

ST. EDMUNDSBURY HOSPITAL, LUCAN, CO. DUBLIN

Volume 1 Part 2: Conservation Report -
Architectural Inventory, Condition Report & Appraisal



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CARRIG
CONSERVATION INTERNATIONAL LTD

Atlantis Building, South Cumberland Street, Dublin 2, Ireland
T: +353 15529080 E: info@carrig.ie W: www.carrig.ie

Carrig UK, 70Cowcross Street, London, EC1M6EL, England

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Report prepared on behalf of TOT Architects and prepared by:

PREPARED FOR:	PREPARED BY:	CHECKED BY:
Des Smyth Director TOT Architects	Christelle Dulong Architect Carrig Conservation International Ltd christelle@carrig.ie	Eimear Arthur Senior Architect Carrig Conservation International Ltd. eimear@carrig.ie

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CORE DATA

NAME AND ADDRESS OF STRUCTURE:	ST. EDMUNDSBURY HOSPITAL, LUCAN				
OS MAP REFERENCE:	3194-25 3195-21				
ITM REFERENCE:	ST. EDMUNDSBURY HOUSE	304060, 235879			
	WALL & BELL TOWER	304132, 235646			
	FARM BUILDING				
	WALLED GARDEN	304064, 235702			
	COACH HOUSE	304143, 235698			
	BARN	304138, 235743			
ORIGINAL / HISTORICAL FUNCTION	COUNTRY HOUSE				
CURRENT FUNCTION	HOSPITAL				
STATUTORY PROTECTION	NIAH NO.	RPS NO.	ACA DESIGNATION	RMP NO.	ZONE OF ARCHAEOLOGICAL POTENTIAL
ST. EDMUNDSBURY HOUSE	11202003	003	N/A	N/A	N/A
WALL & BELL TOWER	11202005	013			
FARM BUILDING		-			
WALLED GARDEN	11202006	012			
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QUALIFICATIONS OF ASSESSOR:	CHRISTELLE DULON, ARCHITECT ACCREDITED IN CONSERVATION (GRADE III)				

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- Architectural Heritage Protection, Guidelines for Planning Authorities (2011)
- Irish Standard EN 16096-2012: Conservation of cultural property - Condition survey and report of built cultural heritage.
- ICOMOS Charters
- Technical Guidance Documents
- Department of Housing, Local Government and Heritage Advice Series

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EXECUTIVE SUMMARY

This document was commissioned by TOT Architects to form part of the planning application for St. Patrick's Mental Health Services at St. Edmundsbury, Lucan, Co. Dublin.

It is Part 2 of Volume 1 of a series of reports to be produced by Carrig Conservation International Ltd. These include:

1. *Vol. 1: Conservation Report – Architectural Inventory, Condition Report and Appraisal*
2. *Vol. 2: Conservation Repair Methodology and Specification*
3. *Vol. 3: Architectural Heritage Impact Assessment Report*

Carrig Conservation conducted a survey of St. Edmundsbury House, its outbuildings and boundary walls on the 25th August 2023.

The project site encompasses the grounds and premises of St. Edmundsbury Hospital in Lucan. There are 4 No. protected structures onsite which are the subject of this report:

- St. Edmundsbury House (RPS Ref. 003)
- Barn and coach House (RPS Ref. 008)
- Wall and bell tower (RPS Ref. 013)
- Walled garden (RPS Ref. 012)

There is also an 1830s farm building onsite. This building, which is not a protected structure, is identified as being of regional importance on the NIAH (Ref. 11202005).

St. Edmundsbury House was originally built as a country house for Edmund Sexton Pery in the late 18th C. The building's ownership changed multiple times was acquired by various owners until 1898 when it became the country branch of St. Patrick's Hospital. Historic data indicates that the coach house and walled garden were built in the latter part of the 18th C, and that the bell tower may be medieval.

The St. Edmundsbury campus has been providing mental health services since it became an outpost of St Patrick's Hospital in 1898. There are now plans to expand mental health services provision at the site. The existing buildings will be carefully renovated and a new wing will be added.

St. Edmundsbury House will become the new Outpatient Day Centre. The Barn will become the Facility Building. The Coach House will become the Consultant Building. The bell tower and the east section of the walled garden will be incorporated into the new main hospital building. A section of the walled garden at the north is required to be removed to accommodate this new main hospital building. The farm building is in very poor condition. It is proposed for demolition in order to facilitate the construction of the new main hospital building.

The aim of this report is to highlight, record, and appraise the historic structures at the St. Edmundsbury site and to make recommendations for their preservation, adaptation and repair in accordance with conservation best practice.

This report will include sections on the following protected structures: Barn, Coach house, Boundary wall with bell tower, Walled garden and Farm building. Each section will encompass an architectural record and condition analysis. Those sections will be followed by a Statement of Significance.

1 INTRODUCTION

Refer to Vol. 1: Conservation Report – Architectural Inventory, Condition Report and Appraisal.

2 BARN

Structure	Designation		
	NMS	RPS	NIAH Ref. No. & Rating
St. Edmundsbury, Off Lucan Road	-	008	11202008 Regional

The barn is an outbuilding located to the south section of the project site.

2.1 EXTERNAL INVENTORY



Fig.1: Barn east elevation

- General: Detached irregular-bay double-height barn.
- Roof: Double pitched slate roof.
- Walls: Roughcast rendered walls
- Windows: 4 no. square-headed window openings on the east elevation. 1 No. square-headed window opening on the south elevation. 6 No. square-headed window openings on the west elevation.
- Doors: 2 no. square-headed door opening on the south and east elevations.
- Features: -

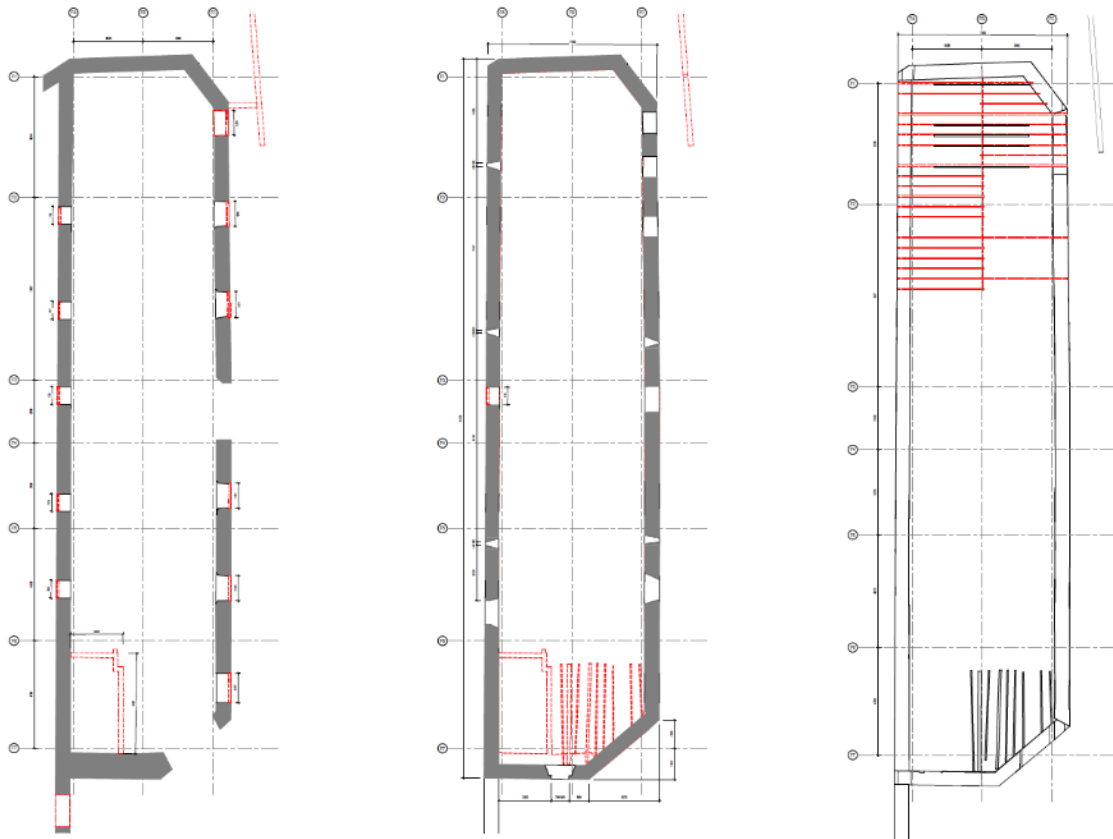


Fig.2: Barn, demolition plans. Source: TOT Architects, from left to right: ground floor, first floor and roof plans. Red lines indicate built fabric for removal.

2.2 EXTERNAL CONDITIONS AND RECOMMENDED MEASURES

2.2.1 ROOF

Description (materials, construction, location)	Double pitched slate roof.
Condition	Poor condition. The roof is generally missing, with just a small section remaining at the north end of the building. The timber trusses are in extremely poor condition.
Probable causes/consequences	Wear and tear. Water ingress over the years.
Recommended measures	Roof replacement.

Symptoms	Condition class (CC)	Urgency	Urgency class (UC)
Major symptoms	CC 3	Urgent and immediate	UC 3



Fig.3: Barn, remaining section of the roof at the north.



Fig.4: Barn, remaining section of the roof at the north.

2.2.2 ELEVATIONS

Description (materials, construction, location)	Rubble stone walls with roughcast lime render. Brick course at the top of the wall on the east elevation.
Condition	Generally the lime render has worn away, though small areas remain. Vegetation overgrowth: ivy Bituminous paint at the bottom section on the east elevation. Concrete render on the south elevation.

	Modern concrete blocks infill beneath each window opening. This suggests that the original window openings were taller.
Probable causes/consequences	Wear and tear. Water ingress. Previous interventions. Risk of destabilisation and collapse.
Recommended measures	Remove vegetation. Carefully remove cement render and replace with lime render, in line with conservation specification. Carefully remove cement-based mortar and replace with lime mortar, in line with conservation specification. Remove bituminous paint. Rebuild brick course at the top of the wall on the east elevation in line with conservation specification. SE to inspect structural stability of the barn and make recommendations.

Symptoms	Condition class (CC)	Urgency	Urgency class (UC)
Major symptoms	CC 3	Urgent and immediate	UC 3



Fig.5: Barn, east elevation, bituminous paint at the bottom part, concrete brick infill below the window opening, ivy developing and lime render has fallen in some areas



Fig.6: Barn, west elevation, lime render has fallen, vegetation overgrowth



Fig.7: Barn, south elevation, lime render has degraded, vegetation overgrowth.

2.2.3 WINDOWS

Description (materials, construction, location)	4 no. square-headed window openings with horizontal timber louvres on the east elevation. 6 no. square-headed window openings on the west elevation. 1 no. square-headed window opening with brick lintel on the south elevation.
Condition	Concrete bricks infill beneath the window opening on the east elevation suggests that original window openings were taller. Arrowslit window openings are blocked-up on the east and west elevations. Timber louvres are in poor condition.
Probable causes/consequences	Previous intervention. Wear and tear.
Recommended measures	Remove concrete block infill on the east elevation. Replace timber louvres.

Symptoms	Condition class (CC)	Urgency	Urgency class (UC)
Major symptoms	CC 3	Urgent and immediate	UC 3



Fig.8: Barn, south elevation, low arch window opening with brick lintel.



Fig.9: Barn, east external elevation, square-headed window opening were altered as there are a brick infill underneath a concrete sill.



Fig.10: Barn, east internal elevation, arrow slit window at the top part was blocked-up, window opening bottom section was blocked-up.

2.2.4 DOORS

Description (materials, construction, location)	1 modern no. square-headed door opening on the south elevation with a concrete lintel and concrete reveal. 1 no. square-headed door opening on the east elevation with a timber lintel.
Condition	The door opening lintel on the east elevation is in poor condition.
Probable causes/consequences	Previous interventions.
Recommended measures	Rebuild top section and base of the round-headed archways. Lime mortar repointing. Repair timber door. Replace boarding-up.

	Structural Engineer to inspect and make recommendations.
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Symptoms	Condition class (CC)	Urgency	Urgency class (UC)
Major symptoms	CC 3	Urgent and immediate	UC 3



Fig.11: Barn, external south elevation, square-headed door opening with concrete lintel and reveal.



Fig.12: Barn, internal south elevation, square-headed door opening with concrete lintel and reveal.



Fig.13: Barn, external east elevation, square-headed door opening with timber beam lintel.



Fig.14: Barn, internal east elevation, square-headed door opening with stone lintel.



Fig.15: Barn, external east elevation, square-headed door opening with timber beam lintel.

2.3 INTERNAL INVENTORY

The barn consists of a single double-height space, rectangular in plan, with chamfers at the northeast and southeast corners.

2.4 INTERNAL CONDITIONS AND RECOMMENDED MEASURES

2.4.1 INTERNAL WALLS

Description (materials, construction, location)	Rubble stone walls. Lime based plaster. Timber beam sections inserted in the internal walls indicate that there was previously a floor at first floor level.
Condition	Inappropriate concrete render and bitumen paint at the bottom section. Lime plaster in poor condition. Vegetation overgrowth.
Probable causes/consequences	Water ingress due to the missing roofing. Previous interventions. Vegetation overgrowth.
Recommended measures	Remove vegetation. Remove concrete render. Replace lime plaster. Structural engineer to inspect and make recommendations



Fig.16: Barn, internal west elevation, concrete render and bitumen paint, timber beam section inserted in the wall indicate that there was previously a floor over the whole layout.



Fig.17: Barn, internal south elevation.



Fig.18: Barn, internal east elevation, lime plaster with cement patch repair.



Fig.19: Barn, internal north elevation.

3 COACH HOUSE

Structure	Designation		
	NMS	RPS	NIAH Ref. No. & Rating
St. Edmundsbury, Off Lucan Road	-	008	11202007 Regional

3.1 EXTERNAL INVENTORY



Fig.20: South elevation

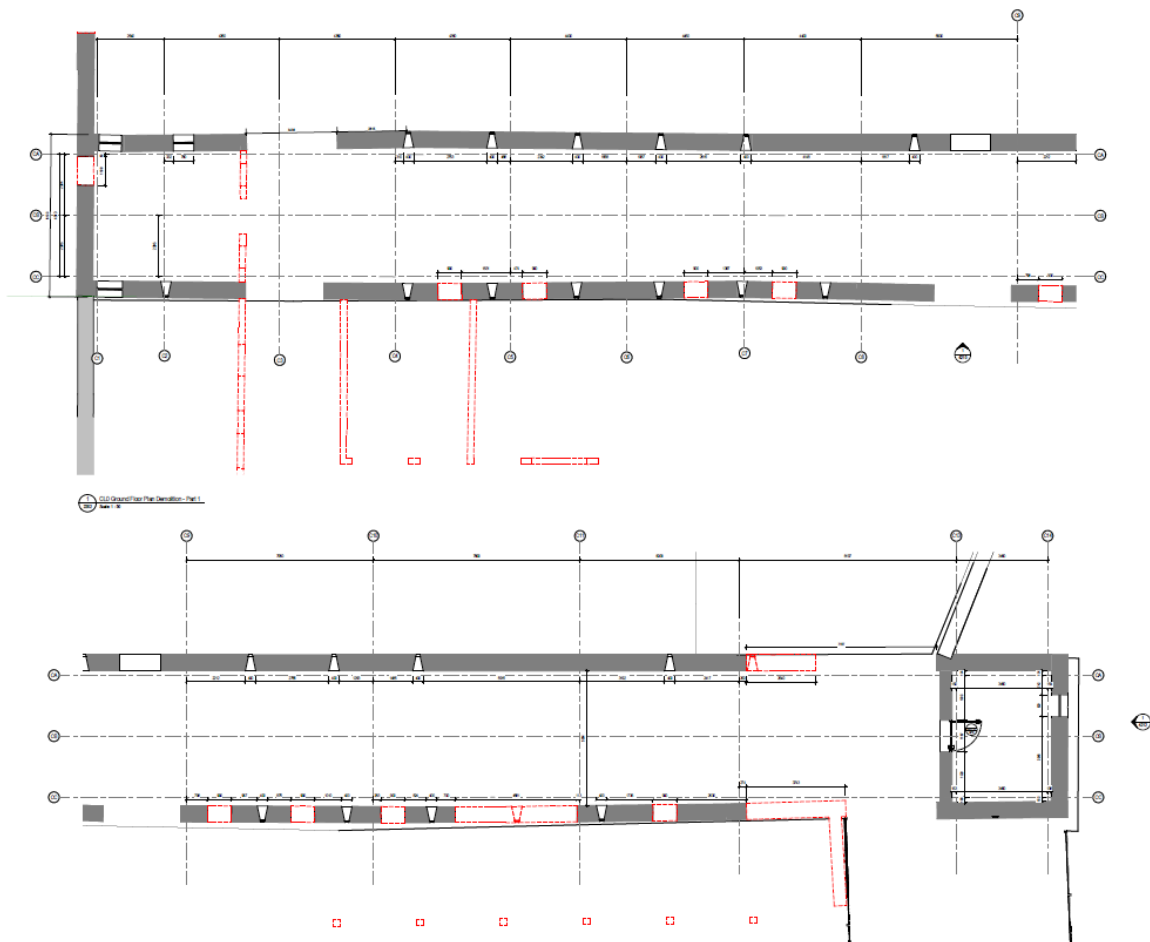


Fig.21: Coach House ground floor demolition plan. Source: TOT Architects. Top: western section. Bottom: eastern section

- General: Detached multiple-bay double-height barn, encompassing 2 no. sections separated by a laneway.
- Roof: Barrel roof with non-historic corrugated steel sheeting.
- Walls: Rubble stone walls retaining patch of lime render.
- Windows: Arrowslit openings. 2 No. Square-headed window openings on west section north elevation and east section west elevation. Windows are missing.
- Doors: 3 no. Large round-headed archways with brick reveals: 2 no. running through each end at the west and 1 no. at the centre on the south elevation. 1 no. square-headed opening with timber beam lintel and cut-stone reveals. 1 no. square-headed opening on the west elevation of the east section. 1 no. gothic arch door opening on the east elevation. 1 no. low-arch door opening on the west elevation of the east section.
- Features: Gothic arch door opening to east elevation of eastern section. Dovecote inside the east section.



Fig.22: Coach House, east section, gothic arch door opening on the east elevation.

3.2 EXTERNAL CONDITIONS AND RECOMMENDED MEASURES

Comments below are limited to the observed conditions from ground level.

Note: Further investigation of roof from above is needed to complete the roof, rainwater goods and wall sections of this condition assessment.

3.2.1 ROOF

Description (materials, construction, location)	Barrel roof with non-historic corrugated metal sheeting, supported by curved steel trusses.
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Condition	Poor condition. The corrugated metal sheets have lost their coating and are rusting. A section of the roof is missing at the centre.
Probable causes/consequences	Wear and tear. The roofing does not ensure the watertightness of the building.
Recommended measures	Roof replacement.

Symptoms	Condition class (CC)	Urgency	Urgency class (UC)
Major symptoms	CC 3	Urgent and immediate	UC 3



Fig.23: Corrugated steel sheeting supported by curved steel trusses. The roofing is missing at the centre.



Fig.24: Looking north elevation, the corrugated metal sheeting is detaching.



Fig.25: South elevation. The corrugated metal sheeting is missing.

3.2.2 RAINWATER GOODS

Description (materials, construction, location)	There are steel gutters running along the north, south and east elevations. There are 2 no. rainwater pipes: 1 no. cast iron rainwater pipe on the east elevation and 1 no. steel rainwater pipe.
Condition	Poor condition. The bottom section of the steel rainwater pipe is missing and vegetation is developing here. The cast iron rainwater pipe is rusting and is concealed by the overgrowth.
Probable causes/consequences	Wear and tear. Vegetation overgrowth. The walls are exposed to water ingress which could destabilise the structure.
Recommended measures	Remove vegetation. Remove steel rainwater pipe and gutter. Repair cast iron rainwater pipe. New rainwater goods and drainage system, sized for deluge rainfall events, to be incorporated into design of new roof.

Symptoms	Condition class (CC)	Urgency	Urgency class (UC)
Major symptoms	CC 3	Urgent and immediate	UC 3



Fig.26: Coach House, west section, north elevation, section above the central door opening. Broken steel rainwater pipe and buddleia is growing.



Fig.27: Coach House, east section, south elevation, there is a remaining section of gutter.



Fig.28: Coach House, east section, east elevation. Damaged gutter and cast iron rainwater pipe at the north corner.



Fig.29: Coach House, west section, north elevation. Damaged steel gutter running along the elevation.

3.2.3 ELEVATIONS

<p>Description (materials, construction, location)</p>	<p>Rubble stone walls retaining patch of lime render. Some sections feature an earth-based lime render.</p> <p>The south elevation was altered by the late insertion of timber beams. Concrete was cast in situ to support the beams. The western section and the one at the east of the western entrance has a concrete render.</p>
<p>Condition</p>	<p><u>North elevation</u></p> <p>East section:</p> <p>There are open joints in the bottom part of the west section. There is a crack with missing stones to the west corner. Later concrete blocks have been added to the corners of the walls on both sides of the laneway. Vegetation overgrowth.</p> <p>West section:</p> <p>The lime render has degraded. It remains mainly in the central section. There is a cast in-situ concrete in the section next to the laneway. Vegetation overgrowth. There are areas of open joints on the bottom and top section.</p> <p><u>South elevation</u></p> <p><u>West section:</u></p> <p>The lime render has degraded in some areas. There are open joints in the top and bottom sections. The vegetation is developing.</p> <p><u>East section, east elevation</u></p> <p>Generally, the lime render has degraded. There are open joints on the top section and northern section. Stone is missing. The vegetation is developing.</p> <p><u>West section, west elevation</u></p>

	<p>Generally, the lime render has degraded. The vegetation is developing.</p> <p><u>East section, east elevation</u></p> <p>The lime render has fallen in some areas. There are open joints at the bottom section. Vegetation is developing at the section at the north. There is a crack on the south section.</p>
Probable causes/consequences	<p>Wear and tear.</p> <p>Water ingress.</p> <p>Previous interventions: timber beams and concrete slab.</p> <p>Risk of destabilization and collapse.</p>
Recommended measures	<p>Repoint open joints.</p> <p>Remove vegetation.</p> <p>Remove cement render.</p> <p>Remove modern fixings.</p> <p>Replace lime render.</p> <p>Remove graffiti.</p> <p>Structural engineer to inspect the cracks and the wall leaning and make recommendations.</p> <p>Conservation consultants to carry out a mortar analysis to specify mortar replacement.</p>

Symptoms	Condition class (CC)	Urgency	Urgency class (UC)
Major symptoms	CC 3	Urgent and immediate	UC 3



Fig.30: Coach House, east section, east elevation. Vegetation overgrowth, open joints and missing lime render.



Fig.31: Coach House, east section, north elevation. Missing pointing and crack.



Fig.32: Coach House, west section, north elevation concrete was cast in situ, vegetation overgrowth.



Fig.33: Coach House, west section, north elevation, stone have fallen at the window opening, vegetation overgrowth.



Fig.34: Coach House, west section, north elevation, remaining lime render, vegetation overgrowth.



Fig.35: Coach House, west section, north elevation, earth-based lime mortar, vegetation overgrowth.



Fig.36: Coach House, west section, south elevation, section at the west has a concrete render, vegetation overgrowth.



Fig.37: Coach House, west section, south elevation, cementitious render, vegetation overgrowth.



Fig.38: Coach House, west section, south elevation, missing stones, open joints on the top and bottom section, alterations due to the timber beams, vegetation overgrowth.



Fig.39: Coach House, west section, south elevation, concrete was cast in situ at the corner, vegetation overgrowth.



Fig.40: Coach House, west section, south elevation, the wall is leaning.



Fig.41: Coach House, west section, west elevation, the lime render has fallen.



Fig.42: Coach House, east section, east elevation, vegetation overgrowth, lime render has fallen in some areas, open joint at the bottom section.



Fig.43: Coach House, east section, east elevation, crack and graffiti.

3.2.4 WINDOWS

Description (materials, construction, location)	1 no. square headed window opening on the west section north elevation which is not historic. Timber lintel and timber window. 1 no. square headed window opening on the east section west elevation. There is evidence of a previous low arch brick lintel which was infilled. The window opening is boarded -up.
Condition	Timber window in poor condition.
Probable causes/consequences	Wear and tear.
Recommended measures	Windows to be replaced.

Symptoms	Condition class (CC)	Urgency	Urgency class (UC)
Major symptoms	CC 3	Urgent and immediate	UC 3



Fig.44: Coach House, west section, external north elevation, non-historic square-headed window.



Fig.45: Coach House, west section, internal north elevation, non-historic square-headed window.



Fig.46: Coach House, east section, west elevation, square-headed window.

3.2.5 DOORS

<p>Description (materials, construction, location)</p>	<p>3 no. large round-headed archways with brick and stone reveals.</p> <p>1 no. square-headed opening with timber beam lintel and cut-stone reveals.</p> <p>1 no. square-headed opening on the west elevation of the east section.</p> <p>1 no. gothic arch door opening on the east elevation.</p> <p>1 no. low-arch door opening on the west elevation of the east section.</p>
<p>Condition</p>	<p><u>Western round-headed west section archway north elevation</u></p> <p>Bricks are missing from the top of the arch and stone are missing from the base of the arch.</p> <p><u>Western round-headed archway west section south elevation</u></p> <p>Stone are missing from the base of the arch.</p>

	<p><u>Central round-headed archway west section south elevation</u></p> <p>The arch is leaning.</p> <p><u>Central square-headed opening west section north elevation</u></p> <p>Timber lintel on the external elevation is rotten and has moved downward. The timber lintel shows cracks on the internal elevation.</p> <p><u>Square-headed east section west elevation</u></p> <p>Opening was boarded-up with metal corrugated sheeting.</p> <p><u>Gothic arch door opening east section east elevation</u></p> <p>Timber door was removed and laid on the ground. Poor condition. The bottom section and one of side section is missing.</p>
Probable causes/consequences	Wear and tear. Overgrowth vegetation. Structural disorder.
Recommended measures	<p>Rebuild top section and base of the round-headed archways.</p> <p>Lime mortar repointing.</p> <p>Repair timber door.</p> <p>Replace boarding-up.</p> <p>Structural Engineer to inspect and make recommendations.</p>

Symptoms	Condition class (CC)	Urgency	Urgency class (UC)
Major symptoms	CC 3	Urgent and immediate	UC 3



Fig.47: Coach House, West section, external north elevation, central opening, the rotten timber lintel is moving downward



Fig.48: Coach House, West section, internal north elevation, central opening, timber lintel has cracks



Fig.49: Coach House, West section, external north elevation, western opening, missing bricks and stones.



Fig.50: Coach House, West section, internal north elevation, western opening, missing bricks and stones.



Fig.51: Coach House, West section, external south elevation, western opening.



Fig.52: Coach House, West section, internal south elevation, western opening, missing stones at the base of the arch.



Fig.53: Coach House, West section, external south elevation, central opening, arch is leaning.



Fig.54: Coach House, West section, internal south elevation, central opening, arch is leaning.



Fig.55: Coach House, east section, west elevation, low arch door opening was boarded up.



Fig.56: Coach House, east section, east elevation, gothic arch.



Fig.57: Coach House, timber door in poor condition, missing sections.

3.3 INTERNAL INVENTORY

The Coach House consists of 2 no. sections: the west section with the main space and the east section on the other side of the laneway. The main, double-height space is rectangular in layout. An internal space at the west end is of later construction.



Fig.58: Coach House, internal view, looking west



Fig.59: Coach House, internal view, looking east

3.4 INTERNAL CONDITION AND RECOMMENDED MEASURES

3.4.1 INTERNAL WALLS

Description (materials, construction, location)	<p>Rubble stone walls.</p> <p>Cement render at the west internal elevation and western section of the internal north and south elevations.</p>
Condition	<p>There are open joints in some bottom sections.</p> <p>Vegetation overgrowth.</p> <p>Missing stones in some sections, for instance adjacent to the western entrance and the central opening on the north internal elevation, and close to the western entrance on the south internal elevation.</p> <p>Green moss.</p> <p>Stains from metal corrugated sheeting.</p> <p>Cracks:</p> <ul style="list-style-type: none"> - 1 no. in section close to the western entrance on the south elevation - 1 no. diagonal crack in section close to the central opening on the south elevation
Probable causes/consequences	<p>Water ingress causing material decay in particular where the roof is missing.</p> <p>Previous interventions.</p> <p>Vegetation overgrowth.</p> <p>Wear and tear.</p>
Recommended measures	<p>Remove vegetation.</p>

	<p>Remove late wall addition in the western section.</p> <p>Remove services.</p> <p>Remove concrete render.</p> <p>Rake out joints and repoint.</p> <p>Apply lime plaster.</p> <p>Structural engineer to inspect cracks and make recommendations.</p>
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Comments below are limited to the observed conditions in the west section of the Coach House.

Note: Full access to the east section of the Coach House is needed to complete the internal condition assessment.



Fig.60: Coach House, west section, north internal elevation, missing stone, open joints, green moss.



Fig.61: Coach House, west section, north internal elevation, vegetation overgrowth, open joints at the bottom section, graffiti.

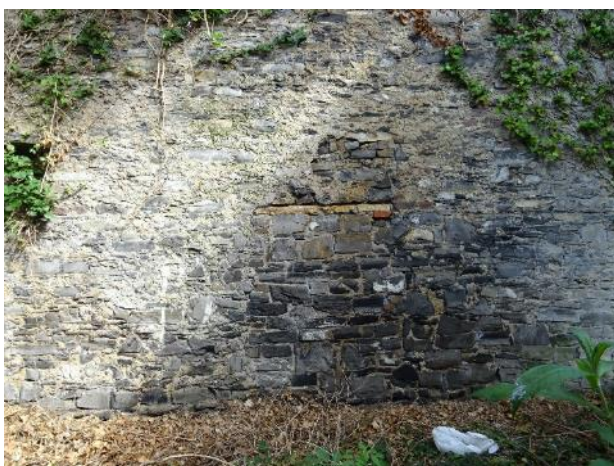


Fig.62: Coach House, west section, north internal elevation, lintel at section close to the central opening.

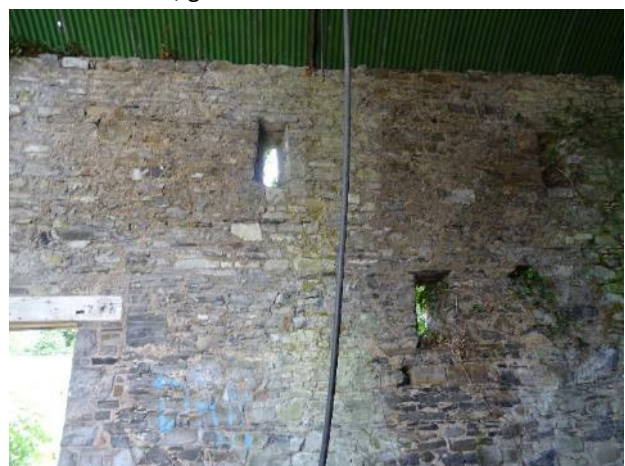


Fig.63: Coach House, west section, north internal elevation, missing stone.



Fig.64: Coach House, west section, north internal elevation, missing stone at the bottom section and stains from the corrugated metal sheeting.



Fig.65: Coach House, west section, south internal elevation, missing stone at the bottom section and crack.



Fig.66: Coach House, west section, south internal elevation, blocked-up window opening and green moss.



Fig.67: Coach House, west section, south internal elevation, section close to central opening, diagonal crack.



Fig.68: Coach House, west section, south internal elevation, ivy developing.



Fig.69: Coach House, west section, south internal elevation, missing stones.



Fig.70: Coach House, west section, south internal elevation, window opening was blocked up.



Fig.71: Coach House, west section, west internal elevation, late wall addition



Fig.72: Coach House, west section, west internal elevation, cement render at the bottom part.



Fig.73: Coach House, west section, west internal elevation, timber piece at the top section.



Fig.74: Coach House, west section, north internal elevation, cement render.



Fig.75: Coach House, west section, south internal elevation, cement render.

Symptoms	Condition class (CC)	Urgency	Urgency class (UC)
Major symptoms	CC 3	Urgent and immediate	UC 3

3.4.2 FEATURES

Description (materials, construction, location)	Dovecote in east section.
Condition	Fair to poor condition.
Probable causes/consequences	Wear and tear. Vegetation developing.
Recommended measures	Repair.



Fig.76: Coach House, east section, dovecote.

4 BOUNDARY WALL WITH BELL TOWER

Structure	Designation		
	NMS	RPS	NIAH Ref. No. & Rating
Wall & Bell Tower, Off Lucan Road, St. Edmundsbury	-	013	11202005 Regional

The boundary wall with bell tower is located to the south section of the project site.

4.1 INVENTORY

Uncoursed rubble limestone boundary wall with attached medieval bell tower.



Fig.77: Wall with bell tower, west elevation.

4.2 CONDITIONS AND RECOMMENDED MEASURES

<p>Description (materials, construction, location)</p>	<p>Uncoursed rubble limestone wall and bell tower.</p> <p>Brick course at the top with flaunching.</p> <p>Remaining mortar flashing between the roof of the former 19th C building which was attached to the wall and the wall.</p> <p>Lime mortar pointing.</p> <p>Cement pointing.</p> <p>Cement render at the central bottom section to the east elevation of the wall.</p> <p>Modern concrete blockwork pillar.</p> <p>Modern concrete blockwork at the of the wall at the south of the Coach House.</p>
<p>Condition</p>	<p>Missing stone in some areas as for instance, beneath the bell tower opening to the west elevation and to the bottom section of the wall next to the modern concrete pillar on the east elevation.</p> <p>There are few areas with open joints.</p> <p>The brickcourse and flaunching at the top is missing in some sections.</p> <p>Stones are destabilised where the brickcourse is missing and at the south end of the wall.</p> <p>Vegetation developing: ivy.</p>
<p>Probable causes/consequences</p>	<p>Wear and tear.</p> <p>Previous interventions.</p> <p>Risk of structural disorder.</p>

Recommended measures	Repair brickwork course. Flaunch the top of the wall and bell tower where it is missing. Rebuilt the missing wall sections. Remove cement render and cement pointing. Repoint with lime mortar. Vegetation removal. Structural Engineer to inspect wall and bell tower and make recommendations.
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Symptoms	Condition class (CC)	Urgency	Urgency class (UC)
Major symptoms	CC 3	Urgent and immediate	UC 3



Fig.78: Bell tower, west elevation, missing stone underneath the opening



Fig.79: Bell tower, north elevation, missing flaunching and vegetation developing.

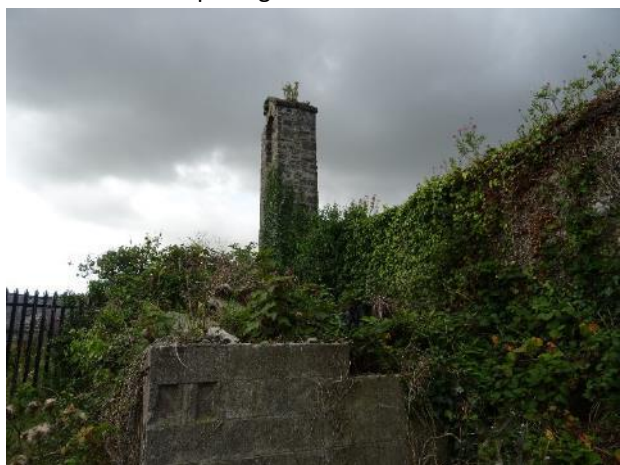


Fig.80: Wall and bell tower, north elevation, ivy developing



Fig.81: Bell tower, south elevation, missing stone and flaunching at the top of the bell tower.



Fig.82: Wall, remaining mortar flashing between roof of the former 19th C building.



Fig.83: Stone is destabilised where the brickcourse is missing.



Fig.84: Wall, modern concrete blockwork and cement pointing, missing stone



Fig.85: Missing stone, cement render

5 GARDEN WALLS

Structure	Designation		
	NMS	RPS	NIAH Ref. No. & Rating
Walled Garden, Lucan Road, St. Edmundsbury House	-	012	11202006 Regional

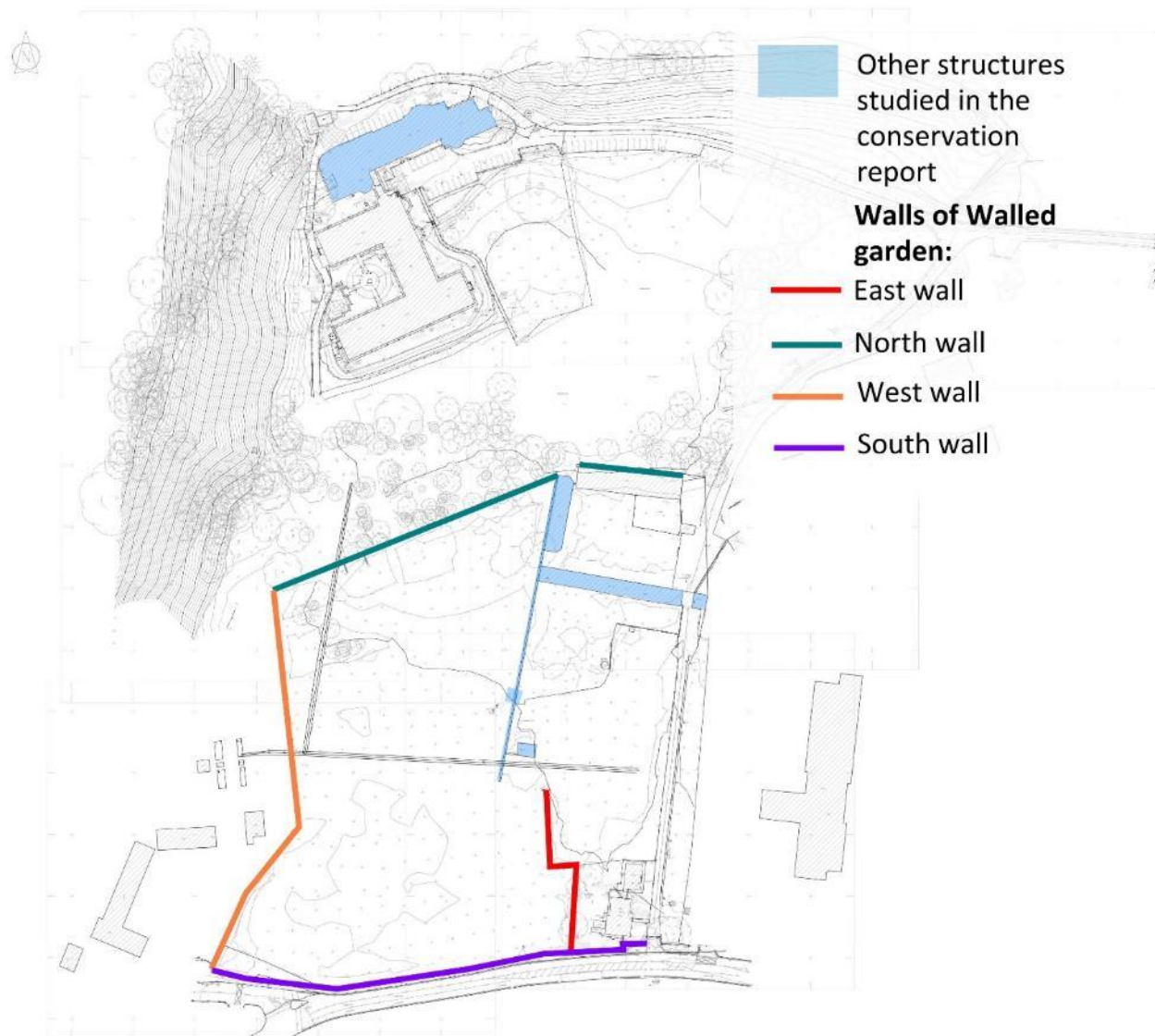


Fig.86: Walls of Walled Garden key plan

5.1 INVENTORY

The late 18th C east wall of the Walled Garden is built with brick on the west elevation and rubble stone with roughcast lime render on the east elevation. The south end is built with modern concrete blockwork.

The late 18th C north and west walls of the Walled Garden is built with brick on the south and east elevations and uncoursed limestone on the north and west elevations.

The late 18th C south wall of the Walled Garden was rebuilt with its original uncoursed limestone during the widening of Lucan Road.



Fig.87: East wall of Walled Garden, west elevation, proposed to be demolished.



Fig.88: East wall of Walled Garden, east elevation, proposed to be demolished.



Fig.89: North wall of Walled Garden, south elevation



Fig.90: West wall of Walled Garden, east elevation



Fig.91: South wall of Walled garden, north elevation

5.2 CONDITIONS AND RECOMMENDED MEASURES

<p>Description (materials, construction, location)</p>	<p><u>East wall of Walled Garden (Proposed to be demolished):</u></p> <p>Brick on the west elevation and rubble stone with roughcast lime render on the east elevation. Red brick to the bottom section and yellow barn brick to the top section.</p> <p>Concrete blockwork to the south end.</p> <p><u>North wall of Walled Garden:</u></p> <p>Brickwork on the south elevation and uncoursed limestone on the north elevation.</p> <p>Concrete render on some sections and lime render to the east section.</p> <p>Render suggesting narrow-jointed stonework.</p> <p>1 no. square-headed door opening has been boarded up with modern concrete blockwork.</p> <p>1 no. segmental-headed door opening has been boarded up with brickwork.</p> <p>Stonework is in good condition.</p> <p><u>West wall of Walled Garden:</u></p> <p>Brickwork east elevation and uncoursed limestone on the west elevation.</p> <p>1 no. square-headed door opening has been boarded up.</p> <p><u>South wall of Walled Garden:</u></p> <p>The section to the east is original and built with uncoursed limestone. It is render with a lime-based render. The other section is rebuilt with its original uncoursed limestone during the widening of Lucan Road.</p>
<p>Condition</p>	<p><u>East wall of the Walled Garden (Proposed to be demolished):</u></p> <p>Missing brickwork to the bottom section and top of the wall.</p> <p>Brickwork is in fair to poor condition. Some bricks have cracked. Lime mortar joint have failed.</p> <p>Lime mortar render is degraded in some sections.</p> <p>Missing flaunching.</p> <p>Ivy and vegetation developing.</p> <p><u>North wall of Walled Garden:</u></p> <p>Bricks are generally in fair condition. Some bricks are damaged.</p> <p>The lime render has failed to the bottom section.</p> <p><u>West wall of Walled Garden:</u></p>

	<p>Bricks are generally in fair condition. Some bricks are damaged.</p> <p>Brickwork have collapsed at the junction between walls and at the south section.</p> <p>Growing vegetation.</p> <p><u>South wall of Walled Garden:</u></p> <p>Failing lime mortar joint on the south elevation.</p> <p>Lime render is degraded to the bottom part.</p> <p>Growing vegetation.</p>
Probable causes/consequences	<p>Wear and tear.</p> <p>Previous alterations.</p>
Recommended measures	<p>East wall of Walled Garden to be salvaged.</p> <p>Replace damaged bricks with new matching bricks.</p> <p>Repoint with a lime-based mortar.</p> <p>Remove vegetation.</p> <p>Structural Engineer to inspect garden walls and make recommendations.</p>

Symptoms	Condition class (CC)	Urgency	Urgency class (UC)
Major symptoms	CC 3	Urgent and immediate	UC 3



Fig.92: East wall of Walled Garden, missing brickwork to the top section, brick fair to poor condition



Fig.93: North wall of Walled Garden, south elevation, concrete based lime render and door opening has been boarded up with concrete blocks



Fig.94: North wall of Walled Garden, north elevation, fair condition



Fig.95: West wall of Walled Garden, brickwork have collapsed.



Fig.96: West wall of Walled Garden, square-headed door opening.



Fig.97: West wall of Walled Garden, brickwork have collapsed.



Fig.98: South wall of Walled Garden, lime render has failed to the bottom part revealing the uncoursed limestone.

6 FARM BUILDING

Structure	Designation		
	NMS	RPS	NIAH Ref. No. & Rating
Detached single-storey farm building	-	-	11202005 Regional

6.1 EXTERNAL & INTERNAL INVENTORY

It is a detached single-storey farm building with brick and rubble walls and pitched roof. It appears on the Ordnance Survey Surveyed 1837 and is dated in the NIAH survey data from 1800-1860.

The farm building will be demolished.



Fig.99: Farm building, external north elevation



Fig.100: Farm building, external east elevation



Fig.101: Farm building, external west elevation



Fig.102: Farm building, external south elevation



Fig.103: Farm building, internal east elevation



Fig.104: Farm building, internal west elevation



Fig.105: Farm building, internal south elevation



Fig.106: Farm building, internal north elevation

7 STATEMENT OF SIGNIFICANCE

7.1 STATUTORY CONTEXT

The site is not part of an Architectural Conservation Area nor a zone of archaeological potential. The buildings are included in the Record of Protected Structures for South Dublin City¹. The summary of protection is summarised below:

¹ Appendix 3A: Record of Protected Structures, South Dublin County Development Plan 2022-2028

Structure	Designation		
	NMS	RPS	NIAH Ref. No. & Rating
St. Edmundsbury House, Old Lucan Road Three Storey House, Porch With Colonnades, & Out-offices, St. Edmondsbury House, Old Lucan Road	-	003	11202003 Regional
Detached single-storey farm building	-	-	11202005 Regional
Walled Garden, Lucan Road, St. Edmundsbury House	-	012	11202006 Regional
Uncoursed Rubble Limestone Boundary Wall with Attached Bell Tower, Off Lucan Road, St. Edmundsbury House.	-	013	11202005 Regional
St. Edmundsbury, Off Lucan Road (Coach House)	-	008	11202007 Regional
St. Edmundsbury, Off Lucan Road (Barn)	-	008	11202008 Regional

South Dublin City Council Development Plan 2022-2028 sets out a number of local and national policies and objectives which offer guidance for the refurbishment and enhancement of built heritage assets in a responsible, sensitive and energy-efficient manner.

Relevant South Dublin City Council Development Plan Built Heritage policies:

Policy NCBH1: Overarching: Protect, conserve and enhance the County’s natural, cultural and built heritage, supporting its sensitive integration into the development of the County for the benefit of present and future generations.²

National Policy Objective (NPO) 17 of the NPF requires planning authorities to ‘*Enhance, integrate and protect the special physical, social, economic and cultural value of built heritage assets through appropriate and sensitive use now and for future generations*’;³

National Policy Objective (NPO) 60 states ‘*Conserve and enhance the rich qualities of natural and cultural heritage of Ireland in a manner appropriate to their significance*’;⁴

South Dublin City Council Development Plan states in relation to Protected Structures that:⁵

Policy NCBH19: Protected Structures: Conserve and protect buildings, structures and sites contained in the Record of Protected Structures and carefully consider any proposals for development that would affect the setting, special character or appearance of a Protected Structure including its historic curtilage, both directly and indirectly.

² Page 84, Chapter 3: Natural, Cultural and Built Heritage, South Dublin City Council Local Development Plan 2022-2028

³ Page 106, *Ibid.*

⁴ Page 106, *Ibid.*

⁵ Pages 119-120, *Ibid.*

Policy NCBH19: Objective 2: To ensure that all development proposals that affect a Protected Structure and its setting including proposals to extend, alter or refurbish any Protected Structure are sympathetic to its special character and integrity and are appropriate in terms of architectural treatment, character, scale and form. All such proposals shall be consistent with the *Architectural Heritage Protection Guidelines for Planning Authorities*, DAHG (2011 or any superseding documents) including the principles of conservation.

Policy NCBH19 Objective 3: To address dereliction and to welcome, encourage and support the rehabilitation, renovation, appropriate use and sensitive re-use of Protected Structures consistent with RPO 9.30 of the RSES.

Policy NCBH19 Objective 4: To support alternative uses for Protected Structures including former institutional sites in order to provide continued security of the heritage value of these buildings, attendant grounds and associated landscape features. To this end, the relaxation of site zoning restrictions may be considered in order to secure the preservation and conservation of the protected structure where the use proposed is compatible with the existing structure and where the proposed development is consistent with best practice conservation policies and the proper planning and sustainable development of the area.

Policy NCBH19 Objective 5: To prohibit demolition and inappropriate alterations of Protected Structures unless in very exceptional circumstances.

Policy NCBH19 Objective 6: To ensure that any works to upgrade the energy efficiency of Protected Structures and historic buildings are sensitive to traditional construction methods and materials and do not have a detrimental physical or visual impact on the structure. Regard should be had to the DAHG publication *'Energy Efficiency in Traditional Buildings'* (2010).

South Dublin City Council Development Plan states in relation to the vernacular/ traditional and older buildings, estates and streetscapes that:⁶

Policy NCBH21: Vernacular / Traditional and Older Buildings, Estates and Streetscapes: Ensure appropriate design of new-build elements and interventions in historic buildings and environments.

Policy NCBH21 Objective 1: To retain existing buildings that, while not listed as Protected Structures, are considered to contribute to historic character, local character, visual setting, rural amenity or streetscape value within the County.

Policy NCBH21 Objective 3: To encourage the retention, rehabilitation, renovation and re-use of older buildings and their original features where such buildings and features contribute to the visual setting, collective interest or character of the surrounding area.

Policy NCBH21 Objective 4: To ensure that infill development is sympathetic to the architectural interest, character and visual amenity of the area.

Policy NCBH21 Objective 5: To encourage the retention and / or reinstatement of the original fabric of our vernacular and historic building stock such as windows, doors, roof coverings, shop and public house fronts and other special features.

South Dublin City Council Development Plan states in relation to adapting and reusing historic buildings:⁷

Policy NCBH24: Adapting and Reusing Historic Buildings: Support and encourage the reuse and adaptation of historic, traditional, and older vacant and derelict buildings as a key component of promoting sustainable development and achieving compact growth and as a catalyst for the revitalisation of historic village and town centres.

⁶ Page 128, *Ibid.*

⁷ Page 132, *Ibid.*

Policy NCBH24 Objective 1: To encourage the repurposing and reuse of older vacant and derelict structures, particularly within towns, villages and Architectural Conservation Areas.

Policy NCBH24 Objective 2: To prohibit demolition or full replacement, where there are re-use options for historic buildings in order to promote a reduction in carbon footprint.

Policy NCBH24 Objective 3: To encourage and support the delivery of projects that repair and conserve historic structures in accordance with national grant schemes for architectural conservation.

Policy NCBH24 Objective 4: To ensure the reuse, adaption and upgrade of historic buildings is in accordance with conservation principles including minimal intervention, reversibility, respectful alteration and repair.

South Dublin City Council Development Plan states in relation to climate change adaptation and energy efficiency in historic buildings that:⁸

Policy NCBH26: Climate Change, Adaptation and Energy Efficiency in Traditional and Historic Buildings: Secure the identification, protection and conservation of historic items and features of interest throughout the County including street furniture, boundary walls, surface finishes, roadside installations, items of industrial heritage and other stand-alone features of interest.

Policy NCBH26 Objective 1: To support and promote the retention and careful rehabilitation of historic and traditional buildings and other structures in both urban and rural contexts, in order to retain embedded energy and assist in carbon footprint reduction.

Policy NCBH26 Objective 2: To support and promote the sensitive retro fitting of energy efficiency measures and the use of renewable energy sources in traditional and historic buildings, consistent with RPO 7.40 of the RSES.

Policy NCBH26 Objective 3: To ensure that measures to upgrade the energy efficiency of historic or traditional buildings are in accordance with conservation principles including minimum intervention, acknowledging their inherent architectural characteristics, techniques and materials and ensure that any upgrading measures do not have a detrimental physical or visual impact.

7.2 DESCRIPTION

The subject of this statement of significance is St. Edmundsbury Hospital complex in Lucan, Co. Dublin.

This complex encompasses the following structures which are localised within a mature planted setting: St. Edmundsbury House, the Barn, the Coach House, the Farm Building, the Boundary Wall with the Bell Tower and the Walled Garden.

St. Edmundsbury House is an example of a late 18th C country house with outbuildings in landscaped grounds. The House has been extended and altered over time by various owners. As a result, visible features both internally and externally show various phases of construction. Some examples include the 18th C square-headed windows with bossage surround to the north elevation, the late 19th C west wing, the 19th C projecting Doric entrance portico, and the 20th C east wing which replicates the west one. The basement room B-40 contains an original brick-vaulted cellar. The room 1-07 includes outstanding 19th C plasterwork with vegetal motifs around the window opening.

⁸ Page 134, *Ibid.*

The site was attached to the significant figure of Amongdisham Vesey. St. Edmundsbury land ownership was transferred from Vesey to Pery in 1766. Vesey was M. P for Harristown, Accountant and Controller General of Ireland and amateur architect. He designed his own house in Lucan⁹ which is currently named Lucan House.

Following its acquisition from Thomas Nevin by St Patrick's Hospital in 1898, the St. Edmundsbury Complex became an example of the adaptation of existing group of buildings in a designed landscape, to the contemporary progressive approach to the care of the mentally ill. It became the countryside branch St. Patrick's Hospital. The governors selected St. Edmundsbury House and its premises and grounds to provide the highest standard treatment for patients in 1898¹⁰. Supplying the best and fresh food from the grounds formed part of this highest standard¹¹.

St. Edmundsbury complex is an unusual example of a country house and its grounds used for the care of the mentally ill. Generally, psychiatric buildings were purpose-built to accommodate this function. There is a comparable later example, Harristown House and its 320-acre demesne which was acquired by the Joint Mental Hospital Committee in Ballinasloe to accommodate a new District Mental Hospital in 1932¹².

As explained above, St. Edmundsbury House, the Barn, the Coach House, the Farm Building, the Boundary Wall with the Bell Tower and the Walled Garden cannot be dissociated from each other as their use over time has been interlinked.

The 19th C Barn, late 18th C Coach House, the 19th C Farm buildings, 18th C wall with the medieval Bell tower and the walled garden were part of St. Patrick's progressive approach to care. The grounds and facilities within provided healthy food for the patients. In addition, they participated in the self-sufficiency of both St. Edmundsbury Hospital and St. Patrick Hospital and generated an income by selling the products. Today, the remaining features demonstrate the former scale of the works.

The Wall and Bell tower are important constituents of this agricultural complex and are a rare example in this suburban area and generally.

⁹ Dictionary of Irish Architects 1720 -1940 website, Accessed 15th November 2023, available in: <https://www.dia.ie/architects/view/5435/vesey-agmondisham>

¹⁰ Page 21, 1928 Booklet, St. Patrick's Hospital

¹¹ Page 23, *Ibid*

¹² Page 270, Patrick Quinlan, Walls of Containment. University College Dublin Press. 2021
