

**REPORT ON THE ARCHITECTURAL/HISTORIC  
SIGNIFICANCE OF SALMON LEAP INN**

**LEIXLIP CO DUBLIN**

**&**

**OBSERVATIONS ON THE IMPACT OF THE PROPOSAL TO  
CONSTRUCT A SINGLE-STOREY EXTENSION TO THE  
SIDE / REAR OF THE HOUSE**



OCTOBER 2022

**Report On The Architectural/Historic Significance of The Salmon Leap Inn Leixlip Co Dublin (Protected Structure) & Observations On The Impact Of The Proposal To Construct New Toilet Accommodation and an External Emergency Fire Exit and for Temporary Retention of a Tent Structure in the Carpark – all within the Curtelege of the Protected Structure.**

**1. Introduction**

It should be read in conjunction with the Architectural Drawings which form part of the Planning Application documentation.

This Report provides a full assessment of the Architectural Significance of the building on the subject site and identifies any associated special architectural and historic character in accordance with the 2000 Planning Act and the DoCHG Guidelines on Architectural Heritage. An evaluation of the chronology of the site is also included. The assessment schedules the work proposed to be retained and new works to be carried out within the curtilage of the Protected Structure, and assesses the works' potential impact on the architectural character of the Protected Structure. In the preparation of this report the exterior of the building was fully evaluated and photographically recorded. These photographs are appended to the report. It is not intended to carry out any new works to the protected structure and the works to be retained and the proposed new works are distant from the protected structure, therefore it was not considered necessary to provide a photographic record of the interior of the Protected Structure.

The property, Salmon leap Inn, is located on a 0.344 ha site on the south side of Cooldrinagh lane Leixlip Co Dublin as the road approaches the bridge crossing the river Liffey leading to the centre of the town of Leixlip. The Salmon Leap Inn is included on the South Dublin County Council Record of Protected Structure (RPS No: 009 Map Ref No 1) and is also included in the NIAH Reg. No 11201003. In addition there is a second building on the site currently used as a function room which is not on the list of protected structures but is included in the NIAH Reg. No. 11201003. The remainder of the site has previously been given over to car parking. The site is also zoned HA (LV, DV and DM), "*To protect and enhance the outstanding natural character and amenity of the Liffey Valley, Dodder Valley and Dublin Mountain Areas*" in the South Dublin County Council Development Plan 2022 -2028.

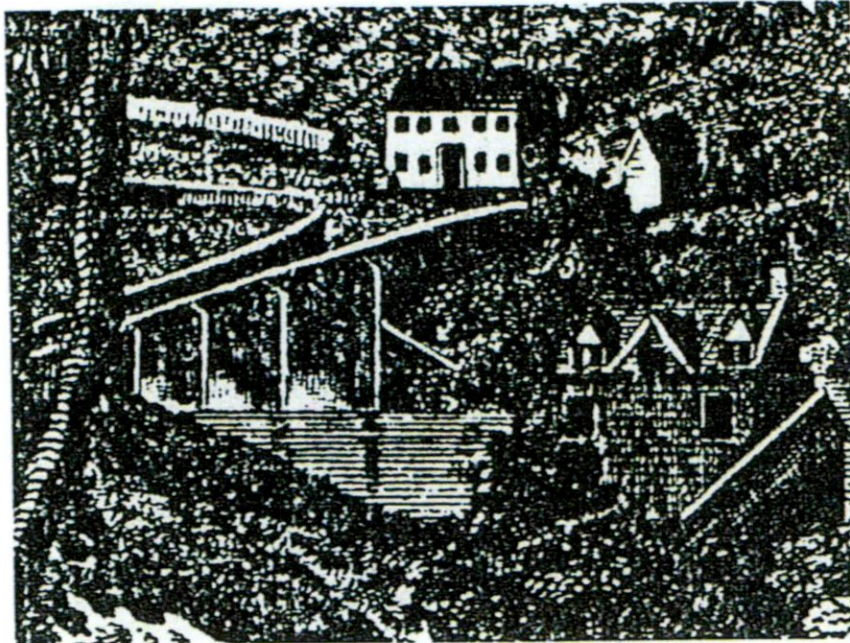
**2. Context, Setting, Typology, Chronology**

There has been an Inn on the site of the existing Salmon Leap Inn since the early 1700s and possibly earlier. The history of the Salmon Leap Inn (particularly its owners and tenants) is set out in some detail by John Colgan in his book "Leixlip Co Kildare". He notes the following: "*The history of the Inn before 1708 is problematic*" He further notes that "*As the road from Dublin to Leixlip was the main road to the west of Ireland and Cork about 1713, and as horses were the almost the only mode of transport until 1850, there were many inns along the route*". It is certain that the Salmon Leap Inn was one such establishment.

There is an early representation of the Inn dated circa 1760 which shows a 5 bay two storey building behind the bridge over the river Liffey which was constructed 1732 – 1734.

John Colgan notes that "*It seems that there was a calamity in 1768 perhaps a fire or a structural collapse of the Inn*" He further notes "*The Inn was illustrated on "A Perspective View of Leixlip and the Salmon Leap" which dates from 1740 to c1785, more likely before*

*1781 when it was re-built. The small house abutting the inn on the east side yet to be built". The Inn featured in John Valentine's series of tinted postcards from c1900."*



Salmon Leap Inn, c1760. *Shingled House* is in the foreground.

This would suggest that the current form of the Salmon leap Inn dates from this reconstruction, with the small two bay two storey extension on the eastern side of the main building as a later addition, possibly as a separate dwelling but now forming part of the Inn.

There was very little change to the footprint of the Salmon Leap Inn or the Long House until the second half of the 20th Century as confirmed in the review of the relevant Historic Maps as set out later in the report. Post 1969 a number of extensions were added to the Salmon Leap Inn and these included a single storey extension to the front and single storey extensions to the rear. The Salmon Leap Public House closed in 2010 and the Protected Structure was significantly damaged by a fire in 2012. The Premises were purchased by the current owners in 2014 and restoration works were carried out and the Public House was re-opened in 2014. The Long House had been unoccupied and was in a derelict condition when the Public House re-opened in 2014.

In 2015 the current owners applied for and obtained Planning Permission to convert the Long House into a function room with a New Kitchen at the west end of the building and new toilet facilities at the east end. Neither the kitchen nor the toilet block were developed at that time and the Planning Approval lapsed. As part of this Planning Application it is intended to proceed with the toilet facilities as previously approved.

In order to determine the chronology of building on the subject site, a number of historic maps and images were consulted (the relevant plates are appended to the report and should be referred to).

These are as follows –

### 2.1 1760- John Rocque's Map County - Dublin

This map shows a number of buildings on the site of the Current Salmon Leap Inn. This map would have been prepared before the Inn was re-built in 1781. One of the other buildings on the site is possibly the "long house".

### 2.2 1821- Duncan's Map of the County of Dublin

This map shows the Inn and the "long house" on the site along with a number of other out buildings. It is not clear if the two bay addition had been constructed by this time.

### 2.3 1843- 1<sup>st</sup> Edition Ordnance Survey Map

This map is a more detailed than the earlier versions. The buildings on the site are clearly defined. The Salmon Leap Inn building extends further west on the site than on the earlier maps and the two bay addition to the east would appear to have been built by this time. The "Long House" is also clearly shown and a number of outbuildings are also shown on this map.

### 2.4 1871- 1<sup>st</sup> Edition Ordnance Survey Map

This map is more detailed than the previous map. The Salmon Leap Inn is clearly identified and the buildings comprising the Salmon Leap Inn and the "long House" are clearly shown. A number of outbuildings (including some outbuildings not shown on the earlier map) are also shown including a pump house to the east of the main buildings.

### 2.5 1908 - 1910- Ordnance Survey Map

This map shows the Inn and the Long House unchanged from the previous map. Some new outbuildings have been added to the rear of the Inn Building.

### 2.6 1936-1940 - Ordnance Survey Map

There have been no changes to the Inn or the "Long House" on this map. More outbuildings have been added to the rear of the Inn and to the east of the "Long House"

### 2.7 1969 – 1972 - Ordnance Survey Map

The Inn has been extended to the rear and to the west side of the front porch. A number of the outbuildings from the previous map are shown removed from this map while some new outbuildings have been added.

The lands to the south and south west of the site have been developed to accommodate a reservoir and a water treatment plant by Dublin City Council.

### 2.8 Most Recent Ordnance Survey Map

## **Conclusion**

John Colgan states that the Inn was rebuilt in 1781 with the two bay addition constructed sometime later. The Long House or part of it would appear to have been in existence by the time of Rocque's Map of 1760. The footprint of the Inn and the Long House remained very much unchanged until the mid-twentieth century when the Inn was extended with single storey extensions to the front and rear, which appear to have been undertaken between 1940 and 1972. The Inn was further extended between 1972 and 2014 when Planning Permission was obtained for "retention of single storey extension to side and rear of the public house" (Reg. Ref. SD14A/0174) The Long Room was unoccupied and derelict for many years when planning permission was granted in 2015 to convert it into a Function Room (Reg. Ref. SD15A/0258).

### **3. Description**

The Salmon leap Pub building is a nine bay two storey late 18<sup>th</sup> century vernacular building. The original two storey structure forms an edge to the main (Cooldrinagh) Lane along the Northern Boundary turning to traverse the bridge over the River Liffey as it enters the town of Leixlip.

The two bays to the east along with a separate entrance door comprise an addition to the original building. This addition appears to have been constructed before 1843 and may have been used as a separated dwelling.

The ground floor is laid out as a public house throughout with a modern flat roof extension to the rear comprising a lounge, kitchen, toilets and service areas. The upper floor of the original building comprises a two bedroom apartment with access via the flat roof structure to the rear.

The Long House is a detached eight bay single storey house with a projecting gabled entrance porch. The Long House is possibly older than the current Salmon Leap Inn dating as far back as pre-1760 (Rocque's Map). It is located on the site to the east of the Salmon leap Inn. It is currently in use as a function room.

The buildings are located on a site 0.344 Ha in area and the majority of the site has surface car parking.

#### **3.1 External (Salmon Leap Inn)**

##### **3.1.1 Front façade**

The front façade is a nine bay two storey building with smooth rendered façade with base course and parallel quoins to corners. The window openings are square headed and generally have two-over-two timber sliding sash windows. There is a projecting gabled entrance porch with a single storey extension to its west side. The roof is pitched with a natural slate roof and three rendered chimney stacks.

##### **3.1.2 Eastern elevation**

This is a two storey elevation with no windows. It comprises a solid wall with a cement-rendered finish which matches the front elevation.

##### **3.1.3 Western elevation**

This is a two storey and part single storey elevation with no windows. It consists of a number of walls, mainly to the modern extensions, all with a rendered finish. There is one single door leading into the kitchen.

##### **3.1.4 Rear elevation**

The rear elevation is a two storey rendered elevation with no windows. There are three doors, two on the ground floor, one with a dormer style roof while the door on the first floor giving access to the first floor apartment also has a dormer style roof.

##### **3.1.5 Interior**

The interior of the building is currently used as a public house. There is an entrance to the public house at the front and at the rear. There is a separate door from the outside to the

kitchen. The interior of the building has been divided up into lounge, kitchen, toilet and service areas. There is an external staircase which provides access to the first floor apartment.

Virtually no original features are extant, due mainly to the damage caused while the building was unoccupied in the 1990s

### 3.2 External (Long House)

#### 3.2.1 Front façade (Facing Car Park)

The Long House is a detached eight bay single storey house with a roughcast rendered façade with base course. The window openings are square headed and generally house two-over-two timber sliding sash windows. There is a projecting gabled entrance porch. The roof is pitched with a natural slate roof with a perforated cresting.

#### 3.2.2 Eastern elevation

This is a single storey elevation with no windows. It comprises a solid wall with a rough cast rendered finish with a single door in the centre of the wall.

#### 3.2.3 Western elevation

This is a single storey elevation with no windows. It comprises a solid wall with a rough cast rendered finish with a single door to one side of the wall.

#### 3.2.4 Rear (Road) elevation

The rear elevation is a single storey rendered elevation with three windows of varying sizes, which are boarded up on the inside. The largest window is a six over six sliding sash window the second is a two over two sliding sash window and the third is a one over one sliding sash window.

#### 3.2.5 Interior

The interior of the building is currently used as a function room with a bar at the western end of the building and temporary mobile toilet accommodation on the east side. There is an entrance to the function room from the car park. The interior of the building completely open with no dividing walls or partitions.

No original features are extant, due mainly to the damage caused while the building was unoccupied in the 1990s

## **4. Assessment of Cultural Significance**

The primary significance of The Salmon Leap Inn is its location on the historic main road between Dublin and the South and West of Ireland and its important use as an Inn on that old transport route.

### 4.1 Architectural Significance

The exterior of The Salmon Leap Inn is of some architectural significance as an example of the late 18<sup>th</sup> century country building. It is well described in the NIAH appraisal as follows: *"A simple well-proportioned street fronted public house on a prominent corner just outside Leixlip Village"*.

The Long House is of minor Architectural Significance and is appropriately described in the NIAH Appraisal as follows: *"A simple domestic building unusual in its orientation away from the road, and a valuable element of the streetscape on the approach to Leixlip Village*

#### 4.2 Historic Significance

The historic significance of The Salmon Leap Inn relies on its location on the historic main road between Dublin and the South and West of Ireland and its important use as an Inn on that old transport route.

There is no historic significance associated with the Long House.

#### 4.3 Technical Significance

These buildings are not of particular technical interest.

#### 4.4 Vernacular Significance

These buildings could be considered as vernacular.

#### 4.5 Group Significance

There is no group significance associated with these buildings.

#### 4.6 Personal Association

There are no personal associations of note connected with these buildings.

#### 4.7 Unique/Rarity

The design / construction of these buildings cannot be considered unique.

#### 4.8 Detail/Design

The buildings are quite standard for their time in detail and execution.

#### 4.9 Archaeological Significance

This report does not address archaeological issues.

#### 4.10 Materials

The use of materials in the house is ordinary and of its time, and could not be said to be of any great significance.

### **5. Proposed Works**

The detail of this proposal is clearly illustrated on the existing and proposed drawings attached to the application. It is proposed to construct a new emergency exit only along Cooldrinagh Lane, construction of new toilet extension to function room (Long House) which was previously approved and for retention permission for a period of four years for a tent structure

providing a covered link between the existing function Room and moveable dining booths in part of the existing car park.

The following is the description from the planning ad:

*"New pedestrian exit for emergency exit purposes only from site along Cooldrinagh Lane (R148) and for new toilet facilities for existing function room previously approved (Reg Ref SD15A/0258) to replace existing temporary toilet accommodation and for retention permission for a period of not more than 4 years for tent structure providing covered link between existing function room and moveable dining booths in part of existing car park"*

## **6. Assessment of the Architectural Heritage Impact of the Proposals**

There are no proposed works to the fabric of the Protected Structure and it is to be noted that all of the works are some distance from the Protected Structure. The proposed Emergency Exit is located to the east of the Long House in a previously blocked up entrance to the site.

Conservation Impact on Protected Structure      Neutral

Conservation Impact on Long House                  Neutral

The proposed new toilet extension is to be built at the east end of the Long House. The proposed toilet extension will be a positive addition to The Long House as it provides appropriate facilities for those using the Long House and ensures the longevity of the building into the future. In addition, the extension has been designed in such a manner to bookend the Long House on the east side with an extension to match a similar addition at the west end of the Long House. It should also be noted that this proposed extension was previously approved under Planning Permission Reg. Ref. SD15A/0258.

Conservation Impact on Protected Structure      Neutral

Conservation Impact on Long House                  Positive

The existing tent structure to be retained for a maximum period of four years is also located some distance from the Protected Structure and has no impact on it. The tent structure abuts the Long House and obscures the front elevation of the building. The tent structure is not built into, the Long House nor does it derive any structural support from the Long House. It is a totally independent temporary structure that abuts the Long House and it is intended to be removed in the comparatively near future when it is hoped to replace it with a new beer garden – currently under design and subject to future Planning Approval. When the tent is removed there will be no damage to the existing structure.

Conservation Impact on Protected Structure      Neutral

Conservation Impact on Long House                  Negative but temporary until removal.



## 6.1 Impact on Setting of Protected Structure

The proposal to construct a new emergency exit towards the east end of the site in a location which would appear to be at a built – up entrance to the site will have no negative impact on the setting of the protected structure. Similarly the construction of the proposed new toilet accommodation located at the east end of the Long House and not visible from the Protected Structure will have no negative impact on the setting of the protected structure. The tent structure is located adjacent to the Long House and away from the Protected Structure. It is not visible from the front of the Protected Structure and is only really visible from the Car Park to the rear of the protected Structure. As such the tent structure has no impact on the front setting of the protected structure and only minimal impact on the rear setting of the Protected Structure. There will be no lasting impact of the tent structure on any aspect of the setting of the protected structure as the structure will be removed within a maximum of four years from the date of any approval.

## 7. Conclusion

It is submitted that all of these proposals have no negative impact on the Protected Structure. The proposed new fire exit gate will have no negative impact on the Long House, while the proposed toilet extension should be considered as positive. The tent structure obscures the front elevation of the Long House. However this is temporary and there are no lasting negative impacts.

In light of the above, the proposal should be given favourable consideration. It will not impact detrimentally on the Protected Structure or its setting.

## 8. List of Appendices

1. Historic Maps
2. External Photographs
3. Internal Photographs

**SIGNED**

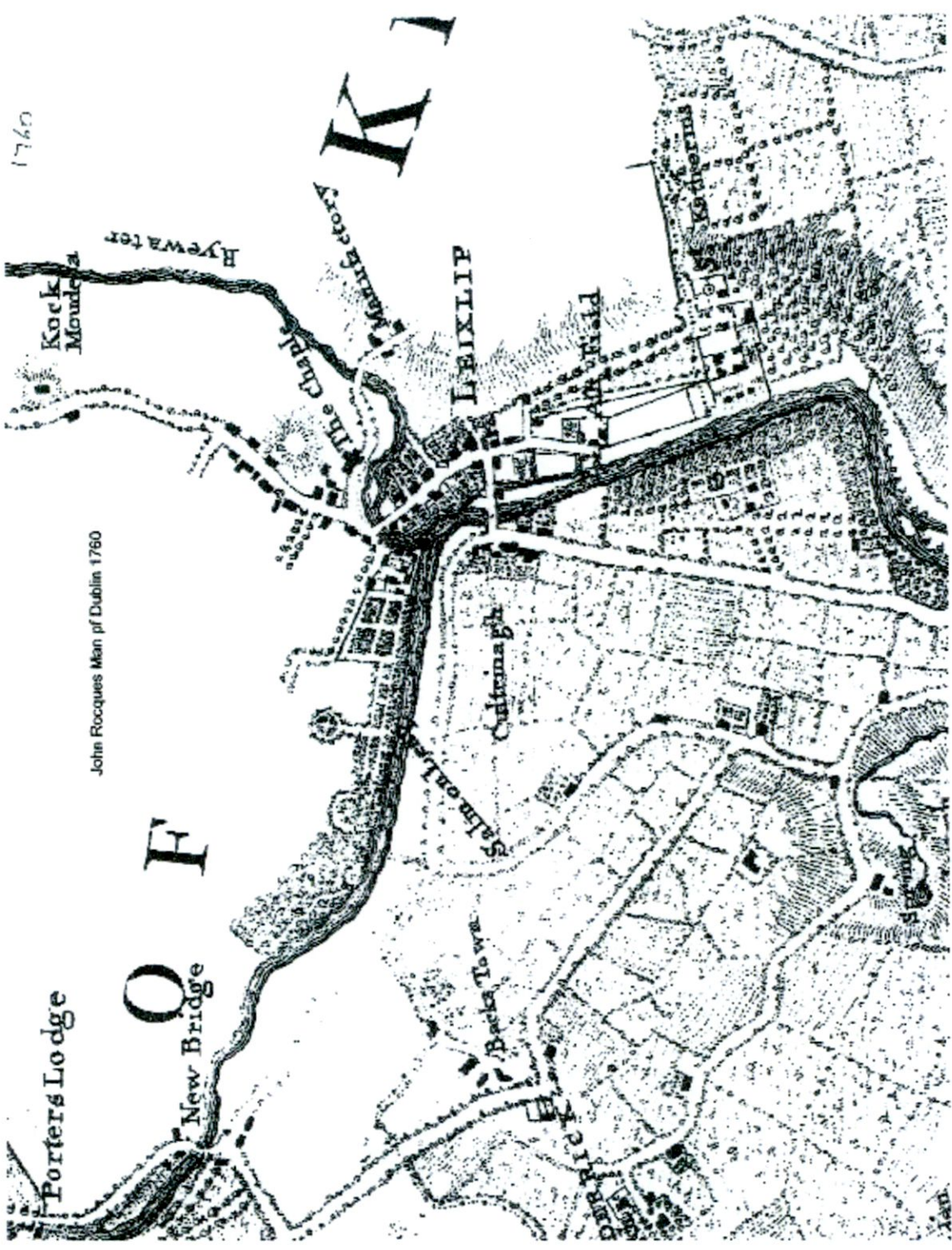
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John Taylor B.Arch FRIAI

J. Taylor Architect Ltd

APPENDIX I

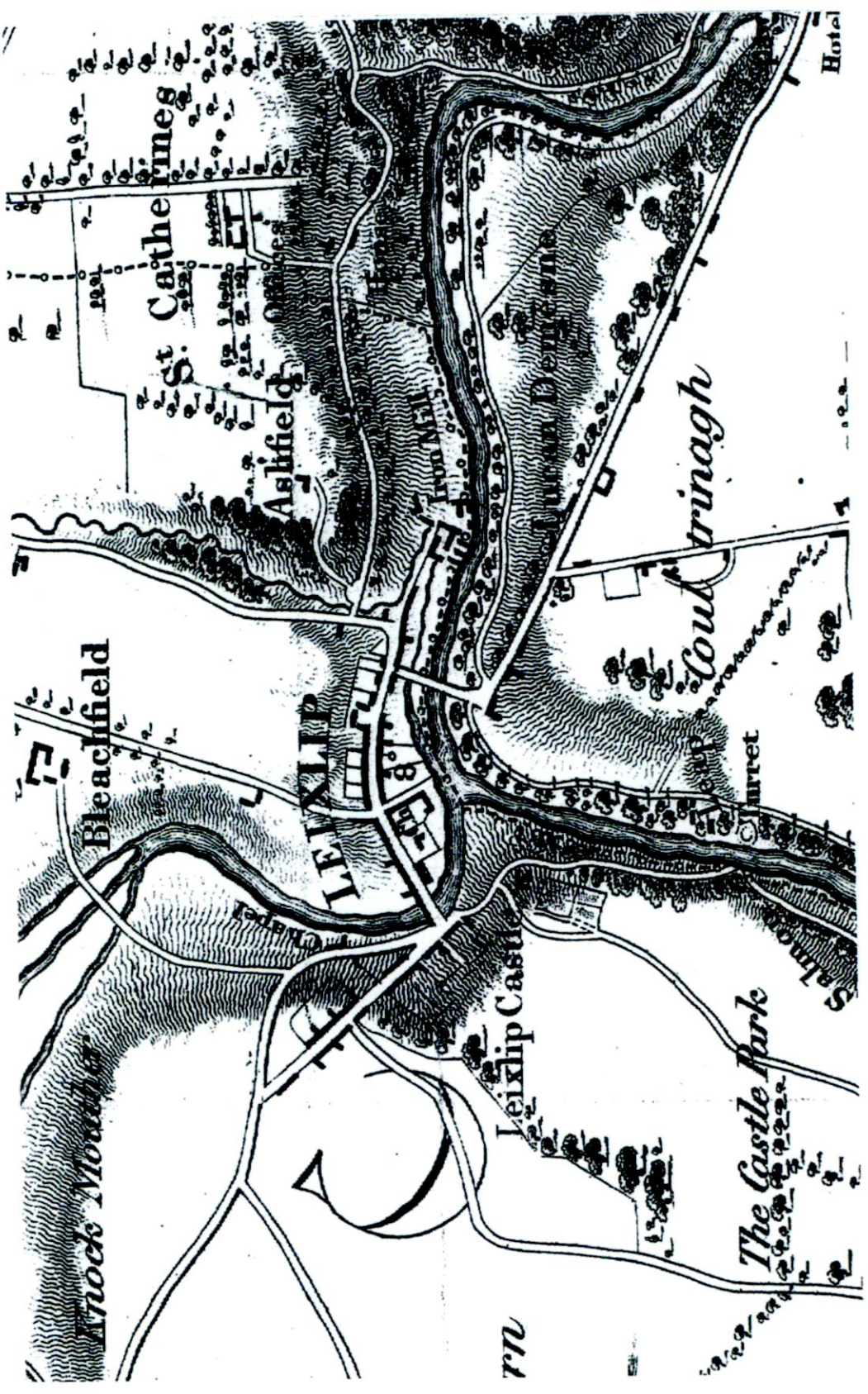
HISTORIC MAPS



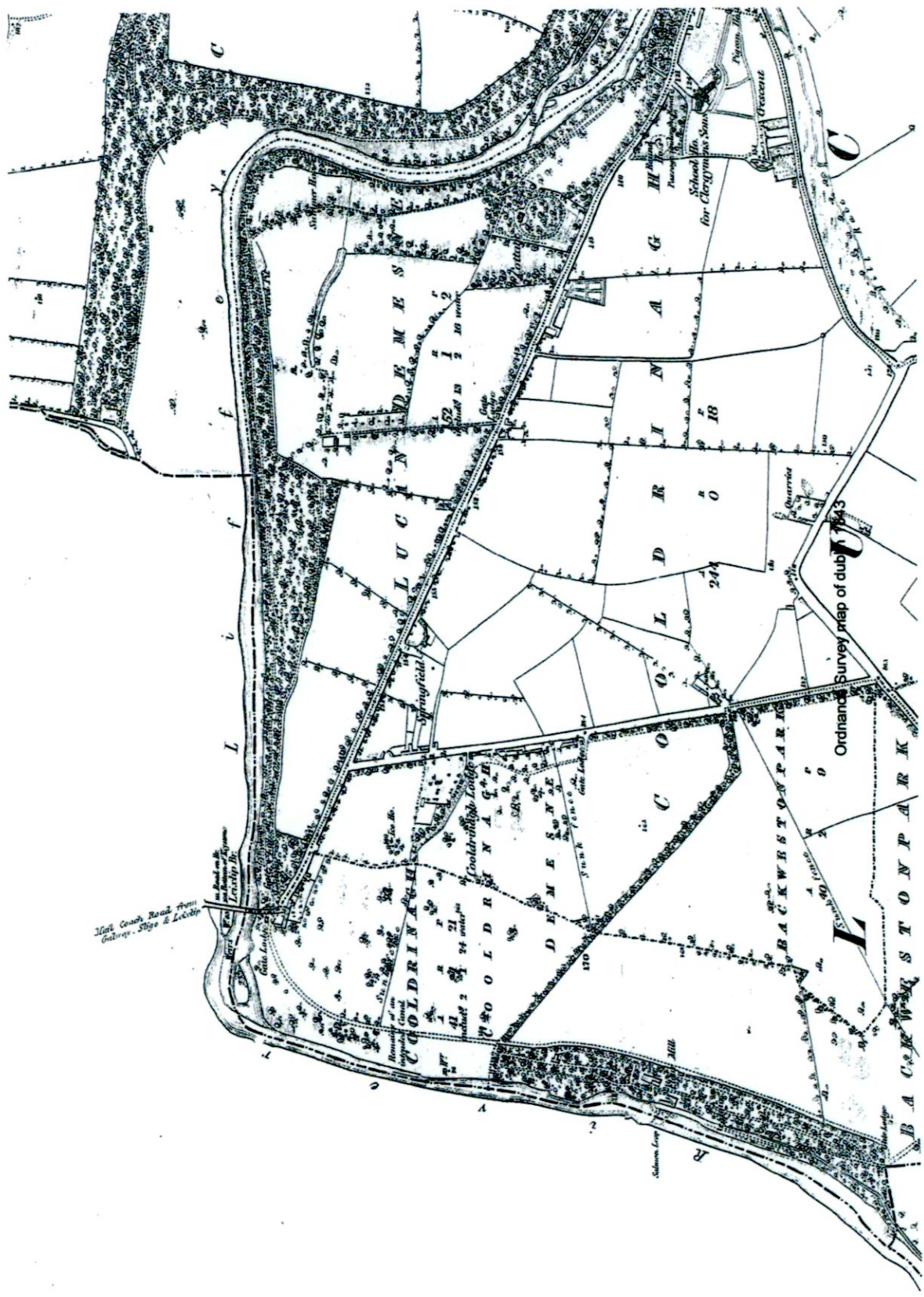
1760

John Rocques Map of Dublin 1760

1821



Map of Dublin by William Duncan 1821



Moor Road from  
Gulley, Sige & L. 1841

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LUCINA

OLDRINA

DEMESE

AGH

COLO

BACKWISTON PARK

School for Clergymen's Sons

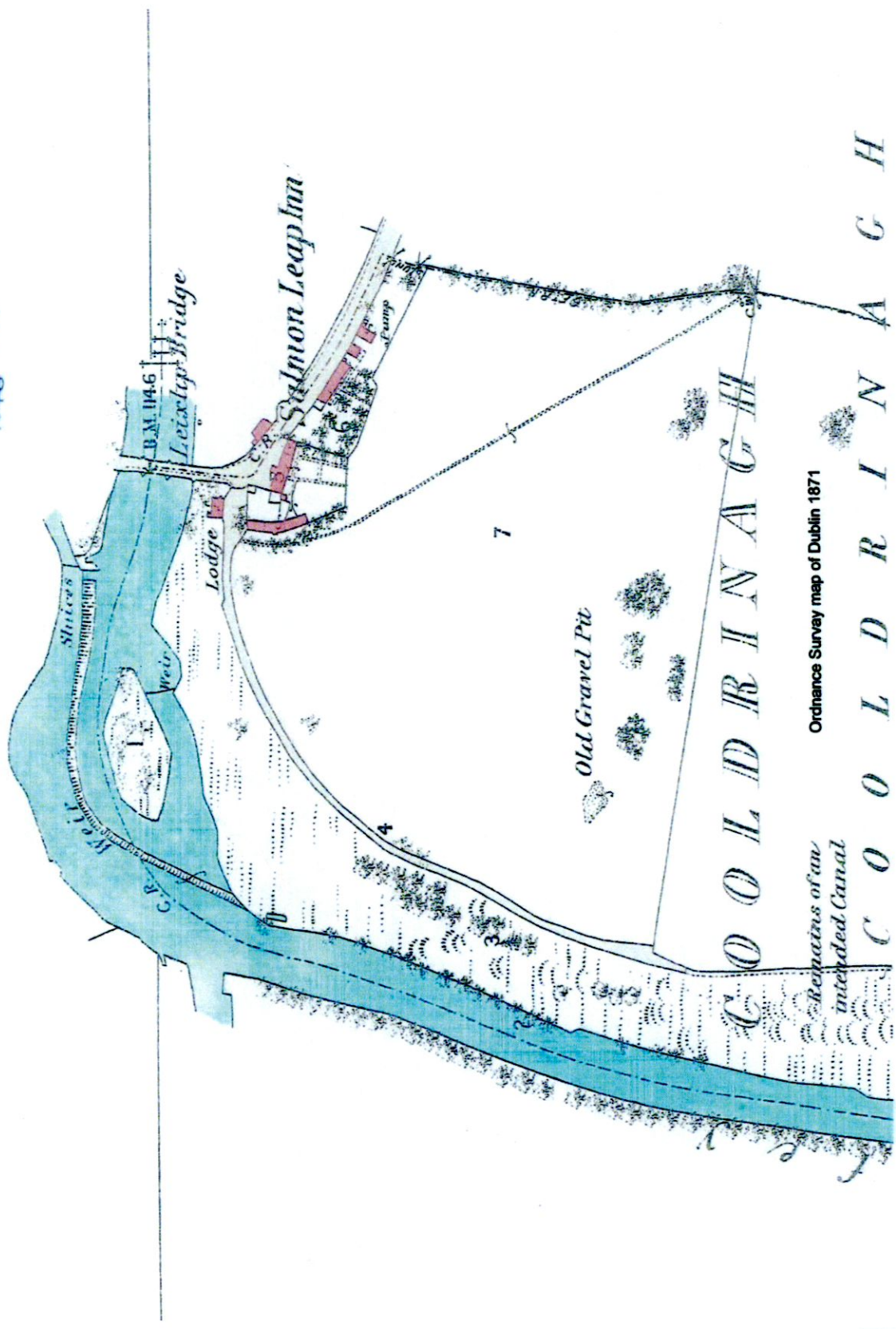
Survey map of dub

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BACKWISTON PARK

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1873 (1871)

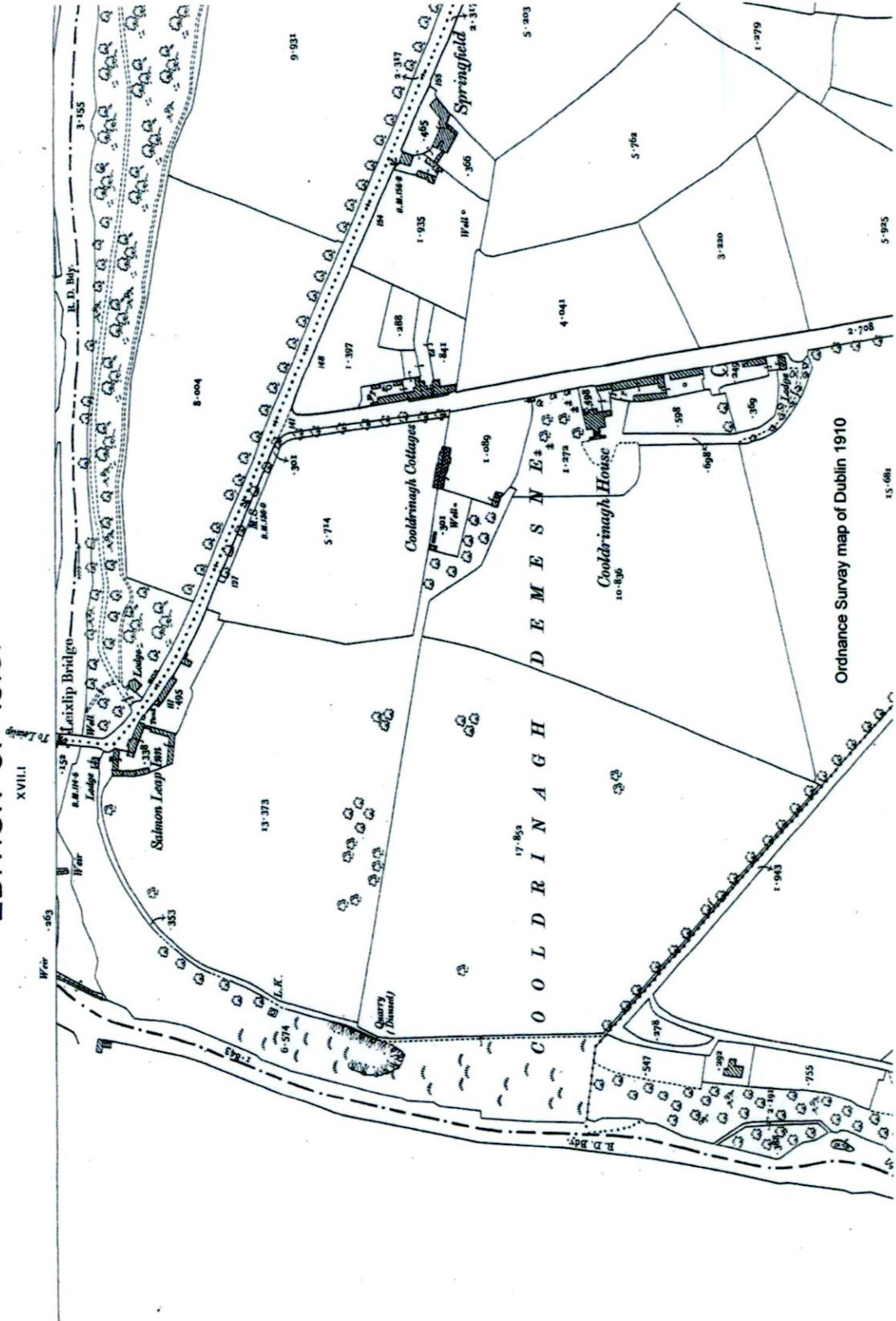


Ordnance Survey map of Dublin 1871

COOLDRINAGH  
Remains of an intended Canal  
COOLDRINAGH

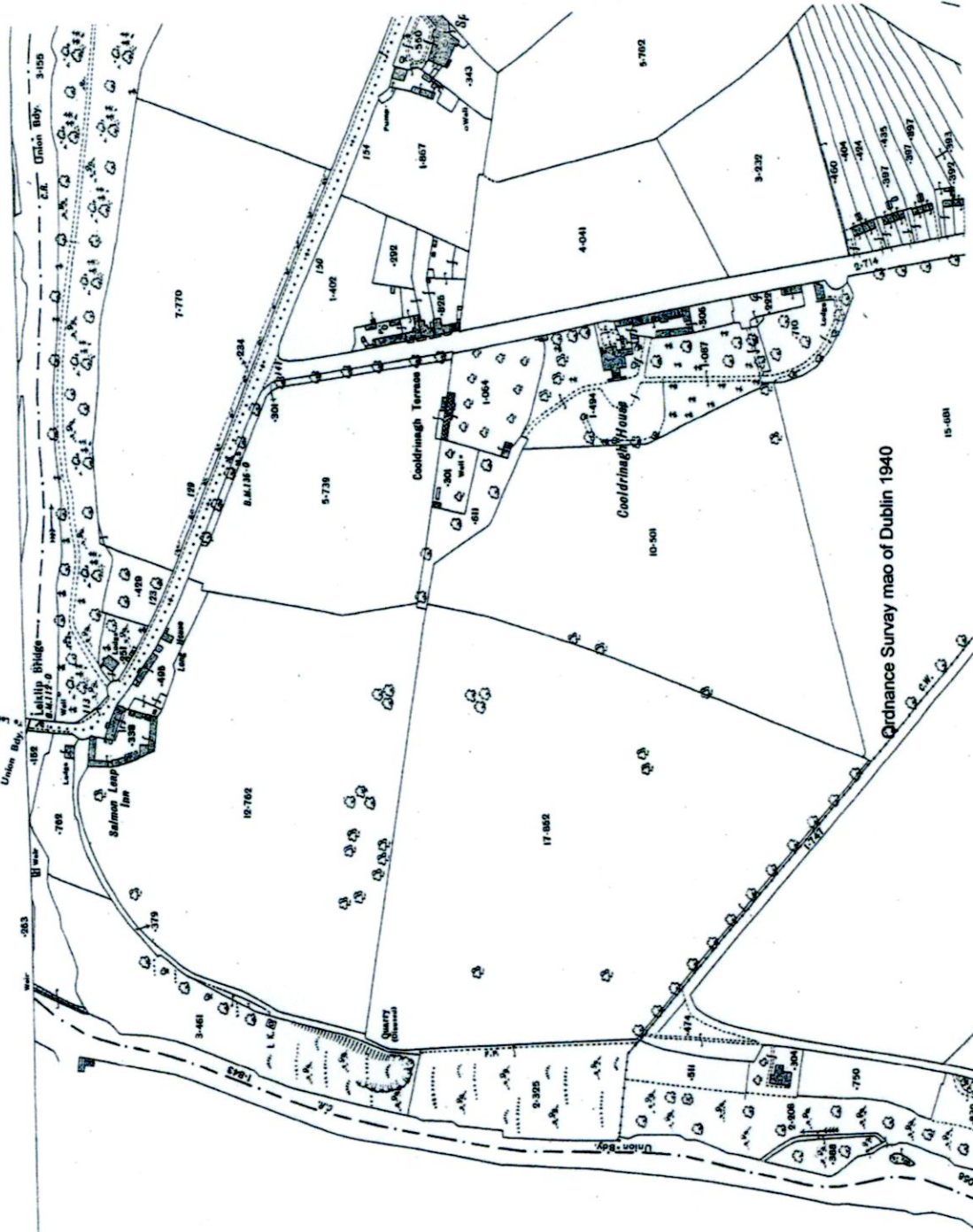
EDITION OF 1910.

XVIII



EDITION OF 1940

17.1.

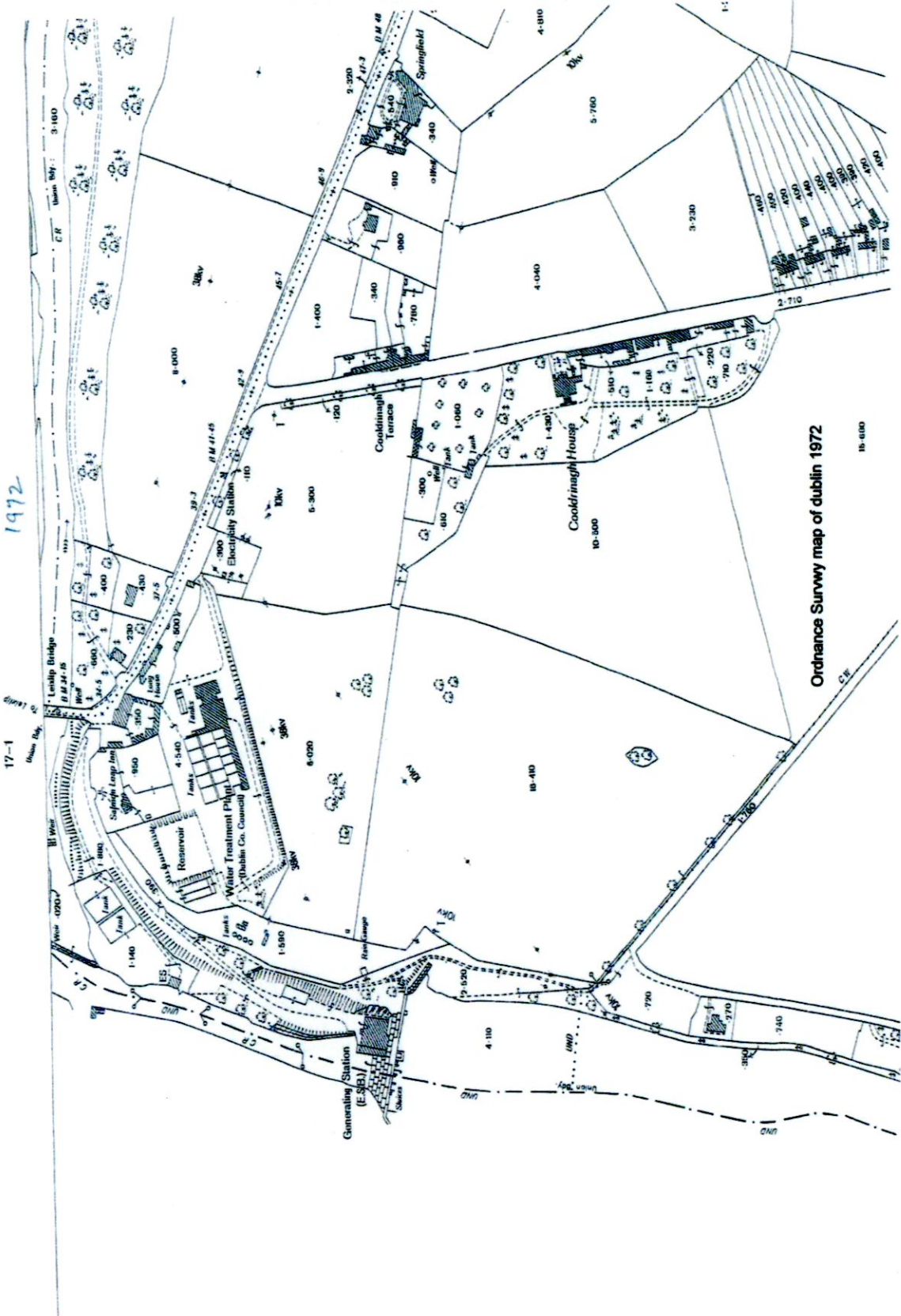


Ordnance Survey map of Dublin 1940



AIRIA

1972



Ordnance Survey map of Dublin 1972

APPENDIX II

EXTERNAL PHOTOGRAPHS



View of Front of Salmon Leap Inn (Protected Structure)



Part of West Elevation of Salmon Leap Inn



Part West Elevation of Salmon Leap inn



Part Elevation of Modern Extension to Rear of Salmon leap Inn



Part Elevation of Extension to Modern Extension to Salmon leap Inn in foreground with Function Room and Tent Structure beyond



West Elevation of Tent Structure with Function Room to the Side



View of Location of New Exit Gate onto Cooldrinagh Lane with Tent Structure and Function Room Beyond



East Elevation of Temporary Toilets with Function Room beyond and Tent Structure to Side



East Elevation of Tent Structure with Temporary Toilets  
to Right Side and Function Room Beyond

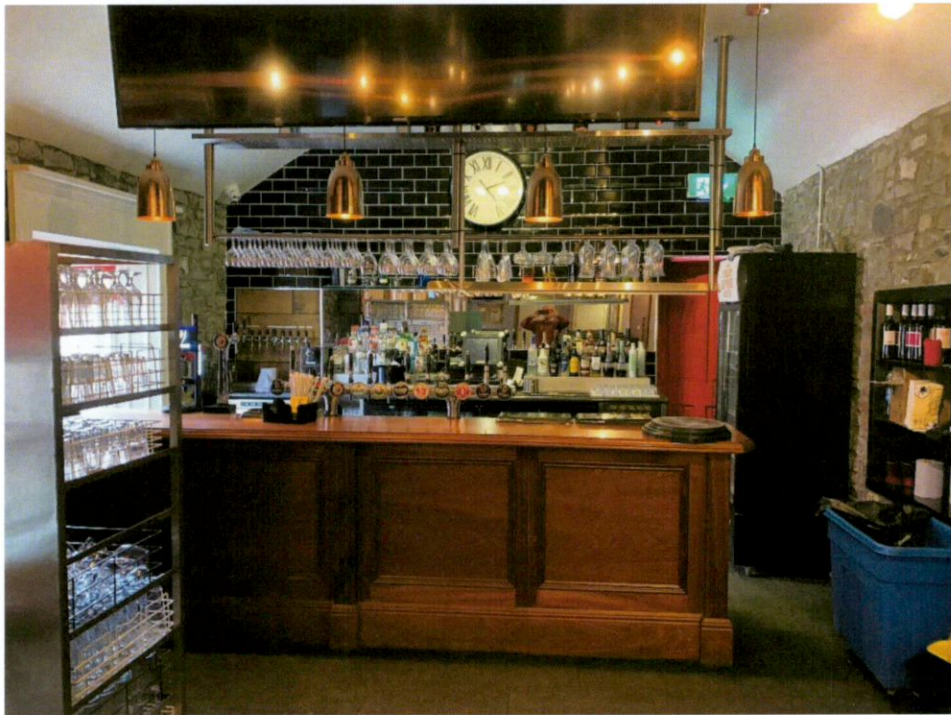
APPENDIX III

INTERNAL PHOTOGRAPHS





View of Function Room from East End towards Bar



Detail View of Bar



View of Function Room from Bar



Internal View of Main Entrance to Function Room



Internal View of Typical Window