

Archaeological Desktop Assessment

Prospect House, Stocking Lane, Rathfarnham, Dublin 16

Client: MSJA Ltd.
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Prepared by: Marion Sutton & Thaddeus Breen, Shanarc Archaeology Ltd.



Copies of this report have been presented to:

The client, MSJA Ltd., via Downey Planning.

Please Note:

The International and European conventions on the protection of cultural heritage ratified in Ireland have been taken into consideration for the purposes of this report. The National Monuments Acts 1930-2014, the Heritage Act 1995, the Architectural Heritage (National Inventory) and Historic Monuments (Miscellaneous Provisions) Act 1999, the Planning and Development Act 2000 (as amended), and relevant guidelines issued by the statutory bodies have been consulted in the assembly of this report.

All of the recommendations made within this report are based on drawings and information provided by the client at the time of writing. Should any alterations be made to drawings or development proposals, further assessment may be necessary.

Recommendations are subject to approval by the National Monuments Service at the Department of Housing, Local Government and Heritage.

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Acknowledgements

Shanarc Archaeology acknowledges the information supplied by the client, information gathered from the SMR and RMP and from the Topographical files at the National Museum of Ireland and the OSI.

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Report Design and Template

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Non-Technical Summary

An archaeological desktop assessment has been carried out by Shanarc Archaeology Ltd. in respect of a proposal to construct a 4-storey apartment block over basement in the curtilage of Prospect House, a late Georgian country house fronting Stocking Lane, Rathfarnham, Dublin 16, and to renovate the house, associated outbuildings and a ruinous gate lodge for residential purposes. Prospect House is a protected structure in the South County Dublin Development Plan 2016-2022 (RPS Ref. 340) and is listed in the National Inventory of Architectural Heritage as being of regional architectural interest (NIAH Ref. 11216032).

The archaeological desktop assessment is based on a desk-top study of readily available archaeological, architectural, cartographic, and literary records and sources, supported by a visual inspection of the site.

There are no recorded monuments, archaeological finds or archaeological evidence from previous archaeological investigations on the property or its immediate environs, with the exception of a decorative iron button (possible) recovered at 'Springvale,' less than 450m to the north-east of Prospect House. However, there is a large body of archaeological evidence to indicate that the wider area was well settled in prehistory, particularly in the Bronze Age. Cartographic evidence also suggests there is a potential that sub-surface evidence associated with 18th century activity may exist in the immediate environs of Prospect House. Sited on the west bank of the Owendoher River, the latter serviced a significant milling industry from at least the 18th century.

In respect of archaeological mitigation, it is recommended that:

1. A suitably qualified archaeologist monitor ground disturbance works at the Prospect House property. Monitoring will address the potential for uncovering 18th century or earlier features or deposits at the site.

An analysis of the proposed site layout plan demonstrates that the features or elements that form part of the curtilage and setting of Prospect House, inclusive of an associated coach house/stables, gate lodge, entrance, railed avenue, walled garden, and boundary walls will largely be retained, albeit with some modifications, as part of the development. Direct physical impacts or removal of elements of the curtilage will be

confined to the opening of sections of the walled garden for vehicular and pedestrian access and the demolition of later outbuildings along with the reconfiguration of the yard at the rear of the house.

In respect of architectural mitigation, it is recommended that:

- I. The property be subject to a pre-development architectural survey, conducted by a suitably qualified historic building conservation specialist/architect.
- II. The design of the development insofar as it concerns the adaptation of existing buildings, including the house, outbuildings and gate lodge, be overseen by a conservation specialist/architect.
- III. The design of the 4-storey apartment block be empathetic to Prospect House and its curtilage, and assessed for suitability by a conservation specialist/architect.

The above recommendations have been implemented, with the protected structure status of Prospect House being addressed by built heritage and conservation specialist, Rob Goodbody, in a separate Conservation Report.

1. Introduction

This archaeological desktop assessment has been prepared by Shanarc Archaeology Ltd. for applicant MSJA Ltd. The assessment relates to a proposal to construct a 4-storey apartment block over basement in the curtilage of Prospect House, a late Georgian country house fronting Stocking Lane, Rathfarnham, Dublin 16 (Figure 1), and to renovate the house, associated outbuildings and a ruinous gate lodge for residential purposes. Prospect House is a protected structure in the South County Dublin Development Plan 2016-2022 (RPS Ref. 340) and is listed in the National Inventory of Architectural Heritage as being of regional architectural interest (NIAH Ref. 11216032).

The purpose of the archaeological desktop assessment is to:

- (i) evaluate the nature and extent of known archaeological, built heritage or other cultural heritage assets at the site;
- (ii) address potential impacts on archaeological, built heritage or other cultural heritage assets, including potential sub-surface archaeological remains; and
- (iii) provide mitigation recommendations to address potential impacts on archaeological, built heritage or other cultural heritage assets.

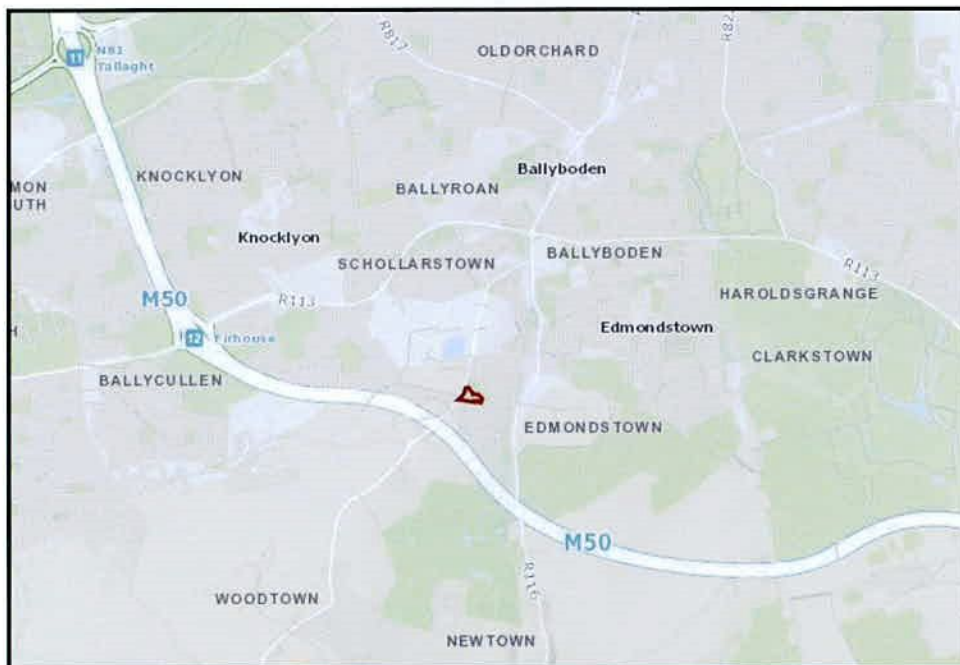


Figure 1 Proposed development site (outlined in red) at Prospect House, Rathfarnham, in wider context (OSi Licence No. EN 0077922).

Architectural heritage, and the protected structure status of Prospect House, is addressed separately and more fully by Rob Goodbody in a separate Conservation Report commissioned in respect of the development proposal.

1.1 Site Description

The proposed development site is sited within the curtilage of Prospect House (RPS Ref. 340; NIAH Ref. 11216032), a late Georgian country house situated in proximity to the west bank of the Owendoher River on Stocking Lane, near Rathfarnham, in South County Dublin (Figure 2).



Figure 2 Proposed development site (outlined in red) at Prospect House in its immediate context (OSi Licence No. EN 0077922).

The Prospect House property sits on a 0.4832 hectare site, zoned residential in the South County Dublin Development Plan 2016-2022. The property contains a detached two-storey over split-level basement house, built in c.1820, which contains much of its original appearance and features. The front facade overlooks parkland to the north, with associated outbuildings, including a coach house/stables, sited to the rear or south of

the house. The house is approached by a partially tree-lined entrance avenue from entrance gates on Stocking Lane, where there is a ruinous gate lodge. The gardens, which are walled, are sited to the west of the house, between the house and Stocking Lane.

The Prospect House property abuts a small parkland to the north, and is otherwise set in a landscape increasingly dominated by modern residential estates/developments. An exception is the Ballyboden Waterworks, which is located on a large site on the west side of Stocking Lane to the west and north-west of Prospect House. The M50 motorway has been constructed approximately 135m to the south (Figures 2 and 3).



Figure 3 Proposed development site (outlined in red) at Prospect House in its immediate context on digital globe aerial imagery 2011-2013 (OSi Licence No. EN 0077922).

1.2 Proposed Development

The proposed development will comprise of the construction of a 4-storey apartment block over single storey basement (3 storeys plus setback penthouse level) comprising 21 no. apartments in the curtilage of Prospect House, in the walled garden between the house and Stocking Lane; the removal of a portion of the western boundary wall, also

forming the western boundary to the walled garden, to provide a new vehicular and pedestrian access from Stocking Lane; the internal and external modification, refurbishment and extension of Prospect House, including the demolition of later outhouses and renovation of the coach house/stables in the rear yard; the refurbishment and extension of the existing gate lodge fronting Stocking Lane to accommodate a single residential unit; associated landscaping including the provision of a play area; and all engineering and site development works necessary to facilitate the development (Figure 4).



Figure 4 Proposed site layout and landscape plan with apartment block sited in walled garden between Prospect House and Stocking Lane (Source: Downey Planning & Architecture; dated May 2022).

2. Assessment Methodology

This assessment report is based on a desk-top study of relevant archaeological, architectural and cultural heritage sources, supported by an on-site inspection of Prospect House and its curtilage. The assessment is guided by relevant legislation, standards and guidelines in respect of archaeology, architecture and cultural heritage, as follows.

2.1 Legislative Protection for Archaeological, Architectural and Industrial Heritage

Ireland has ratified several international and European conventions on the protection of cultural heritage, principally:

- UNESCO World Heritage Convention 1972;
- Charter for the Conservation and Restoration of Monuments and Sites (Venice) 1964;
- European Convention on the Protection of the Archaeological Heritage (Valetta Convention) 1992;
- European Convention on the Protection of the Architectural Heritage (Grenada Convention) 1985;
- European Council Directive on Environmental Impact Assessment (85/337/EEC) (as amended).

National legislation protecting cultural heritage sites comprises:

- National Monuments Act 1930 (as amended);
- Heritage Act 1995;
- Architectural Heritage (National Inventory) and Historic Monuments (Miscellaneous Provisions) Act 1999; and
- Planning and Development Act 2000 (as amended).

The following standards and guidelines were also consulted as part of this assessment:

- Frameworks and Principles for the Protection of the Archaeological Heritage (1999), Department of Arts, Heritage, Gaeltacht & the Islands;
- Policy and Guidelines on Archaeological Excavation (1999), Department of Arts, Heritage, Gaeltacht & the Islands;
- The Heritage Council, 2000. Archaeology & Development: Guidelines for Good Practice for Developers (2000), The Heritage Council;
- Guidance on the preparation of the EIA Report, 2017, European Commission;
- European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018;

- Guidelines on the information to be contained in Environmental Impact Assessment Reports (Draft) (August 2017), Environmental Protection Agency;
- Advice notes on current practice in the preparation of Environmental Impact Statements (2003), Environmental Protection Agency;
- Guidelines for the Assessment of Archaeological Heritage Impacts of National Road Scheme (2005), National Roads Authority; and
- Guidelines for the Assessment of Architectural Heritage Impacts of National Roads Schemes (2005), National Roads Authority.
- Architectural Heritage Protection Guidelines for Planning Authorities (2011), Department of Arts, Heritage, Gaeltacht & the Islands.

2.2 Desktop Study

The following were the principal desk-based sources consulted:

National Monuments

Under the National Monuments Acts 1930-2014, archaeological sites in the ownership or guardianship of the State or a Local Authority and sites under Preservation Orders are designated as National Monuments. Such sites are offered the highest level of protection under Irish legislation, as the preservation of such sites is considered of national importance.

Record of Monuments & Places and Sites and Monuments Record

The Record of Monuments and Places (RMP) was established under Section 12 of the 1994 National Monuments (Amendment) Act. The statutory RMP is a list of archaeological monuments known to the National Monuments Service, and is based on the earlier Sites and Monuments Record (SMR) files housed at the National Monuments Service. The record is updated on a constant basis.

Topographical Files of the National Museum of Ireland

The topographical files of the National Museum of Ireland (NMI) are the national archive of all known antiquities recorded by the NMI. These files relate primarily to artefacts but also include references to monuments and contain a unique archive of records of previous excavations. The find-spots of artefacts can be an important indication of the archaeological potential of an area.

Excavations Bulletin and Excavations Database

The Excavations Bulletin is both a published annual directory and an on-line database that provides summary accounts of all the excavations carried out in Ireland – north and south – from 1969 to the present. The on-line database has been compiled from the published Excavations Bulletins from the years 1970-2010, with additional online-only material from 2011 onwards. The database gives access to summary descriptions of archaeological excavation reports, and is updated on a constant basis.

South County Dublin Development Plan

Each City and County Development Plan is compiled in accordance with the requirements of the Planning and Development Act 2000 (as amended) and contains lists of national monuments, recorded monuments, a Record of Protected Structures (a list of buildings which cannot be materially altered or demolished without grant of permission under the Act) and Architectural Conservation Areas (to protect and enhance the special character of an area).

The South County Dublin Development Plan 2016-2022 sets out the Council's vision and strategy for the proper planning and sustainable management of south county Dublin's heritage. Chapter 9 outlines Council policies and objectives in regards to heritage, addressing built heritage and architectural conservation in Section 9.1.0, including archaeological (Section 9.1.1), protected structures (Section 9.1.2), architectural conservation areas (Section 9.1.3), older buildings, estates and streetscapes (Section 9.1.4) and other features of historic interest (Section 9.1.5).

National Inventory of Architectural Heritage

The National Inventory of Architectural Heritage (NIAH) is an ongoing survey within the Department of Housing, Local Government and Heritage. The work of the NIAH involves identifying and recording the architectural heritage of Ireland, from AD1700 to the present day and includes country houses, churches, mills, bridges and other structures of note. The NIAH survey for South County Dublin was published in 2002 and is the largest survey of the post 1700 built heritage of the area. Structures rated as being of regional or above importance are included in the Minister's recommendations to the planning authorities for inclusion on the list of Record of Protected Structures.

Cartographic Sources

Information gathered from cartographic sources is fundamental to the identification of archaeological and architectural heritage sites, including cultural landscapes e.g. demesne landscapes, which, based on the level of landscape change, are now often identified from cartographic records alone. The earliest Ordnance Survey maps date to the late 1830s and early 1840s, but much change has occurred in the use and treatment of the landscape in the intervening years, particularly during the second half of the 20th century, making these a valuable resource in tracing the development of a study area.

Toponymy Sources

A townland name may preserve information relating to its archaeology, history, folklore, ownership, topography or land use. Most placenames were anglicised by the Ordnance Survey, which was established in 1824. Despite some inaccuracies in translation, the Gaelic, Viking, Anglo-Norman and English origins of placenames are generally recognisable. The Placenames Database of Ireland website (www.logainm.ie) hosts online bi-lingual placename research and archival records for townlands. Joyce's (1923) *The Origin and History of Irish Names of Places* is also an invaluable source for townland name meanings.

Documentary Sources

Documentary sources are a valuable means of completing the written archaeological, architectural and cultural heritage record of an area, and of gaining insight into the history of the receiving environment. A list of all consulted documentary sources is provided in bibliographic form.

2.3 On-Site Inspection

On-site inspection offers the opportunity to examine a study area in light of desk-based research and evidence. Inspection is essential in determining the nature and extent of any surviving above-ground evidence, and in predicting the potential effects of a proposal on potential below-ground remains. The site inspection at Prospect House, inclusive of the house, outbuildings and curtilage, was conducted by Thaddeus Breen, Shanarc Archaeology Ltd., on 1st May 2019.

3. Receiving Environment

3.1 Archaeological and Historical Background

The extent of archaeological activity within the wider study area is attested to by the number and range of known archaeological monuments within the surrounding landscape. Archaeological sites are not isolated features but form part of a wider archaeological landscape.

3.1.1 Prehistoric Period

The earliest evidence of human occupation in Ireland can be seen in the remains of Mesolithic hunter-gatherers, who arrived in Ireland c. 7000BC, in the form of flint scatters and shell middens. The earliest evidence of human activity in the Dublin area is coastal. Wooden fish traps dating to 6100 – 5760 BC were found on the Mesolithic shoreline at Spencer Dock, Dublin 1 (McQuade 2008, 8-11). Bann Flakes, flint tools used during the Mesolithic era, have been found in large numbers, along with sea shells, bones of sea creatures, birds and mammals (including brown bear) recovered through excavations on Dalkey Island. These discoveries provide evidence of a hunter-fisher-gatherer society on the Dublin coastline (Corlett 1999, 9). The Dalkey Island material has been dated to c. 3340 BC (*ibid*, 11). Additional examples of Bann flakes have been recovered at Dún Laoghaire, Rathfarnham and Loughlinstown (*ibid*, 10).

The transition from the Mesolithic to the Neolithic periods is marked by the shift from a hunter-gatherer lifestyle to the introduction of an agricultural economy. Amongst the Mesolithic material recovered on Dalkey Island was domesticated cattle bone and pottery sherds, indicating concurrent hunter-gatherer and early farmer activity, at least for a few hundred years (Corlett 1999, 13). Neolithic monuments, evidence of communal funerary and ritual activity, represent a change in burial practices and religion during this era, as well as being emblematic of an increasingly settled style of occupation. Megalithic tombs are known in the higher ground of the Dublin and Wicklow Mountains, which include passage tombs in Mountpelier, but they also occur in the foothills. Portal tombs are recorded in nearby Woodtown (DU025-002), above the Owendoher River valley, and in Taylorsgrange (DU022-033), with a wedge tomb recorded in Kilmashogue (DU025-007001).

Activity during the Bronze Age is characterised by the introduction of metalworking technology, as is evidenced by changes in material culture as well as the nature of sites and monuments of this era. The first metal artefacts were made of copper, before it was mixed with tin to form bronze. Stone tools continued in production and use. Several examples of copper and bronze tools have been recovered in the wider survey area, including two Bronze Age axes recovered in 2011 at St Brigid's Girls' National School in Cabinteely. A finely decorated copper axehead and a Palstave have been found at Bray, a halberd found at Rathfarnham Castle, and a bronze rapier from Featherbed Mountain (Corlett 1999, 23). Beaker pottery, which is dated to the Bronze Age, has been recovered from Ballyedmonduff, Rathdown Lower and Dalkey Island.

The megalithic tombs of the Neolithic era were replaced by a variety of burial traditions, including cremations and the burial of disarticulated skeletons, and often incorporated a range of grave goods. Cist burials were simple stone-lined graves, such as that found in 1927 at Cruagh (DU025-004) during gravel extraction. Situated on the northwest facing slope of Larch Hill, the burial contained an enlarged food vessel. The Early Bronze Age flat cemetery in nearby Edmondstown (DU022-029) consisted of four cist burials and a minimum of seventeen to nineteen pit burials containing at least 27 individuals (Mount *et al* 1993, 2). Thirteen of the graves contained pottery, the remains of up to 20 complete or partially complete vessels, and a few contained flint artefacts, including a flint knife and scrapers. The cemetery measures 11.4m north-south by 7.9m east-west (*ibid*, 60), and was in use sometime between 2400 BC and 1500 BC (*ibid*, 2).

Fulacht fiadh are generally associated with the Bronze Age period. Described as horseshoe- or oval-shaped mounds, formed of burnt stone and charcoal, associated with a pit, they are commonly thought to have been used for cooking. More recently a range of alternative theories have been proposed, including suggestions that the pits were employed for brewing or for sweat-houses. There are a number of examples of this site type situated in the wider vicinity of the proposed development site, including one example in Newtown (DU022-115), at the Rathfarnham Golf Club, and one at the west end of Scholarstown (DU022-111). Burnt spreads and truncated fulacht fiadh activity was also recorded in 2004 during archaeological monitoring and excavation on the Oldcourt Road/Ballycullen Road, Stocking Lane Link Road (Dehaene 2004).

3.1.2 Historic Period

Medieval Period c. AD400-1600

The introduction of Christianity to Ireland occurred during the 5th century A.D., and settlement during this era is represented by the ringfort, alternatively referred to as 'Rath' 'Lios' or 'dún' - to indicate an earthen bank and exterior ditch enclosing a central area - or 'cashel' to indicate a stone-walled enclosure. Usually circular or sub-circular and often sited on raised ground, there are over 45,000 currently identified in Ireland, making this the most common site type in the country. Smaller, 'univallate' examples were homesteads for lower ranks of society, while larger bi- or tri-vallate examples were used by lords or wealthy landowners. There is a dearth of recorded ringforts in the vicinity of the proposed development site, although there is an unclassified ringfort (DU022-020) at the west end of Scholarstown, with a number of additional sites higher up in the Dublin and Wicklow Mountains. The Scholarstown example was sited in undulating grassland southeast of the Dodder Valley, and was excavated in 1985 prior to the construction of the M50. The site comprised a truncated circular structure (internal diameter 24m) defined by a bank and external fosse. The remains of a wooden structure, a hearth, a series of pits and postholes and finds, including a flint scraper, were found in the interior. The placename Rathfarnham is also derived from the root word 'Rath,' *Ráth Fearnáin*, which translates as the fort of Fearnan, suggesting a ringfort was sited in this area.

In the 7th century, the west county Dublin area was largely the home of the *Úi Dúinchada* (Ní Mharcaigh 1997), and ecclesiastical foundations flourished. Several early ecclesiastical remains are recorded in proximity to, and in the wider vicinity of the proposed development site, including a complex of ecclesiastical features at Whitechurch (DU022-030001) to the east, and at Cruagh to the south (DU025-003001). The church, with associated graveyard at Whitechurch, was confirmed to the Abbey of St. Mary's in the early 13th century under the name *Killhunsin* or the white church. St. Marys Abbey, founded in the first half of the 12th century, possessed land, amongst many others, in the Baronies of Rathdown and Uppercross, including a large tract to the south of Rathfarnham stretching up into the mountains (Conbhuí 1961). The Cruagh complex contains a ruinous church in a graveyard sited on a steeply raised area. The church of Craoibech is mentioned in 1184, although pre-Norman church existed at Cruagh and was later incorporated into the parish system that was set up in Ireland during the 12th

century (*ibid* 1997). Cruagh church is recorded as having been associated with St Dalua, a member of St Patrick's household (Ronan 1941, 31 in Ní Mharcaigh 1997). The church would have serviced the people who farmed the fertile land of the Owendoher River at the foothills of the mountains, but was no longer in use in the 17th century; in 1630 the church is described as ruinous (Ní Mharcaigh 1997). The graveyard also contains a granite trough or font, a cylindrical watchtower, and formerly contained a Rathdown type graveslab. Additional churches are recorded in Taylorsgrange (DU022-034), Killininy (DU022-025001), Templeogue (DU022-009001) and Rathfarnham (DU022-013001). The medieval parish church at Rathfarnham is also now in a ruinous state, and was similarly sited on a height above the south bank of the River Dodder.

When the Anglo-Normans arrived in 1169, as mercenaries under Dermot Mac Murrough, the landscape changed dramatically. The influx of new settlers was signified by the construction of several new types of homesteads, defensive and ecclesiastical sites. Towards the end of the 13th century many of the English settlers had withdrawn, leaving Irish tribes to take advantage and carry out raids on those that remained. During the course of the Scottish invasion under Edward Bruce during 1315-1317, Irish tribes occupied many outlying districts in County Dublin with the remainder being uncultivated and laid to waste (Bailey 2016). Towards the middle of the 14th century steps were made to restrict the military capacity of the Irish tribes and to protect the remaining area of Anglo Norman influence.

The presence of tower houses and fortified buildings is due in part on the need to defend the hinterland of the Anglo-Norman held territory in Dublin i.e. The Pale. The closest tower houses to the proposed development site are to the west, in Knocklyon and Templeogue, at the foot of the Dublin Mountains. The tower house at Knocklyon (DU022-019) was associated with Walter de Ridelesford in the medieval period. It was said to be ruinous in the 16th century but there are records it was occupied in the 17th century by Piers Archbold, son of Richard Archbold of Kilmacud, and it was later converted into a dwelling house. The tower house at Templeogue (DU022-010) appears to be a later example, constructed in the late 16th century and now incorporated into Templeogue House. Rathfarnham Castle (DU022-014) is a late 16th century fortified house built by the Loftus family and remodelled in the 18th century when in the proprietorship of Speaker Connolly, the Hoadleys and the Earls of Ely. The original 16th century structure was a large semi-fortified house of enlarged tower house type.

Post-Medieval Period c. AD1600-1800

The 17th century witnessed a move away from defensive residences toward large residential country houses, and a number of such houses were developed in the landscape surrounding the proposed development site. These buildings were often accompanied by naturalised demesne landscapes, now substantially denuded as a result of suburban residential development. Country houses are shown on available cartographic sources, generally from the 17th century onward, and the Down Survey 1656-68 records the presence of a building in Greatnewtowne from this period. No archaeological records have been identified that establish where this building was sited; the Down Survey shows it was sited to the south end of Newtown townland, roughly opposite the south end of Edmondstown townland. It may have been at what is labelled Rockbrook on later maps, or in the vicinity of the Newtown mills, on the Owendoher River.

The latter serviced numerous mills from at least the 18th century, and the proliferation of mill buildings is evident from the time of Rocque's map in 1760. Mills were constructed all along the River, from its confluence with the River Dodder. Only one is recorded in the Record of Monuments and Places, a water mill in Rathfarnham townland (DU022-070). The large mill complex at Edmondstown Mill, upriver of Prospect House, is a sole survivor of the several mills that once operated on the Owendoher River, making it of significant importance. A number of 18th and 19th century country seats established in the hinterland of the Owendoher River included Springfield, Prospect Hill (now known as Prospect House), Airpark, Laurel Hill, Spring Mount and Rockbrook in Newtown townland, and Edmondstown in the townland of the same name.

Lewis (1837), in his *A Topographical Dictionary of Ireland* describes the study area under Cruagh or Crevagh parish, and he makes reference to the many country seats or homes of the gentry present at this time, including Prospect Hill, owned by J. Dodd, Esq. Many of the nearby homes are also mentioned, including Woodtown, also owned by J. Dodd, Esq, Rockbrook, the residence of Mrs. Fry, Woodbine Lodge, the residence of T. B. Smithson, Hayfield, the residence of W. Scott Esq., Springfield, the residence of R. Jones, Esq., Air Park, the residence of J. Delaney Esq., Laurel Hill, the residence of W. Bourke, Esq., and Springvale, the residence of R. Sherlock, Esq.

In Griffith's Valuation, John Dodd is not listed as an occupier in Newtown, but as an immediate lessor of a house, office and land (of over 34 acres) to Sheffield Betham Esq. Sheffield Betham in turn is the immediate lessor of a gate house to a Michael Devitt.

Griffith's Valuation, overseen by Sir Richard Griffith, was the first full scale valuation of property in Ireland. Published between 1847 and 1864, the survey provides a valuation of every taxable piece of agriculture or built property in Ireland, and is an important 19th century source for identifying property and property holders in mid-19th century Ireland.

The post-medieval period continue to see clashes between British government forces and republican Irish, and The Great Military Road was constructed between 1801 and 1809, running between Rathfarnham and Aughavannagh in Wicklow, a distance of 36 miles. The road was constructed in direct response to the 1798 rebellion, when the inaccessibility of the Wicklow Mountains proved a problem for government forces. This period was also politically unsettled as a result of a fear of a Napoleonic invasion, and rapid troop movements would also benefit in the event of a French invasion. It is clear the road utilised pre-existing roads, as the road through Newtown - Stocking Lane - is shown on a 1760 map by John Rocque (Figure 8).

3.2 Toponymy

Newtown is one of a number of such placenames in Dublin county. It is a direct translation from the Irish *An Baile Nua*. The relevant townland of that name is located in the Barony of Uppercross and Civil Parish of Cruagh.

The archives of the Placenames Database of Ireland contain documentation (<https://www.logainm.ie/en/17485>) on research results of the Branch. The archive traces the origin of the placement Newtown (Barony of Uppercross and Civil Parish of Cruagh) as far back as 1605, and it has been variously called or recorded as New Towne (1655), Greatnewtown (1683) and Great Newtown (1810).

The Owendoher River is also included on the database, anglicised from *An Dothra Bheag*, the small Dodder, recording its association as a branch of the River Dodder.

Stocking Lane is part of The Great Military Road constructed to access the Wicklow Mountains. According to tradition, there was a military store on the road where troops stocked up before entering the mountains, giving this part of the road the name, Stocking Lane (Knocklyon Past and Present 1992). However, the road through Newtown was pre-existing (Rocque's 1760; Figure 8). The name, *Lána Stoicín*, may also derive from *stocáin*, meaning stakes or stumps.

3.3 Cartographic Analysis

The following historic maps were consulted, of which relevant extracts are presented below.

- Down Survey map of the County of Dublin, 1656-58 (Figure 5);
- Down Survey map of the Barony of Newcastle and Uppercross, 1656-58 (Figure 6);
- Down Survey map of the Parish of Whitechurch and Cruagh, 1656-58 (Figure 7);
- John Rocque's An Actual Survey of the County of Dublin, 1760 (Figure 8);
- John Taylor's map of the environs of Dublin, 1816 (Figure 9);
- William Duncan's Map of the County of Dublin, 1821 (Figure 10);
- First edition Ordnance Survey 6" map, 1843 (Figure 11);
- Revised Ordnance Survey 25" map, 1910 (Figure 12); and
- Cassini 6" Ordnance Survey map, 1940 (Figure 13).



Figure 5 Extract from the Down Survey map of the County of Dublin, 1656-58 (Source: downsurvey.tcd.ie).

Down Survey maps 1656-58

The Down Survey is a mapped survey carried out between 1656 – 1658 under the direction of Sir William Petty that recorded land to be confiscated from Irish Catholics in order to facilitate its redistribution to English merchants and soldiers. It recorded many townland boundaries and their areas with precision throughout Ireland. The resultant maps contain other detail, such as on roads, rivers, towns, churches, castles, houses and fortifications, as well as topographic and land use detail.

Many of the modern townlands in the landscape around Prospect House are recognisable on the Down Survey map of the County of Dublin (Figure 5). Newtown is labelled 'Greatnewtowne,' and contains a noteworthy building. It is separated from Edmondstown to the east by a river. Scholarstown is indicated to the north and 'Woodtowne' to the west.

On the Barony map of Newcastle and Uppercross (Figure 6), the townland is annotated 'Newtowne', with a large house on the west side of what is labelled 'a branch of the River Daghén.' Newtown is surrounded by unfortified land. Edmondstown on the east side of the River is highlighted (Plot 17), which was occupied by the 'Wals of Balliawly' at the time of the Survey.

The River separating Newtown from Edmondstown is labelled 'Dogher Water' on the Civil Parish map (Figure 7), with the large house at 'Newtowne' surrounded by 'Newtowne Land.'



Figure 6 Extract from the Down Survey map of the Barony of Newcastle and Uppercross, 1656-58 (Source: downsurvey.tcd.ie).

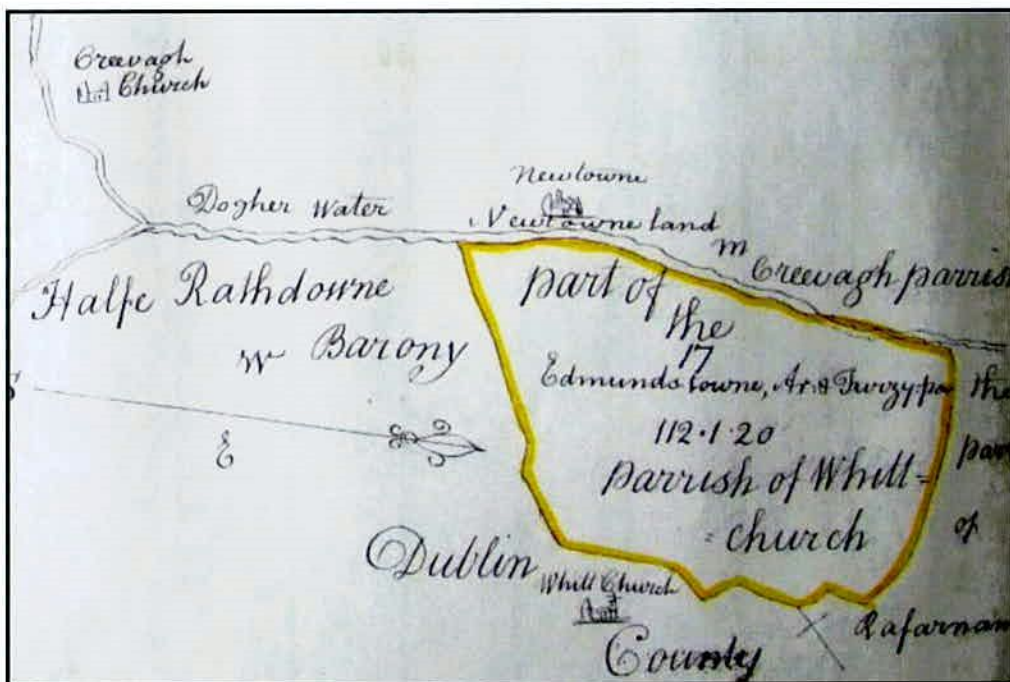


Figure 7 Extract from the Down Survey map of the Civil Parish of Whitechurch and Cruagh, 1656-58 (Source: downsurvey.tcd.ie).

John Rocque's 'An Actual Survey of the County of Dublin,' 1760

The rural nature of Newtown is recorded on John Rocque's 1760 map of the county of Dublin (Figure 8). Rocque records the enclosed nature of the landscape in detail, showing field boundaries in addition to cultivated fields. Of the country residences in proximity of present day Prospect House, Rocque labels 'Hide Park,' located to the south-west and accessed off present day Stocking Lane. Interestingly, Rocque shows a building on a laneway or road in the general location of Prospect House, and what appears to be a fording point on the nearby River.

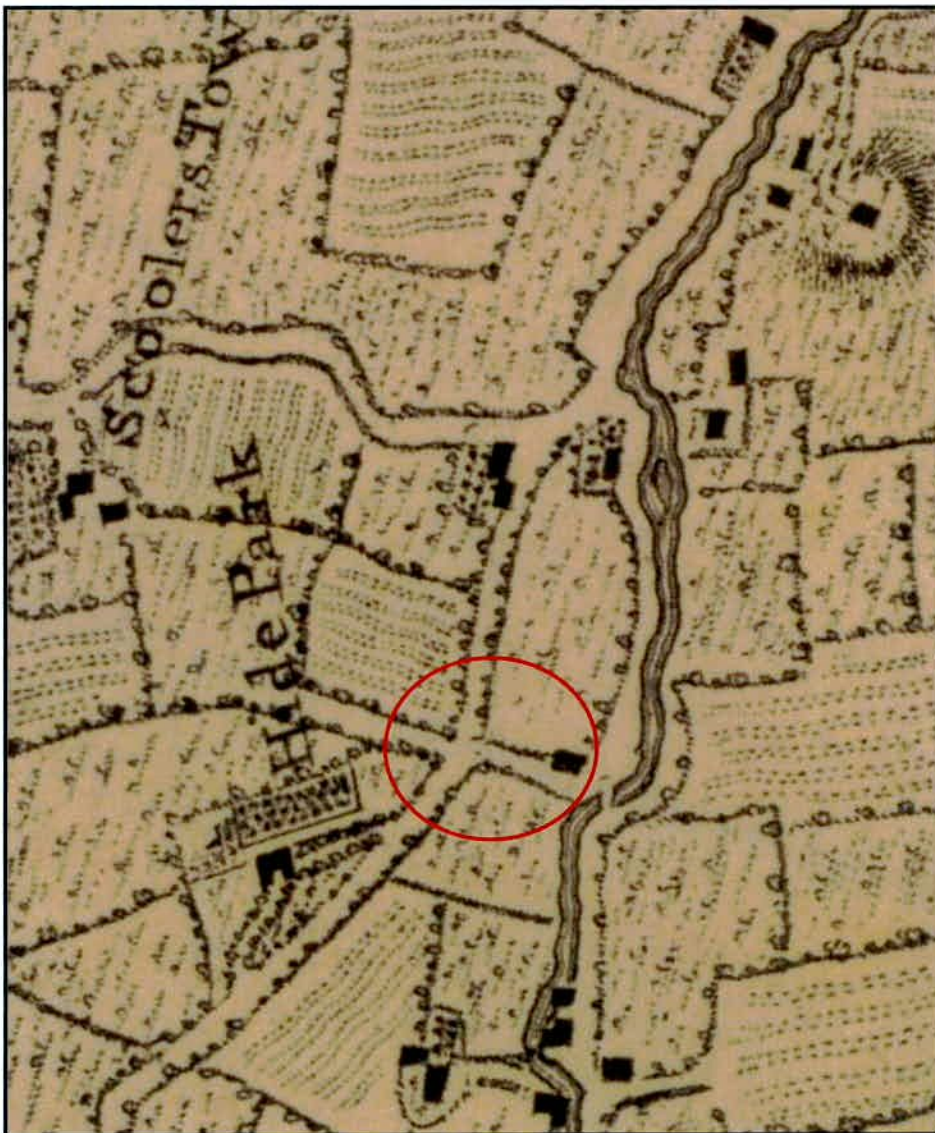


Figure 8 Extract from John Rocque's 1760 'An Actual Survey of the County of Dublin' (Source: sdublincoco.maps.arcgis.com).

John Taylor's map of the environs of Dublin, 1816

Taylor's early 19th century map of the environs of Dublin annotates Newtown, at the approximate location of present day Prospect House, but doesn't show a house (Figure 9). Taylor records a wooded landscape containing a number of country seats, such as 'Spring Mt' to the north of the site of Prospect House, and 'Laurel Hill' and a second house named 'Spring Mt' sitting east of Stocking Lane to the south. Hide Park is also indicated, west of Stocking Lane, with the rectangular outline of a large garden. There have been additional builds in intervening years, with Woodbine Lodge and Elm Park built in the vicinity of Hide Park.



Figure 9 Extract from Taylor's map of the environs of Dublin, 1816 (Source: sdublincoco.maps.arcgis.com).

William Duncan's Map of the County of Dublin, 1821

Duncan's slightly later map shows buildings at the approximate location of present day Prospect House, with an avenue leading toward two buildings, one linear, one L-shaped (Figure 10). Edmondstown Mill is shown on the east side of the River, to the south of Prospect House, with further probable mill buildings and a bridge shown on the River labelled 'Great Newtown'. Hyde Park is annotated to the west of Stocking Lane, but the

focus of the main buildings appears to be in a new location further west of the original house and gardens. On Duncan's map, the site of the original Hyde Park house appears to be in the vicinity of what is labelled Woodbine Lodge.

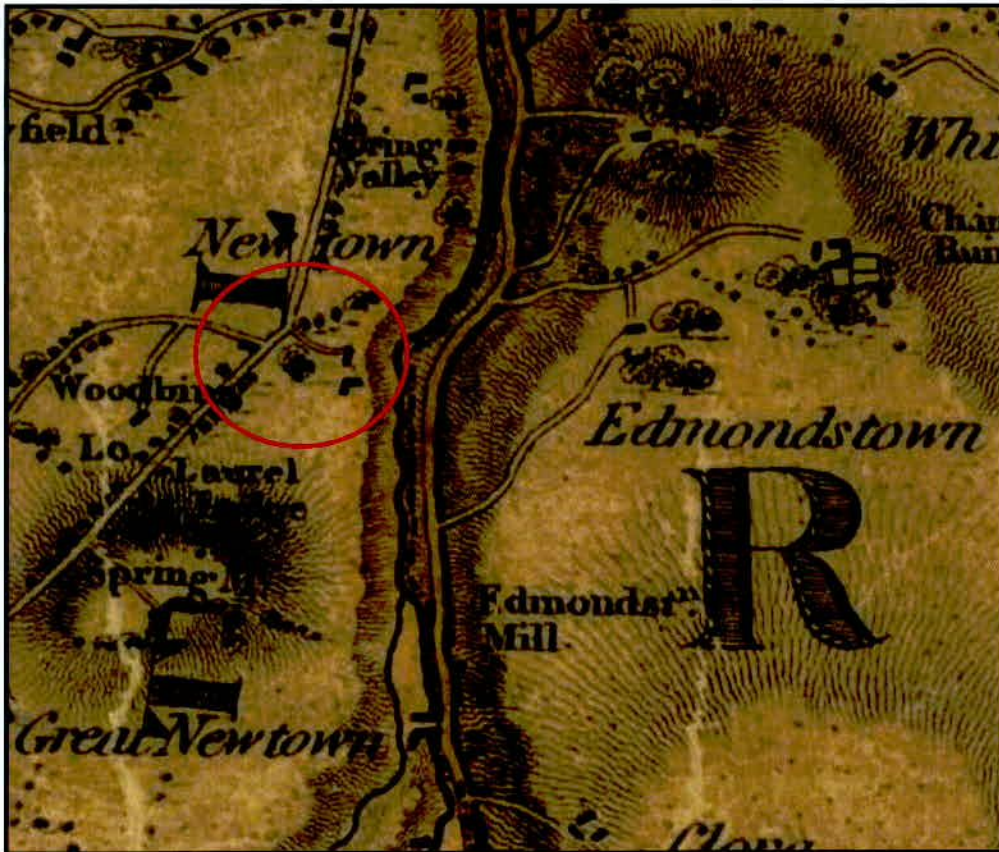


Figure 10 Extract from Duncan's 'Map of the County of Dublin,' 1821 (Source: sdublincoco.maps.arcgis.com).

Ordnance Survey Maps

The first edition Ordnance Survey map, surveyed in 1836 and published in 1843 (Figure 11), shows Prospect House, which is labelled 'Prospect Hill,' in detail. It is accessed via an avenue, with an associated gate lodge, off Stocking Lane, and is comprised of a rectangular building at the north end, representing the residence, with substantial linear buildings to the rear. The garden is laid out to the west, on a site similar to the present day, with landscaped or associated grounds running northward next to Stocking Lane. A weir is shown on the river, annotated Owendoher River, to the east, with numerous corn, cloth and paper mills constructed on both banks of the River in Newtown and Edmondstown townlands. Part of the site of the present day Ballyboden Waterworks is represented as a 'Brickfield' to the northwest of 'Prospect Hill.'



Figure 11 Extract from the first edition Ordnance Survey 6" map, 1843 (OSi Licence EN 0077922).

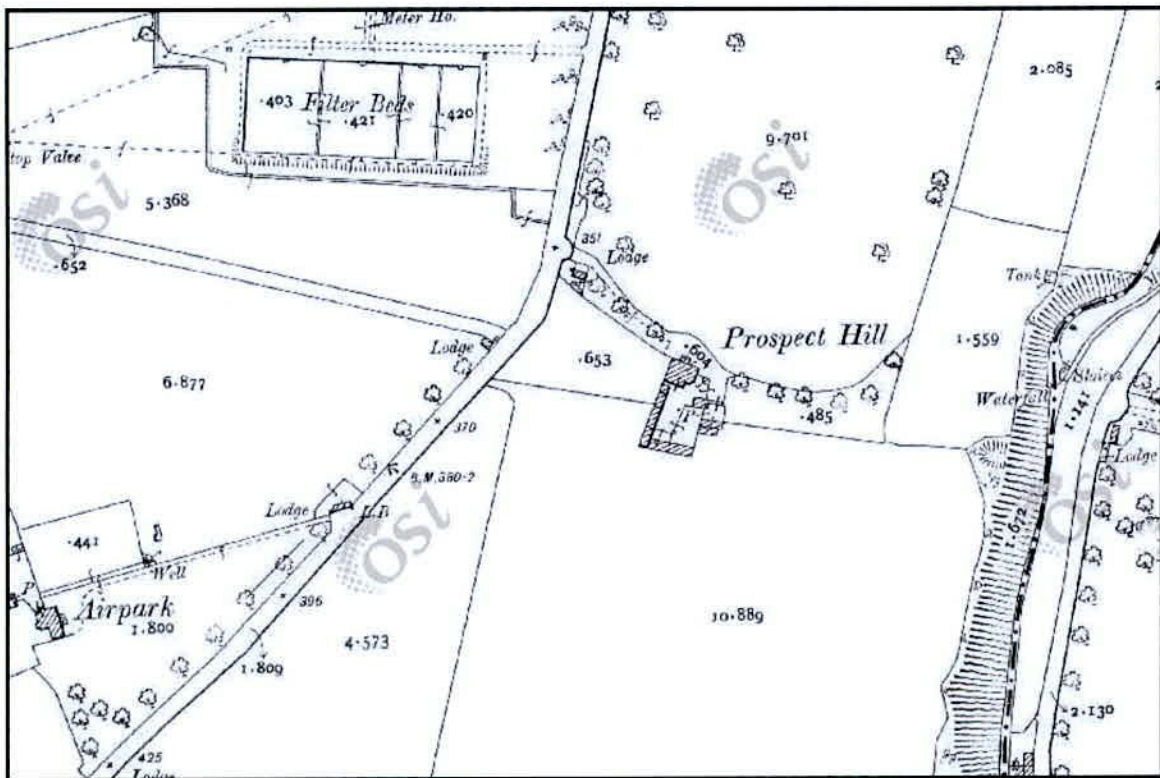


Figure 12 Extract from the revised Ordnance Survey 25" map, 1910 (OSi Licence EN 0077922).

The revised 25-inch Ordnance Survey map, surveyed in 1908 and published in 1910 (Figure 12), distinguishes the footprint of the buildings within the curtilage of 'Prospect Hill.' The 'Lodge' on Stocking Lane consists of at least two linear buildings, and the main residence is distinguished from its outbuildings, which surround or partially enclose a yard to the rear of the house. A linear building, orientated east-west, has been constructed in intervening years to form the end of the yard, and buildings have been modified and/or added on the east side of the yard. A waterfall, sluices and mill race are located on the River to the east of the house, associated with a large paper mill to the north. The waterworks have been developed on a large site opposite and to the northwest of 'Prospect Hill,' on the west side of Stocking Lane. The Ballyboden Waterworks complex includes an annotated lodge, meter house, filter beds and reservoir.

Little change is shown on the mid-20th century 6-inch Ordnance Survey map, published in 1940 (Figure 13), although the house at this time is annotated 'Prospect House.' Minor changes may also have occurred to the longer, linear outbuildings on the west and south sides of the rear yard. The nearby waterworks is labelled Dublin Corporation Waterworks.

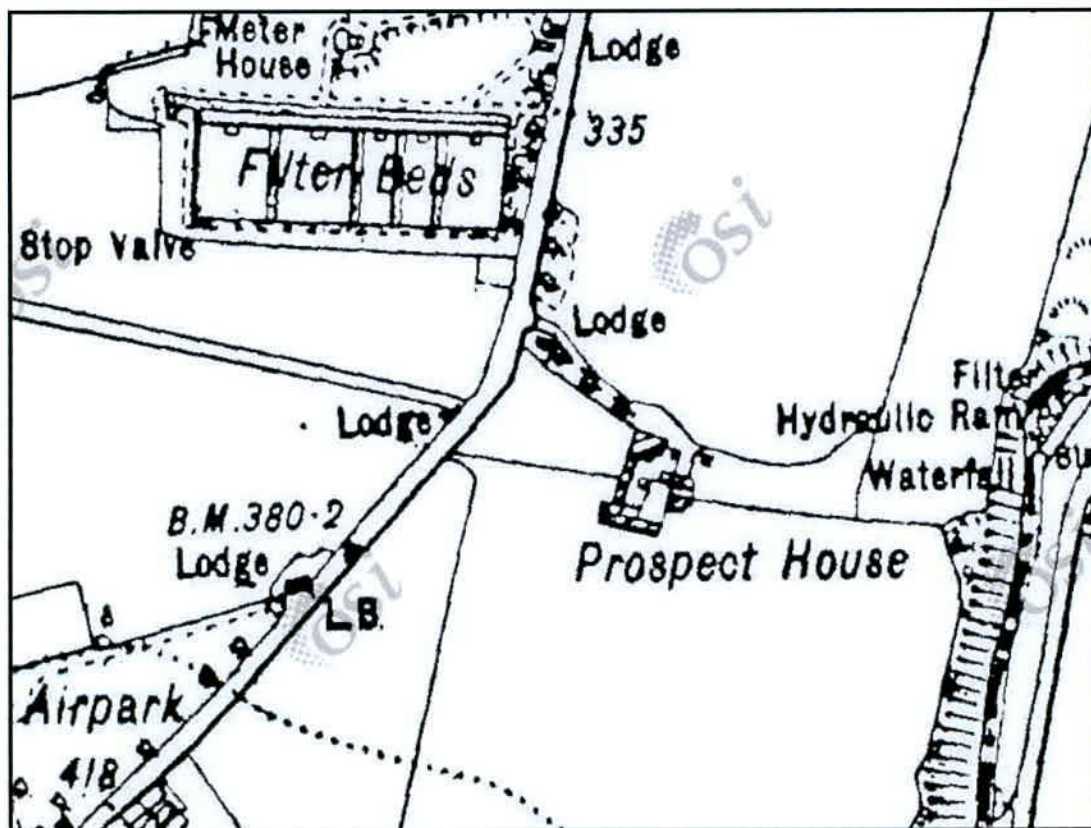


Figure 13 Extract from Cassini 6" Ordnance Survey map, 1940 (OSi Licence EN 0077922).

3.4 National Monuments

No national monuments either in the guardianship of the state or in the ownership of South County Dublin Council are located in close proximity to the proposed development at Prospect House. National Monuments in the wider vicinity are a wedge tomb at Kilmashogue (National Monument No. 493) and Rathfarnham Castle (National Monument No. 162).

3.5 Sites and Monuments Record (SMR) and Record of Monuments and Places (RMP)

No archaeological monuments are listed in the RMP within the boundary of the proposed development site at Prospect House, or in its immediate vicinity. The closest archaeological sites are a flat cemetery site in Edmondstown townland c.625m to the southeast, and a fulacht fia c.755m to the south in Newtown townland (Rathdown By.).

No additional sites are listed in the RMP within a 1km radius of the proposed development site. The sites within a 1km radius are listed in Table 1, and shown on Figure 14.

Table 1 Recorded monument within a 1km radius of the proposed development site.

| RMP No. | Class | Townland | ITM Easting | ITM Northing | Proximity (m) |
|---------------|---------------|------------------------|-------------|--------------|---------------|
| DU022-029---- | Flat cemetery | Edmondstown | 713690 | 725782 | c.625 |
| DU022-115---- | Fulacht fia | Newtown (Rathdown By.) | 713215 | 725511 | c.755 |

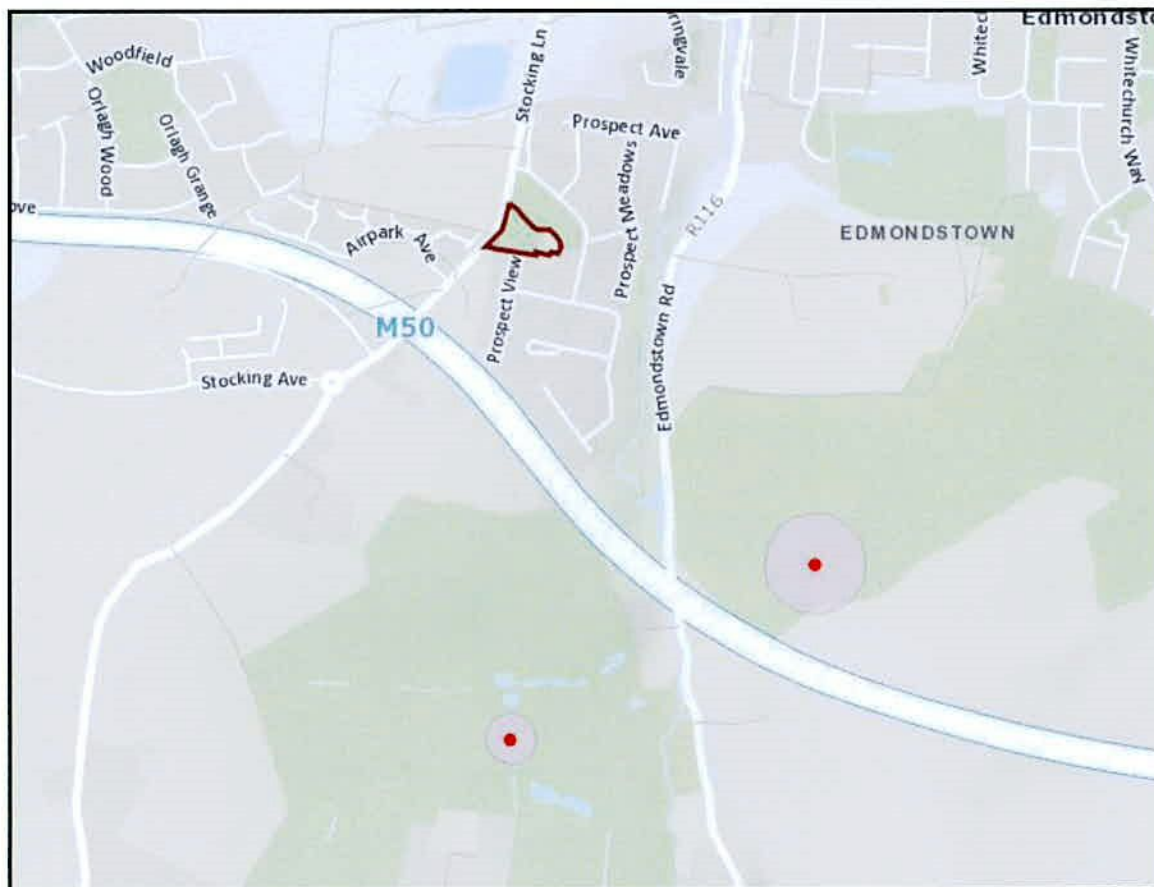


Figure 14 Distribution map of sites listed in the Record of Monuments and Places (red dots) within 1km of the proposed development site (outlined in red) (OSi Licence EN 0077922).

3.6 Previous Archaeological Investigations

A suite of archaeological investigations have been undertaken in the South County Dublin area. However, an examination of the Excavations Database demonstrates that there have been no prior archaeological investigations at Prospect House.

Archaeological investigations in closest proximity to the site have been carried out at the Ballyboden Waterworks to the northwest (Excavations 2015-16:267), where no archaeological material was found. Similarly, no archaeology was uncovered during archaeological testing of a proposed residential development on Scholarstown Road, Ballyboden (Excavations 2015:350), at the northern boundary of Newtown townland. The only additional record for Newtown townland relates to archaeological monitoring and excavation at Rathfarnham Golf Club on the west bank of the Owendoher River, to the south of the M50, which recorded a fulacht fia.

Archaeological monitoring in Edmonstown Golf Club was also undertaken in proximity to the recorded Early Bronze Age flat cemetery (DU022-029). The construction of the M50 to the south of Prospect House did not result in the discovery of any archaeological remains through Newtown townland. In comparison, the Oldcourt Road/Ballycullen Road, Stocking Lane Link Road in the townlands of Oldcourt, Ballycullen, Woodtown and Newtown was archaeologically monitored, identifying several areas of archaeological interest, including the truncated remains of a fulacht fia, and a truncated burnt spread in Woodtown townland.

Table 2 Previous archaeological excavations in the vicinity of the proposed development site.

| Excavation No. | Licence No. | Location | Site Type | Author |
|--|---------------|--------------------------------|----------------------------|------------------|
| 1999:261 | 99E0344 | Rathfarnham Golf Club, Newtown | Burnt mound, burnt spreads | Nóra Bermingham |
| <p>Description: Monitoring of soil removal in the northwest corner of the golf club revealed a single burnt mound with two smaller spreads of burning. Here an existing watercourse was to be altered to form a pond. The watercourse ran east-west across the northern end of the development area to join up with the Owendoher River, bordering the golf-course's eastern edge. It is likely that the watercourse had once been an open stream subsequently altered by agricultural and golf-course activity. The burnt mound was on a natural knoll just a few metres to the south of the watercourse. The mound was low, had a minimum depth of 0.15m and consisted of burnt stone, charcoal and patches of burnt clay resulting from <i>in-situ</i> burning. Two burnt spreads were identified c. 7m to the northwest of the burnt mound, on the northern side of the existing watercourse. One was a charcoal spread 1m x 0.8m, and the other was a gritty, grey/blue clay and charcoal spread at least 1.5m x 1m. In several locations over the development area sherds of post-medieval pottery and clay pipe fragments were visible, and a number of field drains and French drains were also identified.</p> | | | | |
| 2000:0332 | 99E0344 (Ext) | Rathfarnham Golf Club, Newtown | Fulacht fia site | Martin Reid |
| <p>Description: The development of a golf-course to the west of the Owendoher River was monitored by Nóra Bermingham in 1999 (above). A burnt mound was identified during this work, as well as several secondary spreads. The burnt mound was excavated and was seen to be heavily truncated by later drains, including a substantial stone-lined drain, which acts as a tributary to the Owendoher River. Several stone-filled pits were also excavated, one of which was a probable trough for the fulacht. The positions of four posts were identified in the corners of this subrectangular pit. A substantial quantity of charcoal was present, and it appeared likely that the pit had been timber-lined and that this wood was partially burnt in situ. A sample of this charcoal was sent to the Radiocarbon Laboratory in UCD, producing a date of 3700±60 BP.</p> | | | | |
| 2001:420 | 01E0149 | Edmondstown Golf Course, | Fulacht fia site | Edmond O'Donovan |

| | | | | |
|---|---------|---|---|-----------------|
| | | Edmondstown | | |
| <p>Description: Monitoring was carried out at Edmondstown Golf Club during landscaping works in proximity of an Early Bronze Age cemetery at the site. The cemetery was first recorded in the 1950s when Paddy Hartnett of the National Museum of Ireland excavated it. Its precise location was not recorded at the time of the excavation. Prior to landscaping works the location of the cemetery was established, a circular exclusion zone with a diameter of 45m was created, thus avoiding any impact on surviving remains at the site. No archaeological material was encountered in the areas stripped and rotavated around this zone. The ground disturbance did not involve the penetration of the subsoil, and no artefacts were identified.</p> | | | | |
| 2004:0632 | 04E0940 | Oldcourt/Ballycullen/ Woodtown/Newtown | Fulacht fia, pit furnace, medieval ditches | Goorik Dehaene |
| <p>Description: The entire route of the proposed Oldcourt Road/Stocking Lane Link Road in the townlands of Oldcourt, Ballycullen, Woodtown and Newtown in South County Dublin was assessed through the archaeologically controlled removal of topsoil along the entire width and length of the proposed Link Road. Seven areas of interest were resolved. Archaeological features encountered have been provisionally interpreted as elements of truncated fulacht fiadh activity, a pit furnace and two possible medieval ditches.</p> | | | | |
| 2015-6:267 | 15E0512 | Ballyboden Reservoir | Victorian waterworks | Paul Duffy |
| <p>Description: Monitoring of geotechnical site investigation trenches was carried out on an intermittent basis between 10 December 2015 and 20 January 2016. The construction of a Victorian reservoir and waterworks on the site followed by a 20th-century water treatment plant has resulted in significant ground disturbance across large areas of the site. A total of 16 geotechnical slit trenches and 10 trial holes were excavated through topsoil, subsoil and redeposited formation layers across the site. Where undisturbed ground was observed, c. 0.3m of topsoil overlay a mottled brown-yellow boulder clay. Nothing of archaeological significance was identified during the monitoring of groundworks.</p> | | | | |
| 2015:350 | 15E0516 | Scholarstown Road, Rathfarnham | No archaeology found | Aidan O'Connell |
| <p>Description: An assessment was carried out at the site of a proposed residential development on Scholarstown Road in Ballyboden, Dublin 14. Excavation of 1885 linear metres of test trench across the site revealed an elevated laneway and localized concentrations of oxidized clay. No archaeological features were recorded.</p> | | | | |

3.7 Previous Archaeological Finds recorded in Topographical Files

No find spots of artefacts are recorded in the Topographical Files of the National Museum of Ireland for the curtilage of Prospect House. There is one record for its associated townland, Newtown (Cruagh Parish), as follows:

1. Name: 1995:160

Object Type: Decorative iron button, possible.

Location: Newtown, site of 18th century house 'Springvale,' less than 450m NE of Prospect House.

Description: Copper alloy disc with raised decoration on one face. Decoration consists of a raised central boss with surrounding ring of raised dots or pellets and two further concentric rings towards the edge. Detail of rear obscured by corrosion/concretions, but appears to show a central protrusion (possibly for attachment). Disc is lightly concave on decorated face, and convex on opposing corroded face. Possible boss-type tombac style button or mount.

Additional findspots are located in the adjacent townland of Edmondstown, to the east, as follows:

1. Name: 1988:142

Object Type: Flint scraper

Location: Edmondstown townland; proximity of Whitechurch Community Centre.

2. Name: 1951:7-44

Object Type: Food vessels, urns, pigmy cups, stone beads, flint artefacts

Location: Edmondstown townland; in vicinity of recorded flat cemetery site DU022-029.

3.8 Record of Protected Structures and National Inventory of Architectural Heritage

Record of Protected Structures

The Record of Protected Structures (RPS) is listed in Schedule 2 of the South County Dublin Development Plan 2016-2022, and includes Prospect House (RPS Ref. 340). Prospect

House is identified on Development Plan map No. 10, an extract of which is copied below (Figure 15).

Section 9.1.2 of the South County Dublin Development Plan 2016-2022 addresses Protected Structures, and states that *'where a structure is protected under the RPS, the protection includes (unless otherwise stated) the structure, its interior and the land within its curtilage and other structures within that curtilage (including their interiors) and all fixtures and features which form part of the interior or exterior of all these structures'*.

In essence, the late Georgian house, associated outbuildings, boundary and internal walls, gardens, entrance, railed avenue, and gate lodge, which all form part of the property's curtilage, falls within the definition of a protected structure in the plan.

Section 9.1.2 of the South County Dublin Development Plan 2016-2022 identifies Council policy and objectives in respect of Protected Structures:

HCL3 Objective 1 aims *'to ensure the protection of all structures (or parts of structures) and the immediate surroundings including the curtilage and attendant grounds of structures contained in the Record of Protected Structures'*.

HCL3 Objective 2 aims *'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'*.



Figure 15 Extract from Map 10 South Dublin County Development Plan showing Prospect House listed as protected structure 340 (Source: www.southdublindevplan.ie).

Chapter 11, Implementation, of the South County Dublin Development Plan 2016-2022 sets out development standards and criteria that arise out of the policies and objectives of the Plan. Section 11.2.7 relates to building height and outlines that the appropriate maximum or minimum height of any building will be determined, amongst other factors, such as the prevailing building height in the surrounding area, by the proximity of any Protected Structure.

Section 11.5.0 deals with Heritage and Landscape, and Section 11.5.2 specifically with Protected Structures.

In respect of works to a protected structure, the plan states that 'Development proposals for works to a Protected Structure or within the curtilage of a Protected Structure may require a method statement that describes the proposed works in appropriate detail. An Architectural Heritage Impact Assessment may also be required in the case of applications for extensive or complex works that have the potential to have a significant impact on a Protected Structure. Assessments should be prepared by a conservation specialist in accordance with the requirements of the Architectural Heritage Protection Guidelines for Planning Authorities, DAHG (2011) and shall assess the likely effects of the

proposed development on the special character of the Protected Structure and its setting'.

In respect of development in proximity to a Protected Structure the plan states that 'planning applications for development in proximity to a Protected Structure may require a design statement to outline how the proposal responds to the setting and special interest of the Protected Structure and its curtilage'.

A further 2 Protected Structures are listed in Newtown townland, within 500m of Prospect House, Rookwood House, a similar Georgian style residence to the north, and the 19th century Ballyboden Waterworks, the grounds of which lie opposite Prospect House, on the west side of Stocking Lane.

In Edmondstown townland to the east, a complex of mill buildings on the Owendoher River and Edmondstown Park, a late 18th century country house, are also listed as Protected Structures.

Protected Structures within a 500m radius of the proposed development site are listed in Table 3.

Table 3 RPS and NIAH structures within a 500m radius of the proposed development site.

| RPS Ref. | NIAH Ref. | Location | Description | Distance from development (m) |
|----------|-----------|--|--|-------------------------------|
| 340 | 11216032 | Prospect House, Stocking Lane, Newtown townland, Ballyboden | Detached five-bay two-storey over basement house, c.1820. Gateway entrance with small ruinous lodge. Retaining much original fabric including many outbuildings. Open parkland to the front (north) allows an appreciation of its imposing presence. | 0 |
| 333 | 11216048 | Ballyboden Waterworks, Stocking Lane, Ballyboden, Newtown townland | Reservoir and water treatment works established 1883. Comprising stone-lined reservoir and single-storey coursed rubble granite valve buildings, | c.15 |

| RPS Ref. | NIAH Ref. | Location | Description | Distance from development (m) |
|----------|-----------|---|--|-------------------------------|
| | | | with sand filtration beds and sluices. Most of the original fabric remains, with later mid-20th century improvements. | |
| 327 | 11216033 | Rookwood House, Stocking Lane, Ballyboden, Newtown townland | Detached 5-bay, two-storey Georgian style house, c.1810. Retaining much original fabric and still set in its own mature grounds. | c.385 |
| 351 | 11221005 | Edmondstown Mill, Edmondstown Road, Rathfarnham | Victorian style industrial mill (former cloth mill/factory) forming large complex of buildings beside river. | c.320 |
| 359 | 11221005 | South of Edmondstown Primary School, Rathfarnham | Stone mill (Ruin) (former paper mill) forming large complex of buildings beside river. | c.320 |
| 343 | 11216017 | Edmondstown Park, Edmondstown Road, Rathfarnham | Detached 3-bay, two-storey over basement Georgian style house built 1792. Retaining much of its original rural setting and atmosphere. | c.500 |

National Inventory of Architectural Heritage

The NIAH survey of South Dublin County records a representative sample of the architecture of the county, and includes Prospect House and its associated, ruinous gate lodge (NIAH Ref. 11216032). In line with the RSP of the South County Dublin Development Plan 2016-2022, Rookwood House, Ballyboden Waterworks, a milling complex in Edmondstown on the Owendoher River and Edmondstown Park are listed in the NIAH survey of South Dublin County.

NIAH structures within a 500m radius of the proposed development site are listed in Table 3, and shown on Figure 16.



Figure 16 Distribution map of sites listed in the RPS and NIAH (blue dots) within 500m of the proposed development site (outlined in red) (OSi Licence EN 0077922).

3.9 On-Site Inspection

A visual inspection of the Prospect House site, inclusive of buildings and grounds (Plate 1), was carried out by Thaddeus Breen of Shanarc Archaeology on 1st May 2019.



Plate 1 Aerial image of proposed development site at Prospect House showing an overview of the walled garden to the west of the house and the segregated yard and outbuildings at the rear of the house (OSi Licence EN 0077922).

The house is described as an L-shaped, early 19th century 5-bay villa with two storeys over a split-level basement (Plate 2). The front door is approached by a granite staircase. The sides and back are weather-slatted. The yard behind the house is accessed via a door from the upper part of the basement.

The interior of the house is in good condition. The remaining furniture has been moved into the living room and one of the outbuildings. In the lower basement is a large kitchen with gas cooker and Aga range. One narrow windowless room in the lower basement has bare walls and floor with no paving or rendering.

The door which exits to the yard opens into a wooden porch, which appears to have a water tank on top (Plate 3), connected to a somewhat smaller tank over a small downstairs lavatory.

Only a small part of the original yard and outbuildings remain, the rest having been walled off as part of a separate property, presumably when the housing estate to the south was being developed (Plate 1; Plate 4). The small yard that exists today contains a two-storey coach house/stables, a shed and a garage.

The garage appears to be an entirely modern structure, with 'up-and-over' door and steel roof (Plate 5). It is possible that it includes elements of earlier stone walls, but no evidence for this was seen. It is in good condition, although the side window is broken.

The shed is a lean-to with corrugated iron roof, and like the garage is in good condition (Plate 6). The front (southern) wall is constructed of concrete blocks. The other three walls are rendered; the back wall may be granite.

The coach house/stables consist of two rooms on the ground floor, over which is a single loft accessed by a ladder from the southernmost room. It is a plain building, with external render and stable doors (Plate 7). The interior of the northern room is rendered, but not the southern room, so it can be seen that the walls are all of stone, heavily whitewashed (Plate 8). There appears to be a blocked-up doorway in the central dividing wall. This wall has been partly repaired with concrete blocks, on top and alongside the door. It is 450mm thick; the front wall is 600mm thick. The entire structure measures approximately 5.80m x 4.45m. There are no windows on the ground floor, but there is an old wooden door in the western wall of the southern room. On the outside (i.e. the west-facing wall) it can be seen that there is a brick relieving arch over the doorway (Plate 9).

In the loft, the rear wall is of stone (Plate 10). Like most of the other stonework on the property, this consists of granite. The other three walls appear to be of concrete blocks; the southern wall certainly is. There is a blocked-up doorway in the north wall. The floor- and ceiling timbers seem to be relatively modern. There is active woodworm in the floor. The roof is constructed of corrugated asbestos. There are some iron artefacts of industrial archaeological or folklife interest, including a weighing scales (Plate 11). The coach house/stables is joined to the house by a wall of the same height as the house, with a small, blocked-up doorway in the base.

In front of the house is a small parking and turning area. A small strip of grass beyond that forms the only front garden. This is bounded by a granite wall, probably modern, which forms the present property boundary. In the corner to the northeast of the house, where the driveway curves round to the back gates of the yard, there is a slightly larger area of grass, with a mature horse chestnut tree (Plate 12). This corner, like the narrower strip of grass, is separated from the driveway by an iron railing, and beneath the tree is a gate (Plate 13), made by Kennan's Ironworks, Fishamble Street, Dublin.

To the west of the house is a walled garden and orchard. The first 8.50m of the wall forming the north boundary wall is 3.00m high (Plate 14). The remainder of it, except for a short stretch near the entrance gates, is 1.50m high and is constructed of concrete blocks faced with granite on the driveway side. Near the house, a gateway with granite lintel and cast iron gate gives access to the garden (Plate 15). The high walls survive on the western and southern sides of the garden (Plate 16). An interesting feature of the southern wall is the extensive use of quartz (Plate 17). Otherwise, the walls are of granite. The garden itself shows no evidence of any structural or archaeological features.

As the driveway approaches the entrance gates, the space between it and the garden wall increases, and just inside the gateway there is a gate lodge. It is a free-standing structure, measuring about 6.00m x 4.00m. It is so completely overgrown by ivy that it is impossible to discern any features (Plate 18). Probing with a ranging-rod failed to locate any windows and doors. The northwest corner, which is nearest the entrance gates, is slightly exposed, and it can be seen that the structure consists of whitewashed granite walls, with some limestone, and a slate roof (Plate 19, Plate 20). The entrance gates on Stocking Lane (Plate 21) are of wrought iron, hanging from rendered, rectangular pillars on a curved wall.

Although the house is only two storeys over a basement, the ground floor is already quite elevated, and the ceilings are high, so the house is quite tall (Plate 22). The modern houses to the south have quite high gables, and are constructed on slightly higher ground, as seen from rising height of the walled garden (Plate 23).

Site Inspection Plates



Plate 2 Front facade of Prospect House from driveway (view to SE).



Plate 3 Back porch surmounted by water tank (view to NNW).



Plate 4 Modern wall dividing the east side of original yard, as seen from an east-facing first floor window of the house (view to SSE).



Plate 5 Modern garage in the southeast corner of yard (view to SE).



Plate 6 Shed in the northeast corner of the yard (view to ENE).



Plate 7 Coach house/stables in the southwest corner of the yard (view to WNW).



Plate 8 Downstairs interior of southernmost stable (view to SW).



Plate 9 Outside west wall of coach house/stables in yard to rear of house (view to ESE).



Plate 10 Interior of loft over coach house/stables (view to SW).



Plate 11 Weighing scales in loft over stables (view to NNW).



Plate 12 Front of house with horse chestnut tree and iron railing (view to SE).

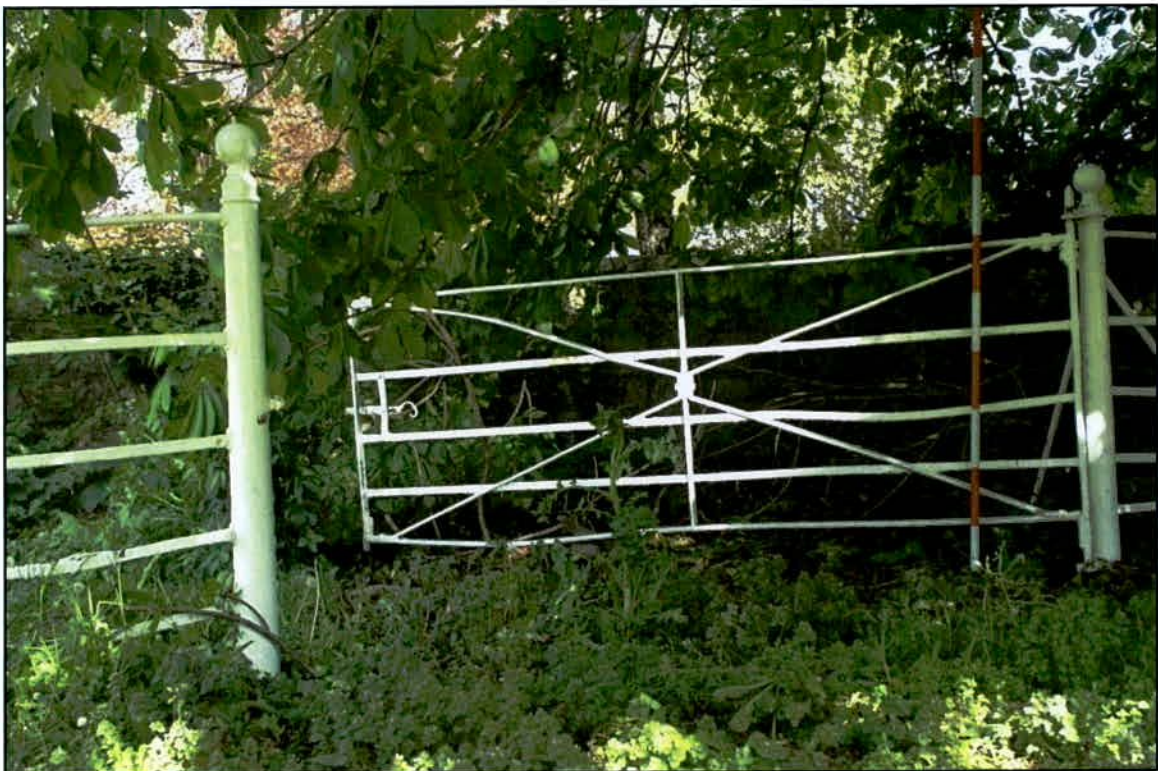


Plate 13 Gate to northeast of house, on iron railing (view to ENE).



Plate 14 Wall on west side of house, with door to garden (view to S).



Plate 15 Iron gate leading to walled garden (view to NE).



Plate 16 Southern and western walls of walled garden, which also form the property boundary (view to WSW).



Plate 17 Wall built of quartz (view to S).



Plate 18 General view of gate lodge (view to NNW).



Plate 19 Northwest corner of gate lodge (view to SE).



Plate 20 Roof of gate lodge beneath cover of ivy (view to SE).



Plate 21 Front entrance gates on Stocking Lane (view to NE).



Plate 22 West side of house from walled garden giving sense of height of building (view to ENE).



Plate 23 Comparison of height of Prospect House and houses to south, seen from the walled garden (View to SE).

4. Conclusions and Recommendations

The proposed development site encompasses the curtilage of a protected structure, Prospect House (RPS Ref. 340). The property is listed in the National Inventory of Architectural Heritage as being of regional architectural interest (NIAH Ref. 11216032). The house and curtilage is protected by the Planning and Development Act 2000 (as amended).

There are no recorded monuments, archaeological finds or archaeological evidence from previous archaeological investigations on the property or its immediate environs, with the exception of a decorative iron button (possible) recovered at 'Springvale,' less than 450m to the northeast of Prospect House.

However, there is a large body of archaeological evidence to indicate that the wider area was well settled in prehistory, particularly in the Bronze Age, and burials and fulachta fia of this era have been recorded in Edmonstown Golf Course, Rathfarnham Golf Course, and on the Oldcourt Road/Ballycullen Road, Stocking Lane Link Road.

There is evidence of 18th century activity in the vicinity of the property, as recorded on Rocque's 1760 map titled *An Actual Survey of the County of Dublin*. Rocque records the alignment of Stocking Lane and shows a laneway and structure in the general location of present day Prospect House. It has not been possible to identify the location of the structure shown by Rocque with certainty on the modern landscape, or to determine whether the structure relates to a residence or a milling related building on the Owendoher River. The latter serviced a significant milling industry from at least the 18th century. Cartographic evidence therefore indicates there is a potential that sub-surface evidence associated with 18th century activity may exist in the immediate environs of Prospect House.

Comparison of historic Ordnance Survey maps shows that the house and all its remaining outbuildings follow original footprints. The coach house/stables, including the continuation into the adjoining property to the south, were present at the time of the first edition six-inch map, as was a building on the site of the present garage. The locations of the garage and the shed corresponds to buildings on the revised 25-inch map. Although in good condition, the garage and shed are not of architectural or archaeological importance.

4.1 Mitigation Measures

Mitigation measures are required to be undertaken in compliance with national policy guidelines and statutory provisions for the protection of archaeological and architectural heritage, including the National Monuments Acts 1930-2004, the Architectural Heritage (National Inventory) and Historic Monuments (Miscellaneous Provisions) Act 1999 and the Planning and Development Act 2000 (as amended).

4.1.1 Archaeological Mitigation Measures

It is recommended that:

- II. A suitably qualified archaeologist monitor ground disturbance works at the Prospect House property. Monitoring will address the potential for uncovering 18th century or earlier features or deposits at the site.

It is envisaged that the following will apply:

- I. Should monitoring yield evidence of archaeologically significant material or structures, preservation *in situ* may be recommended. Strategies for the *in situ* preservation of archaeological remains are conducted in consultation with the statutory authorities, and may include avoidance, if possible, of the remains during construction, or preservation through redesign.
- II. Should monitoring yield evidence of archaeologically significant material or structures that cannot be preserved *in situ*, archaeological excavation and recording, to full resolution, is recommended.
- III. In the event of archaeological features or material being uncovered, it is crucial that machine work cease in the immediate area to allow the archaeologist to assess, excavate and record any such material.
- IV. Should archaeological features or material be uncovered, adequate funds to cover excavation, fencing (if required), post-excavation analysis and reporting, and conservation work should be made available.

4.1.2 Architectural Mitigation Measures

Avoidance of direct and indirect negative impacts upon the cultural heritage resource at Prospect House is the preference with regards to the proposed development. An analysis of the proposed site layout plan demonstrates that the features or elements that form part of the curtilage and setting of Prospect House, inclusive of an associated coach house/stables, gate lodge, entrance, railed avenue, walled garden, and boundary walls will largely be retained, albeit with some modifications, as part of the development. Direct physical impacts or removal of elements of the curtilage will be confined to the opening of sections of the walled garden for vehicular and pedestrian access and the demolition of later outbuildings along with the reconfiguration of the yard at the rear of the house.

It is recommended that:

- I. The property be subject to a pre-development architectural survey, conducted by a suitably qualified historic building conservation specialist/architect.
- II. The design of the development insofar as it concerns the adaptation of existing buildings, including the house, outbuildings and gate lodge, be overseen by a conservation specialist/architect.
- III. The design of the 4-storey apartment block be empathetic to Prospect House and its curtilage, and assessed for suitability by a conservation specialist/architect.

The above recommendations have been implemented, with the protected structure status of Prospect House being addressed by built heritage and conservation specialist, Rob Goodbody, in a separate Conservation Report.

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| www.archaeology.ie | Website listing RMP sites and NIAH sites |
| heritagemaps.ie | Cultural heritage datasets |
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