

**Ball Alley House, Lucan, Dublin 20.  
Architectural and built heritage assessment.**



*Figure 1: Ball Alley House from Leixlip Road. (0616)*

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# 1. Introduction

This Architectural Heritage Impact Assessment report has been prepared by John Greene B. Arch. MUBC. MRIAI. RIAI Grade 1 Conservation Architect.

It provides a cultural and architectural heritage impact assessment of the proposed development on the grounds of Ball Alley House, Lucan, Dublin 20.

The report was commissioned by CDP Architecture, Architects Engineers Project Managers on behalf of their client.

The proposed development is in summary as follows as described in the planning notice:

*The removal of selected hedging, the removal of the existing 51 No. car parking spaces and the construction of a 4 storey apartment building containing 14 no. apartments comprising of 1 no. one-bedroom, 11 no. two-bedroom and 2 no. 3-bedroom apartments, all with associated private open space areas in the form of balconies, with access to the development from Leixlip Road (R835) or from Ardeevin Drive. All with an associated landscaped courtyard at Ground Floor Level, Sedum Roof (Main Roof), Bicycle Storage, Bin Storage, Signage, associated Drainage and Site Development Works.*

Ball Alley House is a Protected Structures (RPS) listed in South Dublin County Council's Record of Protected Structures as contained in the *South Dublin County Development Plan 2016 to 2022*. The building itself is identified under Reference No.: O94 of the RPS.

This Architectural Heritage Impact Assessment has been prepared to form one of the documents in an application to South Dublin County Council for permission for the proposed development on the site under the *Planning and Development Act 2000* and is to be used solely for that purpose.



*Figure 2: A later modern extension to the rear (southeast corner) of the building (0615)*

## 2. Methodology

This report is based on a programme of desktop research, site inspection and desk-based assessment. A desktop study assessment has been carried out in order to identify all designated architectural heritage structures within the study area. The Record of Protected Structures (RPS) and the National Inventory of Architectural Heritage (NIAH) were the main sources consulted for assessing the recorded architectural heritage resource.

In addition, the following sources were consulted as part of the desktop study:

- *Cartographic Sources* - The cartographic sources examined for the study areas include the 1st edition of the 6-inch Ordnance Survey (OS) maps (surveyed and published in the 1830s-40s), Griffiths Valuation map based on the 1st edition of the 6-inch OS map and the 25-inch OS map (surveyed and published 1887-1913) and the Historic Environment Map, which highlights protected structures and recorded monuments.
- *Development Plan* - The local authority development plan relevant to the study area was consulted as part of this assessment. These plans outline the local authorities' policies for the conservation of the archaeological and architectural heritage resource and include the Record of Protected Structures (RPS). The relevant development plan for the study area is the *South Dublin County Development Plan 2016 - 2022*.
- *National Inventory of Architectural Heritage* - The function of the National Inventory of Architectural Heritage ('NIAH') is to record built heritage structures within the Republic of Ireland and to advise local authorities in relation to structures of interest within their areas. The NIAH commissions surveys of sites of architectural significance to assist in evaluating structures to be included in the RPS. Listing on the NIAH does not necessarily carry any statutory protection but does highlight the culturally significant aspects of the structure which ought to be conserved.

### ASSESSMENT

The report includes an assessment of the likely impacts throughout two zones, as follows:

- Impact on the Architectural Heritage of the Protected Structure on the site.
- Impact on Protected Structures in the vicinity of the site.

Terms used to describe the quality of the impacts are as follows:

**Positive Impact:** A change that improves the quality of the environment.

**Neutral Impact:** A change that does not affect the quality of the environment.

**Negative Impact:** A change that reduces the quality of the environment.

### Survey

The site was inspected on Monday 15th March 2021. The study area was assessed in terms of historic architectural heritage features. No difficulties were encountered during survey. The results of the site inspection are detailed below and extracts from the photographic record are presented in:

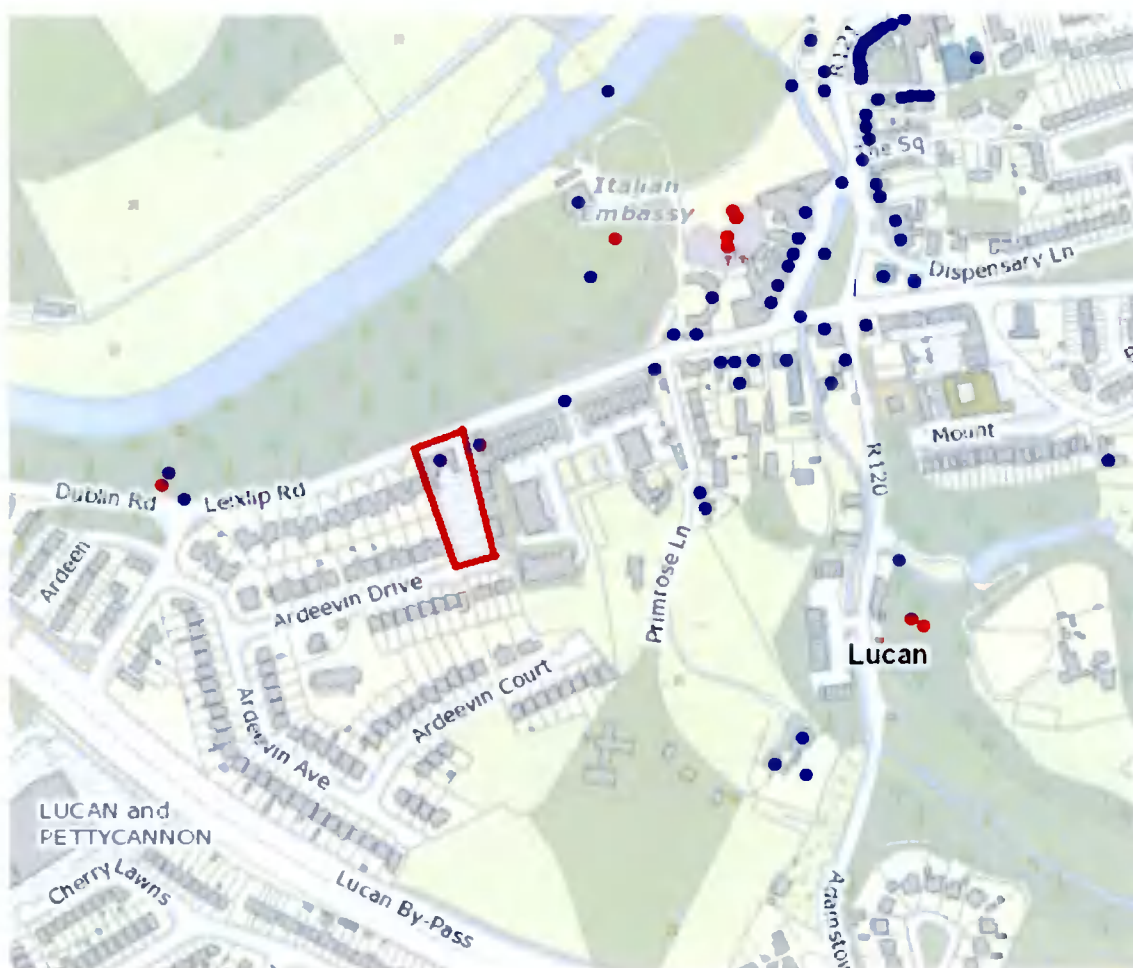
**Appendix 1.**



### 3. Context and Architectural Description

#### Location

The proposed development site is to the rear of Ball Alley House, the protected structure, outlined in red on the following map, *Map 1*, the proposed site area is currently occupied by a car park and contains no extant structures.



*Map 1: Map with the site outlined in red, structures which are registered on the NIAH are represented by blue dots, a number of these structures are also listed on the South Dublin County Development Plan RPS (source: Historic Environment Map, archaeology.ie)*

#### Legal & Policy Framework

Protection of architectural heritage is provided through a range of legal instruments that include the *Heritage Act (1995)*, the *Architectural Heritage (National Inventory) & National Monuments (Misc. Provisions) Act (1999)*, and the *Planning and Development Act (2000)*.

The National Inventory of Architectural Heritage (NIAH) was established under the *Architectural Heritage Act (1999)*, to record architectural heritage structures within the State and to advise local authorities in relation to structures of architectural heritage significance within their administrative areas.

The conservation principles of care and protection of architectural heritage and the facilitation of the listing of significant buildings of architectural merit are set out in Part IV of the *Planning and Development Act (2000)*. This requires Local Authorities to maintain a Record of Protected Structures (RPS) of structures with special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest, to be included in City/County Development Plans. In addition, Local Authorities must provide for the preservation of townscapes etc. through designation of Architectural Conservation Areas (ACAs). Any changes that materially affect the character of a protected structure require planning permission.

South Dublin County Council in its *South Dublin County Development Plan 2016-2022* also provides protection through its policies as follows:

*HCL3 Objective 2: To ensure that all development proposals that affect a Protected Structure and its setting including proposals to extend, alter or refurbish any Protected Structure are sympathetic to its special character and integrity and are appropriate in terms of architectural treatment, character, scale and form. All such proposals shall be consistent with the Architectural Heritage Guidelines for Planning Authorities, DAHG (2011) including the principles of conservation.*

There are two protected structures located within the vicinity of the proposed development site included on both the NIAH and the *South Dublin County Development Plan 2016-2022* list of Protected Structures, Lucan Demesne and Ardfield House, shown on **figure 3** below.



**Figure 3:** Side elevation of Ardfield House, which is to the east of Ball Alley House. (0615)



*Figure 4: Rear elevation of Ball Alley House. (0615)*

## **Historical and Architectural Context**

Ball Alley House is a licensed premises situated on Leixlip Road, Lucan.

The building appears to be an amalgam of a number of vernacular buildings that were adapted and extended to the rear.

The original building on the site is described on the historic maps as being a Gate Lodge for Lucan House a demesne on both sides of Leixlip Road.

## **Cartographic review**

The 1st edition of the 6-inch Ordnance Survey (OS) maps (surveyed and published in the 1830s-40s), Griffiths Valuation map based on the 1st edition of the 6-inch OS map and the 25-inch OS maps (surveyed and published 1887-1913) were consulted to assess the use of the proposed development site in recent centuries. The 6-inch map (**Map 2**) depicts the building as it is on the roadside with a courtyard to the rear, it is described as a gate lodge, part of Lucan Demesne. The 25-inch map (**Map 3**) shows the subject site in its current form, with Ball Alley House to the north and later extensions to the south.



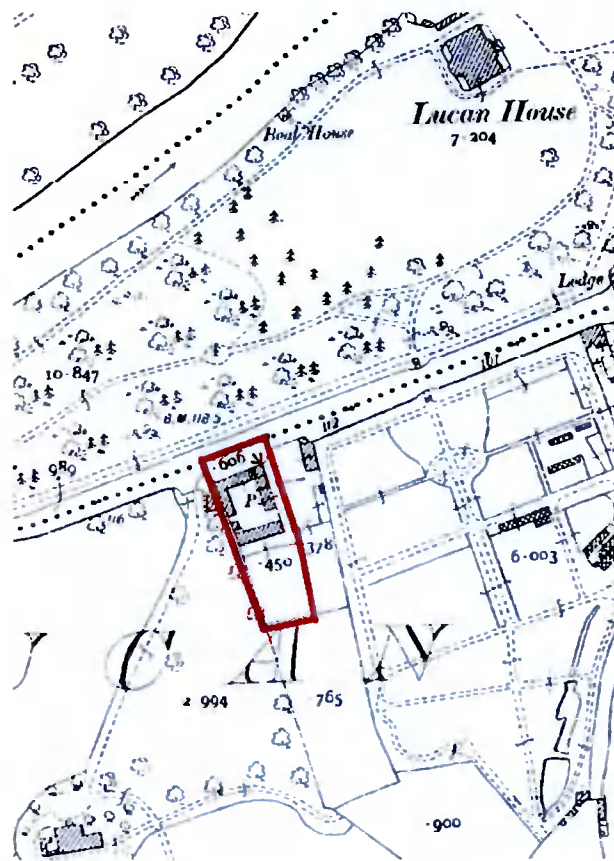


**Map 2:** Extract from the 1<sup>st</sup> edition 6-inch OS map (surveyed c.1840) centered over the subject site, no structures or development of any kind are depicted within the proposed development site of the car park.



**Map 3:** Griffith's valuation map based on the 1<sup>st</sup> edition 6-inch OS map (surveyed c.1840) centered over the subject site, there is one structure depicted within the proposed development site, likely to be an agricultural building, which has since been removed.





**Map 4:** Extract from the 25-inch OS map (surveyed 1907) with the subject site outlined in red.

## Architectural Description

Ball Alley House is composed of a number of vernacular buildings, which typically run parallel to the passing Leixlip Road and is setback a short distance from it. The building has a number of modern extensions to the rear of no architectural merit. The site is wedge shaped bounded by Leixlip Road to the north, Ardeevin Drive to the south, Ardeevin housing estate to the west and Ardfield House and a two-story house on Ardeevin Drive to the east and further behind them apartment blocks. The access to the site is the existing access to the car park to the rear of Ball Alley House from the Leixlip Road.

The building is a detached eight bay, two-storey number of vernacular building dating from the late eighteenth or early nineteenth-century. The part of the building, the four bays on the western end appears to have been the original public house and may have been converted from the Gate Lodge described on the first edition Ordnance Survey map (Map 2). The next three bays and the final single-bay may have been adjoining vernacular houses. The building is reasonably intact in plan form, profile, the fenestration of its principal front façade and retains quite a number of its early internal features. Two shop fronts were added to the building, the one to the west of the front façade was added in recent years.

The Renaissance style was the principal architectural influence adopted from Europe in the eighteenth century. The theories of Andrea Palladio (1508-80) were a primary influence in classical architecture of the time. The classical style used classical proportions and regularity within a geometric order. The classical style continued to be used in the nineteenth-century but with greater freedom.

The smaller vernacular buildings such as Ball Alley House followed the classical features of the larger houses but in a simplified manner and there tends to be little historical record of vernacular buildings. They were designed and built by the craft builder who relied on local materials, craft traditions and typical features that developed locally over time.



*Figure 5: Front façade of Ball Alley House. (source CDP Architecture)*

## Statement of significance

Ball Alley House appears to be the survival of a number of vernacular houses dating from the late 18th century, one of which is described as a gate lodge attached to Lucan Demesne, that were converted to form a public house. The building retains its plan form in part, its profile and the arrangement of its fenestration on its front façade has been altered by adding 20<sup>th</sup> century shop fronts although retaining some original windows. Its interior retains original features. Its original design was by the craft builder and with a small pallet of materials it is of some sophistication, and it is considered of Regional Importance.



*Figure 9: General view of the interior of the pub. (0636)*



*Figure 10: Two early 6/6-paned box sash windows on the first floor. (0660)*

## 4. Description of the proposed development

The proposed development can be seen in detail on the Architects' drawing and is in summary as follows as described in the planning notice:

*The removal of selected hedging, the removal of the existing 51 No. car parking spaces and the construction of a 4-storey apartment building containing 14 no. apartments comprising of 1 no. one-bedroom, 11 no. two-bedroom and 2 no. 3-bedroom apartments, all with associated private open space areas in the form of balconies, with access to the development from Leixlip Road (R835) or from Ardeevin Drive. All with an associated landscaped courtyard at Ground Floor Level, Sedum Roof (Main Roof), Bicycle Storage, Bin Storage, Signage, associated Drainage and Site Development Works.*

The 14-unit residential apartment development consists of a compact four-story rectangular building of contemporary design with the top floor set back from the floors below.

The proposed building is also set well back behind Ball Alley House, the protected structure, on the grounds of the former car park, and it will be largely unseen from the passing Leixlip Road. It forms a geometric composition of solid brick and glazing with balconies set back with glazed balustrades and zinc clad top floor.

The materials of brick and cladding have been chosen to be light or pale in appearance.



**Figure 11:** Computer generated its image of the building. (source: CDP Architecture.)



## 5. Assessment of impact

The assessment of the likely impacts throughout the two zones are as follows:

- Impact on the Architectural Heritage of the Protected Structure on the site.

Ball Alley House, the protected structure and its historic setting will remain full intact.

The car park of the pub has become redundant due to the changes in drink driving legislation over recent years.

The proposed development is considered to have a **neutral impact** on the Architectural Heritage of the Protected Structure on the site.

- Impact on Protected Structures in the vicinity of the site.

Having examined the site and the Protected Structures in the vicinity of the Site, the relevant ones are Lucan Demesne, the high boundary wall of which runs along the north side of Leixlip Road and Ardfield House, which it is adjacent to and in line with Ball Alley House and the proposed development is set well back behind this building.

The proposed development is considered to have a **neutral impact** on the Architectural Heritage of Protected Structures in the vicinity of the site.

## 6. Conclusions and recommendation

Ball Alley House, a building of heritage significance together with its setting has survived largely intact for at least 200 years from the date of its construction.

The building has been adapted, changed and extended over the years but has retained its character and features of significance. The building is in good condition and the owner is to be complimented for the role in maintaining the building.

The car park of the pub has become redundant due to the changes in drink driving legislation over recent years.

The Architects have designed a fine composition to accommodate 14 residential apartments, which will assist in providing accommodation for people in these times of serious shortage.

**Whereas the proposed development will have an impact on the protected structure it is considered that it will not detract from its special character**

It is recommended the existing building would be carefully protected during the course of any future works.

## 7. References/sources

### Published works

- Craig, Maurice, 1982. *The Architecture of Ireland from the Earliest Times to 1880.* London.,
- Department of the Environment Heritage and Local Government, 2011 *Architectural Heritage Protection Guidelines for Planning Authorities.* DEHLG.
- Department of Arts, Heritage, Gaeltacht And the Islands, 1998. *National Inventory of Architectural Heritage Handbook of Criteria and Standards.* Dúchas the Heritage Service.
- Lewis, S. 1837. *Topographical Dictionary of Ireland.* London: Samuel Lewis & Son.
- South Dublin County Council (2011) *South Dublin County Development Plan 2016 – 2022.* South Dublin County Council

### Internet resources

Department of Culture, Heritage and the Gaeltacht's Historic Environment Viewer

<http://webgis.archaeology.ie/historicenvironment/>

Heritage Map Viewer - various interactive heritage maps

<https://heritagemaps.ie/WebApps/HeritageMaps/index.html>

Geohive Mapviewer Resource

<http://www.geohive.ie/>

National Inventory of Architectural Heritage (NIAH)

<http://www.buildingsofireland.ie/Surveys/Buildings/>

Buildings of Ireland

[http://buildingsofireland.fusio.net/niah/images/survey\\_specific/fullsize/22817021\\_1.jpg](http://buildingsofireland.fusio.net/niah/images/survey_specific/fullsize/22817021_1.jpg)

<https://www.britainexpress.com/History/english-gardens.htm>

## Appendix: 1. Photographic record



*Plate 1: Early photograph of Ball Alley House façade west end. (0618)*



*Plate 2: Early photograph of Ball Alley House façade east end. (0619)*





*Plate 3: East gable of Ball Alley House. (0614)*



*Plate 4: West gable of Ball Alley House. (0623)*



*Plate 5: Ball Alley House from Leixlip Road. (0616)*



*Plate 6: Ball Alley House and adjoining house from Leixlip Road. (0621)*



*Plate 7: Plate 6: Ball Alley House, Ardfield House and the wall of Lucan Demesne (LHS) along Leixlip Road. (0622)*