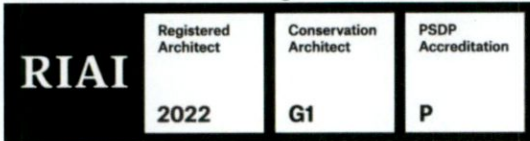


# CONSERVATION REPORT and ARCHITECTURAL IMPACT STATEMENT

Author: Ann Cuffe Fitzgerald B.Arch. MBUC MRIAI



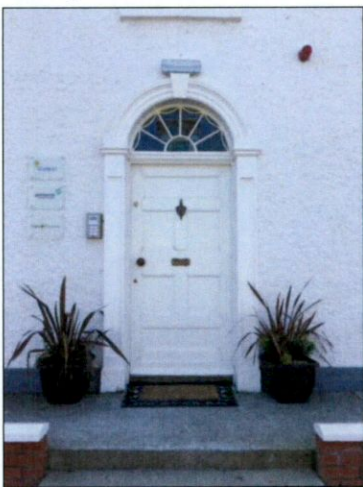
Client: **Mr Ciaran Reilly**

Date: **24 April 2022**

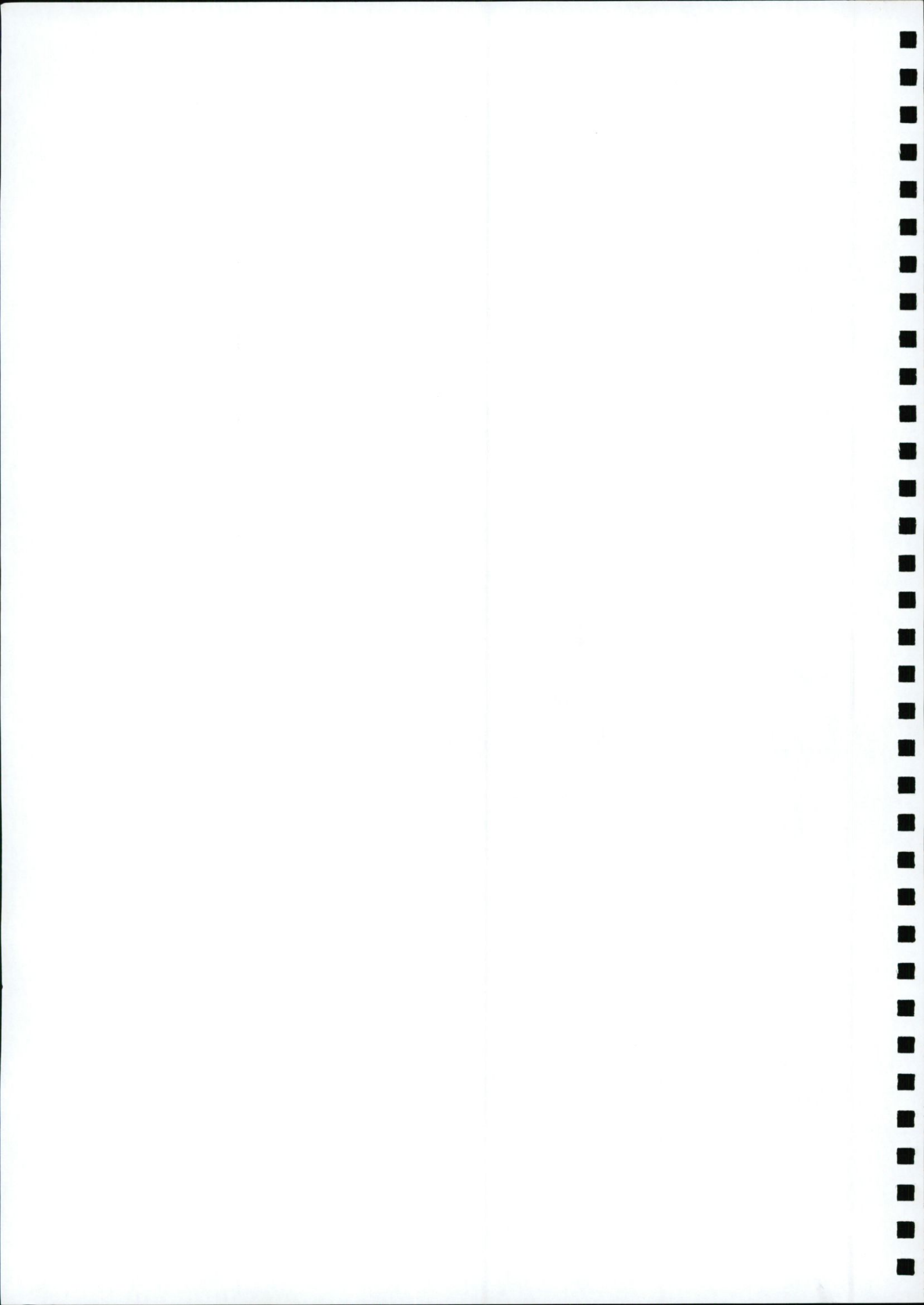
Construction of proposed residential development at the back of Protected Structure RPS No. 323 with associated car parking spaces. The development also includes the demolition of shed & workshop located to the rear of the Protected Structure RPS. No. 323 and the provision of 18 new car parking spaces, the construction of a new access road from Main Street and all ancillary site development works and services connections. Main Street, Rathcoole, Co. Dublin Main Street Rathcoole County Dublin



*View of Protected Structure June 2021*



*Photo ACF March 2016: doorcase*



## 1.0 Report

Purpose: this report is prepared as part of a development application in order to provide sufficient information for the planning authority to make an informed decision on the potential impact on the architectural heritage of altering or demolishing this Protected Structure and its curtilage including the addition of development to rear.

## 2.0 Author

Ann Cuffe Fitzgerald B.Arch MBUC MRIAI Cons Accred Grade 1

## 3.0 Core Data

### 3.1 Statutory Protection:

**Local Authority** . South Dublin County Council

**Record of Protected Structures** under **Development Plan 2016-22**

**The property is included on the RPS:** No. 323 Main Street, Rathcoole Detached Five Bay Two Storey House

Many of the older properties on the Main Street are included in the current RPS. Close by we note:

313 Rectory/Glebe House, Main Street, Rathcoole House- northwest of street

317 Main Street, Rathcoole Terraced Three Bay Two Storey With Commercial Units To Ground Floor –north of street

318 Hillview, Main Street, Rathcoole Semi Detached Three Bay Two Storey House

319 Library Building, Rathcoole Court Of Petty Sessions- Arts and Craft building c 1890

**323 Main Street, Rathcoole Detached Five Bay Two Storey House**

326 The Rathcoole Inn, Main Street, Rathcoole Two Storey Thatched Public House East of structure

## **NIAH Listing (National Inventory of Architectural Heritage) Main Street, Rathcoole, South Dublin County**



<b>Reg. No.</b>	11213023
<b>Date</b>	1810 – 1830
<b>Previous Name</b>	N/A
<b>Townland</b>	RATHCOOLE
<b>County</b>	South Dublin County
<b>Coordinates</b>	302136, 226708
<b>Categories of Special Interest</b>	ARCHITECTURAL TECHNICAL
<b>Rating</b>	Regional
<b>Original Use</b>	House
<b>In Use As</b>	House

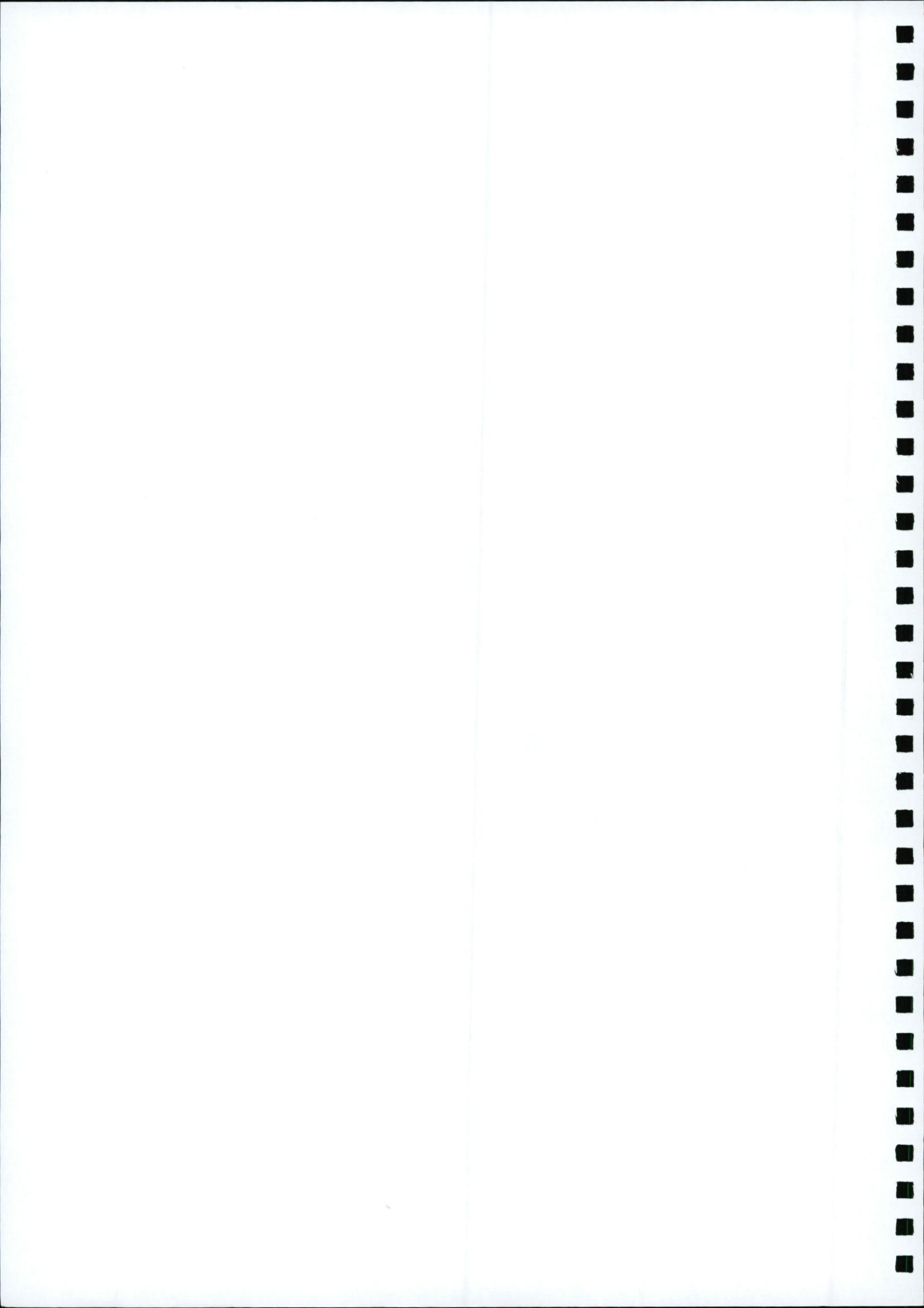
### **Description**

Detached five-bay two-storey house, c.1820. Roughcast rendered walls with smooth rendered base course and quoins. Timber sash windows. Large timber panelled door with brass fittings and radial fanlight set in a moulded door surround. Pitched slate roof with chimney stacks to each gable end, smooth rendered over red brick. Two-bay single-storey wing to east of the same style, with a hipped slate roof. Flat-roofed extension to west, c.1977.

### **Appraisal**

This beautiful and well-maintained house retains all of its qualities and proportions, and an air of classical dignity due to its set back position. Provides variety to, and visually enhances, the village streetscape.

**RMP: Record of Monuments and Places:** none recorded on subject site. However, Rathcoole village centre is zoned an area of archaeological interest. DU021-030. It is a historic town. The Archaeological Survey of Ireland published by the National Monuments service notes 'In the mid-17th century Rathcoole is said to



have contained many good houses (Ball 1902-20, 2, 123). The Down Survey (1655-6) map shows dwellings at Rathcoole' See map study.

*Policy AA4: Development in Vicinity of Recorded Monument or Zone of Archaeological Potential It is the policy of the Council to ensure that development within the vicinity of a recorded monument or zone of archaeological potential does not seriously detract from the setting of the feature, and is sited and designed appropriately*

Previous planning grant Reg Ref SD16A/0171 Final Grant 07-Feb-2017. Regarding archaeology, Planning Condition No 8 was included.

8. (a) *The applicant/developer shall employ a qualified archaeologist licensed to carry out Archaeological Monitoring of all sub-surface works carried out within the proposed development site. This will include the archaeological monitoring of the removal of topsoil, the excavation of trenches for foundations, services, access roadway, etc. associated with the proposed development.*

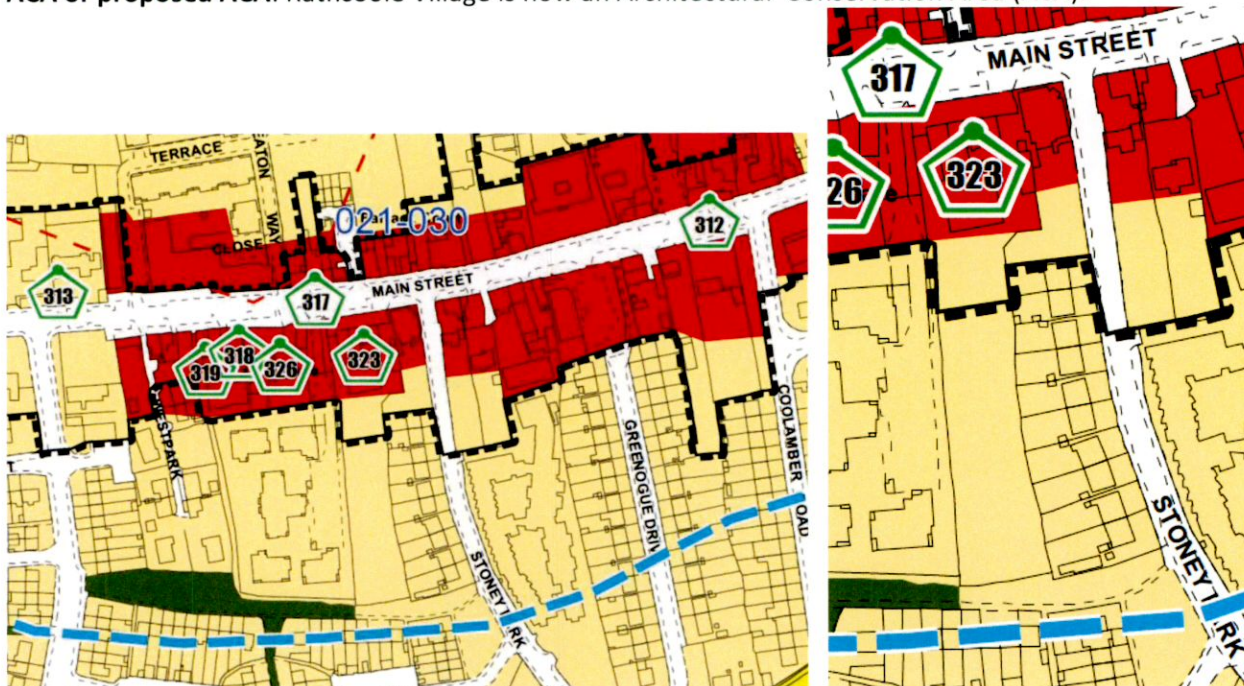
(b) *The archaeologist shall prepare and submit a report, describing the result of the Archaeological Monitoring, to the Local Authority and the Development Application Unit of the Department of Environment, Heritage and Local Government within six weeks following completion of Archaeological Monitoring.*

*REASON: To facilitate the recording and protection of any items of archaeological significance that the site may possess.*

We note that should such a condition be imposed on a grant for the current application, it will adequately protect built heritage currently unrecorded in underground locations.

As no work is contemplated to the existing protected structure RPS 323, no specific planning condition is required.

**ACA or proposed ACA.** Rathcoole Village is now an Architectural Conservation Area (ACA).



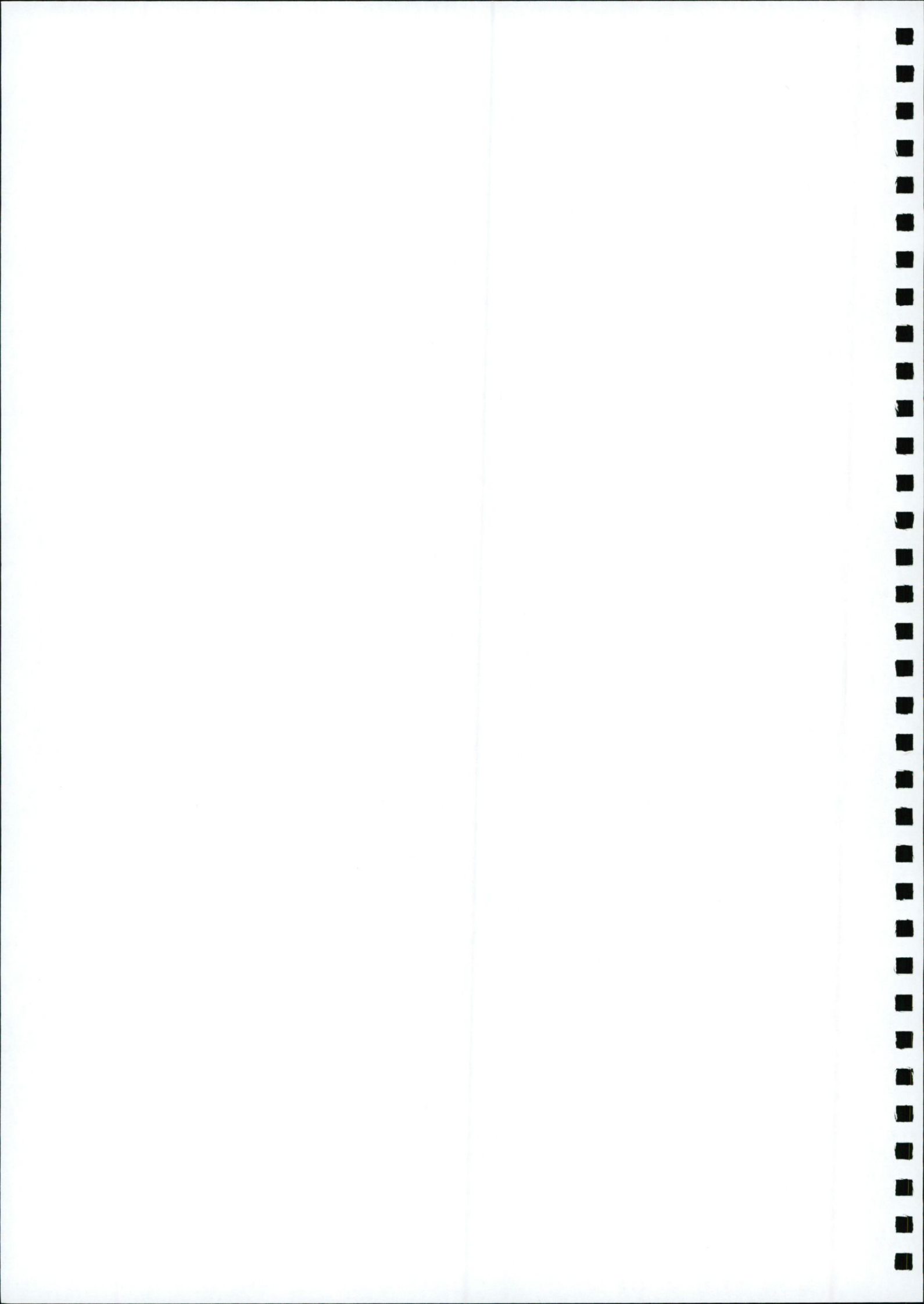
Extract from SDCC Development Plan 2016-22 Map No 8 including Variations 1 and 2.

To right, Subject site is seen enlarged: red hatch is Village Centre zoning, black dashed line indicates ACA outer boundary. The long site running north south, is seen as clear of buildings apart from those at the north or Main St edge, headed by RPS no 323.

### 3.2 Archive Research.

#### Map Study: Rathcoole Village.

**The Down Survey of Ireland: By county, barony, parish: Parish of Rathcoole.** The Down Survey of Ireland. This survey, authorised by the English government and carried out between 1654 and 1658, was an exercise



to provide information for the handover of lands from the native Irish to settlers from England including veterans of the English Civil War.

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### 'Townland of RATHCOOLE

Down Survey Name: Rathcoole

1641 Owner(s): [Cadwell of Dublin \(Protestant\)](#); [Fitzsimons of Ballymadrogh \(Catholic\)](#); [Taylor of Swords, Thomas \(Protestant\)](#); [Fagan of Feltrim, Christopher \(Catholic\)](#)

1670 Owner(s): [James Duke of York \(Protestant\)](#); [Taylor, John \(Protestant\)](#); [Talbot, Sir Henry \(Catholic\)](#); [Fagan of Feltrim, Christopher \(Catholic\)](#)

County: Dublin Barony: Newcastle and Uppercross Parish: Rathcoole

Profitable land: 710 plantation acres Forfeited: 710 plantation acres

1659 Census

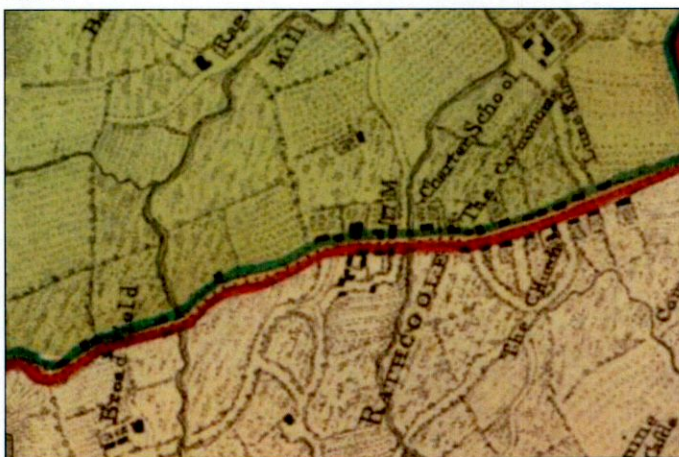
Total: 153 English: 123 Irish: 30

Titulado: Moses Reily, James Robinson, James Wilson

Citation: Down Survey TCD.



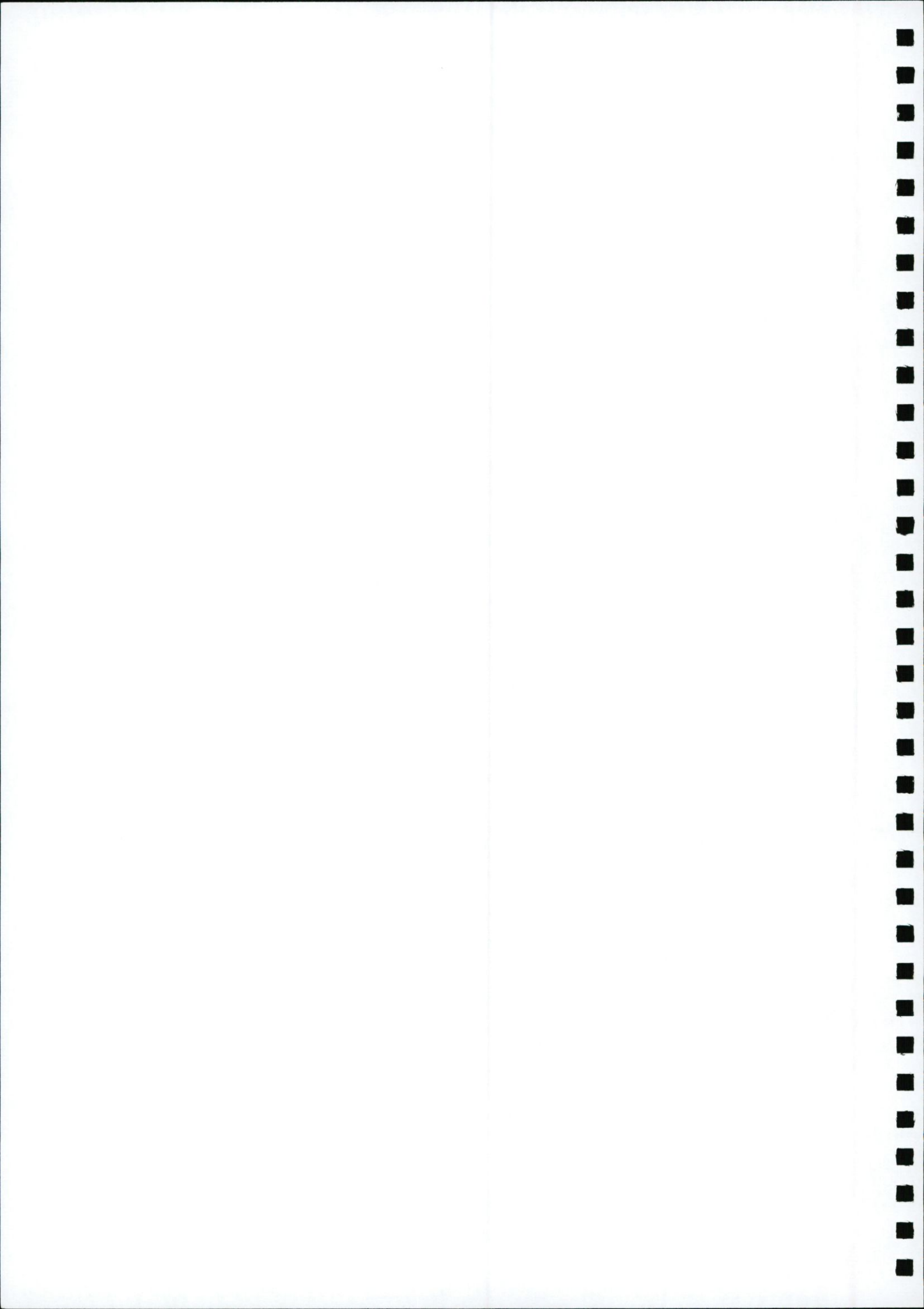
**Map 1.** Part of Rathcoole parish, Down Survey 1650. This map shows that by 1650 'Rathcoole' had a number of houses significant enough to map, a church, and was situated on the Cammack river. It was so close to Dublin, with good land, all 'forfeited' and the Down Survey census reports reproduced above show the result.



**Map 2** Rocque's map 1760.

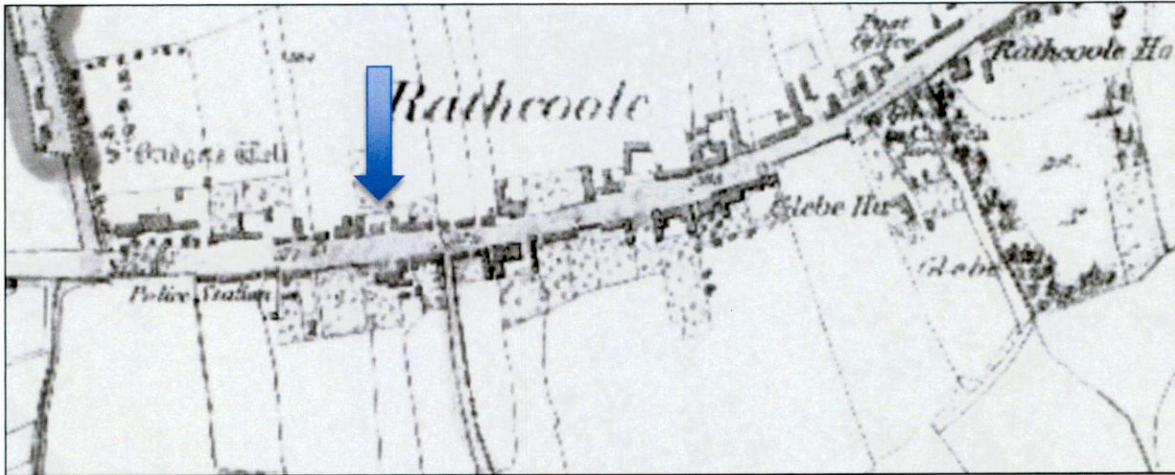
Maps below reproduced by courtesy South Dublin Libraries Historic Map collection.

The character of the village is established being a long 'street' : a Charter School , the church, lime kilns and mills show established infrastructure. The subject structure of this planning application falls within this



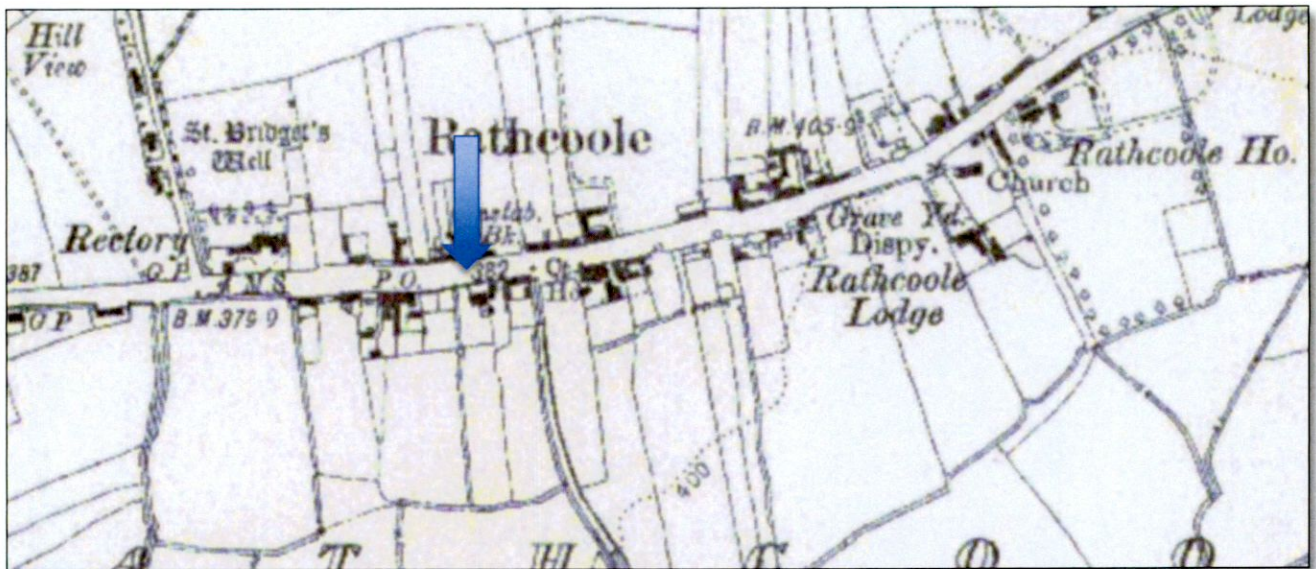


village being to the south of the main street; it is not clear if the house itself is now built, but it may be present.



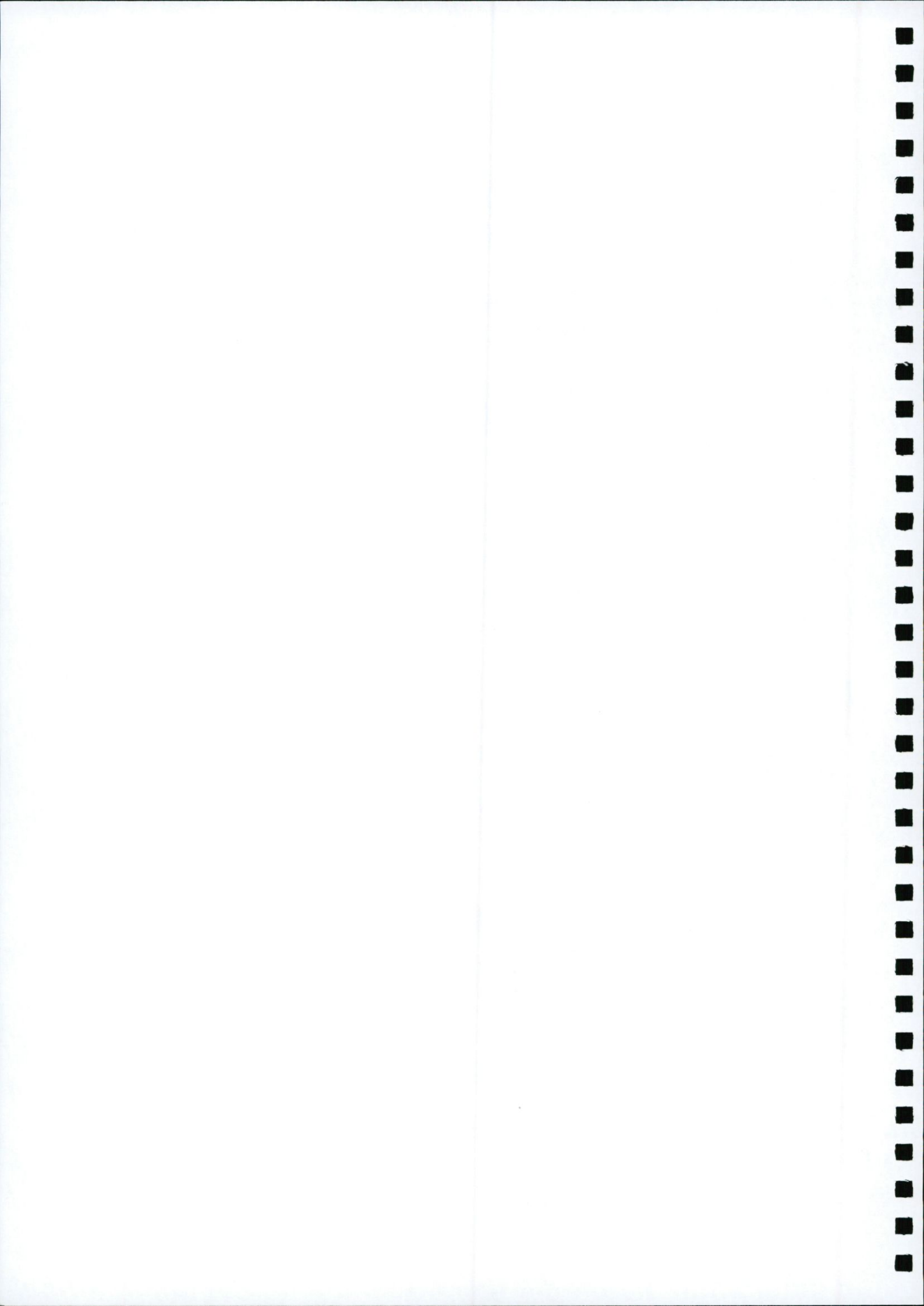
**Map 3 First Edition Ordnance survey 1843.**

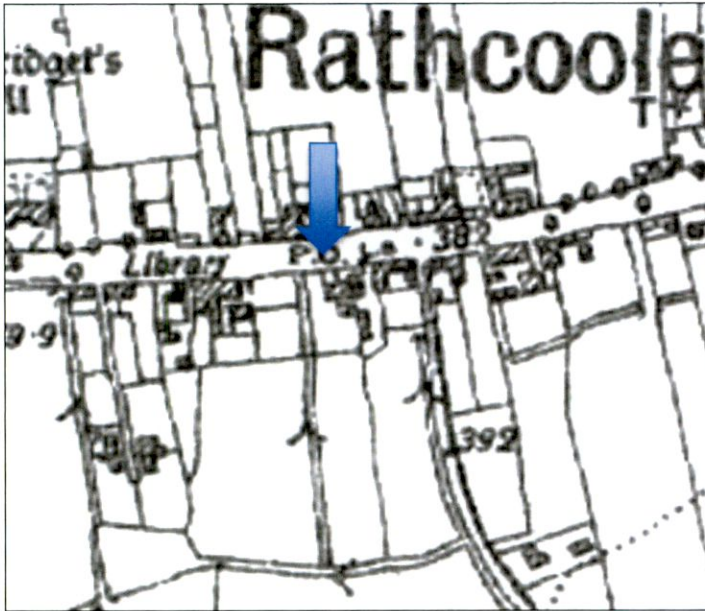
The first Ordnance Survey map c 1840 shows a rectangular house matching the subject structure on the site., arrowed. A police station is located south of Main St, post office to the east end of Main St, and glebe house are now present as well as the Gaelic culture survival of a St Bridget's (sic) Well.



**Map 4 : Ordnance Survey 1938 Six Inch.**

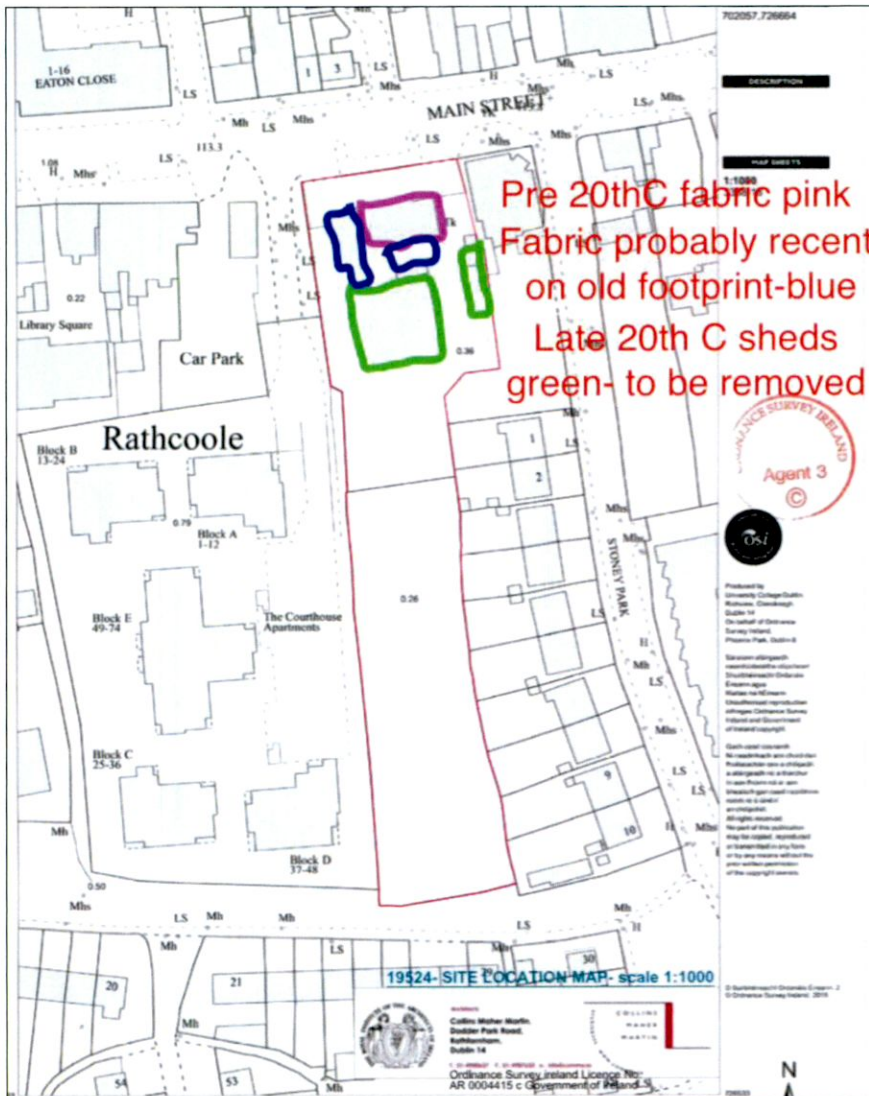
Rathcoole changed little in the century after 1840, the house remained it appears on its square plot, the site behind agricultural; it is notable that both these maps show limited 'attendant grounds', 'Constab.Bk.' lies to the north, and Ct. Ho. (Court House) across the street to the east. No structure seen to west of main block, which would be the current single storey building outlined in blue on the current O.S.





**Map 5 : Ordnance Survey 1938 Six Inch.**

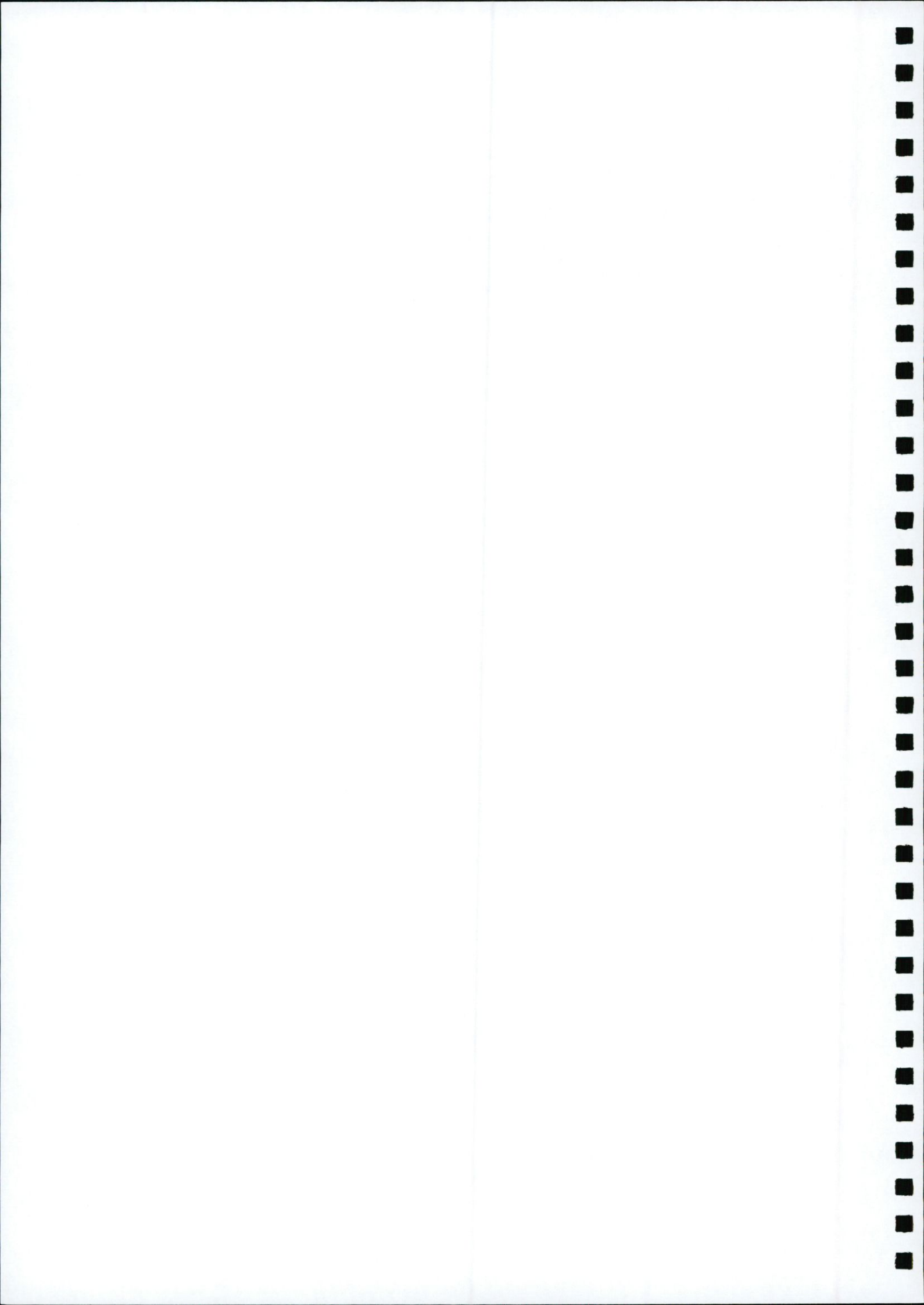
This map shows some slow growth – we have enlarged the scale to show the open nature of the historic streetscape, of Rathcoole with a broken building line, varied plot widths and depths, some vacant lots in the centre of the village persisting. Police Barracks and Courthouse no longer seen.



**Map 6 Ordnance Survey 2015. NTS.**

Finally, Map 6 shows the current site: the historic fabric of greatest significance is outlined in pink. To be retained. Blue outline indicated 20<sup>th</sup>-21<sup>st</sup> C extensions, noting older fabric may be concealed within. To be retained. Green outlined shows sheds and industrial unit assessed as of no historic or architectural importance.

It is proposed to retain all the pink and blue outlined structures and remove the green outlined structures



### 3.3 Inventory/ description of historic and non-historic fabric.

**Original form:** Two storey house. Hipped extension to east forming part of house is assessed as historic fabric.

**Original use:** House. **Current Use:** Offices

- Alterations: To the west of the property a flat roofed 20<sup>th</sup> C single storey extension provides additional office accommodation. To the south an extension of similar character, housing a tea room and wcs and offices forms a link to the large industrial shed on the rear site. Little architectural interest. At the south east, the roof has been altered, or possibly a central valley removed, a roof of shallow pitch over the accommodation has a composite sheet roofing.
- External render. Attractive roughcast render present to all historic fabric, a modern masonry paint replacing a likely limewash. Extensions in smooth cement render.
- Fenestration, external. Five good 6 over 6 vertically sliding timber sash windows remain to the front façade; internal inspection reveals shutters are present to all. An original front door and simple door case with half round fanlight with segmented leaded infill remains. In overall terms the front façade to the street is of high quality and contributes greatly to the streetscape. Windows and doors to side, rear, and modern extension to west are of missed modern materials and little architectural character.
- Rainwater goods, cast iron ogee gutter to two storey house carries around west gable, all of the balance in PVC.
- External decorative features. The front façade has smooth rendered coigns to each end extending to eaves- Stone cills are present to main block and historic hipped extension to east. O
- Roof. The original plan form has been re-covered in in fibre-cement slates. Flat roofs are covered in torch on membrane. Some composite sheet tiles cover the shallow pitched roof at first floor rear. Roll top ridge tiles to the hipped extension to the east are of historic and visual interest.
- Chimneystacks: stacks are cement rendered capped in six courses of clay bricks, straight can pots in buff terracotta. Cabled services and antenna detract from a clean historic appearance.

#### Attendant grounds

The lot size remains as seen on the various maps within this report in the whole.

- The area immediately around the historic 'house' and its extensions. Modern paving has been added to upgrade off street car parking between the street and the front facade; a modern dwarf wall in brick with precast concrete coping, and stainless steel railing, encloses a ramped approach to the property front entrances.
- Bitmac and site concrete provide hard landscape finish to the immediate surround of the structures.
- The site rises fairly steeply from the street behind the house; the rear site which can be seen on the O.S. map is devoid of any structures.
- Various gates and fences in metal of contemporary character define the private space to the rear of the house and control access. A metal fence divides the large rear lot from the front lot containing both the disused commercial shed and the Protected Structure described in the NIAH as a two storey 3 bay house. None of these features are of architectural, technical or historic interest.
- No significant trees or soft landscape is present.
- Boundaries are in mesh wire and unrendered blockwork to rear site.
- Ancillary structures. While we note the 2000 Planning Act defines '*The protection of a Protected Structure also extends to and includes all parts of the structure, including its interior, all land around it, and any other structures on that land.*' we feel in this case there is clear case for separating some of the more recent structures, here described, from the shield of this protection as a result of our research and on site evaluation.
- To the east boundary there are some shed type buildings, however these are of recent date and little interest and would not represent examples of vernacular building worthy of preservation in my view. To the immediate south of the Protected Structure a garage or commercial building is located. It is described in the photographic survey and is of no architectural interest. It is steel framed with



rendered blockwork walls and a double pitched gabled roof, with large painted steel sliding doors. It is currently unused.

#### **Urban context.**

The context of the structures on this site is of a historic village in a social and economic structure which has changed greatly in the last 30 years, having remained tranquilly constant for centuries before that. We note the current development plan envisages the expansion of Rathcoole, consistent with its essentially rural character surrounded by rich land, at the foothills of the Dublin mountains. A number of apartment developments have impinged on the character of the village. While the street frontage is important in urban and village identity terms, strengthening a sense of place, the unused backland site is no longer appropriate for agricultural use and housing here could add to the life of the village in a sustainable way, with many services within walking distance. There is much recent housing in the immediate village zone.

The current street context is overly dominated by poor quality hard landscape and car parking. The small incremental improvement by high quality infill schemes will improve the quality of the built landscape for all users.

Since the original application was submitted, Rathcoole village has been designated an Architectural Conservation Area. We refer to the summary '*Appraisal of Candidate Architectural Conservation Areas*' by John Cronin and Associates carried out under the Planning Act for South Dublin County Council in the preparation of the 2016-22 County Development Plan. The ACA designation brings more protection to the unique characteristics of its built environment. We note in particular the comment in the appraisal:

*• There has been considerable pressure for residential development around the village throughout the last three-four decades, although this has largely been accommodated on side-roads and back-yard builds which have left the Main Street relatively intact. One particular recent development on the Main Street displayed a poor regard for the existing scale and massing in the village core and it demonstrates the ease with which damage to visual amenity, the overall historic character and architectural integrity of a village can be impacted on negatively without appropriate assessment of development proposals*

*• The remaining historic fabric and morphology of the village are of special interest and worthy of policy measures to help conserve such significance*

In this context the retention of the house in its entirety together with an appropriate curtilage is important, consistent with conservation policies in the current development plan 2016-22 and the further draft development plan under consideration. The proposal in contrast to the example cited in the '*ACA Appraisal*' is of appropriate scale and massing, and reinforces the historic character and architectural integrity of the village, by retaining house 373 in its entirety and careful high quality design values in regard to landscaping and the scale and materials of the approach road in particular.

The well presented house RPS 373 is an important component of the character of the ACA and will prove an exemplar in the village's ongoing preservation as well as its adaptation and reuse, of which this small, well-mannered scheme is a good example.

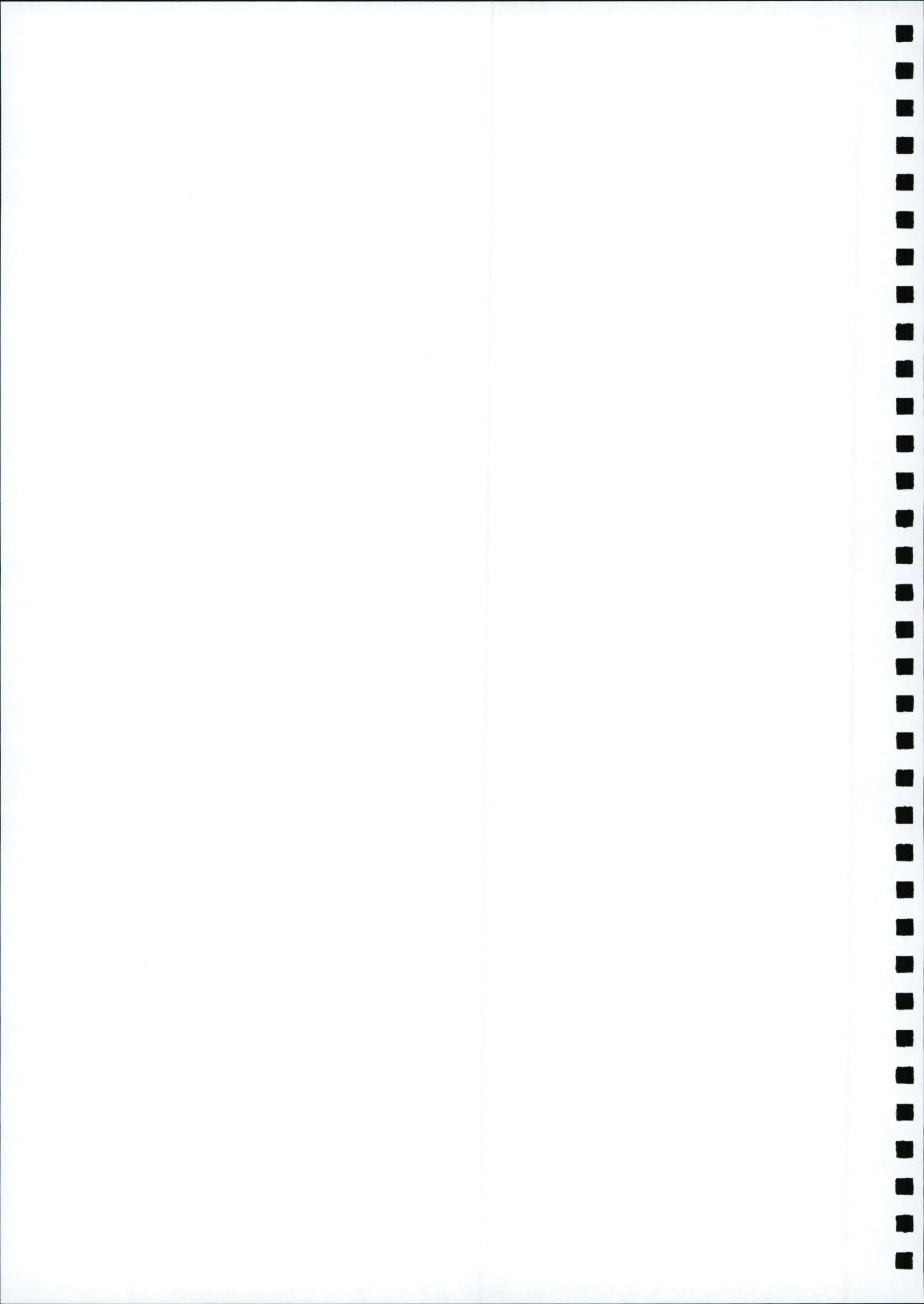
Another policy relevant to this site is:

*3.2.17.v Policy EE29: Tourist Trails It is the policy of the Council to implement a tourist trail of the villages of Clondalkin, Lucan, Newcastle-Lyons, Rathcoole, Saggart, Brittas Tallaght, and Rathfarnham*

#### **4.0 The Proposal.**

The proposal, see the balance of the submission, consists of the complete preservation of the house, all its extensions, save only the large commercial shed to rear, which it is proposed to remove. The existing entrance to the east of the house will become the entrance to a small housing development to the rear.

In this application the access road with its shared pedestrian and vehicular surface, is an example of the passive traffic calming which will add to the 'safe pedestrian' environment and add to the intensification of the 'walking village' by discouraging to some extent vehicular use and by slowing down vehicles due to the





shared surfaces. The scale of the proposed houses respects the existing village and the context of the existing Protected Structure and ACA will not minimally affected.

The hard landscaping and division between public and private space to the front and side will be improved by applying render to the existing plinth walls to the car parking, replacing poor quality precast coping with new granite material, and adding a simple painted steel railings. Inappropriate mesh gates to the east will be removed and a new entrance formed to provide access to the rear housing.

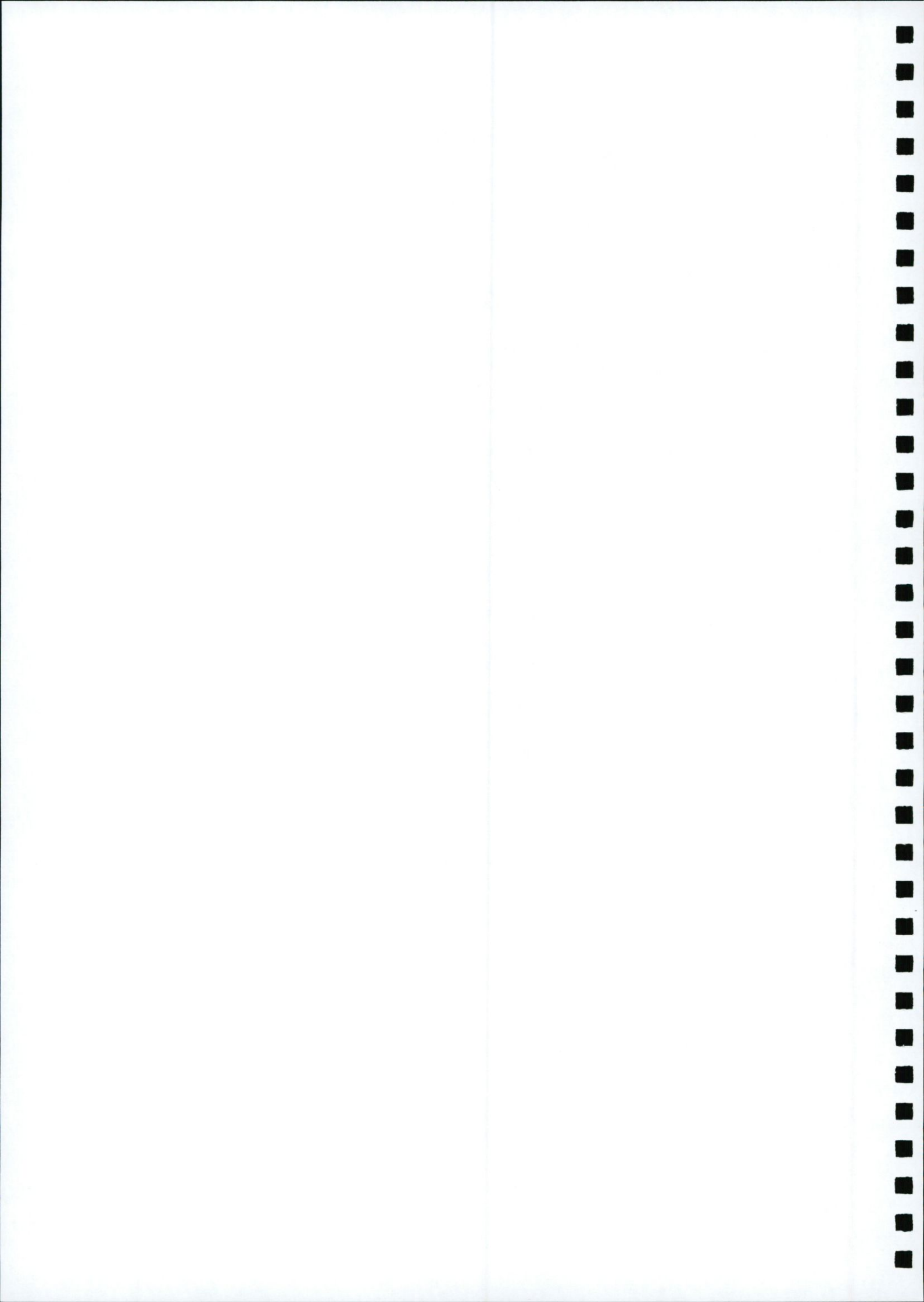
#### **5.0 Analysis and conclusion.**

**In my opinion In our view this will improve the presentation of the street face of the house, and the public realm of the village street, and is a planning gain.**

**In addition, the scheme is a well mannered and modest approach to the development of this site and will enhance the long term viability and preservation of this modest but fine example of an early house bearing in its fabric strong evidence of Rathcoole's past, and by preserving it in this scheme, the incremental loss of historic fabric of the town lessened.**

I recommend full planning approval of the proposed scheme.

Ann Cuffe Fitzgerald. 26 April 2022

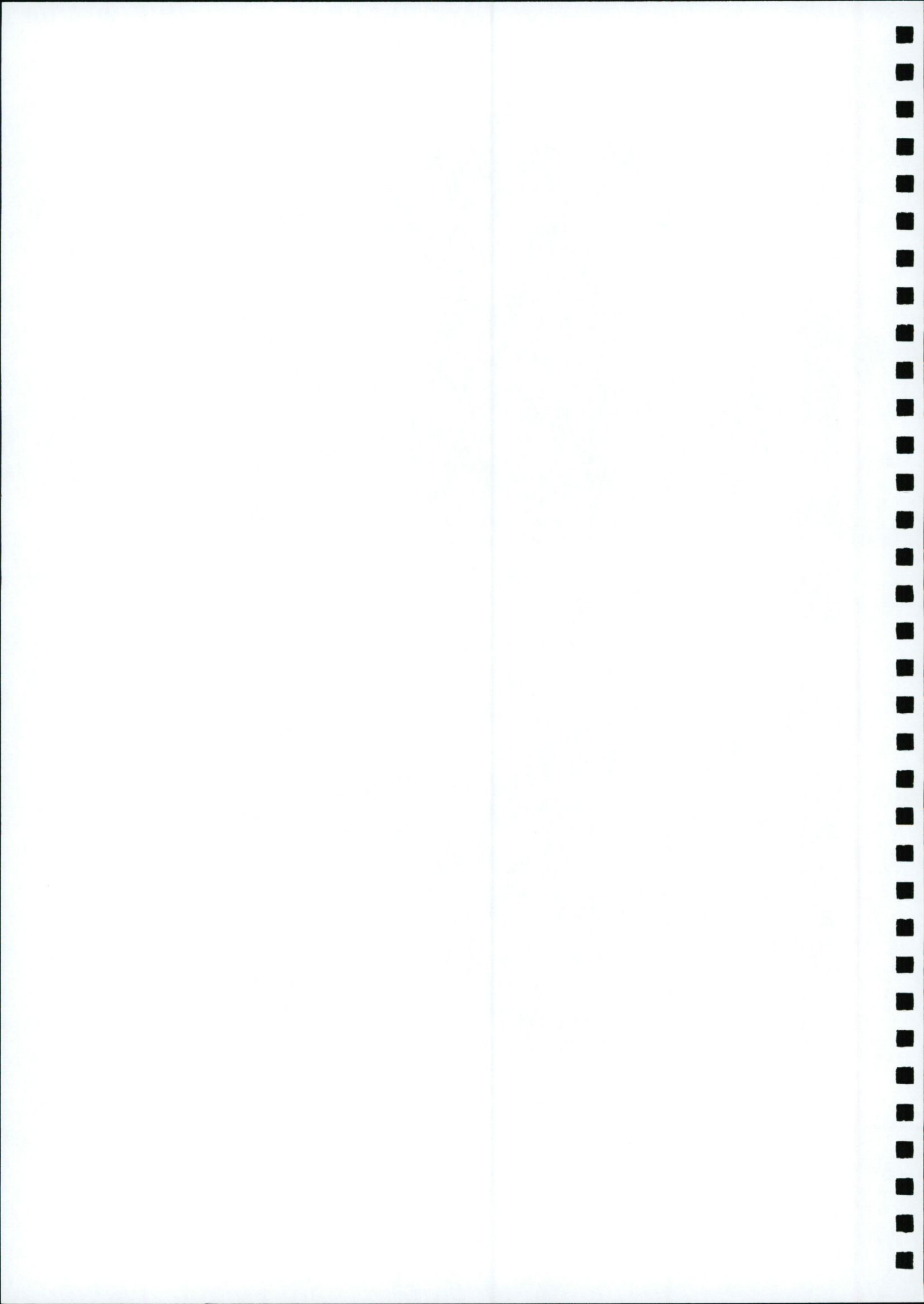




Context 1. View of house from east, Main street- forecourt, hipped extension and main house, with disused commercial unit to rear.

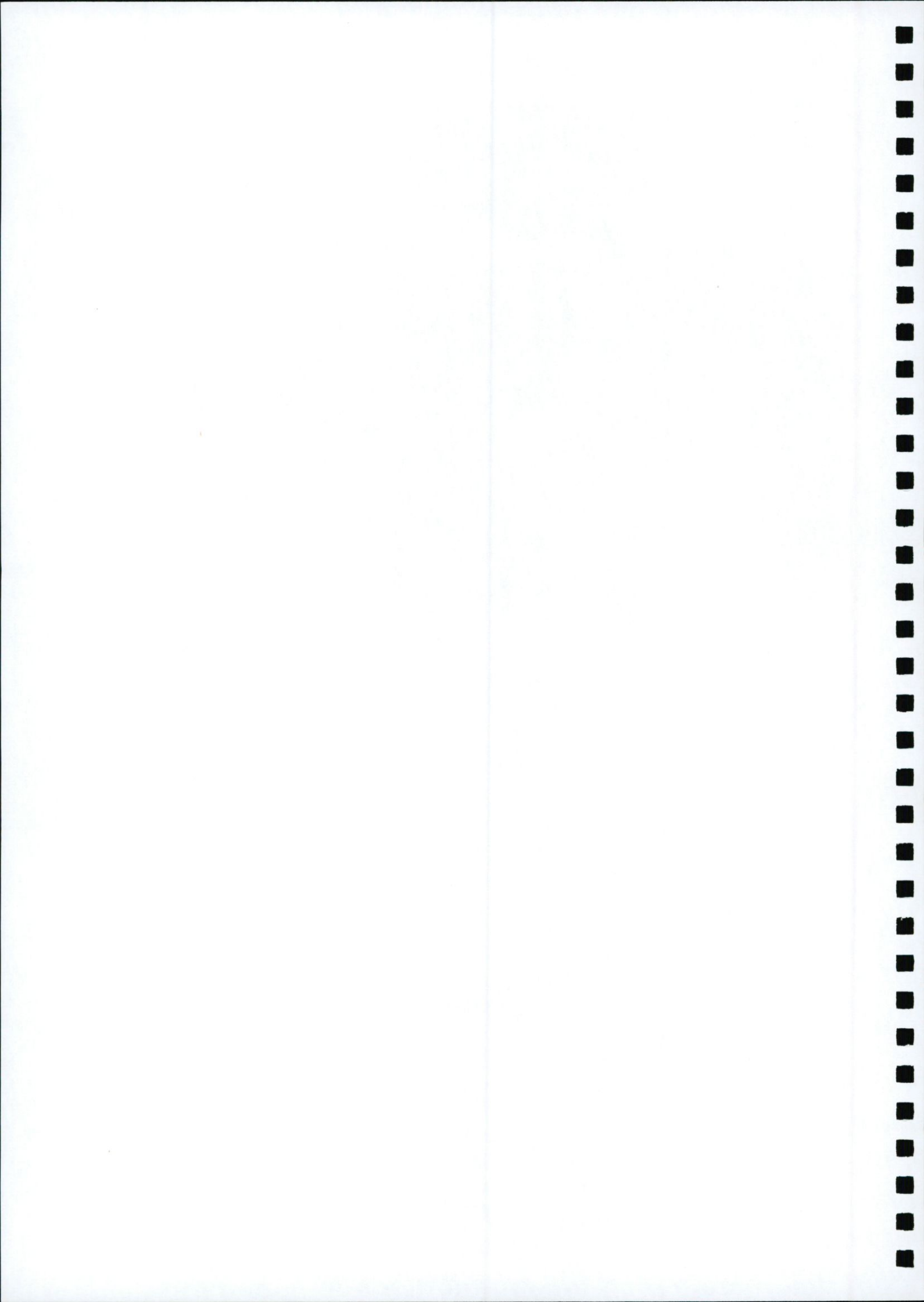


Context 2. Aspect from north. Good sight lines for proposed entrance.





Context 3. View from site-to west- Protected Structure Rathcoole inn.



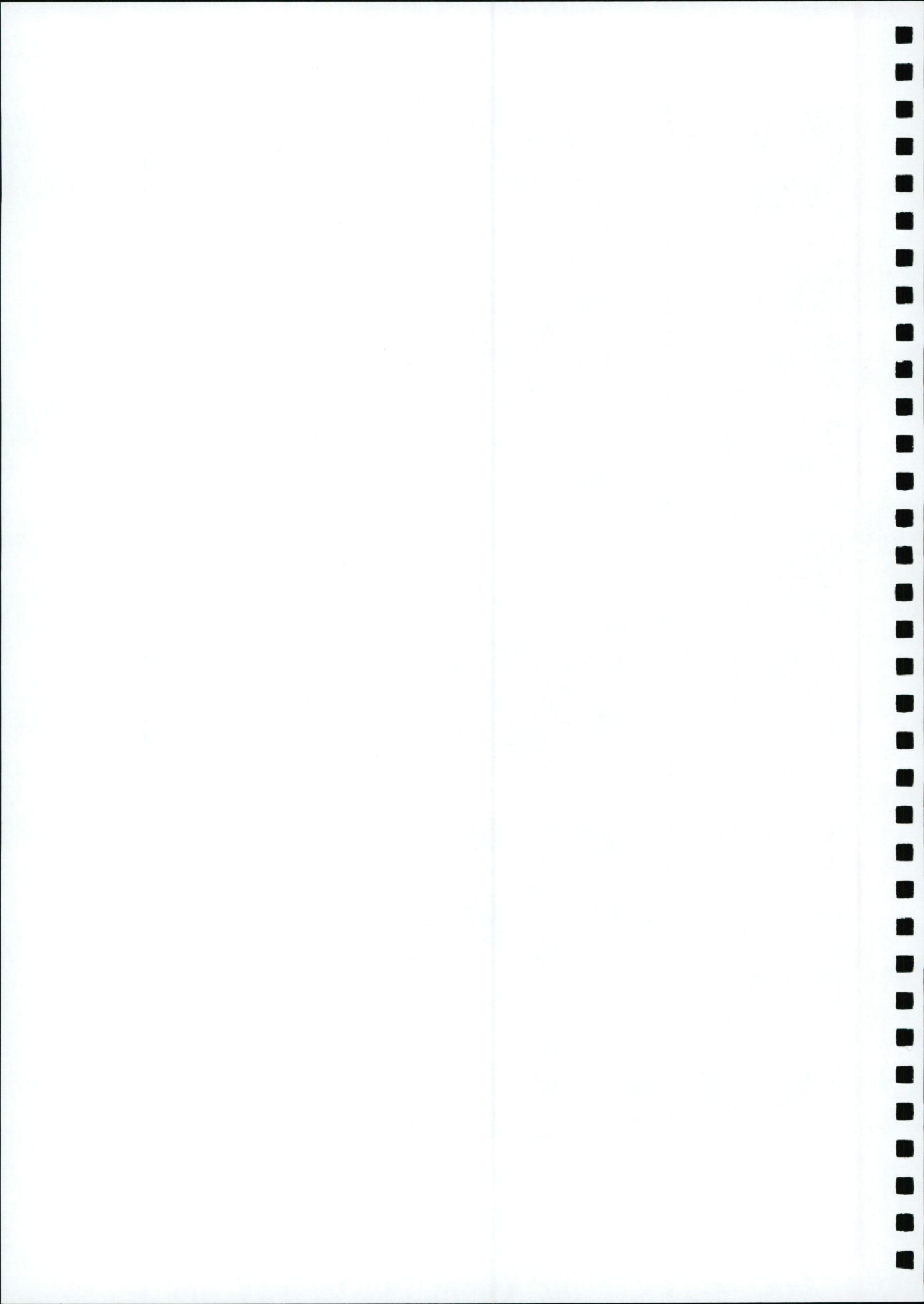


Context 5. Aspect from southeast. Hipped extension seen.



Context 4. Rear or south of house.

Context 5. Land rises to rear, gable of 'commercial unit' seen to left, this is to be removed.







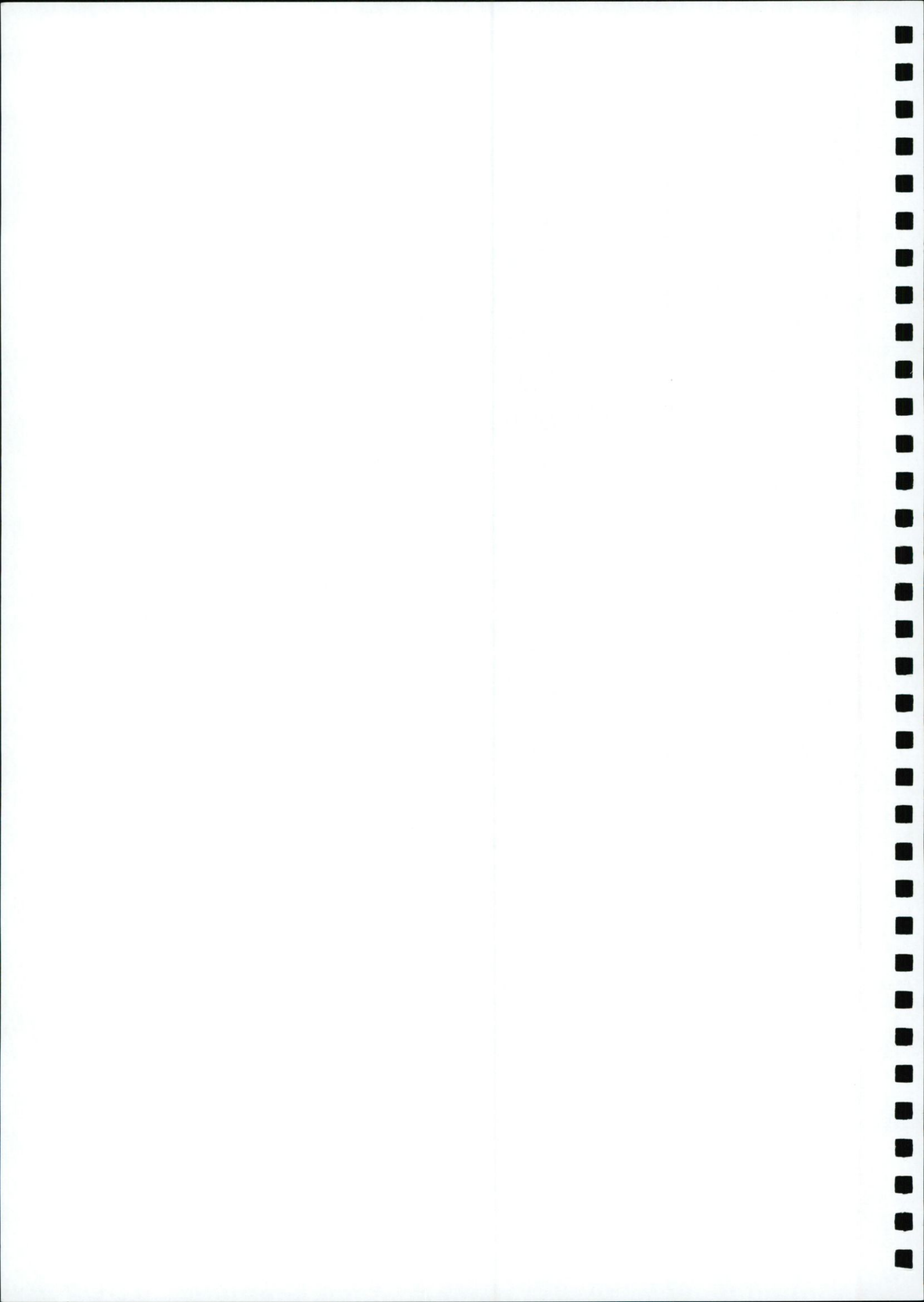
Ancillary Structures: 1. Shed to east boundary- to be removed.



2. View of commercial unit from rear, and dividing fence and gate.



3. Side wall of commercial unit. To be removed.



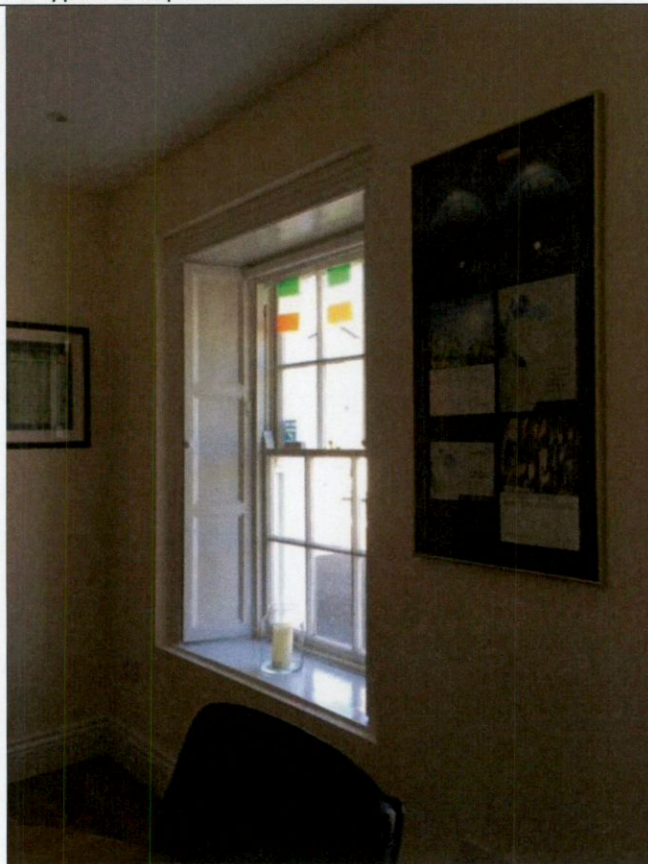
House



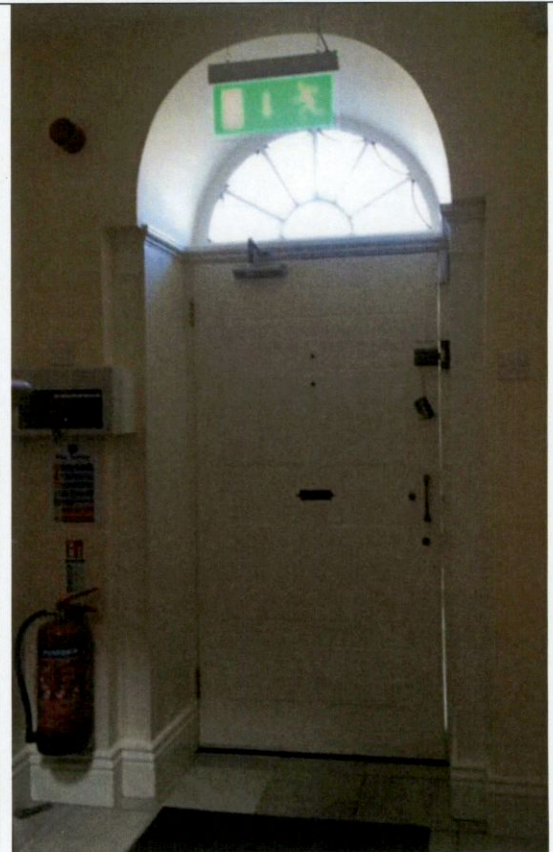
1. Typical simple fire surround.



2. Modern stairs.



3. Original windows and shutters.



4. Rear of front door, original detail intact.

