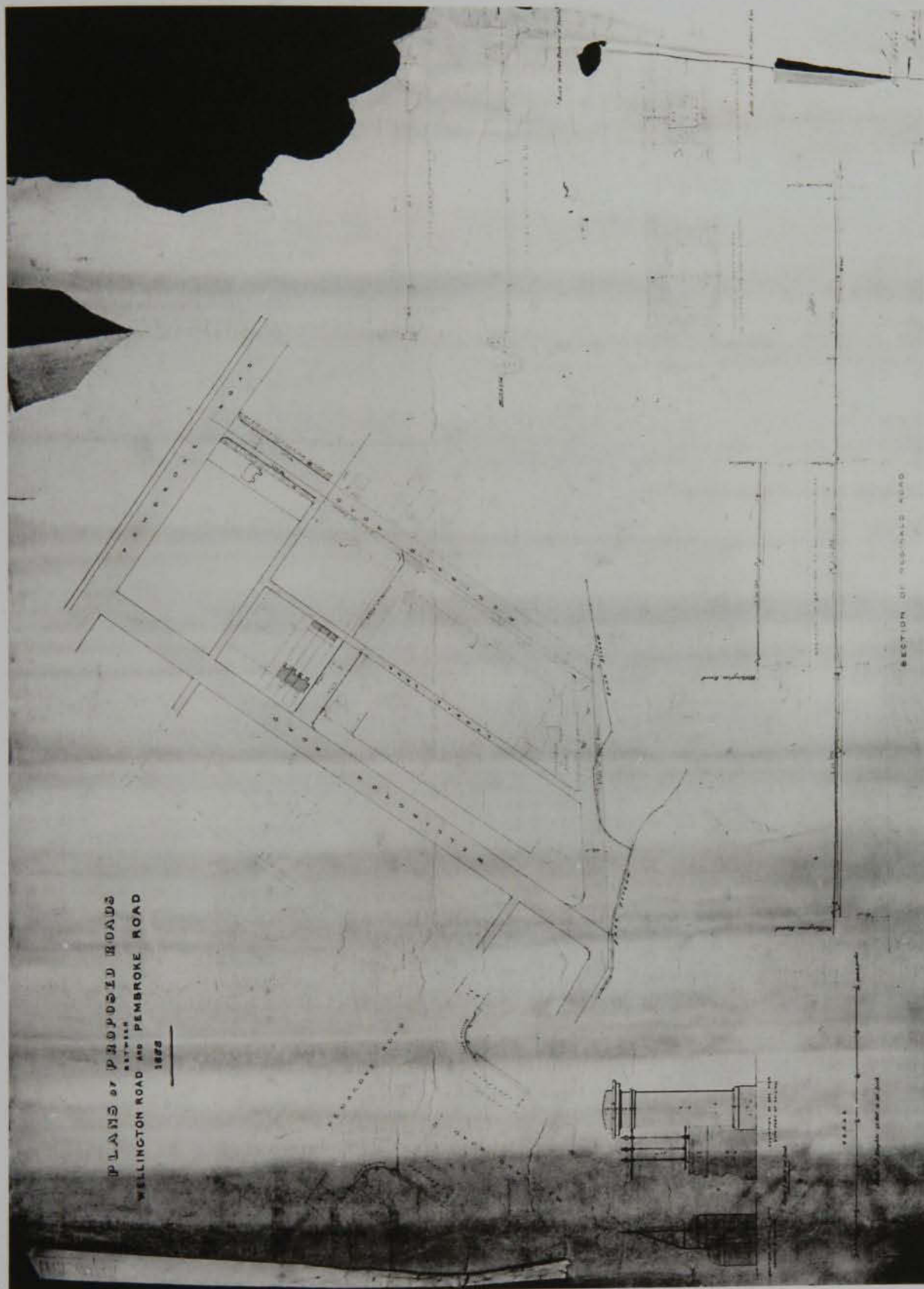
Amounts have been rounded to the nearest pound.

There is an inconsistency in the rent arrears of 1851 and 1852 (marked by an asterisk). This is an inconsistency which occurs in the original documents.

There were two returns of six months each in 1853 because of the death of the agent, Major Fairfield, in October 1853, at which time the account was closed.

¹The dates at which the accounts finally closed varied from year to year, thus the date used is the official date at which the financial year ended.

²This sum includes a payment of £3,631 to George Farrell on account of 'works' carried out in 1850.





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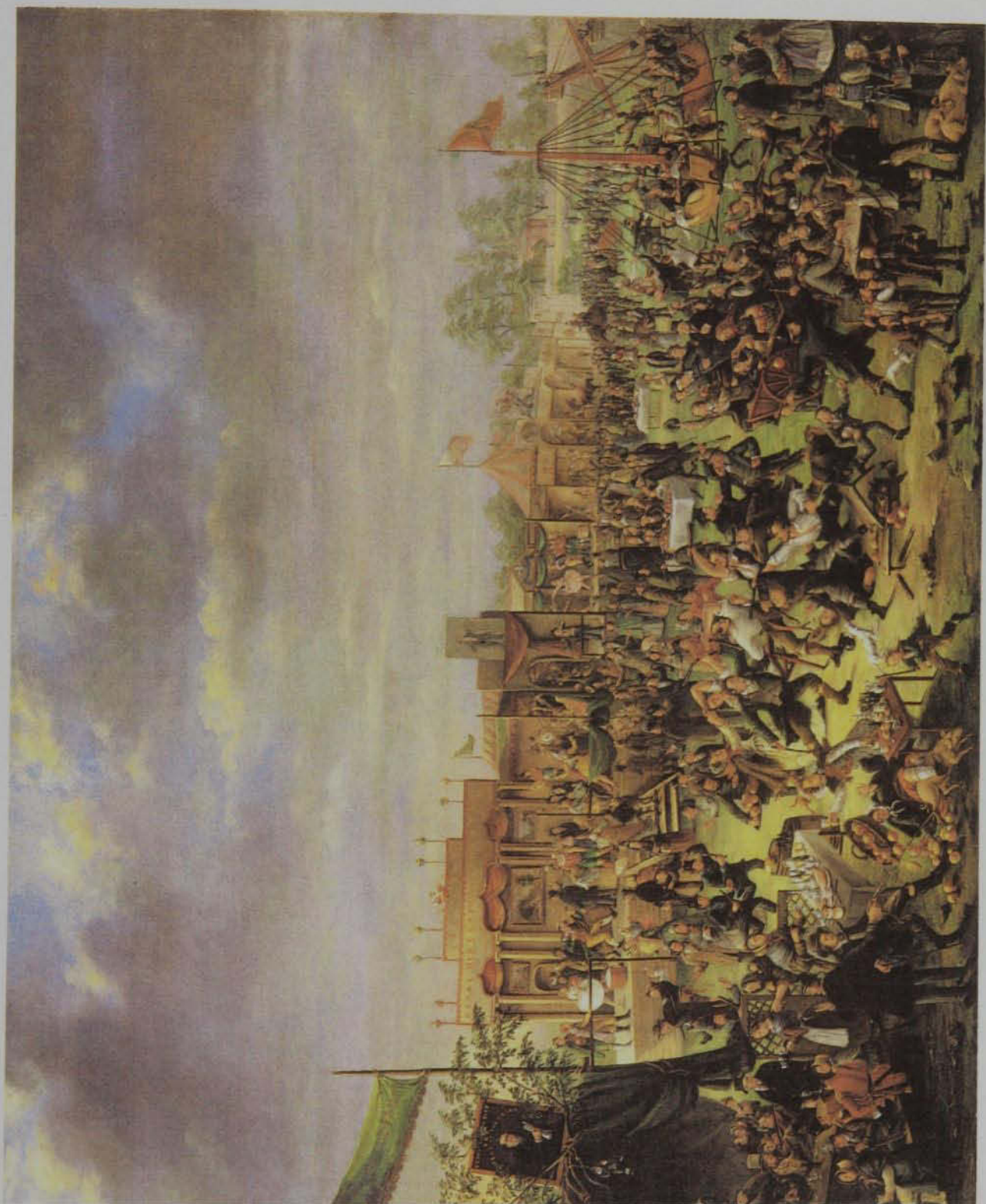
6.37ii



6.38



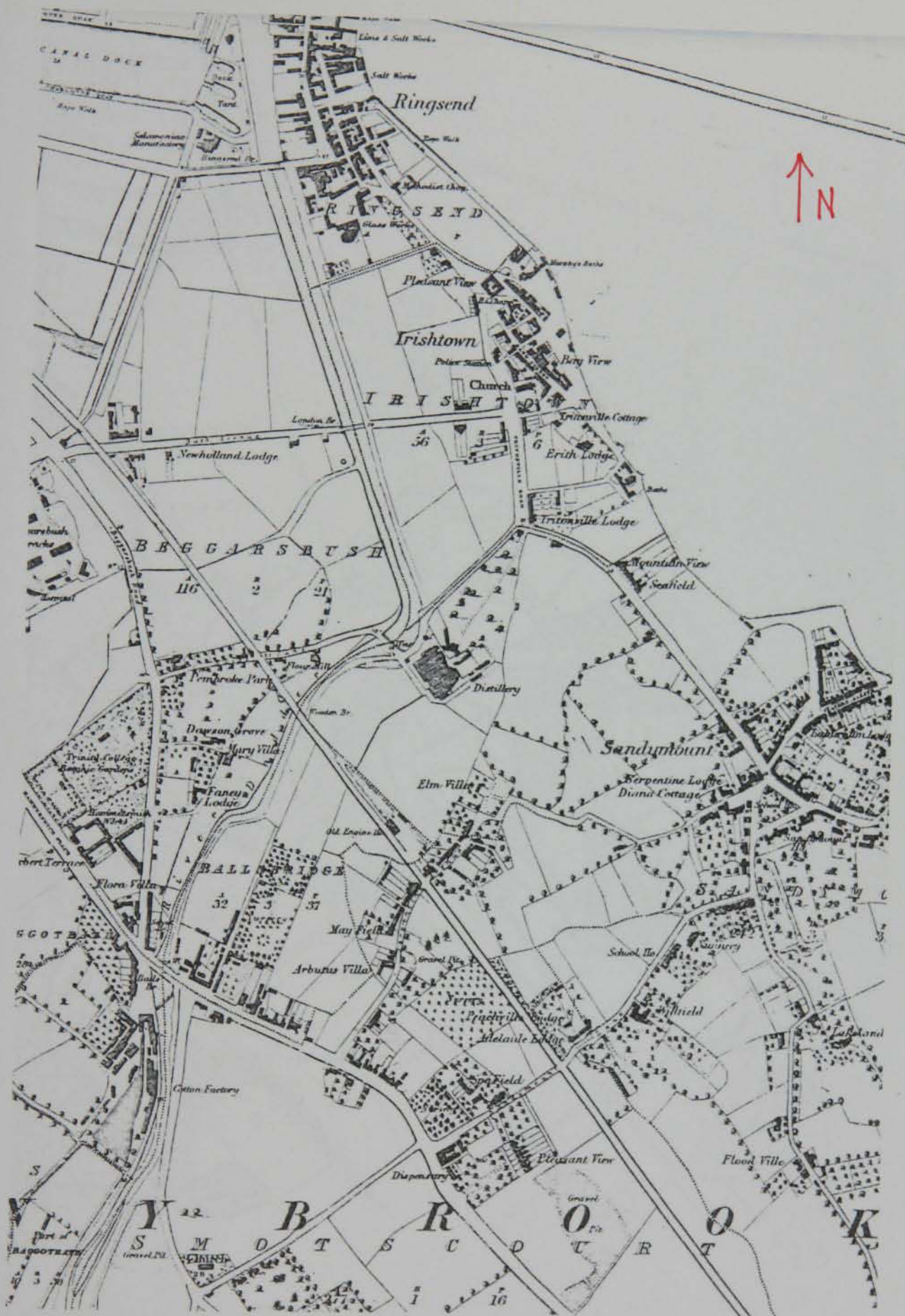
6.39



STREET GUIDE : EASTERN ESTATE

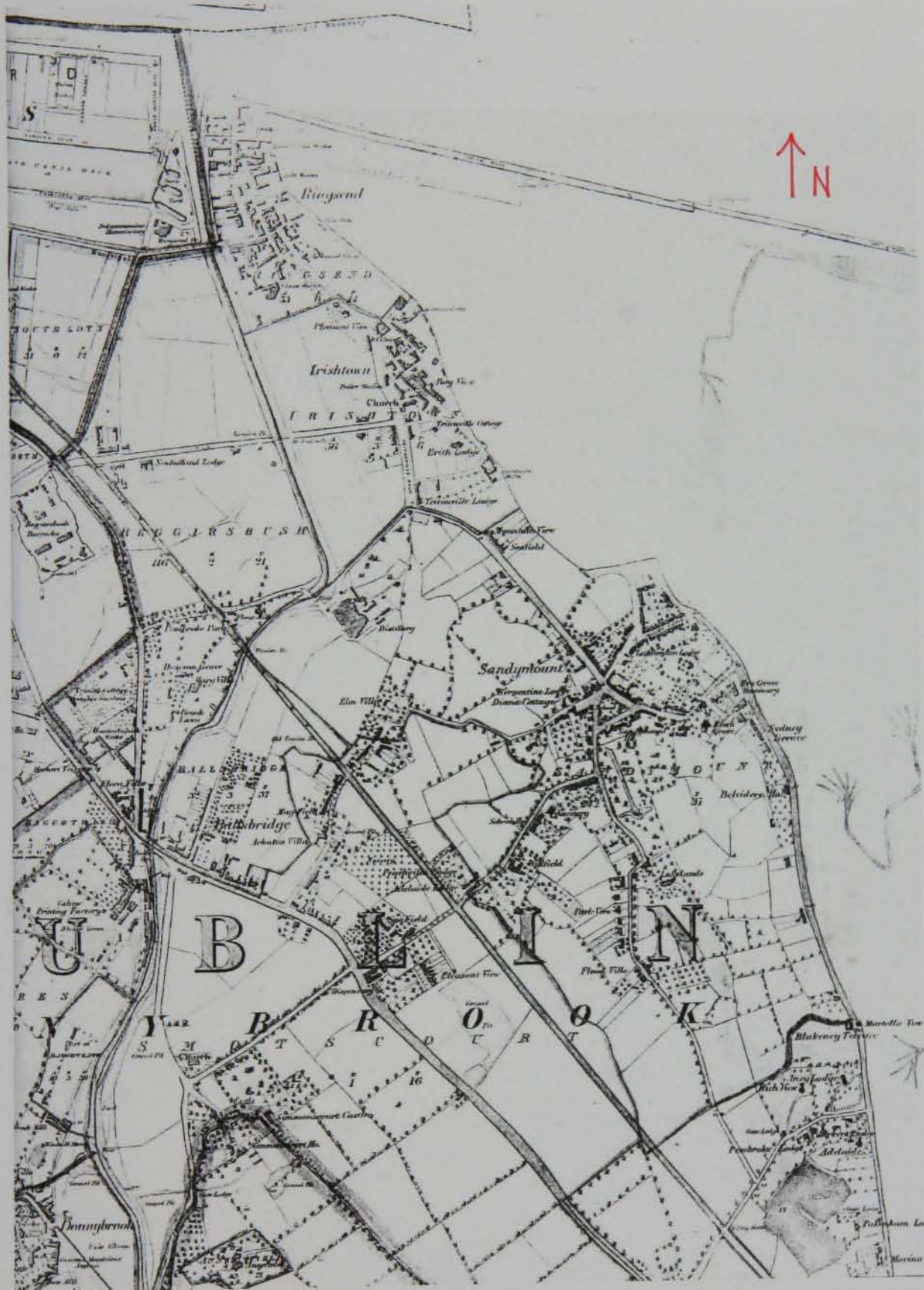


- | | | |
|---------------------------------------|-----------------------|---------------------------------------|
| Bath Ave / Londonbridge Rd | Newgrove Ave | Serpentine Ave / Claremont Rd |
| Havelock Square | Park Ave / Gilford Rd | Sidney Parade |
| Herbert Rd / Haig's Ave / Watery Lane | St. John's Rd | Shelbourne Rd (prev. Beggars Bush Rd) |
| Merrion / Pembroke Rd | Sandymount Ave | Strand Rd |
| Newbridge Ave | Sandymount Rd | Tritonville Rd |
| Kingstown Railway | Scafort Ave | Varasour Sq |
| | River Dodder / Const | |



OS 1837

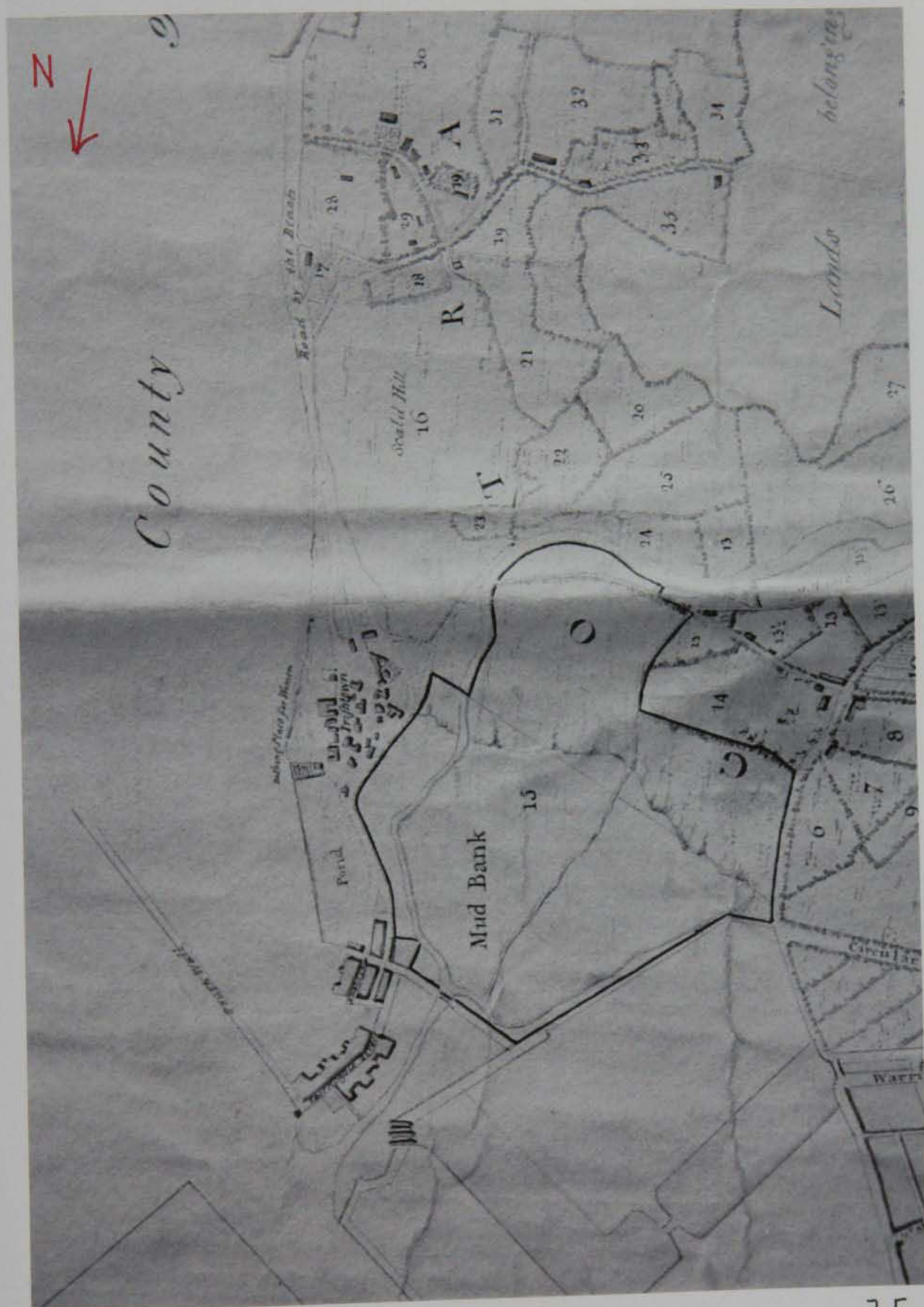
7.2



OS 1843

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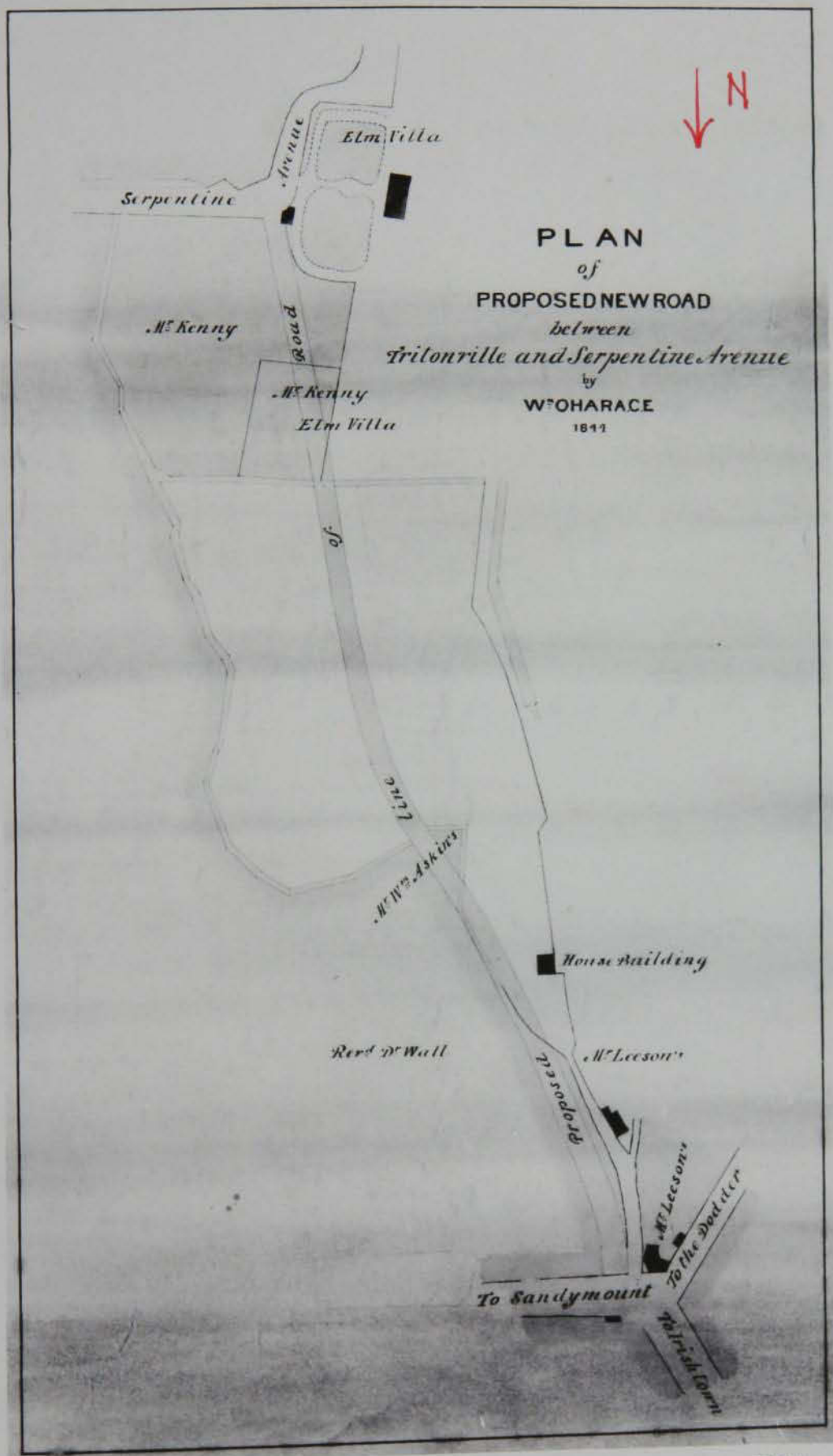
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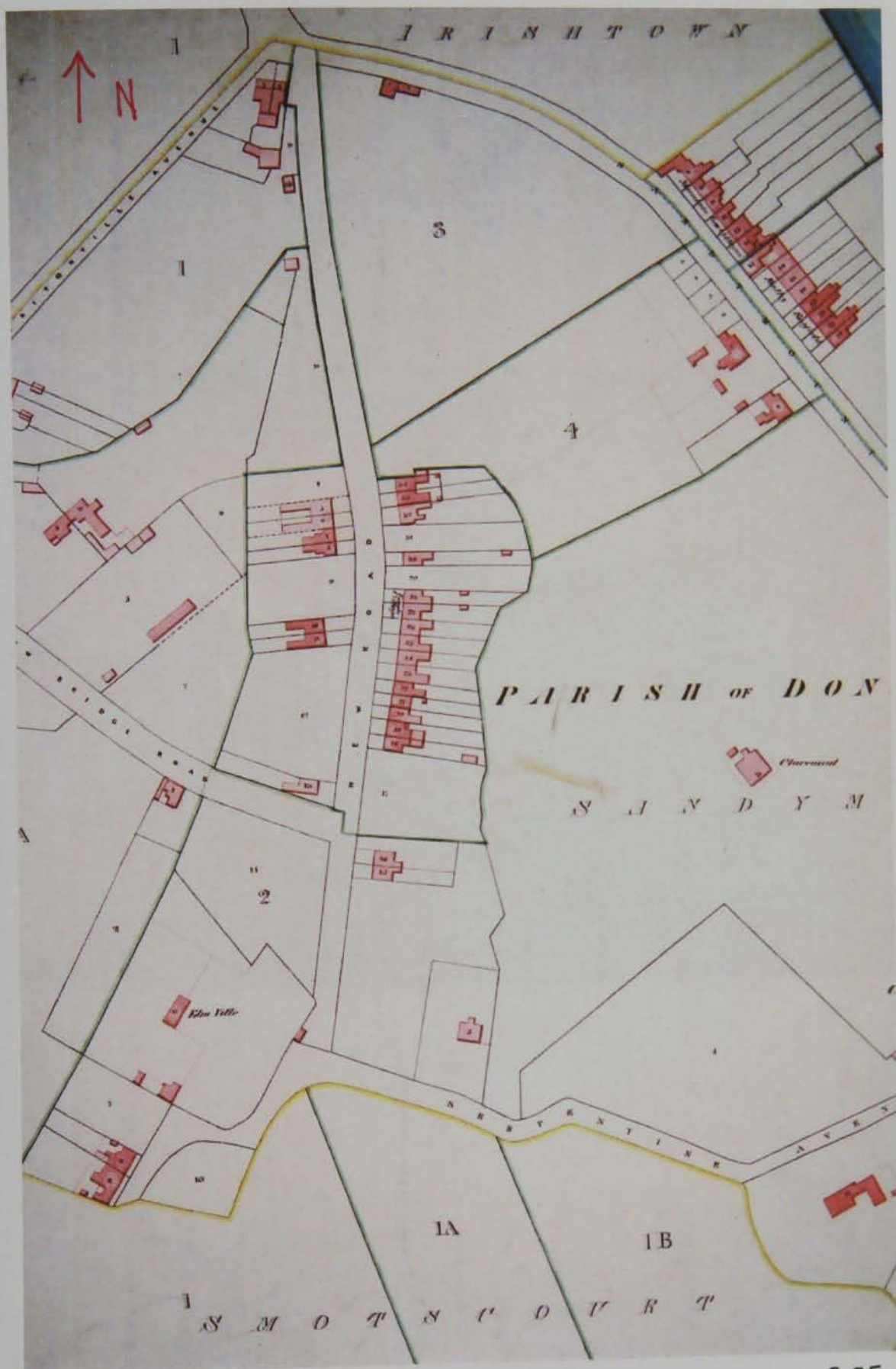


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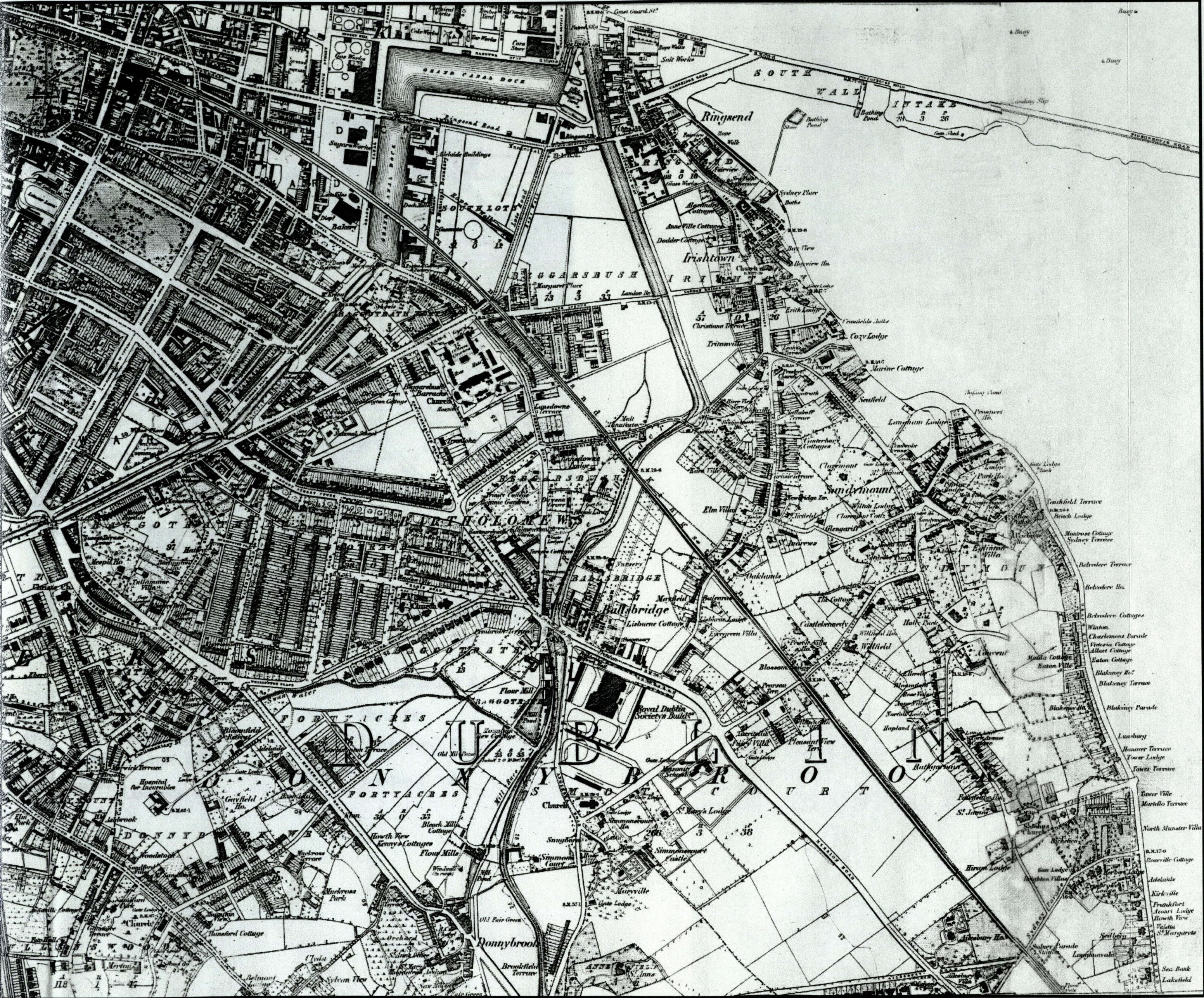
7.53



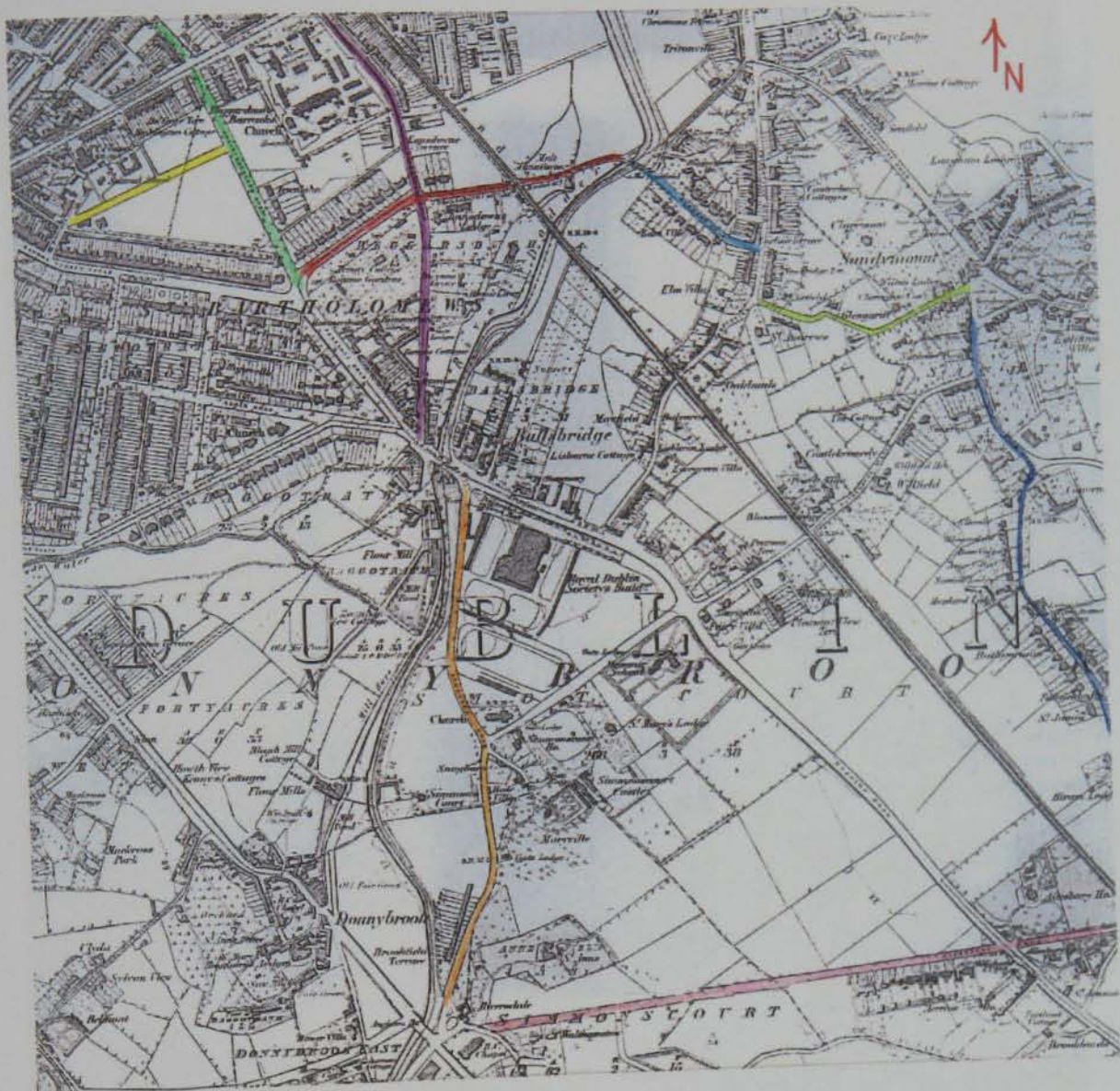
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7.55



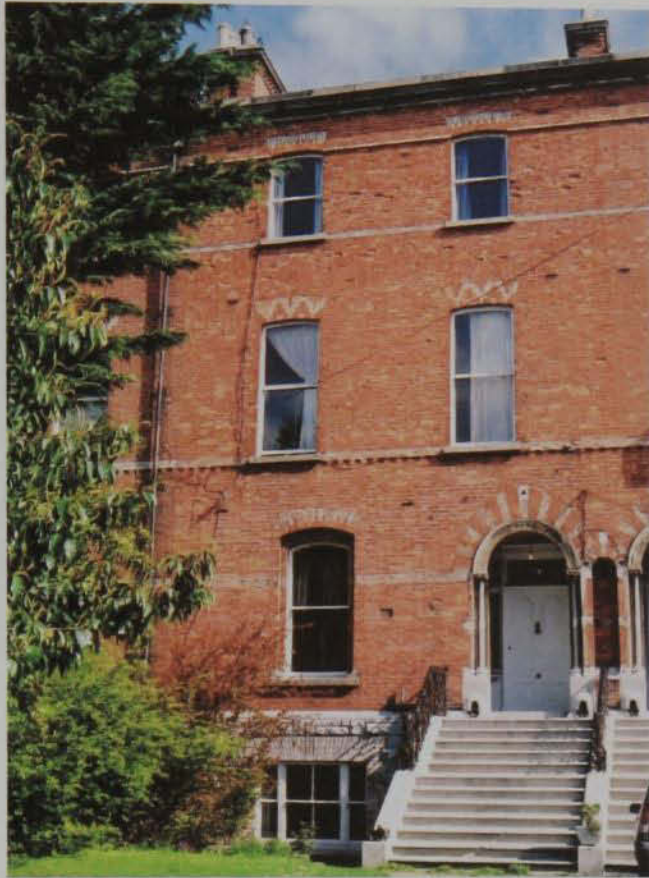
STREET FINDER



- | | | | |
|---|--------------|---|-------------------|
|  | Ailesbury Rd |  | Northumberland Rd |
|  | Anglesey Rd |  | Park Ave. |
|  | Claremont Rd |  | Saint Mary's Rd |
|  | Herbert Rd |  | Shelbourne Rd |
|  | Lansdowne Rd | | |



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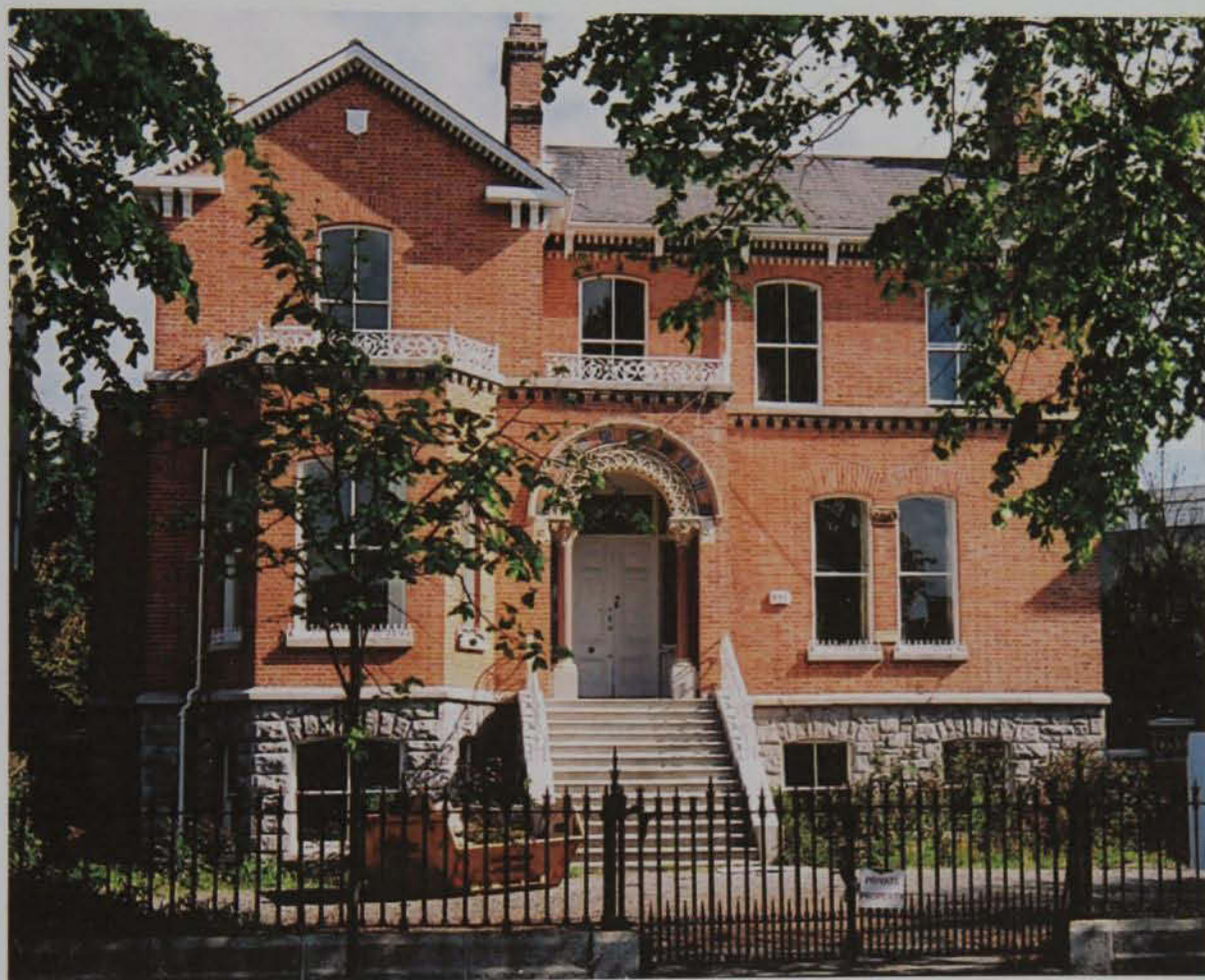
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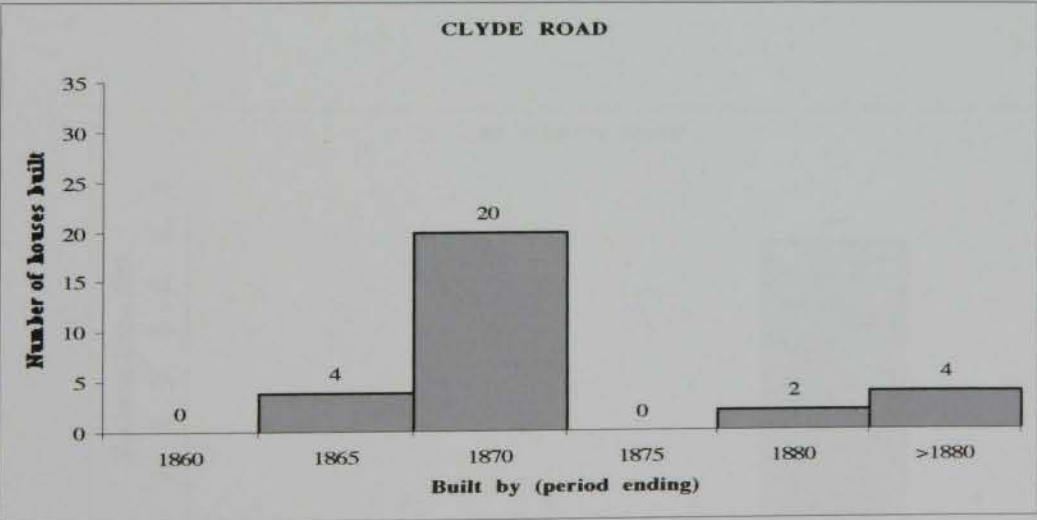
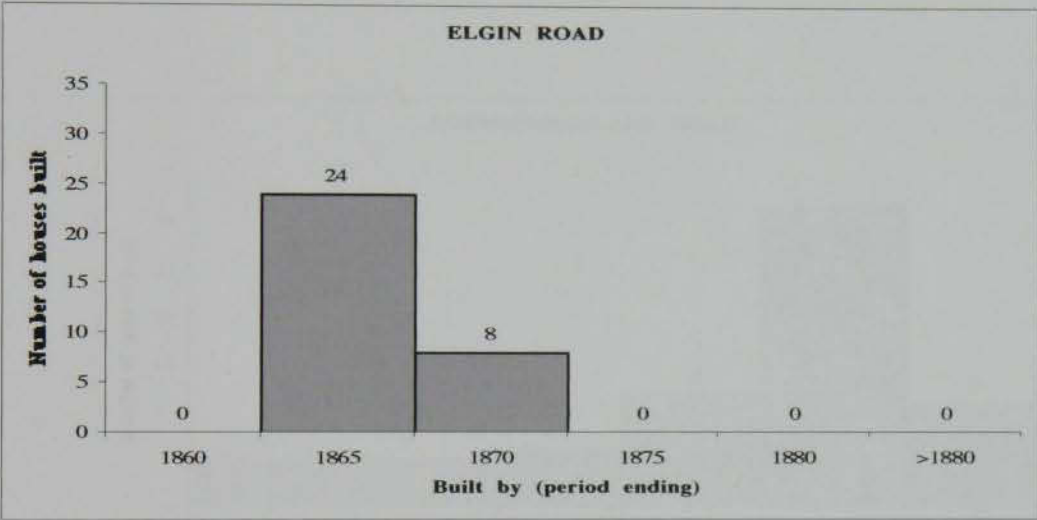
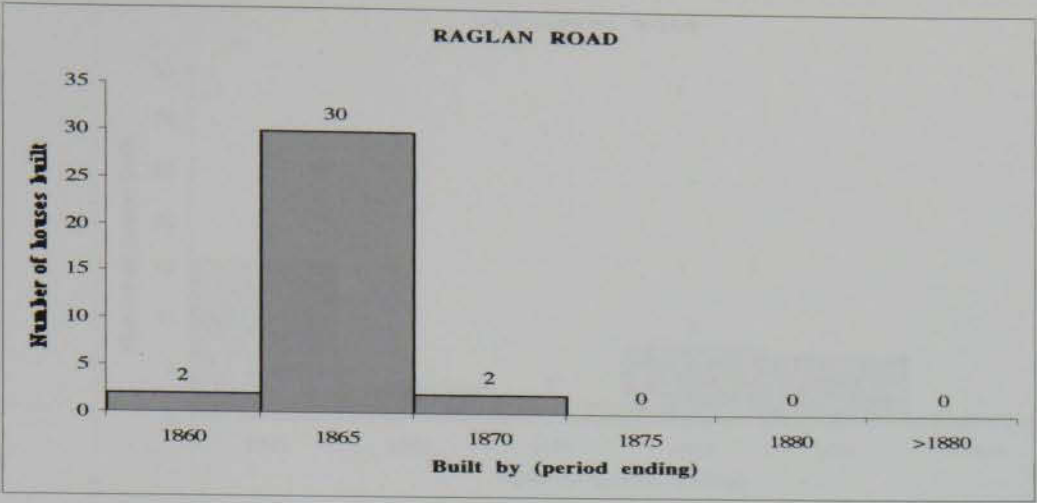
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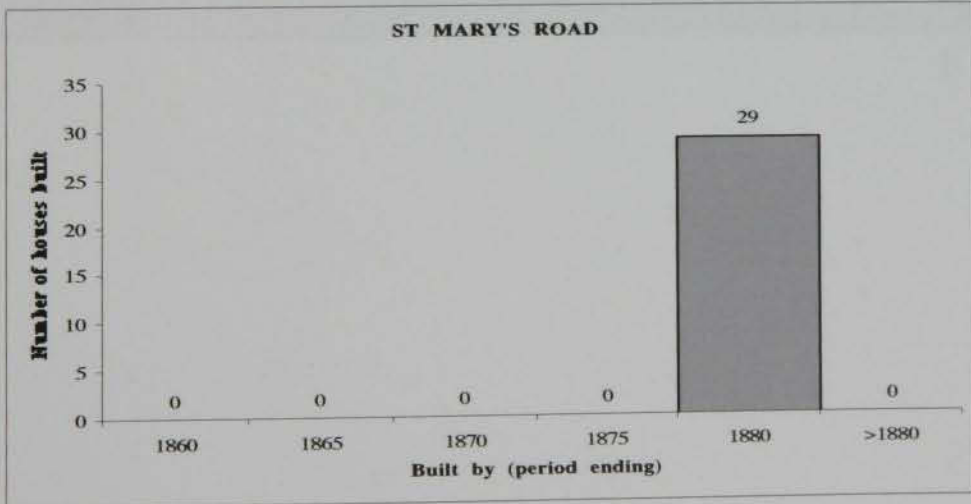
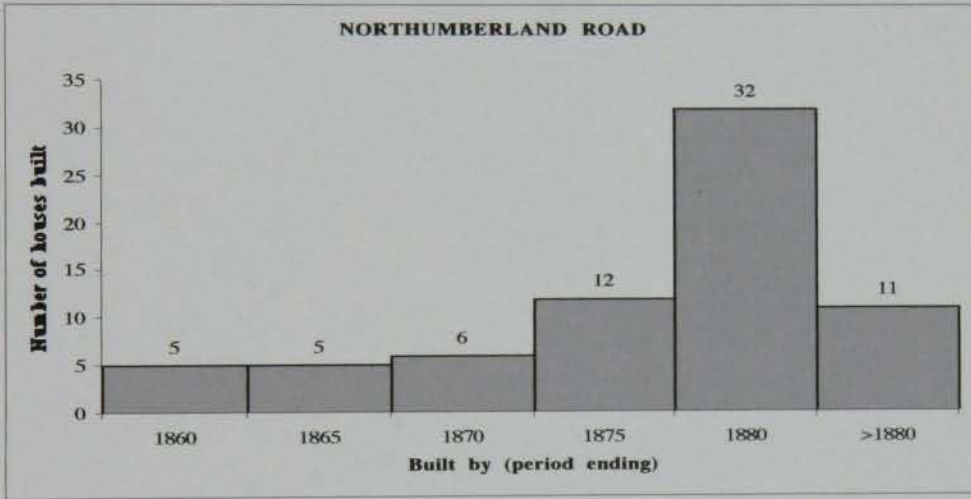
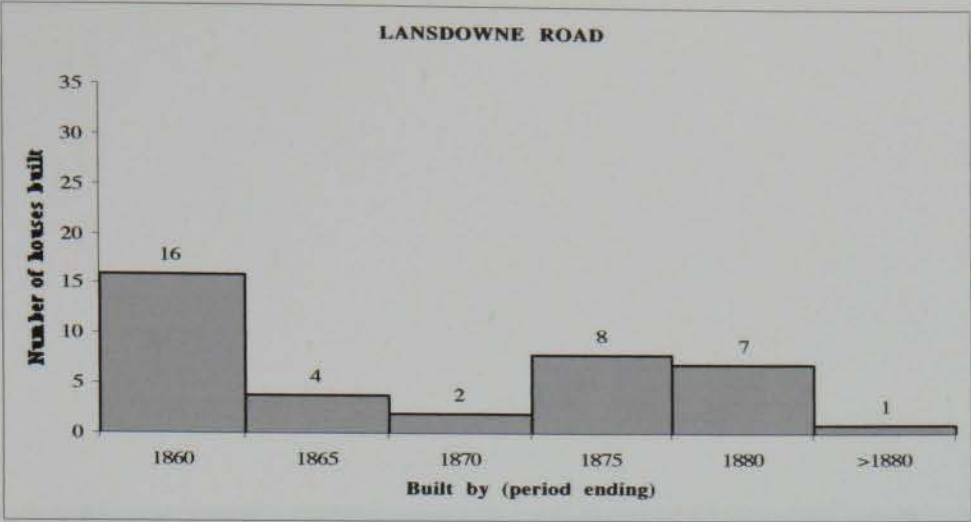


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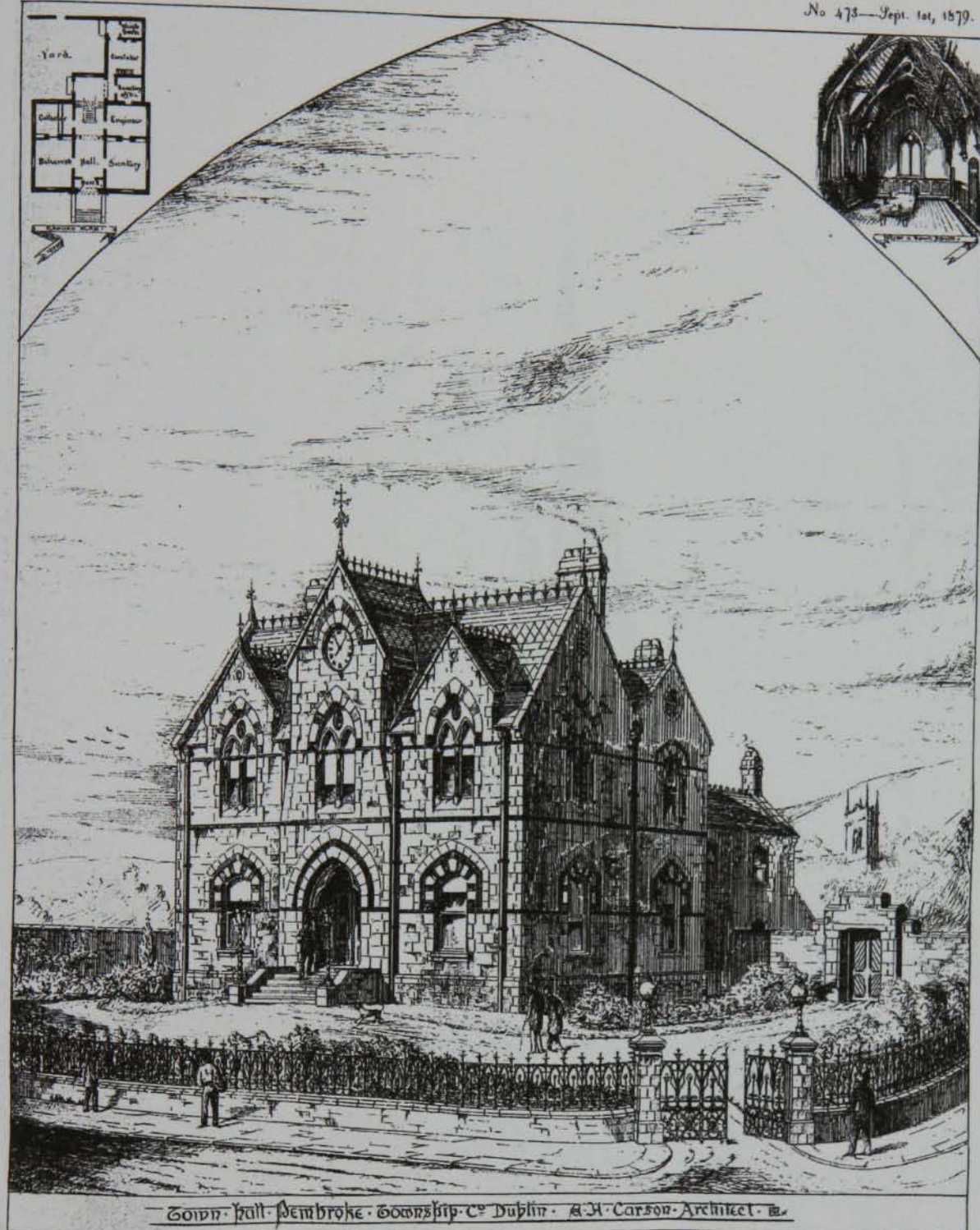
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8.57

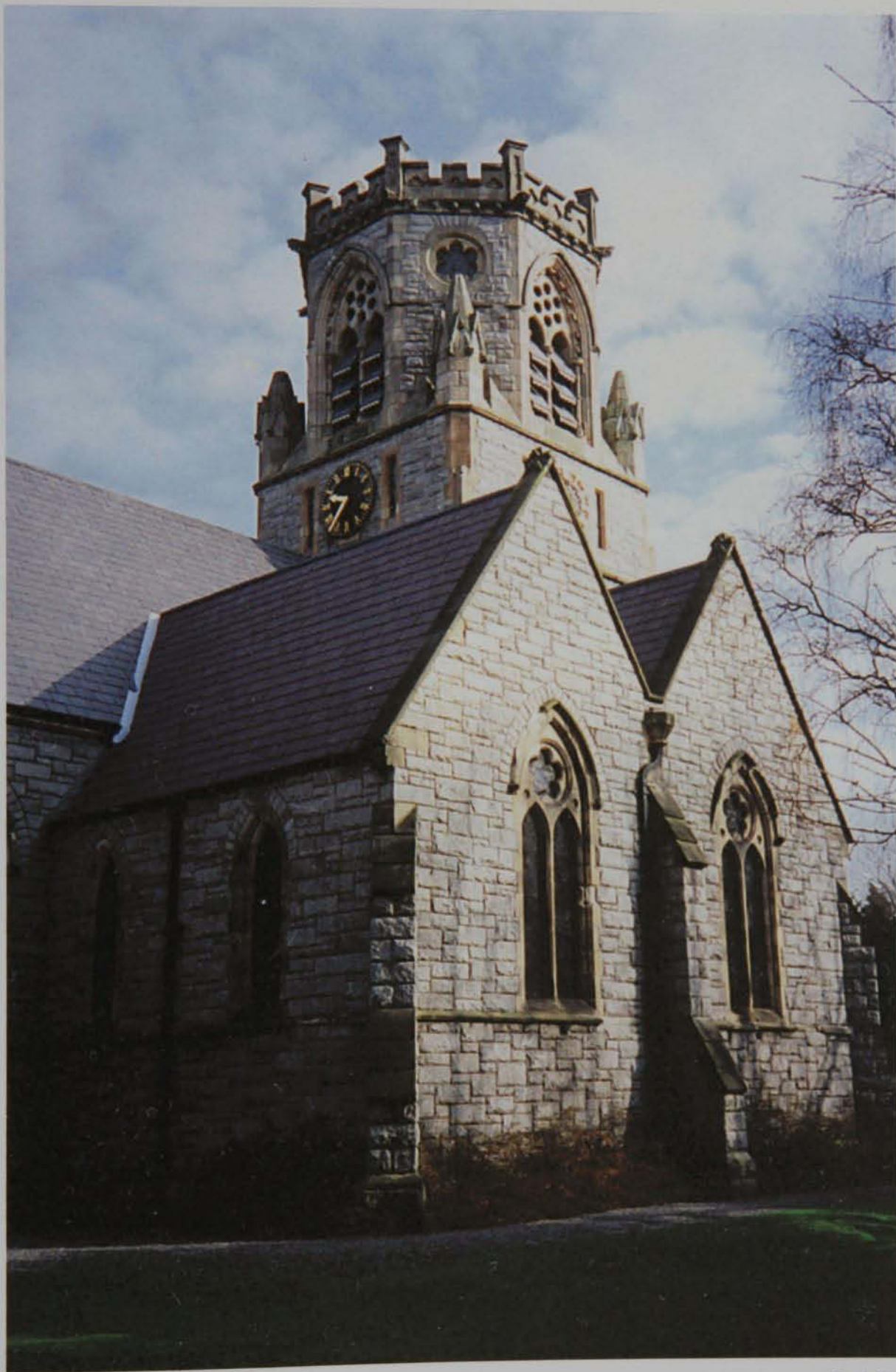




ST. BARTHOLOMEW'S CH., DUBLIN. DO.

J. Wyatt Archt.

Exterior.





A1



A2



A3i



A3ii



A4



A5



A6



A7



A8



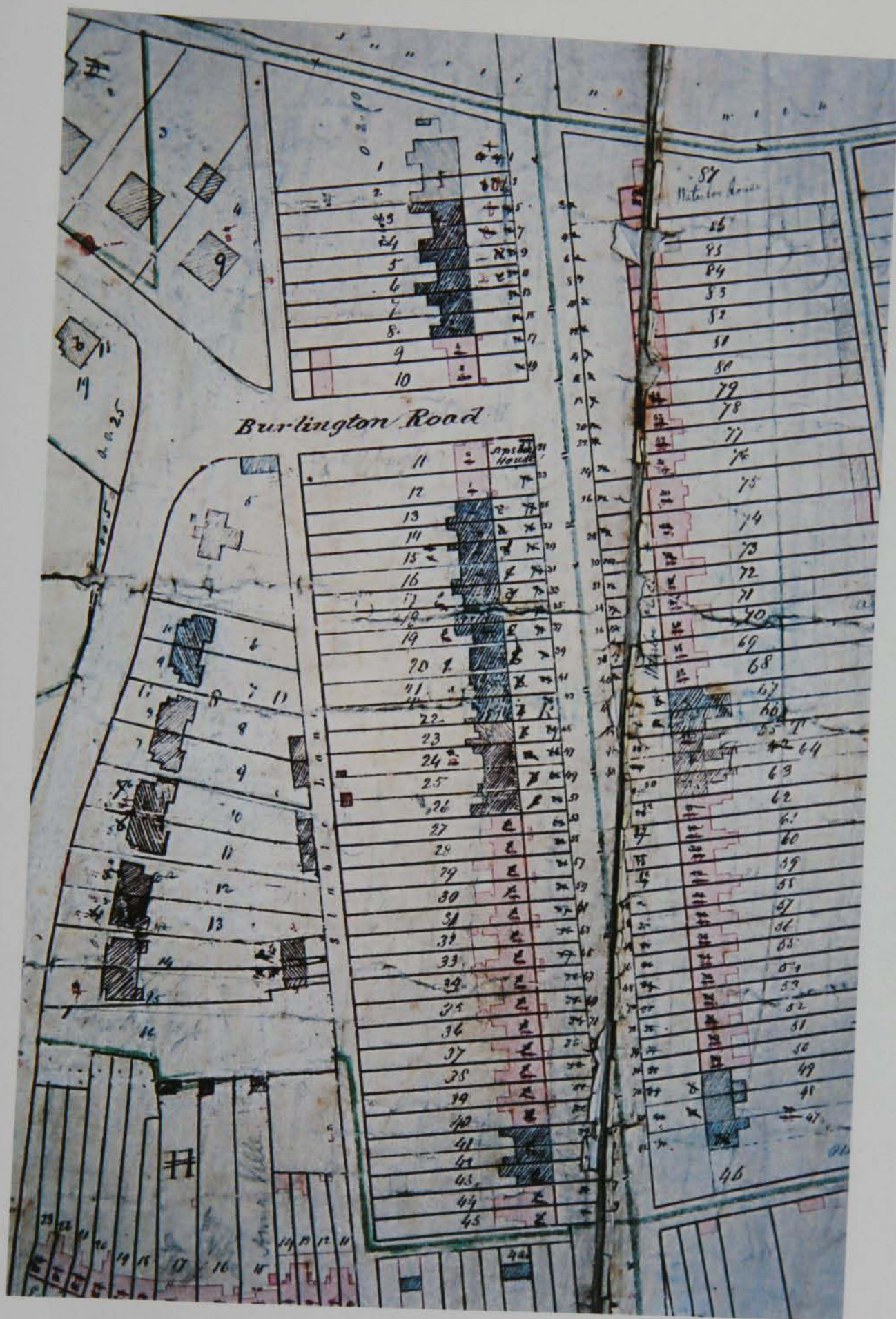
A9



A10



A11





A13



A14



A15



A16



A17



A18



A19



A20



A21



A22



A23



A24



A25



A26



A27



A28



A29



A30



A3li



A3lii



A32



A33i



A33ii



A34



A35



A36



A37



A38



A39



A40



A41

