

18 CULTURAL HERITAGE (ARCHITECTURAL HERITAGE)

18.1 Introduction

This Chapter of the Environmental Impact Assessment Report (EIAR) has prepared this report on behalf of Aeval Unlimited Company to assess the impact, if any, on the archaeological, architectural, and cultural heritage resource of a proposed redevelopment at Woodbrook, Shankill, Co. Dublin (ITM 725941/720644). The chapter was prepared by by Julia Crimmins (BA. (Archaeology); H.Dip (Archaeology); MUBC (Building Conservation); MSc.(Planning); MIAI, MIPI) of Cathal Crimmins Architects, Grade I Conservation Architects.

The proposed development area is located east of the R119 Dublin Road at Woodbrook, within the townlands of Cork Little and Shanganagh (ITM 725941/720644), County Dublin. It is currently occupied by open fields and Shanganagh Park and includes a small section of Woodbrook Golf Club.

The Proposed Development relates to a Phase 1 area of the 'Woodbrook Development Parcel' identified in the Woodbrook Shanganagh Local Area Plan 2017-2023. Phase 1 the Proposed Development) comprises a residential development of 685 residential units and a Childcare facility in buildings ranging from 2 to 8 storeys on lands at Woodbrook, County Dublin. Public Open Space will be provided through a series of linear parks and open spaces supplemented by smaller pocket parks. The Proposed Development also includes for site infrastructure including a new entrance from the R119 Dublin Road; a new road linking Old Dublin Road (R119) with future planned DART Station, a temporary DART Station Park & Ride (c. 150 parking spaces), the installation of a temporary foul pumping station, together with off-site connections to public foul and surface water connections in the Old Dublin Road and through Shanganagh Park.

In addition the Proposed Development includes for 2no. replacement golf holes for Woodbrook Golf Course as part of the relocation of a portion of Woodbrook Golf Course (in order to facilitate future phased residential development). Further details of the proposed development are presented in Chapter 3 Project Description.

This Chapter of the Environmental Impact Assessment Report (EIAR) records the architectural heritage in and around the proposed development site and places it in its correct historic context.

It considers the various categories of special interest as defined by the statutory heritage guidelines and provides an assessment of the baseline architectural heritage in the area in and around the proposed development site.

The information included is derived from the Record of Monuments and Places; the record of protected structures in the County Development Plan; the NIAH building and Garden surveys for Dun Laoghaire Rathdown, cartographic and local historical records. Aerial photographs of the study area held by the Ordnance Survey of Ireland, Bing Maps, and Google Earth were also consulted. A field inspection was carried out in an attempt to identify any known cultural heritage sites and previously unrecorded features, structures and portable finds within the proposed development area.

This Chapter considers the potential significance and sensitivity of the existing built environment, and evaluates the likely and significant effects of the proposed development on the built heritage and cultural heritage resource of the Shanganagh Area.

Where appropriate, mitigation measures will be employed to protect and guard the extant features as identified or to eliminate or reduce any potential impacts in accordance with the policies of the Department of Culture Heritage and the Gaeltacht, Dun-Laoghaire Rathdown County Council, the National Monuments Acts 1930-2004, the Planning and Development Acts and best practice guidelines. Following on from this, the likely potential residual impact that the proposed scheme will have upon the cultural heritage are identified and evaluated.

18.1.1 Definitions

In order to assess and present the findings of this study, the following definitions are employed.

‘Heritage’ is a broad term used to describe archaeological, architectural, artistic, technical, social, scientific and cultural heritage features. Broadly speaking, it includes:

- a) ‘Architectural Heritage’ is applied to structures, buildings, their contents and settings and designed landscapes and demesnes, generally, but not exclusively, younger than AD 1700. As mentioned above, the Architectural heritage can include structures of archaeological interest and structures which predate 1700. Eg Shanganagh Castle is located within demesne landscapes but contain structures or features which are pre 1700. The architectural heritage also includes buildings and structures which are of artistic, technical, social scientific and cultural interest.
- b) ‘Archaeological Heritage’ includes buildings or landscapes, generally, but not exclusively older than AD 1700 (and recorded as archaeological sites within the Record of Monuments and Places). Some recorded monuments are post 1700 however, and include structures such as Martello Towers or where post 1700 structures have been added to or built upon pre 1700 structures, as at Shanganagh Castle. These may also be of architectural, artistic, technical, social, scientific and cultural interest.
- c) The definition of “Cultural Heritage” is taken broadly from the UNESCO Convention Concerning the Protection of the World Cultural and Natural Heritage, 1972, which considers the following to be ‘Cultural Heritage’: -
 - Tangible cultural heritage.
 - Movable cultural heritage (artefacts).
 - Immovable cultural heritage (monuments, archaeological sites, and so on).
 - Underwater cultural heritage (shipwrecks, underwater ruins and cities).
 - Intangible cultural heritage: oral traditions, folklore etc.

18.1.2 Description of the Baseline

The baseline refers to the current state of development site and surrounding architectural heritage assets. It involves the collection and analysis of information on the context, condition, significance and sensitivity of relevant architectural and landscape characteristics which may be significantly affected by the project.

Characteristic	Description
Context	A description of the location, magnitude, spatial extent and trends in the architectural and landscape heritage environment.
Character	A description of the distinguishing aspects of the architectural and landscape heritage under consideration.
Significance	A description of the quality, value or designation assigned to the architectural and landscape heritage environment.
Sensitivity	A description of how sensitive the architectural and landscape heritage environment is to change.

Table 18.1: Baseline Characteristics.

18.1.3 Description of Effects

The architectural heritage impact assessment is based on the *Draft Guidelines on the Information to be Contained in Environmental Impact Assessment Reports* (EPA, 2017, pg. 50-51) as outlined in Figure 18.1 and Tables 18.2 to 18.7 below: -

Table 18.2 places the effects within their baseline context.

Characteristic	Description
Extent	Describes the size of the area, the number of sites, and the proportion of sites affected by an effect.
Context	Describes whether the extent, duration, or frequency will conform or contrast with established (baseline) conditions.

Table 18.2: Extent and Context of Effects.

Table 18.3. below describes the likelihood or probability of effects.

Probability	Description
Likely Effects	The effects that can reasonably be expected to occur because of the planned project if all mitigation measures are properly implemented.
Unlikely Effects	The effects that can reasonably be expected not to occur because of the planned project if all mitigation measures are properly implemented.

Table 18.3: Probability of Effects.

Table 18.4. below defines the quality of effect of the Proposed Development on the environment ranging from positive to negative.

Quality	Description
Neutral Effect	No effects or effects that are imperceptible, within normal bounds of variation or within the margin of forecasting error.
Positive Effect	A change which protects or enhances quality of the built heritage environment or improves the architectural or landscape character and amenities.
Negative/ adverse Effects	A change which reduces the quality of the built heritage environment or or diminishes the architectural or landscape character and amenities.

Table 18.4: Quality of Effects.

Table 18.5 below discusses the duration of effects. Temporary effects lasting from one year or less will often be less concerning than a long-term and permanent effects, depending on their severity.

Duration	Description
Momentary	Effects lasting from seconds to minutes.
Brief	Effects lasting less than a day
Temporary	Effects lasting less than one year
Short-term	Effects lasting one to seven years
Medium-term	Effects lasting seven to fifteen years
Long-term	Effects lasting fifteen to sixty years
Permanent	Effects lasting over sixty years
Reversible	Effects that can be undone, for example through remediation or restoration
Frequency	Describes how often the effect will occur. (once, rarely, occasionally, frequently, constantly).

Table 18.5: Duration of Effects.

Figure 18.1 and Table 18.6 below outlines the definitions of significance of effect of the Proposed Development on the environment ranging from imperceptible to profound.

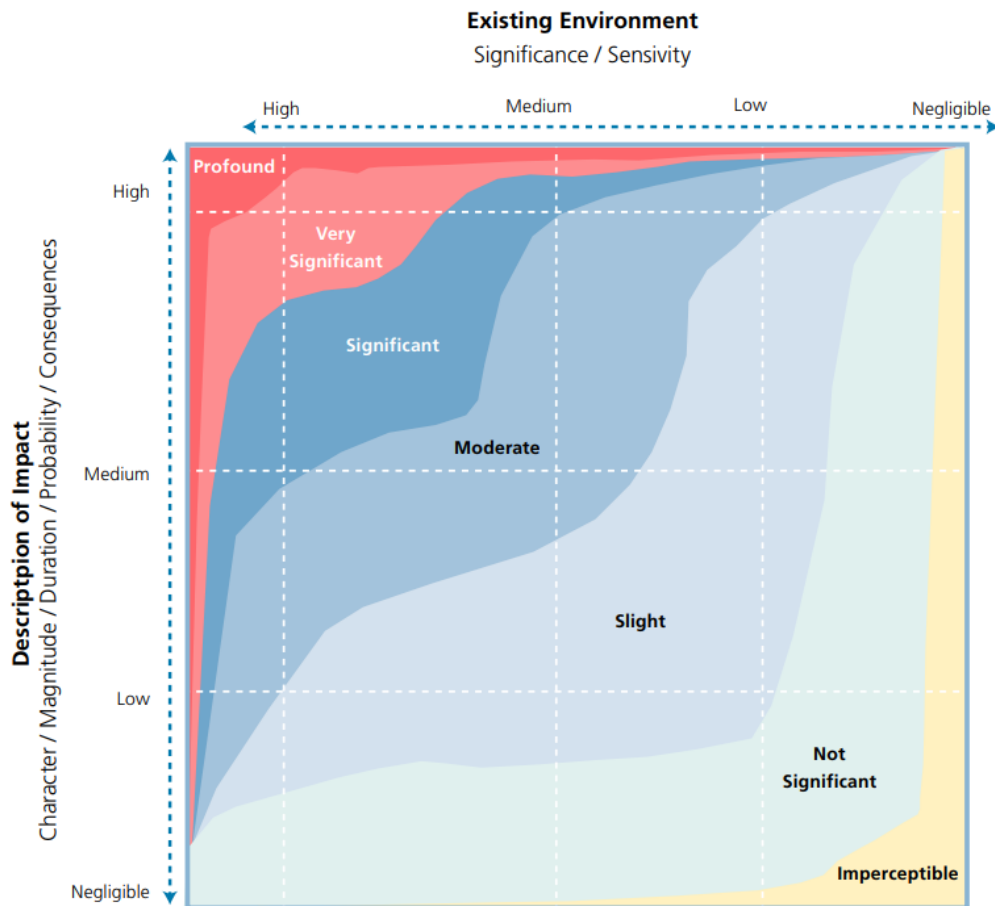


Figure 18.1: Classification of Significance of Effects (EPA, 2017)

Characteristic	Description
Imperceptible	An effect capable of measurement but without noticeable consequences.
Not Significant	An effect which causes noticeable changes in the character of the landscape or visual environment but without significant consequences.
Slight	An effect which causes noticeable changes in the character of the landscape or visual environment without affecting its sensitivities. This is where the changes are not significant or profound and do not directly impact or affect an built heritage or landscape features within or adjoining the development site
Moderate	An effect that alters the character of the landscape or visual environment in a manner that is consistent with existing and emerging baseline trends. A moderate effect arises where a change to the site is proposed, which although noticeable, is not such that the built heritage or landscape integrity of the site is compromised and which is reversible. This arises where an built heritage or landscape feature/site can be incorporated into modern day development without damage and that all procedures used to facilitate this are reversible.
Significant	An effect which, by its character, magnitude, duration or intensity alters a sensitive aspect of the landscape or visual environment. An impact like this would be where part of a site would be permanently impacted upon, leading to a loss of character, integrity and data about the architectural or landscape feature/site.
Very Significant	An effect which, by its character, magnitude, duration or intensity significantly alters most of a sensitive aspect of the landscape or visual environment.
Profound	An effect which obliterates sensitive landscape or visual characteristics. This Applies where mitigation would be unlikely to remove adverse effects. Reserved for adverse, negative effects only. These effects arise when an built heritage or landscape feature is completely and irreversibly destroyed by a proposed development

Table 18.6: Description of Significance of Landscape and Visual Effects.

Table 18.7 below provides an overview of the types of effects.

Characteristic	Description
Indirect or Secondary Effects	Impacts on the environment, which are not a direct result of the project, often produced away from the project site or because of a complex pathway
Cumulative or Synergistic Effects	The addition of many minor or significant effects, including effects of other projects, to create larger, more significant effects or where the resultant effect

Characteristic	Description
	is of greater significance than the sum of its constituents
Do-Nothing' Effects	The environment as it would be in the future should the subject project not be carried out
'Worst case' Effects	The effects arising from a project in the case where mitigation measures substantially fail
Indeterminable Effects	When the full consequences of a change in the environment cannot be described
Irreversible Effects	When the character, distinctiveness, diversity or reproductive capacity of an environment is permanently lost
Residual Effects	The degree of environmental change that will occur after the proposed mitigation measures have taken effect

Table 18.7: Types of Effects

18.2 Assessment Methodology

18.2.1 Introduction

Built heritage impacts are associated with direct physical impacts on the built heritage, including on structures, vernacular, industrial and archaeological sites and designed landscapes. Built heritage impacts are also associated with changes to the character of the landscape that arise from the insertion of the proposed development into the existing context, specifically the visual impact on adjoining protected structures recorded monuments, designed landscapes and vistas and on adjoining and nearby structures and landscapes which are of historical, archaeological, architectural, artistic, scientific, technical, cultural or social or interest and on the character of the area. visual impact', relates to the degree to which a development impinges on a view or vista.

The assessment has been undertaken with regard to the relevant guidelines for Environmental Impact Assessments and the built heritage including: -

- Draft Guidelines on the Information to be Contained in Environmental Impact Assessment Reports (Environmental Protection Agency (EPA), 2017).
- Draft Advice Notes for Preparing Environmental Impact Statements (EPA, 2015).
- *Guidelines for the Assessment of Architectural Heritage Impacts of National Road Schemes* (National Roads Authority (NRA), 2005).
- *Guidelines for the Assessment of Archaeological Heritage Impacts of National Road Schemes* (NRA, 2005).
- *Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment* (DHPLG, 2018).
- European Commission EIA Directives 85/337/EEC 2011/92/EU and 2014/52/EU.
- *Environmental Impact Assessment of Projects: Guidance on the preparation of the Environmental Impacts Assessment Report* (European Commission 2017).
- Circular Letter: PL 05/2018 Transposition into Planning Law of Directive 2014/52/EU.

In light of the legislative protection afforded to the built and landscape heritage resource this study considers the various categories of special interest and significance as defined by the statutory architectural heritage guidelines. The built heritage assessment is guided by the provisions of the

relevant statutory instruments and relevant guidelines for the protection of the built heritage including: -

- *Dun Laoghaire Rathdown County Development Plan 2016-2 (DunLaoghaire Rathdown County Council (DLRCC), 2016).*
- *Woodbrook Shanganagh Local Area Plan 2017-2023 (DLRCC, 2017).*
- *Architectural Heritage Protection: Guidelines For Planning Authorities (DEHLG 2011).*
- The Framework and Principles for the Protection of the Archaeological Heritage guidelines, (DAHGI, 1999).
- ICOMOS International Charters including: Historic Gardens (Florence Charter) 1981; Charter for the Conservation of Historic Towns and Urban Areas (Washington Charter) 1987; Charter for the Protection and Management of Archaeological Heritage 1990; Charter on the Built Vernacular Heritage 1999; ICOMOS Charter on Cultural Routes 2008; ICOMOS Charter for the Interpretation and Presentation of Cultural Heritage Sites (also known as the 'Ename Charter') 2008; Joint ICOMOS – TICCIH Principles for the Conservation of Industrial Heritage Sites, Structures, Areas and Landscapes 2011; The Valletta Principles for the Safeguarding and Management of Historic Cities, Towns and Urban Areas 2011; Salalah guidelines for the management of public archaeological sites – 2017; ICOMOS Xi'an Declaration on the Conservation of the Setting of Heritage Structures, Sites and Areas, 2005; International Cultural Tourism Charter – Managing Tourism at Places of Heritage Significance 1999 and the Document on historic urban public parks – 2017.
- European Commission European Green Paper on the Urban Environment 1990
- The European Landscape Convention 2000.
- Council of Europe 1985 (Grenada) Convention for the protection of the Architectural Heritage of Europe.
- The Planning and Development Act 2000 (as amended).
- The Architectural Heritage and Historic Properties Act, 1999.
- The Planning and Development Act Regulations 2001 (as amended).
- The National Monuments Act 1930 to 2004.

In order to assess the potential impact of the proposal the following sources were also consulted or reviewed: -

- *Project Ireland 2040 National Planning Framework (DHPLG, 2018).*
- The Eastern and Midlands Regional Assembly's (EMRA) Regional Spatial and Economic Strategy (RSES) 2019-2031 (EMRA, 2019).
- *The Design Manual for Urban Roads and Streets (DEHLG, 2019).*
- BusConnects – Bray City Centre Core Bus Corridor 13: Emerging Preferred Route Public Consultation document, National Transport Authority (NTA) February 2019.
- BusConnects – Bray to City Centre Core Bus Corridor: Community Forum Presentation (NTA, Thursday 12th September 2019).

The assessment determines, as far as reasonably possible from existing records, the nature, extent and significance of the existing built and cultural heritage resource in and within the vicinity of the subject site using appropriate methods of study (ClfA 2014). These included a desk based paper study and site inspections.

The evaluation of impacts upon the extant built heritage undertaken to complete the Architectural Heritage assessment presented in this chapter is based on a number of distinct actions which enabled the potential significance and sensitivity of the built environment to be established. These

allow the likely and significant impacts to be determined, and mitigation measures to be proposed as appropriate. Research has been undertaken in two phases.

- Desk-based study including review of all available relevant and published and unpublished documentary archaeological, architectural, historical and cartographic sources. The desk study involved detailed analysis of the historic archaeological and historical background of the development area. This included analysis of information from the Record of Monuments and Places of County Dublin; the County Development Plan; Woodbrook Local Area Plan, The Record of Protected Structures, National Inventory of Architectural Heritage, cartographic and documentary records including local historical sources and information from the Irish Architectural Archive. Aerial photographs of the study area held by the Ordnance Survey of Ireland, Bing Maps, and Google Earth were also consulted.
- A field inspection of the proposed development area and adjoining built heritage features in the neighbourhood by an experienced Built Heritage Consultant. A field inspection was carried out (6th December 2018) in an attempt to verify the extent and condition of any known built and cultural heritage sites and to identify previously unrecorded features landscapes or structures within the proposed development area.

Following on from this, an impact assessment and a mitigation strategy was been prepared. The impact assessment was undertaken to outline potential adverse impacts that the proposed development may have on the cultural heritage resource.

Both the landscape and visual assessment and the archaeological heritage chapters of this EIAR report were consulted and should be read in tandem with this chapter.

As appropriate, mitigation measures based upon the results of the above research were formulated in order to protect and guard the extant features of the built heritage as identified, to avoid, eliminate, reduce or offset any potential adverse impacts in accordance with the policies of the Department of Culture Heritage and the Gaeltacht and Dun-Laoghaire Rathdown County Council, the National Monuments Acts 1930-2004, the Planning and Development Acts and best practice guidelines.

Following on from this, the residual impact that the proposed scheme will have on the baseline environment is evaluated and identified.

18.2.2 Desk Based Study

A Desk-based or paper based assessment is a programme of study of the historic environment within a specified area or site on land that addresses agreed research and/or conservation objectives. It consists of an analysis of existing written, graphic, photographic and electronic information in order to identify the likely heritage assets, their interests and significance and the character of the study area, including appropriate consideration of the settings of heritage assets and the nature, extent and quality of the known or potential historical, archaeological, architectural, artistic, scientific, technical, cultural or social or interest and on the character of the area. Significance is judged in a local, regional, national or international context as appropriate.

All known cultural heritage sites within the vicinity of the proposed development were identified through reviewing information from the following sources: -

- The Record of Protected Structures of the Dun Laoghaire Rathdown County Development Plan 2016-22.
- The National Inventory of Architectural Heritage building and garden surveys.
- The Irish Architectural Archive.
- Local Historical, architectural and other documentary sources.
- Ordnance Survey and Pre Ordnance Survey Historical Mapping.

- Aerial photographs of the study area held by the Ordnance Survey of Ireland, Military archive, Bing Maps, and Google Earth were also consulted.
- Demesnes Landscapes and Historic Gardens indicated on the OSI First Edition Mapping.
- Toponyms and Place Names.

The built heritage can and does include sites which are also of archaeological significance. Therefore, all townlands located within 0.5km of the site were listed and cross-referenced with: -

- Record of Monuments & Places (RMP) for County Dublin, a list of archaeological sites known to the National Monuments Section of the Department of Culture, Heritage and the Gaeltacht (DoCHG) and are afforded legal protection under Section 12 of the 1994 National Monuments Act and are published as a record.
- Sites and Monuments Record (SMR) for County Dublin which contains documentary evidence and field inspections of all known archaeological sites and monuments. The SMR sites are also listed on the DoCHG website www.archaeology.ie.
- The Monuments in State Care Database, a list of all the National Monuments in State guardianship or ownership. Each is assigned a National Monument number whether in guardianship or ownership and has a brief description of the remains of each Monument. The Minister for the DoCHG may acquire national monuments by agreement or by compulsory order. The state or local authority may assume guardianship of any national monument (other than dwellings). The owners of national monuments (other than dwellings) may also appoint the Minister or the local authority as guardian of that monument if the state or local authority agrees. Once the site is in ownership or guardianship of the state, it may not be interfered with without the written consent of the Minister.
- The Preservation Orders list, a list available from the National Monuments Service contains information on Preservation Orders and Temporary Preservation Orders, which have been assigned to a site or sites. Sites deemed to be in danger of injury or destruction can be allocated Preservation Orders under the 1930 Act. Preservation Orders make any interference with the site illegal. Temporary Preservation Orders can be attached under the 1954 Act. These perform the same function as a Preservation Order but have a time limit of six months, after which the situation must be reviewed. Work may only be undertaken on or in the vicinity of sites under Preservation Orders with the written consent, and at the discretion, of the Minister.
- The Register of Historic Monuments was established under Section 5 of the 1987 National Monuments Act, which requires the Minister to establish and maintain such a record. Historic monuments and archaeological areas present on the register are afforded statutory protection under the 1987 Act. The register also includes sites under Preservation Orders and Temporary Preservation Orders. All registered monuments are included in the Record of Monuments and Places.
- Lists contained into the Report of the Commissioners or Church Temporalities of Ireland (1879) which contain lists of Churches, School Houses and Graveyards that were vested in the Representative Church Body and the Burial Boards under The Irish Church Act, 1869.

18.2.3 Field Inspection

Field inspection is necessary to determine the extent and nature of architectural heritage features, built or historical archaeological features and demesne or landscape features and can also lead to the identification of features or structures which are of historic, architectural interest but which have may not have been identified previously or which have not been included in existing Inventories or records. The architectural field walking inspection entailed: -

- Inspecting the proposed development area and its immediate environs.
- Noting and recording the terrain type, land usage and setting.

- Inspecting adjoining properties, which had been identified in the paper survey, in as far as accessible.
- Verifying the extent and condition of any recorded sites.
- Noting and recording the presence of previously unrecorded features of archaeological, architectural or cultural heritage significance or features which are not included in existing inventories, Development Plans or Local Area Plans, such as walls, planting or other demesne features.
- Noting vistas to and from the subject site.

18.3 Receiving Environment

The project area is located to the east of the R119, to the south of Shanganagh Cemetery and to the north of Woodbrook House and Woodbrook Golf Club. The majority of the site is located to the west of the Dublin Rosslare railway line. The remainder is located further to the north on the east side of the railway and to the east of the Cemetery. The majority of the site consists of low lying farmed landscape consisting of 4 fields. A drainage channel was noted on the east boundary of the proposed development site, but no other water courses were identified.

The north eastern portion of the site currently forms part of the Woodbrook Golf Course. The proposed relocated portion of the Woodbrook Golf Course is in the Shanganagh Townland. The majority of the site is in Cork Little townland.

18.3.1 Archaeological, Architectural and Historical Background

For the archaeological background, please refer to Chapter 17: Cultural Heritage (Archaeology). The periods in relation to the architectural heritage of the area are described below.

18.3.2 Medieval Period to Late Medieval (c.1100AD – 1650AD)

The late medieval period coincides with the arrival of the Anglo Normans in 1169. Their impact on the archaeological, cultural and political landscape transformed the country and over time the tuath system was replaced by a feudal system ruled by lords and barons. Monument types associated with this period include motte and baileys, moated sites and later stone castles, and subsequently, tower houses. By AD 1300 the old Gaelic chiefdoms were reasserting their control. The area which remained in control of the crown was known as the Pale defined in 1495 as comprising parts of the counties of Louth, Meath, Kildare and most of Dublin. Hostility on the part of the Irish outside the Pale notably the O'Byrne's and the O'Tooles prompted the construction of fortified houses or tower houses in south Dublin. Their construction is thought to have been aided by a building subsidy of £10, introduced by King Henry VI of England in 1429 so that every man in the Pale who wished to build a castle within 10 years could do so (Statute Rolls of the Parliament of Ireland, Reign of Henry VI, pp 33-5). Shanganagh Castle (SMR: DU026-120) is built on the site of an earlier castle which may have been one of these. Following successive Irish defeats and with various Plantations by the 17th century, practically all the traditionally held Gaelic lands were confiscated and transferred to English. The owner of the subject lands in 1641 was James Walsh of Connaught, (Protestant). William Petty's Down Survey map (1655–56) confirms this but does not indicate a castle in the immediate vicinity. The lands remained in the ownership of the Walsh family for a John Walsh (Protestant) is recorded in 1670.

18.3.3 Modern Period

By the end of the eighteenth century the fortunes of the protestant ascendancy were flourishing. This wealth was expressed in the conversion of old manors into demesnes centred on a mansion house in a designed landscape bounded by a high wall accessed via grand entrances guarded by gate lodges.

There are five identified demesne landscapes which adjoin the subject site. They include Shanganagh Castle, Bauchamp, Woodbrook, The Aske and Wilfort House. In addition a large number of villas and their associated gate lodges and landscape features which are of architectural interest were built in the vicinity in the 18th, 19th and 20th Century.

18.3.4 St James' Church Crinken

St James' Church Crinken is another significant site and directly adjoins the subject site. There has been a church on the site since at least the early 19th century as a church is shown on Taylor's map of 1816. It was built on land donated by the Magan family of the nearby Corke Farm. The present church was built in 1840, to the design of William Farrell. The present building is shown on the 837-43 OS. Further works were carried out in the 1890s. The church has since been damaged and been repaired on two occasions in the 1920s and 1980s.

18.3.5 Cartographic Analysis

Analysis of historic mapping shows how the landscape has changed over time. The comparison of editions of historic maps can show how some landscape features have been created, altered or removed over a period of time. Sometimes features that appear on these early maps are found to be of potential historic, archaeological or architectural significance during fieldwork. For this study the following cartographic sources were consulted: -

Pre-Ordnance Survey maps: -

- John Speed's Map of the Province of Leinster (1610).
- William Petty's Down Survey maps of the County of Dublin, Half barony of Rathdown and Parish map of the parishes of Kiltiernan, Rathmichael & Connaught (1655–56).
- John Rocque's 'An actual survey of the County of Dublin' (1760) .
- George Taylor and Andrew Skinner's "Maps of the Roads of Ireland"(1777), Map: 140: Road from Dublin to Wexford and Taghmon and to Clongall and Carnew by Rathdrum.
- John Taylor's 'Map of the environs of Dublin, extending 10 to 14 miles from the Castle' (1816).
- William Duncan's 'Map of the County of Dublin' (1821).

Ordnance Survey Maps: -

- The first edition 6-inch Ordnance Survey map (1837-43).
- The Griffith Primary Valuation Map (corresponding record dates to 1849).
- The 25-inch Ordnance Survey revision maps (1909).
- The 6-inch Ordnance Survey Cassini map (1937).

A review of the available cartographic sources, begins with John Speed's 1610 Map of the Province of Leinster which, marks the neighbouring areas of Shankill and Old Connaught. Many of the locations which are named on the map are the locations of nearby tower houses or tower house sites. The next map, William Petty's 1655-6 Down Survey Map of the Half Barony of Rathdown is more detailed and shows the various townland boundaries in the area. Although Shanganagh Castle (DU 026-031. Not to be confused with the 18th century house and castle site DU026-120 to the north of the subject site) and a mill are shown at the Loughlinstown river to the north, no structures are shown on the subject site, the only features being the townland boundaries. The 1655-6 Down Survey Indicates that the land was in the ownership of the Walsh family.



Figure 18.2: Extract of John Speed's 1610 Map of the Province of Leinster.



Figure 18.3: Extract of William Petty's 1655-6 Down Survey Map of the Half Barony of Rathdown.

Rocque's 1760 Map of County Dublin shows the area in considerably more detail and indicates that the subject site consisted of a number of fields and field boundaries with no other structures shown. A number of small demesnes had been established to the south, west and north however. Taylor & Skinner's Road Map of Ireland of 1777 names some of these. The subject site is shown as an open area between the demesnes.



Figure 18.4: Extract of Rocque's 1760 Map of County Dublin.



Figure 18.5: Extract of Taylor & Skinner's Road Map of Ireland of 1777. Note, it is upside down.

John Taylor's Map of 1816 shows considerably more development in the area surrounding the subject site. The Church at Crinken is denoted for the first time. Shanganagh Castle is indicated as being located in landscaped grounds as are Corke Lodge (then known as Woodlawn) Woodbrook and Wilfort. Some banks of trees are shown on the Subject site but no other distinguishable features. Duncan's Map of 1821 shows similar information except that Shanganagh Castle is marked as Shanganagh Demesne. Some of the field boundaries on the subject site are shown as a path which ran EW from the R119 to the shore.



Figure 18.6: Extract of John Taylor's Map of 1816.



Figure 18.7: Extract of Duncan's Map of 1821.

The first edition Ordnance Survey map of 1837-43 accurately depicts the subject area in the early to mid 19th Century. Almost all of the present field boundaries are shown though two of the fields at the south end have since been amalgamated whilst others at the north have been subdivided. A gravel pit is also shown and the northern boundary of the subject site (Coord: X 725982, Y 720751). In the surrounding area to the west further villas are shown including the Aske Cottage (Askefield House), Beauchamp and Oak Lawn (The Aske). Woodlawn (Corke Lodge) is shown as having a walled garden. The Martello Tower is also shown to the SE as being still extant.

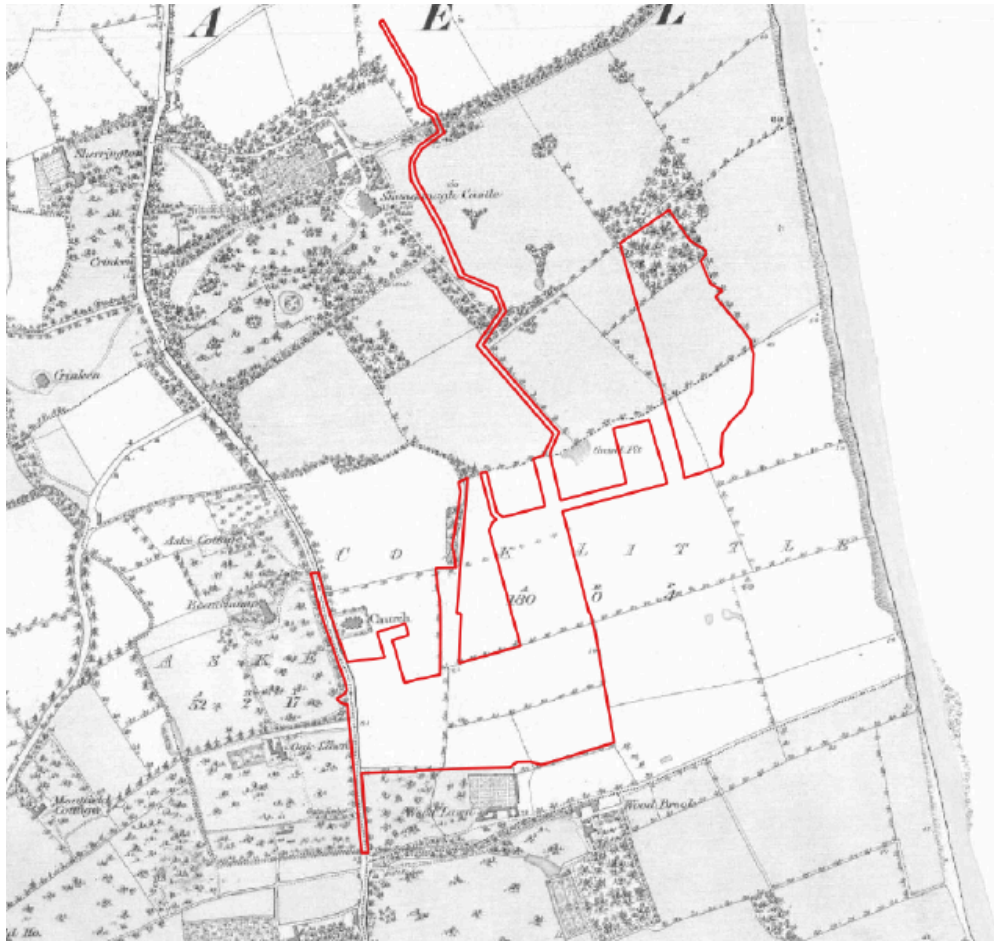


Figure 18.8: Extract of the first edition Ordnance Survey map of 1837-43.

The gravel pit at the north boundary of the subject site is not shown on the Griffith's Valuation map (c. 1849). This map shows much the same information as the first edition OS, except that the names of some of the adjoining villas were changed. The Martello is no longer shown though the site is marked. The Valuation map suggests that the Subject site was part of Cork Lodge as it is included in the same land valuation and that Cork Lodge was distinctly separate from Woodbrook House.



Figure 18.9: Extract of the Griffith's Valuation map. The corresponding records date to 1849.

No significant changes are shown on the 1909 Ordnance Survey map on the subject site. The Hackett Memorial Hall is shown on the opposite side of the R119 and the cricket ground is shown to the rear of Woodbrook.



Figure 18.10: Extract of the 1909 Ordnance Survey map.

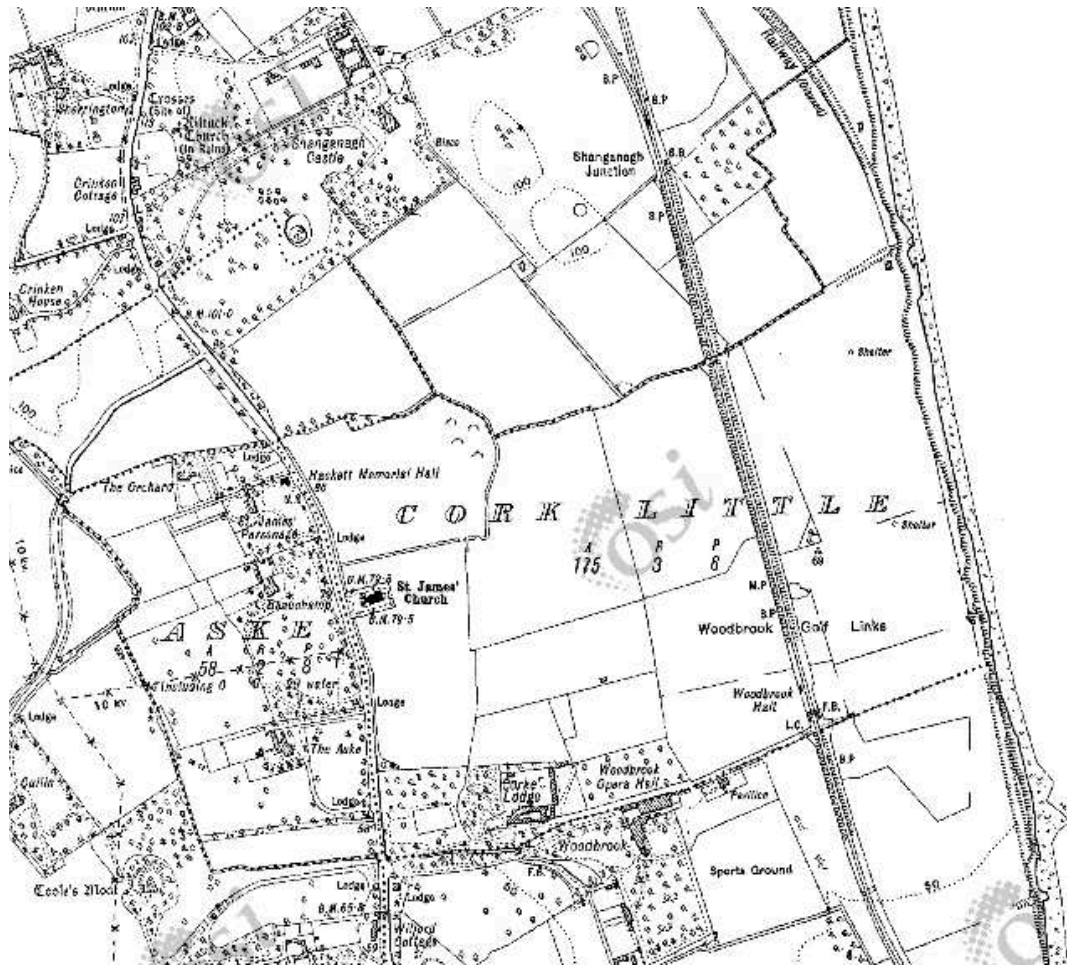


Figure 18.11: Extract of the 1937 Ordnance Survey map.

The most significant change shown on the 1937 Ordnance Survey map in the vicinity of the subject site is the relocation of the railway line. This was undertaken as a result of coastal erosion. The golf links had been established by this time and is denoted on the map to the SE of the subject site. In the surrounding area the Orchard had been built. The opera hall to Woodbrook had also been built.

The desk-based review of cartographic sources confirms that there are no historical or protected buildings on the site and that land use at the site has remained primarily agricultural.

18.3.5.1 Aerial Photography

The usefulness of aerial photography is that it allows for a different perspective, 'the distant view'. Landscape features may show up on the ground surface, depending on their state of preservation, by light and shadow contrasts (shadow marks), tonal differences in the soil (soil marks) or differences in height and colour of the cultivated cereal (crop marks). It is also a useful aid in pinpointing existing features and can assist in ascertaining their extent and degree of preservation.

A review of available aerial photographs from 1995 to more recent satellite imagery (Ordnance Survey of Ireland, 2018) did not identify any anomalies or features of archaeological potential or which suggested the presence of features of architectural or historic interest. Aerial photography does illustrate that the most southern of the fields within the subject site was amalgamated however and the Woodbrook Golf Links was enlarged by 1995.



Figure 18.12: Extract of the Ordnance Survey Aerial.

18.3.5.2 Toponym Analysis

Townland names are a rich source of information for the land use, history, archaeology and folklore of an area. The place name can have a variety of language origins such as, Irish, Viking, Anglo-Norman and English. The names can provide information on families, topographical features, and historical incidents. In compiling the following data, a number of resources were consulted including the Placenames Database of Ireland www.logainm.ie and Irish Names of Places by P.W. Joyce (Joyce, 1913). Cork Little is derived from the Irish 'Chorcach Bheag'. Shanganagh is also derived from the Irish Seanganach.

18.3.6 Archaeological Heritage

This section provides a description of the built heritage which is also of archaeological significance in the general region of the proposed development and factors the current and historic uses of the proposed development site.

18.3.6.1 World Heritage Sites

There are no World Heritage sites or sites on the tentative list of World Heritage Sites located within 10km of the proposed development.

18.3.6.2 National Monuments

Under the National Monuments Act (1930) and its various amendments archaeological sites in the ownership or guardianship of the state or a local authority and sites under preservation orders are designated as National Monuments and offered the highest level of protection under Irish Legislation. In order to ensure that all potential National Monuments were recorded the following methodology was employed in assessing potential impacts. All National Monuments in the ownership or guardianship of the state or a local authority or sites under Preservation Orders within 5km of the proposed development were reviewed to ascertain whether there was any potential for direct impacts (physical or on their setting) or indirect impacts.

18.3.6.3 National Monuments in the Ownership or Guardianship of the State

There are no National Monuments in the Ownership or Guardianship of the State within 500m of the development site. Shanganagh Castle (SMR: DU026-120) is a former prison which is in the process of being transferred from the possession of Dun Laoghaire-Rathdown County Council to the Land Development Agency but is regarded as a Recorded Monument rather than a National Monument (Ibbotson, G. 2019).

18.3.6.4 Archaeological Monuments

The legislation that affords protection to the archaeology of Ireland has seen several amendments since the first National Monuments Act of 1930 and there is a legacy of a number of different registers and associated terminology. The following sections contain information relative to the Register of Historic Monuments (RHM), the Record of Monuments and Places (RMP) and the Archaeological Survey Database (ASD).

Sites that are not in state care are listed in the Record of Monuments and Places. This inventory consists of nationwide set of 6" maps with an accompanying index which shows all the sites, monuments and zones of archaeological potential, recorded to date.

The most up-to-date record of archaeological monuments, the Archaeological Survey of Ireland (ASI), is available for viewing and download on the www.archaeology.ie website. This record is continually revised and indicates a number of additional sites that do not feature on the printed maps.

These inventories concentrate on pre-1700 AD sites. However, some sites are post 1700 or have been incorporated in to post 1700 structures. Two recorded monument sites in the vicinity fit this criteria.

Name	RPS	NIAH	SMR	Description	Distance from Scheme
Shanganagh Castle	1845	60260146	DU026-120	Castle site with 18 th century country house on the site	509.4m
Shanganagh Martello			DU026-070	Site of a Martello tower	696.7m

Table 18.8: Table detailing Recorded monuments in the vicinity.

SMR No	DU026-120
Class	Castle - unclassified
Townland	Shanganagh
Scheduled for inclusion in the next revision of the RMP	Yes
Description	Nineteenth century correspondence relating to alterations being undertaken at Shanganagh Castle mention the remains of an old castle. Two cannon shot were recovered from the site prior to its re-building (Turner 1987, 58).
Compiled by	Geraldine Stout and Padraig Clancy.
Date of upload	1 April 2018. Shanganagh Castle is also a Protected structure (Ref: 1845) and is discussed below.
SMR No	DU026-070
Class	Martello tower
Townland	Cork Great
Scheduled for inclusion in the next revision of the RMP	Yes
Description	This Martello tower was located on the coastline N of Bray. It is marked on Duncan's map of 1821 and on the 1st edition OS 6-inch map (1843). In 1864 there were reports that the tower had been found shaking in its foundations by heavy seas and gales (Turner 1983, 91). It has since been removed. The coastline has been eroded at this point which probably resulted in its disappearance. No trace of the tower survives above ground which consists of a stony beachfront. The strand is however an Irish Geological Heritage Location (IGH-Theme-Primary: IGH 7, DLR007, Object ID: 192)
Compiled by	Geraldine Stout and Padraig Clancy.
Date of upload	21 April 2018.

Table 18.9: Table containing more detailed particulars of Recorded Monuments in the vicinity.

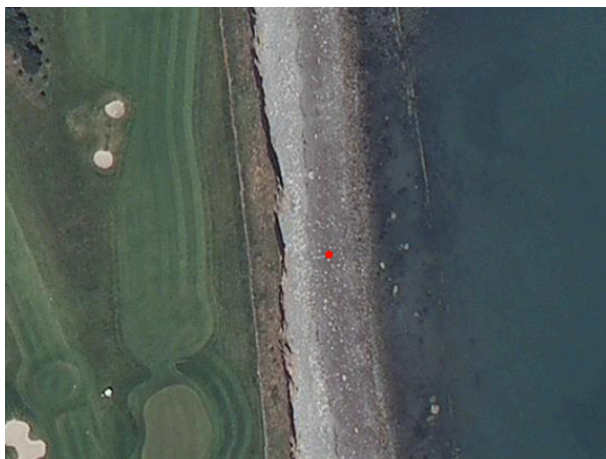


Figure 18.13: Martello tower site.

18.3.7 Architectural Heritage

Although there are no structures within the subject site other than field boundaries, the lands surrounding lands which adjoin the subject site have developed considerably since the 16th century and contain a large number of protected structures and buildings of architectural and archaeological significance. These are outlined below.

18.3.7.1 Architectural Conservation Areas

An Architectural Conservation Area (ACA) is a place, area, group of structures or townscape that is of special architectural, historical, archaeological, technical, social, cultural, or scientific, interest, or that contributes to the appreciation of a protected Structure or group of protected Structures. There are no ACA in the immediate area. The site is within the Woodbrook Shanganagh Local Area Plan 2017-2023 which notes that the area ‘encapsulates the essence of a demesne landscape with a rich tapestry of architectural features. One of the special characteristics of the development lands is undoubtedly the dramatic views to distant landmarks which provides a unique landscape context to frame future development. It also notes that there are a number of nineteenth century estate houses in the immediate vicinity which contribute collectively to the special character of the area with the mature trees and historic stone walls punctuated by decorative entrances and gate lodges’ (DLRCOCO 2017, p 29).

18.3.7.2 Record of Protected Structures (RPS) / National Inventory of Architectural Heritage (NIAH)

The importance of the built heritage is enshrined in the Planning and Development Act, 2000 (Part II, Section 10) which places a statutory obligation on local authorities to include in their Development Plans objectives for the protection of structures, or parts of structures, which are of special interest. The principal mechanism for the protection of these structures is through their inclusion on the Record of Protected Structures (RPS). In considering additions to the Record of Protected Structures local authorities have recourse to the National Inventory of Architectural Heritage (NIAH) which provides a source of guidance on the significance of buildings in their respective areas. The NIAH Inventory for Dun Laoghaire-Rathdown lists 24 sites which were identified as adjoining or within 500m of the proposed development site. Of these, 23 are protected structures or within the curtilage of Protected structures.

Name	RPS	NIAH	SMR	Description	Distance from Scheme
Shanganagh Castle	1845	60260146	DU026-120	Detached double fronted, three-bay two- and three-storey over part raised basement country house, built 1769 on the site of an earlier castle. Remodelled 1818. Regional Rating	509.4m
Shanganagh Castle wooded pillar	1845	60260147		Freestanding pillar, erected 1852. Regional Rating	390.2m
Shanganagh Castle gate lodge	1845	60260148		Detached three-bay single-storey Gate lodge, built 1925, Regional Rating	595.9m
Shanganagh Park Gates and railings	1845	60260149		Pair of gate piers, gates and railings, Regional Rating	222.8m
The Orchard gate lodge		60260175		Detached three-bay single-storey gate lodge, built 1911. Regional Rating	254.5m
Hackett Memorial Hall	1858	60260173		Detached five-bay, single-storey former hall, built 1889, Regional Rating	192.1m
Milestone		60260172		Cut granite milestone, erected before 1909. Regional Rating	163m
Askefield House	1860	60260170		Detached four-bay two-storey double fronted house, built before 1837. Regional Rating	220.8m
Askefield House gate lodge	1860	60260171		Detached three-bay, single-storey gate lodge, built before 1837. Regional Rating	105.6m
Beauchamp House	1862	60260168		Detached 7-bay, two-storey house, built circa 1830. Regional Rating	159.7m
Beauchamp gate lodge	1862	60260169		Detached three-bay single-storey gate lodge, built before 1909. Regional rating	30.5m
Saint James's Church Crinken	1863	60260154		Detached six-bay double-height Church of Ireland church, built 1840. Regional rating	14.6 m from back of church to site boundary (at closest point)
The Aske	1866	60260165		Detached three-bay two storey house, built 1832. Regional rating	132.4m

The Aske gate lodge	1866	60260166		Detached three-bay single-storey gate lodge, Built 1832. Regional rating	69.6m
The Aske gates/railings/walls	1866	60260167		Pair of gate piers, gates and railings, built 1832. Regional Rating	60.2m
Wilford House	1873	60260164		Detached three-bay, two-storey over basement house, built 1790s, Regional Rating	338.9m
Woodbrook House	1870	60260157		Detached five-bay three-storey over part raised basement country house and outbuildings. Built 1840. Regional rating.	84m at closest point (from north wall of outbuildings to southern boundary of the subject site)
Woodbrook walled garden	1870	60260158		Walled Garden built before 1837. Regional Rating	198m
Woodbrook Gate Lodge 1	1874	60260162		Detached three-bay single-storey gate lodge, extant in 1909. Regional rating	491.3m
Woodbrook Gate Lodge 2	1871	60260160		Detached three-bay single-storey gate lodge, extant in 1909. Regional rating	179m
Woodbrook gates/railings/walls	1871	60260161		Pair of gate piers, gates and railings, extant 1909. Regional rating	146.3m
Woodbrook Club House		60260159		Detached three-bay, single-story pavilion, built 1911. Regional Rating	103.1m
Corke Lodge	1869	60260155		Detached five-bay two-storey double fronted house, early 19th century. Regional Rating	73m
Corke Lodge stables	1869	60260156		Stable complex, U-shaped in plan. Built in early 19th Century. Regional Rating	59.3m

Table 18.10: Table detailing local architectural heritage sites.

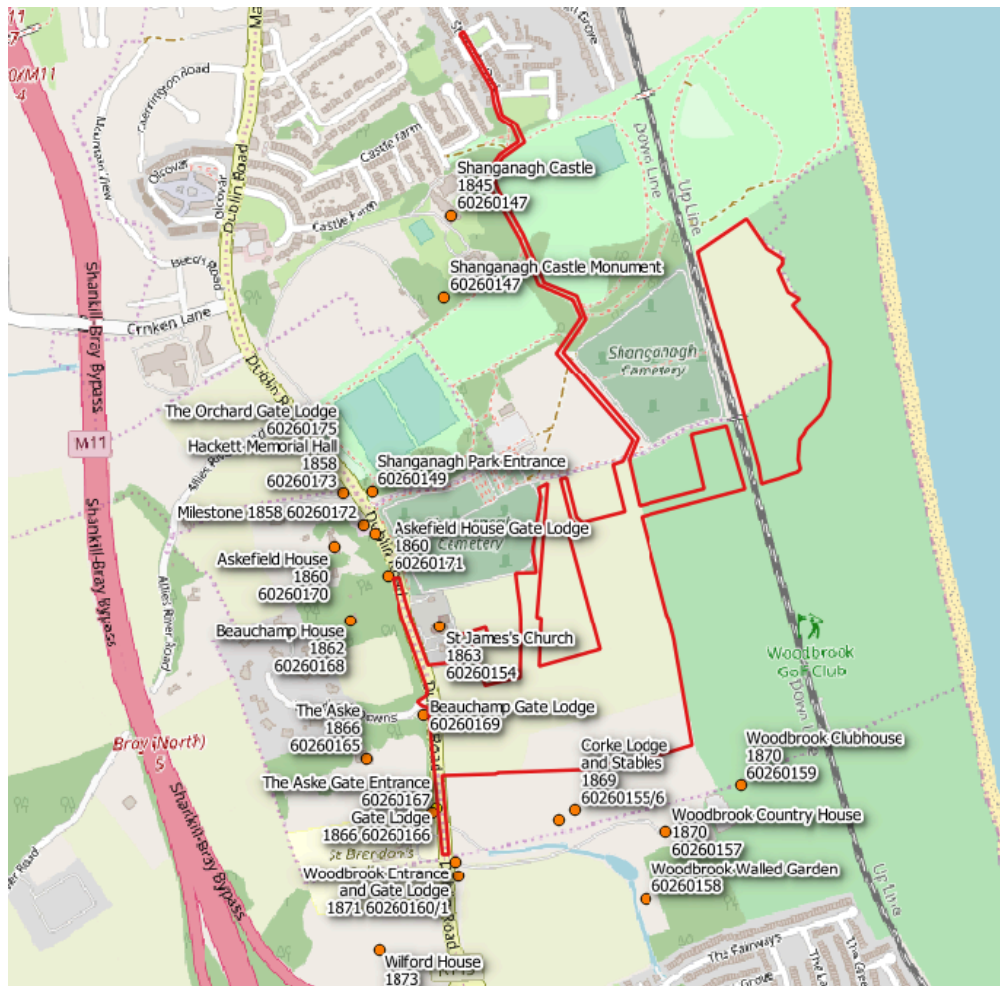


Figure 18.14: Recorded monuments and protected or structures of architectural interest in the neighbourhood.

18.3.7.3 Shanganagh Castle



Figure 18.15: Shanganagh Castle.

History

The present building was built on the site of an earlier castle (thought to be a Tower House), as 19th century correspondence mentions the remains of an old castle and that two cannon shot were recovered from the site (Turner 1987, 58). The Down Survey maps of 1656-8 do not appear to show a castle in this location, but the castle of the same name, located to the north (DU026-031002) is shown. A bow-ended house was built on the site in 1769. Taylor and Skinner's map of 1777 refers to it as Shanaugh of Roberts Esquire (Taylor and Skinner, 1777. p. 140). The house was remodelled in 1818, including the front, by Sir Richard Morrison (1767-1849) for General Sir George Cockburn (1763-1847). He enlarged the 18th century bow ended house by adding new rooms to the front, each with bowed projections. The arched windows with hood mouldings are also attributed to him as is the castellated roofline with its towers. The remodelling was intended to showcase the Greek and Roman antiquities collected by Cockburn. The house was sold in 1936. It changed use at this point. The building was again remodelled in 1959 which included alterations to two flanking towers which were increased in height, removing the castellated parapets. It changed use again and again in 1948 before being converted to an open prison in 1968 This was run by the Department of Justice. it has been unoccupied since 2002 but was for sale in 2006. The NIAH's report state that it remained vacant at the time of their inspection and that it has been vacant for a prolonged period. The castle had historic connections with the Rowan-Hamilton family including Colonel Gavin William Rowan-Hamilton JP DL (1844-1930), High Sheriff of County Down in 1875.

Description

Shanganagh Castle is a detached double fronted, three-bay two- and three-storey over part raised basement country house. The front elevation features double height bows on either side of a single-bay, three storey octagonal tower. The rear elevation is five-bay and also double fronted with a single-bay three-storey turret on a circular plan.

Roof: Replacement flat roof behind parapet. Bow-ended hipped slate roof with clay ridge tiles.

RWG: concealed and cast-iron rainwater goods rainwater goods with cast-iron octagonal or ogee hoppers and downpipes.

Walls: Roughcast rendered battlemented parapets with saddleback coping. The tower has Irish battlements with cut-granite ogee corbels. Cut-granite eaves. Roughcast walls above a chamfered cut-granite course and cement rendered base to raised basement. Rear elevation is similarly treated except that the battlemented turret has cut-granite double beaded corbels.

Windows: There are a variety of different windows. These include three centred-headed window openings with cut-granite surrounds containing fixed-fan lights with interlocking V-tracery glazing bars above stained-glass windows on either side of the hall door. on either side there are three centred arched window openings with hood mouldings, 6/6 six-over-six timber sash windows without horns and with 2 pane fan lights and cut-granite sills. Above to the first floor there are square-headed window openings with hood mouldings framing rendered blind windows or six-over-six timber sash window without horns and cut-granite sills. On either side there are square-headed window openings with hood mouldings, 6/6 timber sash windows without horns above cut-granite sills.

On the second floor of the tower there is a gothic headed window opening with a hood moulding framing a 3/6 timber sash window without horns with V-tracery above a cut-granite sill. On either side there are roundels or oculi, with moulded surrounds and spoked glazing bars. Basement windows are square-headed window openings with 3/6 timber sash windows without horns behind wrought iron bars and cut-granite sills. The windows to the rear or east elevation include a three centred arched central window containing a 9/6 timber sash window without horns, cut-granite sill. There is a gothic arched window opening with hood mouldings and a fixed pane window and cut-granite sill to the top floor of the tower. Remaining windows on the rear elevation are square-headed with cut-granite sills, and contain 6/6, 3/6 or 2/2 timber sash window without horns but with cut-granite sills.

Doors: Round-headed central door opening with cut-granite surround framing timber panelled double doors beneath a Churchwarden fanlight with interlocking V-tracery.

Openings: there is a segmental arched colonnade to the basement at the rear.

Other: entrance approached by flight of five cut-granite steps between wrought iron railings.

Set in own grounds.

Significance

The castle is a protected structure (RPS Reg. #: 1845). Because it contains the remains of an earlier castle, thought to be a Tower House, it is also a Recorded Monument (RMP Reg. #: DU026-120). It is also included in the NIAH inventory for Dun Laoghaire-Rathdown (Reg. #: 60260146) and is of regional importance for its architectural artistic historical and social interest. In their appraisal the NIAH state that the building represents an important component of the built heritage of the county. Their assessment notes that the architectural composition maximizes sea views with the principal apartments defined by curvilinear bows. The picturesque battlements recall the contemporary Jubilee Hall in Old Connaught (built 1814. NIAH 60260090). In spite of a prolonged period of vacancy they state that the form of the building and a substantial quantity of the building survives intact. This includes joinery and decorative plasterwork enrichments by James Talbot (fl. 1801-18) which are of high artistic significance. The building is one of a number of structures with in the estate which includes a pillar in the grounds and a later gate lodge (see below) which all contribute positively as group to the setting.

18.3.7.4 Shanganagh Castle Wooded Pillar



Figure 18.16: Pillar in the grounds of Shanganagh Castle.

History

The pillar was erected by Gen. Sir George and Lady Cockburn in 1852. It was originally topped with a cap and urn which were extant in 1998 but are now gone. A second larger pillar was erected by Cockburn two decades earlier to commemorate the passing of a reform bill (Pearson 1998, p32). Six years later he added the inscription 'Alas to this date, a Hum Bug'. This second pillar stood in front of the castle in 1998. There was also a grotesque statue of a warrior mounded on a cylindrical plinth with a square dressed granite base.

Description

Freestanding monument consisting of a fluted column, on a cut-granite pedestal on cut-granite plinth.

Other: The pillar is located in wood in grounds shared with Shanganagh Castle.

Significance

The monument is in the grounds of Shanganagh Castle, a protected structure (RPS Reg. #: 1845) It is therefore also protected as it is within the curtilage. The NIAH however give it a separate listing (Reg. #: 60260147) and regard it as being of regional importance for its architectural artistic historical and social interest. Their assessment adds that the monument contributes positively to the group and setting values of the Shanganagh Castle estate.

18.3.7.5 Shanganagh Castle Gate Lodge



Figure 18.17: Shanganagh Castle Gate lodge.

History

The lodge was designed by Ralph Henry Byrne (1877-1946) in 1925 and built the following year, as indicated by the date stone on the front elevation. The lodge was commissioned by Colonel Gawin William Rowan-Hamilton JP DL (1844-1930) as part of the continued development of the estate. The associated main entrance gates and railings which adjoined it consisted of a tall pair of castellated mock Tudor gate piers. These were demolished in 1979. Only one of the pedestrian gates remains in position. The lodge has been renovated to accommodate continued private residential use.

Description

The gate lodge is a detached three-bay single-storey double-fronted lodge on a T-shaped plan with a single bay breakfront in the centre topped by a dormer gable.

Roof: Hipped slate roof with pressed or rolled copper ridges.

Stacks: chimney stack on cut-granite chamfered cushion course on roughcast base having cut-granite chamfered stringcourse below capping supporting terracotta pots. timber box eaves

RWG: cast-iron rainwater goods retaining cast-iron hoppers and downpipes

Walls: ball finial-topped cut-granite coping to gable. Roughcast walls on cut-granite chamfered cushion course on a rendered plinth with hammered granite quoins to corners

Windows: Square-headed window openings throughout. The window to the dormer gable has hammered granite dressings to surround with chamfered reveals and a replacement uPVC casement window. Tripartite windows to ground floor have hood mouldings, hammered granite dressings to surround with chamfered reveals and replacement uPVC casements. The widows to the side or gable elevations are similar except that they are bipartite and do not feature hood mouldings.

Doors: Hood moulding and hammered granite block-and-start surround with chamfered reveals to entrance which contains a replacement glazed uPVC panelled door.

Other: date stone-inscribed 1926 above door and a step to the threshold. The gate lodge is set in landscaped grounds shared with Shanganagh Castle.

Significance

The lodge is in the grounds of Shanganagh Castle, a protected structure (RPS Reg. #: 1845) It is therefore also protected as it is within the curtilage. The RPS listing also specifically refers to the gate lodge. The NIAH give it a separate listing (Reg. #: 60260148) stating that it is of regional importance for its architectural interest. In particular, the NIAH noted the compact form and composition of the lodge. The gate lodge forms part of a group of structures within the Shanganagh Castle estate and contributes positively to the setting of Shanganagh Castle estate and the road.

18.3.7.6 Shanganagh Park Gates and Railings



Figure 18.18: Gates to Shanganagh Castle.

History

Originally part of Shanganagh Park (Reg. #: 60260120), the gates were repositioned here in 1987.

Description

The southern entrance gates to the Shanganagh Castle Estate, located on the corner of a junction. Not to be confused with the gates described above. The gateway consists of a pair of cut-granite panelled piers on stepped plinths topped with stepped stringcourses below gabled capping. Between are cast-iron double gates there is a similar outer pair of piers with cut-granite panelled outer piers. Running between the entrance piers and the outer piers are curved or bowed cast-iron serpentine railings set in a cut granite plinth.

Significance

The gates are in the grounds of Shanganagh Castle, a protected structure (RPS Reg. #: 1845) It is therefore also protected as it is within the curtilage. The NIAH give it a separate listing (Reg. #: 60260149) stating that the gateway makes a pleasing visual statement in a sylvan street scene, but also survives as a repurposed relic of the Shanganagh park estate.

18.3.7.7 The Orchard Gate Lodge



Figure 18.19: The Orchard Gate Lodge.

History

The Orchard was built in 1911 by the Farran Darley family. Pearson speculated that it was designed by Richard Caulfield Orpen (Pearson 1998, p36). NIAH state that it was designed by Batchelor and Hicks based on a report on the Irish builder. Construction was completed by J. and W. Stewart contractors (Irish Builder 9th December 1911, 245).

Description

The Orchard is a detached three-bay single-storey gate lodge with an asymmetrical façade, dormer attic and single bay single storey lean-to porch.

Roof: Pitched terracotta tile roof with terracotta ridge tiles. Flat roofs to window openings to dormer attic. Exposed timber rafters.

Stacks: Red brick English Garden Wall bond chimney stack to apex with detailed cornice capping supporting terracotta tapered pots

RWG: Cast-iron rainwater goods retaining cast-iron downpipes.

Walls: Red brick in English Garden Wall bond. It has been roughcast rendered but the brick is evident in the header and plinth or cushion course

Windows: Square-headed flanking window openings with stone mullions and timber casement windows.

Doors: Square-headed central door opening with an oak door.

Other: The lodge is set back from line of road at entrance to grounds of the Orchard.

Significance

The Gate lodge is included in the NIAH inventory (Reg. #: 60260175) and is rated as being of regional importance for its architectural interest. In their appraisal they note in particular the compact form, canopied door case and the high-pitched pyramidal roofline. The lodge forms part of a group along with the Orchard House which was described as 'one of the finest villa residences in Bray district but also contributes positively to the street scape.

18.3.7.8 Former Hackett Memorial Hall



Figure 18.20: Hackett Memorial Hall.

History

The building was built in 1889 as parochial hall and design by William Kaye-Parry (1853-1932). It was built as a memorial to Reverend John Winthrop Hackett MA (1804-88) of the nearby Saint James's Parsonage (NIAH Reg. #: 60260170) and opened in 1890. The building was sold in 1984 and is now the Shanganagh Marble and Stone Centre.

Description

The building is a detached five-bay, single-storey building L-shaped in plan.

Roof: Pitched slate roof with perforated crested terracotta ridge tiles, louvered spirelet with wrought iron finial to apex, timber bargeboards to gables on timber purlins with terracotta finials to apexes and exposed timber rafters

Stacks: Red brick stacks topped with moulded brick course and terracotta pots.

RWG: Cast-iron rainwater goods retaining cast-iron downpipes

Walls: Red brick walls in English Garden Wall bond with header bond, chamfered cushion course and rendered plinth. There is also red brick English Garden Wall bond with beaded coping. The east elevation has a decorative pediment and cornice above the window with brick enrichments below.

Windows: Four centred Gothic window openings with red brick chamfered flush sills, wrought iron bars over fixed-pane stained glass with leaded glazing bars. The Rose Window to the west elevation concave reveals. The fenestration is protected by an iron mesh storm panel, behind which are fixed-pane leaded stained glass panels. The window to the east gable is a square-headed window opening with terracotta dressings to the surround, chamfered rebated reveals above which there is a "Cavetto" hood moulding. The opening is a 5-light window, each of which are protected by iron mesh storm panels and fixed-pane stained glass and leaded fenestration.

Doors: Doors similarly are in four centred Gothic arched openings.

Other: the building is set back from line of road with wrought iron railings to perimeter.

Significance

The hall is listed as a protected structure in the Dun Laoghaire-Rathdown County Development Plan (RPS Reg. #: 1858). It is also included in the NIAH inventory of Dun Laoghaire-Rathdown (Reg. #: 60260173) and is rated as being of regional importance for its architectural, artistic, historical, social and technical interest. In their appraisal the NIAH stated that the building represents an important component of the late nineteenth-century built heritage of the County due to its architectural composition, compact form, decorative features such as the terracotta and brick enrichments and gothic style and retains much of its original fabric. In particular, the Celtic strap work-detailed Hackett Memorial Rose window was indicated as being of artistic interest while the exposed timber roof construction was regarded as being of technical interest. In addition, the hall contributes positively to street scape.

18.3.7.9 Milestone

History

The milestone was extant in 1909 and is shown on the contemporary and subsequent OS maps. It is not on the 1837 OS map however but was probably installed before 1909. Interestingly Rocque's 1760 Map of County Dublin has 'VIII miles' marked in the approximate location of the milestone, suggesting that it is substantially earlier.

Description

The milestone is composed of cut-granite and is inscribed but has been weathered. It has been set within a wall of granite rubble construction which is presently ivy-covered boundary wall.

Significance

It is also included in the NIAH inventory of Dun Laoghaire Rathdown (Reg. #: 60260172) and is rated as being of regional importance for its architectural, scientific and technical interest. Because it is ivy covered it is inconspicuous.

18.3.7.10 Askefield House



Figure 18.21: Askefield House.

History

The house was originally named Aske Cottage and is indicated as such on the 1837-43 OS and is not on earlier maps of 1821. The building was altered or improved some time before 1908, producing present composition. By 1909 it was known as Saint James's Parsonage and is indicated as such on both the 1909 and 1930s OS. The building was under went restoration and refurbishment works in 1999 to facilitate continued residential use. The house has a number of historic connections with various members of the clergy of the adjoining the Saint James Crinken Church of Ireland Church. These include Reverend John Winthrop Hackett (1804-88), Reverend Thomas Edmund Hackett (1850-1939), Reverend Francis Edgar Bland (c.1867-1954) and Reverend David Holmes Gillman (1874-1966).

Description

Askefield House is a detached four-bay two-storey double fronted house and cruciform in plan. The front or east elevation has a three bay breakfront, with single-bay two-storey recessed end bays on either side. The entrance is within a single bay single-storey gabled projecting glazed porch. The rear elevation is three-bay two-storey. To the north there is a single storey outbuilding also with a pitched roof and rendered walls.

Roof: Hipped double-A slate roof, clay ridge tiles with eaves boards on slightly overhanging timber boarded eaves supported by paired timber consoles.

Stacks: roughcast chimney stacks having cut-granite chamfered capping supporting terracotta tapered pots

RWG: replacement uPVC goods.

Walls: Part creeper- or ivy-covered roughcast walls on rendered plinth.

Windows: Square-headed window openings with cut-granite sills, and concealed dressings framing timber casement windows.

Doors: Square-headed central door opening into house with step threshold, and concealed dressings framing timber panelled door

Other: It forms part of a group along with the adjoining gate lodge (Reg #: 60260171) which are set in landscaped grounds approached through roughcast piers with concrete capping and cast-iron double gates.

Significance

Askefield House is included in the RPS (Reg #: 1860) and in the NIAH inventory for DunLaoghaire-Rathdown (Reg #: 60260170) in which it is given a Regional rating for its architectural, artistic, historical and social interest. In their appraisal the NIAH stated that it was a house representing an integral component of the domestic built heritage of the county, noting the architectural value of the composition, symmetry and that aspects of the composition illustrate the continued development or "improvement" of the house in the later nineteenth century. The house retains its form and much of its original fabric and forms part of group of structures set in landscaped grounds.

18.3.7.11 Askefield House Gate Lodge



Figure 18.22: Askefield Gate Lodge.

History

Built as the gate lodge to Aske Cottage it is marked as such on the 1837-43 OS map. It is marked as simply the Lodge on subsequent revisions in 1909 and the 1930s. Built on the boundary with Beauchamp to the south, the 1909 OS indicates that there was another lodge built up against the south wall associated with Beauchamp. It survived in to the 1930s but is no longer present.

Description

The gate lodge to Askefield House is a detached three-bay, single-storey gate lodge, rectangular in plan. It has a half-dormer attic

Roof: Pitched slate roof with clay ridge tiles, timber bargeboards to gables on timber purlins. Timber eaves boards on overhanging exposed timber rafters.

Stacks: roughcast chimney stack supporting yellow terracotta pot

RWG: cast-iron rainwater goods retaining cast-iron downpipes

Walls: Roughcast walls with cut-granite chamfered stringcourse

Windows: Square-headed flanking window openings with cut-granite sills, and concealed dressings framing timber casement windows.

Doors: Square-headed central door opening with concrete threshold, and concealed dressings framing timber boarded door

Other: Set back from line of road at entrance to grounds of Askefield House.

Significance

As it is part of the curtilage of Askefield House (RPS Reg #: 1860), it too is protected. The NIAH gave it a separate listing however (Reg #: 60260171). In their appraisal the NIAH states that the gate lodge contributes positively to the group and setting values of the Askefield House estate nothing that it's architectural composition could be interpreted as a reduction of Askefield House (Reg #: 60260170), suggested by the compact rectilinear plan form and the over sailing roofline. The building retains much of its original fabric and character original fabric, contributing positively to the setting of Askefield House and the streetscape.

18.3.7.12 Beauchamp House



Figure 18.23: Beauchamp House.

History

NIAH state that the building was built 1803, erected for Sir William Stamer (1765-1838), Lord Mayor of Dublin in 1809-10. It is not shown on the 1816 or 1821 maps. Pearson states that Beauchamp was built around 1830 for Sir Lovelace Stamer (1794-1860), a wine merchant. It was much enlarged in the later nineteenth century through the addition of a pair of two storey bays to the front and sides (Pearson 1998, 38). It was sold, 1872 and subsequently associated with the Bookey family until 1932 when it was again sold.

Description

The house is a detached 7-bay, two-storey house, built on a T-shaped plan. Pearson describes the house as relatively compact. The front elevation is south facing. There is a central gable and a single-bay single storey flat-roofed porch in the centre. It is flanked by two storey bow projections. The corners are chamfered and also contain blind bays.

The side elevations are two-bay deep. The rear or north or rear elevation is three-bay two-storey.

Roof: Pitched and slated

Stacks: rendered stacks topped with a moulded limestone cornice and clay pots located on either side of the central bay.

Walls: balustraded parapet to bow projections and porch, rendered parapet with moulded cornice elsewhere. Rendered central gable features a dentilled pediment. Rendered and painted walls. Cut limestone course between ground and first floors. Cut stone plinth

Openings: blind square headed openings to chamfered end bays. Blind arched apses to ground floor

Windows: Plain square headed openings to end bays above apses, 1st floor bay windows feature moulded square headed architraves with rounded corners above blind panels. The central bay on the first floor has a moulded stone cornice supported on limestone console brackets above a square headed opening.

Ground floor bay windows feature moulded architraves to the segmental arched windows. The windows are predominantly single pane or 3/3 pane sash windows except the central bay which contains a casement

Doors: Entrance is within the portico which is supported by 4 engaged columns. It features a three bay over light, sidelights and 2-pane partially glazed leaded and stained glass panelled doors with sidelights of similar construction on either side.

Other: entrance approached by a flight of three granite steps. The house is set in landscaped grounds which contains a large number of outbuildings including a coach house (built sometime between 1843-1908) and a nearby gate lodge (Reg. #: 60260169) which are approached through the main entrance gates which consist of chamfered piers with cut-granite shallow pyramidal capping and spear head-detailed cast-iron double gates.

Significance

Beauchamp House is a Protected structure (RPS Reg. #: 1862). It is also included in the NIAH inventory for Dun Laoghaire-Rathdown (Reg. #: 60260168). In their appraisal the NIAH stated that the house represented an important component of the domestic built heritage of the county. Features of architectural interest include the overall composition, the views of the mountains, the Classically-detailed porch, projecting polygonal bows to the principal apartments and the balustraded roofline. The building retains its form and much of its original fabric. Together with its outbuildings and gates, the house forms part of a group, the setting which is enhanced by landscaped grounds and vistas that exploit views of the Dublin Mountains.

18.3.7.13 Beauchamp Gate Lodge



Figure 18.24: Beauchamp Gate Lodge.

History

The gate lodge was one of two in the grounds of Beauchamp and is shown clearly on the 1909 OS map it is earlier however as it is indicated as being occupied in 1901 and is probably late 19th century. It was boarded up and disused when inspected by the NIAH. A road now separates it from the rest of the grounds of Beauchamp and it is unclear if it is still part of the same curtilage although the NIAH's description indicates that the gate lodge is set back from line of road at entrance to grounds of Beauchamp.

Description

The gate lodge is a detached three-bay single-storey gate lodge, T-shaped in plan with a pedimented portico.

Roof: Hipped slate roof with moss-covered ridge tiles on timber box eaves.

Stacks: cement rendered chimney stack having stringcourse below capping supporting terracotta pots.

RWG: cast-iron rainwater goods retaining cast-iron downpipes.

Walls: Rendered walls on rendered plinth.

Windows: Projecting bay windows with sill courses, now boarded up.

Doors: Square-headed central door opening within pedimented portico, supported by paired columns and pilasters on panelled pedestals. Door now boarded up.

Other: entrance approached by flight of two cut-granite steps.

Significance

As part of the curtilage of Beauchamp House (RPS Reg. #: 1862) the gate lodge is also protected. The gate lodge is listed individually by the NIAH (Reg. #: 60260169) of regional importance for its architectural interest. In their appraisal, the NIAH state that the gate lodge illustrates the continued development or improvement of the estate in the later nineteenth century. Dean notes that architecturally it recalls a contemporary gate lodge at Mountville House, attributed to John Skipton Mulvany (1813-70), as indicated by the compact plan, pillared portico and polygonal bay windows. Although it appears to have been unoccupied for a long period of time, it retains much of its original fabric and character. The building is also of interest as part of a group of structures associated with Beauchamp House.

18.3.7.14 Saint James' Church Crinken



Figure 18.25: St James Church Crinken.

History

The church was built in 1840, replacing an earlier chapel that was extant in the 1820s. The present church is shown on the 1837-43 OS. The site was donated by the Magan family of the nearby Corke Farm. The present church was designed William Farrell (d. 1851). Further works to the church were designed by James Rawson Carroll (1830-1911) in 1892. The stained glass, added in 1898 was supplied by Heaton, Butler and Bayne of London. The church was damaged in 1921 and repaired the following year. It was again damaged in 1985.

Description

Detached six-bay double-height Church of Ireland church, rectangular plan and EW in orientation. The Building consists of a five-bay double-height nave, single-bay double-height chancel and single-bay three-stage tower at the entrance front.

Roof: Pitched slate roofs with ridge tiles,

RWG: cast-iron rainwater goods retaining cast-iron downpipes

Walls: cut-granite coping to gables with cut-granite finials to apexes, cut-granite eaves. Rendered, ruled and lined walls, chamfered granite plinth. Pinnacle-topped granite ashlar octagonal piers and granite ashlar stepped buttresses with cut-granite coping to corners. Repointed coursed or snecked granite rubble wall to entrance front, also with a chamfered granite plinth. Repointed granite ashlar walls to the tower on a benchmark-inscribed chamfered granite plinth. Tower also features pinnacle topped

granite octagonal piers to corners and granite ashlar battlemented parapets with saddleback coping.

Windows: Gothic window openings with timber Y-mullions or cut-granite mullions and cut granite surrounds with chamfered reveals. the fenestration consists of storm glazing over fixed-pane fittings with lattice glazing bars or leaded stained glass panels. The windows to the chancel are also gothic arched but feature a dressed granite block and start surround. The Gothic window to the west front similarly has granite surrounds with chamfered reveals with hood mouldings and timber Y-mullions. Those on the tower have timber louvers. Fenestration consists of storm glazing over fixed-pane lattice glazing bars. Gothic window to east elevation features stained glass

Doors: Gothic arched opening a cut-granite chamfered surround with rebated reveals, hood moulding and timber panelled door with over panel/tympandum.

Other: cut granite step threshold to entrance. The church is set in landscaped grounds bound by randomly coursed granite rubble walls with cut granite caps or cast and wrought iron railings set in granite plinths terminating with granite ashlar octagonal piers with polygonal capping and cast-iron double gates.

Significance

The church is listed as a protected structure in the Dun Laoghaire-Rathdown County Development Plan (RPS Reg. #: 1863). It is also included in the NIAH inventory of Dun Laoghaire-Rathdown (Reg. #: 60260154) in which it is rated as being of Regional importance for its architectural, artistic, historical, scientific and social interest. In their assessment the NIAH state that the church is an important component of the nineteenth-century ecclesiastical heritage of the County and notes its architectural composition, in particular the slender pinnacles embellishing the tower which it regards as a picturesque eye-catcher in the landscape. It also contributes positively to the streetscape whilst the presence of an Ordnance Survey Benchmark is of scientific interest.

18.3.7.15 The Aske



Figure 18.26: The Aske.

History

The Aske was designed by Henry Kelly for William Garde in 1831 and was built the following year. It was originally known as Oak Lawn and is indicated as such on the 1837-43 OS. The present name is a corruption of the word esker a glacial deposit, possibly derived from the nearby Toole's Moat. The design according to Pearson is 'typical of the much-favoured Gothic style promoted in contemporary architectural pattern books' (Pearson 1998, 37). The associated walled garden and gate lodge appear to date from the same period as both are shown on the 1837-43 OS. The House was advertised as being for sale in 1854 and was leased the following year for a period of 10 years. It was connected with a George Harrison (d. 1862), during this period. The house was renamed the Aske in 1893. The buildings were repaired in 1942.

Description

Detached three-bay two storey house with dormer gables to first floor with a centrally located three bay gothic veranda/porch. Porch is composed of cast-iron with pinnacles made in a Dublin. Side elevations are three-bay to the south and two-bay to the north.

Roof: Hipped slate roof, pressed or rolled lead ridges, decorative timber bargeboards to gables with octagonal finials to apexes. Decorative timber eaves boards

Stacks: paired rendered octagonal chimney stacks on moulded rendered plinths with panelled capping and yellow terracotta pots

RWG: cast-iron rainwater goods retaining cast iron downpipes

Walls: rendered eaves. Rendered, ruled and lined walls on rendered chamfered plinth

Windows: Square-headed window openings with chamfered reveals beneath hood mouldings. Ground floor windows have cut-granite chamfered sills, timber cruciform mullions, and contain timber casement windows. First floor windows are similarly framed but contain bipartite 4/4 timber sash windows with Y-tracery glazing bars and a cut granite chamfered sill course.

Doors: Tudor gothic arched central door surround containing glazed timber panelled double doors with sidelights above panelling and beneath a Tudor gothic fan light

Other: Entrance approached via a flight of three cut-granite steps and cut granite threshold

Set in landscaped grounds.

Significance

The Aske is listed as a protected structure in the Dun Laoghaire-Rathdown County Development Plan (RPS Reg. #: 1866 House and Lodge). It is also included in the NIAH inventory of Dun Laoghaire-Rathdown (Reg. #: 60260165) in which it is rated as being of Regional importance for its architectural, artistic, historical, social and technical interest. In their appraisal the NIAH stated that the house is an important component of the early nineteenth-century domestic built heritage of the County. They note that the deliberate alignment of the house maximizes scenic vistas of the grounds with the Dublin Mountains in the background. The porch was regarded by Pearson as being highly unusual and displays a refined Regency Gothic atmosphere' (Pearson 1998, 37). The house also forms part of a group along with the walled garden and nearby gate lodge in the grounds.

18.3.7.16 The Aske Gate Lodge



Figure 18.27: The Aske Gates and Gate Lodge.

History

The gate lodge is a miniature of the main house which was designed by Henry Kelly for William Garde in 1831. It was probably built at the same time as the house as it was present in 1837.

Description

Detached three-bay single-storey gate lodge, T-shaped in plan and featuring a dormer attic to the end gables. The building also features a single-bay single storey gabled projecting open porch.

Roof: Pitched slate roof, pressed or rolled lead ridges, abbreviated octagonal finials to

Apexes. Fleur-de-Lys"-detailed decorative timber bargeboards and decorative timber eaves boards

Stacks: cement rendered chimney stack having concrete capping

supporting terracotta pots

RWG: cast-iron rainwater goods retaining cast-iron downpipes

Walls: Rendered eaves, rendered ruled and lined walls on rendered chamfered plinth.

Windows: Round-headed window openings with cut-granite sills, chamfered reveals containing fixed-pane lattice glazing bars to side elevations of porch. Square-headed flanking windows with chamfered reveals and cut-granite sills containing oriel windows in tripartite arrangement with timber Y-mullions, and timber casement windows.

Doors: Tudor-arched central opening with chamfered reveals to entrance porch. Square-headed door opening into gate lodge with containing a timber boarded door.

Other: Cut-granite threshold to entrance. Set back from line of road at entrance to grounds of The Aske.

Significance

The Aske gate lodge is listed as a protected structure in the DunLaoghaire Rathdown County Development Plan (RPS Reg. #: 1866 House and Lodge). It is also included in the NIAH inventory of DunLaoghaire-Rathdown (Reg. #: 60260166) as being of Regional importance for its architectural interest. In their appraisal the NIAH state that architecturally there are strong comparisons with a pattern-book design for "A Bailiff's Cottage" published in "Rural Residences" (1818) by John Buonarotti Papworth (1775-1847). Pearson states that the gate lodge is particularly worthy of attention as it is a delightful miniature of main house. Pearson drew attention to the oriel window and bargeboards (Pearson 1998, 37). The gate lodge is one component of a group of structures on the site which include the gateway, the main house and walled garden. The gate lodge and gates also contribute positively to the streetscape in Shankill.

18.3.7.17 The Aske Gates/Railings/Walls

History

The main house, the Aske was built in 1832. The associated entrance gates were probably built at the same time and were present in 1837.

Description

The gateway consists of a pair of cut-granite octagonal piers on chamfered plinths with polygonal capping. They support cast-iron double gates. A second set of outer piers of the same construction and form as the inner piers terminate a set of cast-iron serpentine railings set in a cut granite plinth.

Significance

The entrance gates are listed as a protected structure in the DunLaoghaire Rathdown County Development Plan as it is within the curtilage of the main house, the Aske (RPS Reg. #: 1866 House and Lodge). It is also included in the NIAH inventory of DunLaoghaire-Rathdown (Reg. #: 60260167) as being of Regional importance for its architectural and artistic interest. The gateway forms part of a group along with the gate lodge and main house but also contributes positively to the streetscape.

18.3.7.18 Wilford House



Figure 18.28: Wilford House.

History

Built in the late 18th century (1790s) according to Pearson (1998, 38). It is shown on Taylor's map of 1816 and Duncan's map of 1821. It was occupied by a Charles Lawrence Toole in 1814. It was restored in 2001-2.

Description

Detached three-bay, two-storey over basement house, T-shaped in plan with a single-bay full-height breakfront and a single-bay single-storey projecting porch to ground floor

Roof: Replacement hipped slate roof with central lantern, terracotta ridge tiles

Stacks: Rendered central chimney stacks with cut-granite capping supporting terracotta or yellow terracotta tapered pots.

RWG: cast-iron rainwater goods retaining cast-iron octagonal or ogee hoppers and downpipes

Walls: rendered eaves, rendered, ruled and

lined walls on cut-granite chamfered cushion course on rendered plinth with rusticated rendered quoins.

Windows: Square-headed window openings with cut-granite sills, 6/6 and 3/3 timber sash windows.

Doors: centrally located segmental-headed door opening with timber panelled double doors with sidelights and fanlight.

Other: Set in landscaped grounds with rendered piers to perimeter moulded capping and spear head wrought iron double gates. There is also a coach house/stable (extant 1837) and a walled garden (extant 1909) in the grounds,

Significance

The house is listed as a protected structure in the Dun Laoghaire Rathdown County Development Plan (RPS Reg. #: 1873). It is also included in the NIAH inventory of Dun Laoghaire-Rathdown (Reg. #:60260164) and is given a Regional rating for its architectural, artistic, historical and social interest. The NIAH noted that the building retains substantial quantities of the original or sympathetically replicated fabric. Pearson noted that the interiors were outstanding and that the 1790s decorative plasterwork enrichments were 'in the style of the Dublin stuccadores Michael Stapleton [c.1747-1801] and George Stapleton [1777-1844]' (Pearson 1998, 38).

18.3.7.19 Woodbrook House



Figure 18.29: Woodbrook House.

History

A country house erected in 1840 for Sir John Sheppey Ribton (1797-1877) to a design attributed to George Papworth (Pearson 1998, 39) which doubled in size an existing 18th century house which stood on the site and which is shown on Taylor's map of 1816 and Duncan's map of 1821. Archer writing in 1801 stated that it was a fine house in a handsome well improved demesne and was the seat of Webb Esquire (Archer 1801, 102). Further improvements were carried out by Frederick George Hicks in 1905 (Irish Builder 25th February 1905, 134) and Desmond FitzGerald in 1966 (Williams 1994, 391).



Figures 18.30 & 18.31: Outbuildings to Woodbrook, now in use as an auctioneers.



Figures 18.32 & 18.33: Folly to the rear of Woodbrook.

Description

Detached five-bay three-storey over part raised basement country house, on a Palladian plan with a single-storey Ionic portico to ground floor, four-bay single-storey wings terminating with single-bay double-height pedimented pavilions.

Roof: Hipped slate roof and clay or terracotta ridge tiles.

Stacks: rendered chimney stacks with cornice capping supporting yellow terracotta pots.

RWG: rainwater goods retaining cast-iron octagonal or ogee hoppers and downpipes.

Walls: Rendered, ruled and lined walls on cut-granite chamfered cushion course on rendered channelled base with rusticated rendered piers to corners supporting detailed cornice on blind frieze below balustraded parapet. Rendered surface finish to rear (east) elevation on rendered chamfered plinth with rendered pilasters supporting detailed pediment on blind frieze on stepped entablature.

Windows: Top floor: Square headed window openings with rendered sill course, and moulded rendered lugged surrounds framing 6/6 timber sash windows. First floor: Square-headed window opening in tripartite arrangement with rendered sill, rendered surround with monolithic pilasters supporting detailed pediment on fluted consoles framing 1/1 timber sash windows. Square-headed window openings with rendered sill course, and moulded rendered surrounds with detailed hood mouldings framing 6/6 timber sash windows. Ground floor: Square-headed window openings with cut-granite sills, and moulded rendered surrounds with detailed segmental pediments on fluted consoles framing 6/6 timber sash windows. Basement: Square-headed window openings with concealed dressings framing 1/1 timber sash windows behind wrought iron bars. Rear/east elevation: Square-headed central window openings to with cut-granite sills, and moulded rendered surrounds framing timber casement (ground floor) or 1/1 timber sash (first floor) windows. Square-headed flanking window openings in tripartite arrangement with cut-granite sills, mullions supporting hood mouldings on fluted consoles, and concealed dressings framing 6/9 (ground floor) or 6/6 (first floor) timber sash windows having 2/3 (ground floor) or 2/2 (first floor) sidelights.

Doors: Square-headed central door opening behind single-storey Ionic portico with paired columns on plinths supporting detailed cornice on blind frieze on entablature below blocking course

Other: door approached by flight of seven cut-granite steps. Set in landscaped grounds which contain a walled garden, folly and gate lodges. The group of outbuildings to the east contains a small opera theatre with a copper cupola.

Significance

The house is listed as a protected structure in the Dun Laoghaire-Rathdown County Development Plan (RPS Reg. #: 1870. House and Out Offices, Folly). It is also included in the NIAH inventory of Dun Laoghaire-Rathdown (Reg. #:60260157) and is given a Regional rating for its architectural, artistic, historical and social interest. It is described as Italianate by Pearson. Together with its outbuildings and grounds it forms part of a demesne.

18.3.7.20 Woodbrook Walled Garden



Figure 18.34: Woodbrook Walled Garden.

History

The walled garden was built before 1837. It is not shown on Duncan's map of 1821 but is on the first OS of 1837-43.

Description

The walled garden is laid out on a rectangular plan.

Walls: coursed rubble stone boundary wall to perimeter having rendered coping.

Other: Set in landscaped grounds shared with Woodbrook.

Significance

The walled garden is listed as a protected structure in the Dun Laoghaire-Rathdown County Development Plan as it is in the grounds of Woodbrook House (RPS Reg. #: 1870. House and Out Offices, Folly). It is also included in the NIAH inventory of Dun Laoghaire-Rathdown (Reg. #:60260158) and is given a Regional rating for its architectural interest.

18.3.7.21 Woodbrook Gate Lodge 1



Figure 18.35: Woodbrook Gate Lodge 1.

History

A gate lodge attributed to Frederick George Hicks (1870-1965) of Dublin and extant in 1909 (Dean 2016, 173-4). A lodge is shown in the same location on the 1837-43 OS. It has since been renovated.

Description

Detached three-bay single-storey gate lodge.

Roof: Pitched slate roof with roll moulded terracotta ridge tiles. Sycamore leaf-perforated timber bargeboards to gables on nail head-detailed timber purlins. Timber eaves boards on exposed timber rafters

Stacks: roughcast chimney stack on buttressed base having concrete capping supporting yellow terracotta octagonal pot.

RWG: cast-iron rainwater goods and cast-iron downpipes

Walls: Roughcast walls on yellow brick Running bond cushion course on roughcast plinth.

Openings: Replacement fittings to most of the openings.

Other: Set back from line of road at entrance to grounds of Woodbrook with a roughcast rendered boundary wall to perimeter having rendered rounded coping.

Significance

The lodge is listed as a protected structure in the DunLaoghaire Rathdown County Development Plan (RPS Reg. #: 1874). It is also included in the NIAH inventory of DunLaoghaire-Rathdown (Reg. #: 60260162) and is given a Regional rating for its architectural interest.

18.3.7.22 Woodbrook Lodge 2



Figure 18.36: Woodbrook Gate lodge 2.

History

A gate lodge attributed to Frederick George Hicks (1870-1965) of Dublin and extant in 1909 (Dean 2016, 173-4). Since Renovated. A gate house and gate lodge are shown on the 1837-43 OS.

Description

Detached three-bay single-story gate lodge, T-shaped plan with a single-bay single-story gabled projecting breakfront.

Roof: Hipped slate roof, roll moulded terracotta ridge tiles with abbreviated finials to apexes, quatrefoil-perforated timber bargeboards to gable. finial now missing. timber eaves boards on exposed timber rafters

Stacks: paired yellow brick Flemish bond central chimney stacks on

buttressed bases having corbelled stepped capping supporting terracotta or yellow terracotta pots

RWG: cast-iron rainwater goods retaining cast-iron downpipes

Walls: thumbnail beaded corbels to eaves. Roughcast walls, rendered plinth with terracotta tile "diaper work" surface finish to gable.

Windows: Square-headed window openings with cut-granite chamfered sills, rendered bas-relief surrounds with chamfered reveals framing replacement uPVC casement windows. These probably replaced timber tripartite or quadripartite casement windows.

Doors: Sheeted timber door.

Other: Set back from line of road at entrance to grounds of Woodbrook.

Significance

The gate lodge is part of the Woodbrook estate. The lodge is listed as a protected structure in the Dun Laoghaire-Rathdown County Development Plan (RPS Reg. #: 1871). It is also included in the NIAH inventory of Dun Laoghaire-Rathdown (Reg. #: 60260160) and is given a Regional rating for its architectural interest. The gate lodge is part of the Woodbrook estate. The NIAH in their assessment stated that it not only illustrated the continued improvement of the Woodbrook estate and is an integral part of a group of structures which includes the adjoining gates. Dean states that the architectural composition was 'an imaginative Edwardian interpretation of the Picturesque style' (Dean 2016, 173).

18.3.7.23 Woodbrook gates/railings/walls



Figure 18.37: Woodbrook Gates.

History

Extant 1909 but replacing an earlier entrance shown on the 1837-43 map.

Description

Gateway, on a symmetrical plan.

Walls: pair of granite ashlar piers with ball finial-topped corniced capping, outer piers are of similar construction but do not feature ball topped finials and are lower in height. Bond the outer piers there is a low rendered wall with a granite cap supporting railings.

Openings: barley twist-detailed wrought iron double gates.

Significance

The gates are part of the Woodbrook estate and listed as a protected structure in the Dun Laoghaire-Rathdown County Development Plan (RPS Reg. #: 1871). They are given a separate listing in the NIAH inventory of Dun Laoghaire-Rathdown (Reg. #: 60260161) and is given a Regional rating for their architectural and artistic interest.

18.3.7.24 Woodbrook Club House



Figure 18.38: Woodbrook former cricket pavilion, now a golf club.

History

A cricket pavilion designed by George Francis Beckett (1877-1961) and built 1911 as part of the redevelopment of the Woodbrook estate by Sir Stanley Herbert Cochrane JP DL (1877-1949) (Irish Builder 30th September 1911, 661; 3rd December 1911, 849). The building was converted to a golf club house in 1921 and was modified producing present composition. Currently in use as a golf club.

Description

Detached three-bay, single-story pavilion, T shaped in plan with a dormer attic story and raised basement.

Roof: Pitched terracotta tiled roof, timber bargeboards to gables, timber purlins, exposed timber rafters.

Stacks:

RWG: cast-iron rainwater goods retaining cast-iron downpipes.

Walls: veranda supported on timber posts. Rendered walls in timber frame on roughcast rendered base with terracotta tiled to gables.

Openings: roof lights to north pitch of roof.

Windows: Square-headed central window openings with timber mullions, framing fixed-pane timber fittings. Diocletian Window to gable has a timber sill, and carved timber surround with hood moulding framing timber casement windows.

Doors: square-headed door opening glazed timber panelled double doors.

Other: Set in landscaped grounds shared with Woodbrook House.

Significance

The club house is included in the NIAH inventory of Dun Laoghaire-Rathdown (Reg. #: 60260159) and is given a Regional rating for its architectural and artistic interest.

18.3.7.25 Corke Lodge



Figures 18.39 & 18.40: Corke Lodge.

History

Originally called Wood Lawn, this early 19th century house was built for William Henry Magan (1790-1840) to a design attributed to William Farrell (d. 1851). Pearson refers to it as the regency style Stewart's house which was associated with Woodbrook (Pearson 1998, p39) as were the stables to the east. The house is shown on Duncan's map of 1821 and Taylor's map of 1816

The exterior and to the interior recalling the Farrell-designed Clonearl House, County Offaly; and Killyon House, County Meath. It is thought to occupy the site of an earlier house annotated as "Little Cork of Gerard Esquire" by Taylor and Skinner (1778 pl. 140) the building has changed use over time as different uses are given in 1901 and 1911. It was restored, 1980, and is currently in private residential use. The building has historic connections with Augusta Elizabeth Magan (c.1825-1905), allegedly the inspiration for Miss Havisham in "Great Expectations" (1860-1) by Charles Dickens (1812-70). The gate house located on the north side was also shown on Taylor's 1816 map. No trace evident today.

Description

The house is a detached five-bay two-storey double fronted house, built on a rectangular plan.

Roof: Pitched double-A slate roof with clay ridge tiles. Rendered eaves to rear

Stacks: rendered chimney stacks with stepped capping supporting elongated terracotta or yellow terracotta octagonal pots

RWG: concealed rainwater goods with cast-iron rainwater goods to rear

Walls: Rendered and panted parapet. Lichen-covered coping to gables. Rendered, ruled and lined wall to front elevation on cut-granite cushion course on rendered plinth. Front elevation features rendered and panelled supporting a moulded cornice on blind frieze below the parapet.

Windows: Square-headed window openings with cut-granite sill course, and moulded rendered surrounds, some with chamfered reveals, and timber casement windows with over lights.

Doors: Square-headed central door opening in tripartite arrangement with threshold, rendered door case with panelled pilasters supporting a beaded cornice on blind frieze framing timber panelled double doors with an over light and fixed-pane sidelights. Door to rear elevation is square-headed with granite flagged threshold, and reclaimed door case framing glazed timber double doors.

Other: Set in landscaped grounds with wrought iron railings to perimeter centred on wrought iron double gates. Grounds include a walled garden which contains stone work reclaimed from the Daniel Robertson (d. 1849)-designed Glendalough House (1838; dismantled 1979), County Wicklow and stables which are indicated below.

Significance

The house and walled garden is listed as a protected structure in the Dun Laoghaire-Rathdown County Development Plan (RPS Reg. #: 1869). It is also listed in the NIAH inventory of Dun Laoghaire-Rathdown (Reg. #: 60260155) and is given a Regional rating for its architectural, historical, social and artistic interest.

18.3.7.26 Corke Lodge Stables



Figures 18.41 & 18.42: Corke Lodge Stables.

History

Buildings present on Taylors map of 1816 though not in the exact same location. The present buildings were extant 1837. Pearson suggests that they were the stables to Woodbrook (Pearson 1998, p39). The buildings were renovated to accommodate residential use.

Description

Stable complex, U-shaped in plan and arranged around a courtyard with a detached ten-bay two-story coach.

House/stable outbuilding, to the north which features a two-bay two-story pedimented breakfront.

Roof: Hipped slate roof with lichen-spotted clay ridge tiles and exposed timber rafters.

Stacks: red brick running bond chimney stacks with stringcourses below stepped capping supporting terracotta pots.

RWG: replacement uPVC rainwater goods retaining cast-iron downpipes with cast iron rainwater goods to rear.

Walls: rendered cut-granite eaves. Lime rendered walls with lichen-spotted cut-granite surround to pediment.

Openings: Blind roundel or bullseye to pediment has moulded cut stone surround

Windows: Paired segmental arched central carriageways with cut-granite block-and-start surrounds framing replacement. Square-headed window openings with cut-granite sills and concealed red brick block-and-start surrounds framing replacement uPVC casement windows.

Doors: sheeted timber doors

Other: Granite ashlar piers to courtyard having cut-granite stringcourses below abbreviated pyramidal capping supporting sheeted double gates. Set in landscaped grounds shared with Corke Lodge and Woodbrook and approached from the same lane. There is a row of outbuildings to the east and farm buildings to the north.



Figure 18.43: Outbuildings to Corke Lodge.



Figure 18.44: View looking north towards the farm buildings to Corke Lodge. The proposed development is beyond.

Significance

The former stable and coach house complex is listed as a protected structure in the Dun Laoghaire Rathdown County Development Plan as it is part of the curtilage of Corke Lodge (RPS Reg. #: 1869). It has its own listing in the NIAH inventory of Dun Laoghaire-Rathdown (Reg. #: 60260156) and is given a Regional rating for its architectural interest.

18.3.7.27 Designed Landscapes-Demesnes, Historic Gardens & Country Estates

The Architectural Section of the DAHG is in the process of a multi-phase study looking at Designed Landscapes and Historic Gardens that appear as shaded areas on the First Edition Ordnance Survey Maps, circa. 1830. The NIAH Garden Survey inventory classifies historic gardens and designed landscapes into five possible options referred to as a 'Statement of Condition':-

- Main features substantially present: - no loss of integrity.
- Main features substantially present: - some loss of integrity.
- Main features substantially present:- peripheral features unrecognisable.
- Main features unrecognisable: - peripheral features visible.
- Virtually no recognisable features.

This statement provides a general overview of a sites status but as noted in the NIAH Project Methodology the findings are 'not an indication of a site's heritage importance and should not be used to justify statements about the site's importance or merit. Additionally, the NIAH Garden Survey also has a Feature Richness Index which ranges from 1 to 10.

Ref No:	Name	Description	Distance from Scheme
DU-50-O-253206	Beauchamp	Site Status: Main features substantially present - peripheral features unrecognisable Feature Richness Index 5 Half of parkland covered by housing development	19.9m from edge of demesne to site boundary
DU-50-O-256212	Shanganagh Castle	Site Status: Main features substantially present - some loss of integrity Feature Richness Index 5 Area of kitchen garden and woodland to the north of the principal building covered by residential development.	106.1m at nearest point
DU-50-O-260200	Woodbrook	Site Status: Main features substantially present - some loss of integrity Feature Richness Index 7 Modern buildings and a carpark have been sited alongside the core landscape. A road not shown on the 1836 - 1846 OS map has been constructed on this site.	84m at closest point (from north wall of outbuildings to southern boundary of the subject site)
DU-50-O-254202	Oak Lawn (the Aske)	Site Status : Main features substantially present - some loss of integrity Feature Richness Index 5	14.6m
DU-56-O-255198	Wilford House	Site Status: Main features substantially present - peripheral features unrecognisable Feature Richness Index 4 Major road passes through parkland area.	223m

Table 18.11: Designed landscapes form NIAH Garden Survey.

In addition, there are three designed landscapes which were not included on the NIAH Garden Survey though the buildings associated with them are on the building inventory.

Name	Description	Distance from scheme
Corke Lodge	The small designed landscapes of Wood Lawn/ Corke Lodge (RPS 1869) is located to the immediate south. The main features of the demesne are still present and visible on the aerial photography and were evident at street level. The c. 1849 Griffith Valuation map suggests that the lands comprising the subject site were part of the Corke Lodge Land holding which suggests that the boundary walls to the west of the subject site are part of the Demesne.	73m
Askefield House	The small demesne of Askefield House (RPS 1860), known as Aske Cottage on the first edition OS map and Saint James's Parsonage on the third edition OS map, is located to the northwest of the proposed development. Its main features are still present.	105.6m

The Orchard	The garden demesne of the Orchard estate (NIAH 60260175) is visible on the third edition OS map to the north-northwest of the proposed development area. The principal structures of the demesne are currently visible; however, the demesne is virtually unrecognisable.	254.5m
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Table 18.12: Designed landscapes which are not included in the NIAH Garden Survey.

18.3.7.28 Site Survey

A site survey of the proposed development site and the adjoining areas to the north, west and south was carried out on the 6 December 2018 in showery and overcast conditions. A route was taken from the grounds of Shanganagh Castle westward and south down the R119 and in to the lane adjoining Wood book House and Golf Links. Each of the adjoining structures which are of architectural interest where photographed. Photographs of views from these adjoining structures were taken in order to determine and illustrate any potential visual impacts.



Figure 18.45: View south from the grounds of Shanganagh Castle. The bank of trees above screens the site of the proposed development from Shanganagh Castle and pillar.



Figure 18.46: Road up to Shanganagh Cemetery The bank of trees on the right offer further screening of the proposed development.



Figure 18.47: Hackett Memorial Hall



Figure 18.48: View looking south from the Junction at Shanganagh castle gates and Hackett Memorial Hall. The wall and dense bank of trees screen the proposed development site.



Figure 18.49: Askefield House is also well masked behind a rubble boundary wall and mature trees.



Figure 18.50: The gates to Beauchamp. Because it is well set back from the road and masked by trees Beauchamp House will not be visually impacted by the proposed development.



Figure 18.51: Beauchamp Gate Lodge from the north. The boundary and trees to the left will screen the proposed development from the protected structures and NAH sites on the west side of the road.



Figure 18.52: Rear of St James Church Crinken from the boundary of the proposed site.



Figure 18.53: View from car park to front, looking south in the site.



Figure 18.54: Shanganagh Road with the Aske gate lodge in the foreground. It will be shielded from the proposed development by the boundary wall and mature trees on the left hand side of the road.



Figure 18.55: Corke Lodge stables from Corke Lodge.



Figure 18.56: View in to site from Woodbrook gate lodge.



Figure 18.57: Secondary gate to Woodbrook House from lane.



Figure 18.58: View of site from driveway leading to Woodbrook Golf club at the secondary gate to Woodbrook house. The proposed development is beyond the trees in the background.



Figure 18.59: View in to site from the former outbuildings to Woodbrook.



Figure 18.60: View from car park of Woodbrook golf club. The proposed site is beyond the treed in the background.



Figure 18.61: View from golf course.



Figure 18.62: View of the NE part of the proposed site taken from Shanganagh Cemetery.

The boundary treatment for the majority of the subject site consists of tall mature trees and shrubs. To the north where the subject site adjoins Shanganagh Cemetery there is also a late 20th century concrete and brick wall. To the east along this boundary the treatment changes to fencing and dense mature trees and shrubs. Crinken Church is the closest protected structure to the subject site. Its curtilage is bound by a concrete block wall where it meets the subject site. The site is bound by dense trees and a wall of coursed granite rubble topped with a cut granite cap to the R119. There are a number of openings in this wall including a segmental arched opening with red brick dressings and a larger gateway with double leaf 20th century galvanized fencing. Along the lane to Woodbrook Golf Course the site is bound by dense mature trees and shrubs, particularly in the environs of Corke Lodge. To the golf course the site is bound by dense trees and shrubs.



Figure 18.63: The site as view from the grounds to the rear of St James Church Crinken.

The subject site itself was also photographed at various points including the lane to Shanganagh Cemetery, from the Rear of St James' Church, at various points along the R119 and from the lane and carpark to Woodbrook House and Golf Links. The majority of the site consists of low lying farmed landscape consisting of 4 fields. A drainage channel was noted on the east boundary of the proposed development site, but no other water courses were identified.

18.4 Predicted Impacts

18.4.1 Construction Stage

The subject site largely consists of fields, with few features of note other than hedgerows and boundary treatments. There are no protected structures within the subject site.

Much of the existing trees and shrubs on the site red line are to be retained which will have a positive impact both at construction and operational phases. The proposed development will result in the removal of some trees and shrubs along the old field boundaries. Many are to be retained in the development however, particularly along the proposed linear and pocket parks. This will retain a reference to the old field boundaries and will improve the amenity within the site, further enhancing the setting of the proposed development and of Crinken Church (a protected structure).

The proposed new access of the R119 will involve removing a sections of the existing boundary wall. Pedestrian entrances at the N end of the west boundary to the R119 and at the south end will also necessitate removing some sections of the boundary wall.

The architects drawings and the LVIA Prepared by Brady Shipman Martin were consulted and indicate that the proposed removal of part of the boundary wall is limited to the three access points (two pedestrian and one vehicular), and two sections where railings are to be inserted next to the proposed pedestrian entrances. The majority of the boundary wall will be retained, and the impact will not be significant.

The wall together with the retention of existing matures trees on the boundary shields the subject site from the surrounding properties and also retains to the sylvan character of the R119. The retention and enhancement of the existing boundary treatment will therefore have a positive impact on the character of the area.

The proposed relocation of part of the Woodbrook Golf Course to a site locate to the east of the railway will not directly impact on any features or structures which are of architectural or historic interest. This area is predominantly made up of fields bordered by hedgerows. These are to be retained and boosted by new trees and other shrubs.

The proposed development will not have a direct physical impact on any of the adjoining protected structures, buildings of architectural significance or adjoining demesnes as no works are proposed at these sites. Although a connecting greenway between Shanganagh Park and the present site is proposed, it is not anticipated that it will have a significant impact on any existing features of architectural or historic interest. The proposed greenway retains many of the mature trees which is positive. It will enhance the area and improve its amenities.

18.4.2 Operational Stage

No direct physical impacts are anticipated within the operational phase of phase 1 of the proposed development.

18.4.3 Indirect Impacts

In assessing the indirect or visual impact of the proposed development the LVIA and photomontages prepared by Brady Shipman Martin were consulted.

Under the proposal most of the existing trees and planting on the boundary of the subject site are to be retained and enhanced with new planting. The proposed development also retains many of the mature trees thus preserving a reference to the old field boundaries as does the proposed Avenue which runs EW and the proposed pocket park at the southern end of the development lands. The retention and enhancement of existing planting both adds to the character of the area and also obscures the subject site from the adjoining properties.

The retention of and boosting of trees and hedgerows on the boundary will ensure that there is no adverse visual impact on nearby features or structures which are of architectural or historic interest. The LVIA and visualisations prepared by Brady Shipman Martin demonstrate that the proposed development will either not be visible at all, as when viewed from Shanganagh Castle and Cemetery or will be barely visible as from the Woodbrook Golf Club and car park, to the south and east and from Bray Road to the east.

Even where the proposed development is visible, it will not have a significant adverse impact long term.

Although Crinken Church (a protected structure) is located close to the red line of the subject site, the proposed development has been intentionally set back so as to avoid an indirect or direct visual impact on the church. The rear elevation of St James' Church is 14.6 m from the site boundary (at closest point to the east), the proposed residential development which is to be located to the east has been consciously set back over 126m from the rear of Crinken Church. The Neighbourhood Centre and residential development to the south are to be located closer to the church but will be set back from it by 66m (phase 1 of the neighbourhood centre) to ensure that the visual impact on the church is minimised.

The LVIA demonstrates that the retention of existing planting on the boundary retains the character of the churches immediate environment. The proposed development will be largely screened from Crinken Church and although the upper floors of the proposed development will be visible, it will not have a significant adverse impact long term.

18.5 Characteristics of the Proposed Development

The site is generally bounded by the Old Dublin Road (R119) and St. James (Crinken) Church to the west, Shanganagh Public Park and Shanganagh Cemetery to the north, Woodbrook Golf Course to the east and Cork Lodge and woodlands and Woodbrook Golf Clubhouse and car park to the south. The replacement golf hole lands are generally bounded by the existing train line to the west, Shanganagh Public Park to the north and Woodbrook Golf Course to the east and south. The proposed development is within the townlands of Cork Little and Shanganagh, Shankill, Co. Dublin.

In summary, the proposed Strategic Housing Development broadly comprises: -

- 685no. residential units (207no. houses, 48no. duplex and 430no. apartments) in buildings ranging from 2 to 8-storeys.
- 1no. childcare facilities (c. 429 sq. m gross floor area).
- Provision of Woodbrook Distributor Road / Woodbrook Avenue from the Old Dublin Road (R119) to the future Woodbrook DART Station, including the provision of a temporary surface car park (164no. parking spaces including set down areas and ancillary bicycle parking and storage) adjacent the future Woodbrook DART Station in northeast of site.
- Provision of a series of linear parks and green links (Coastal Park and Corridor Park), including 2no. pedestrian / cycle links to Shanganagh Public Park and provision of interim landscaping of future public plaza to serve future Local Centre to allow full north / south connection, supplemented by smaller pocket parks.
- Provision of SuDS infrastructure and connection to existing surface water culvert on Old Dublin Road (R119).
- Provision of waste water infrastructure (pumping station including 24 hour emergency storage and rising foul main through Shanganagh Public Park to tie-in to existing services at St. Anne's Park Residential Estate).
- 2no. replacement golf holes on eastern side of railway line.
- All associated and ancillary site development and infrastructural works, hard and soft landscaping and boundary treatment works.

18.6 Potential Impact of the Proposed Development

18.6.1 Construction Stage

Potential construction impacts may be direct, physical impacts on known and previously unrecorded archaeological, architectural or cultural heritage sites, structures, monuments or features. Impacts can be identified from detailed information about a project, the nature of the area affected and the range of architectural heritage resources potentially affected. Upstanding archaeological and the built cultural heritage can be affected adversely by direct damage or destruction arising from development, from inadvertent damage arising from vibration, undermining etc. and also by indirect impacts to a building's visual setting, view or curtilage.

Site Type	Distance from Scheme	Impact Type	Significance
Shanganagh Castle	509.4m	Indirect	Not Significant
Shanganagh Martello	696.7m	Indirect	Imperceptible
Shanganagh Castle wooded pillar	390.2m	Indirect	Imperceptible
Shanganagh Castle gate lodge	595.9m	Indirect	Not Significant
Shanganagh Park Gates and railings	222.8m	Indirect	Not Significant
Shanganagh Demesne (historical)	Within site	Direct	Slight Impact
The Orchard gate lodge	254.5m	Indirect	Not Significant
The Orchard Demesne	261.16m from boundary of demesne to boundary of subject site	Indirect	Not Significant
Hackett Memorial Hall	192.1m	Indirect	Not Significant
Milestone	163m	Indirect	Imperceptible
Askefield House	220.8m	Indirect	Not Significant
Askefield House gate lodge	105.6m	Indirect	Not Significant
Askefield House Demesne	148.4m from boundary of demesne to boundary of subject site	Indirect	Not Significant
Beauchamp House	159.7m	Indirect	Not Significant
Beauchamp gate lodge	30.5m	Indirect	Not Significant
Bauchamp Demesne	14m at closest point (boundary of demesne to boundary of subject site)	Indirect	Not Significant
Saint James's Church Crinken	14.6 m from back of church to site boundary (at closest point)		Slight Impact
The Aske	132.4m	Indirect	Not Significant
The Aske gate lodge	69.6m	Indirect	Not Significant
The Aske gates/railings/walls	60.2m	Indirect	Not Significant
The Aske/Oak Lawn Demesne	11.9m from boundary of demesne to boundary of subject site	Indirect	Not Significant
Wilford House	338.9m	Indirect	Not Significant
Wilford House Demesne	134m from boundary of demesne to boundary of subject site	Indirect	Not Significant

Woodbrook House	84m at closest point (from north wall of outbuildings to southern boundary of the subject site)	Indirect	Not Significant
Woodbrook walled garden	198m	Indirect	Not Significant
Woodbrook Gate Lodge 1	491.3m	Indirect	Not Significant
Woodbrook Gate Lodge 2	179m	Indirect	Not Significant
Woodbrook gates/railings/walls	146.3m	Indirect	Not Significant
Woodbrook Demesne	84m at closest point (from north wall of outbuildings to southern boundary of the subject site)	Indirect	Not Significant
Woodbrook Club House	103.1m	Indirect	Not Significant
Corke Lodge	73m	Indirect	Not Significant
Corke Lodge stables	59.3m	Indirect	Not Significant
Corke Lodge Demesne/Boundary walls to site	The Griffith Valuation map suggests that the subject site is within the historical Corke Little land holding of Corke Lodge and as such within its demesne walls. It directly abuts the designed Demesne landscape and includes the NW corner of it	Direct	Slight Impact

Table 18.13: Potential impacts on the architectural heritage resource.

The proposed development will not directly impact on any recorded monuments or architectural features Archaeological Survey database, RPS or NIAH. However, the proposed access route in to the site will involve the removal of sections of the boundary wall to the R119. This is an old boundary wall which adds to the character of the streetscape. The removals are limited to the proposed access points, so the at the loss of architectural or historical fabric is slight or has been minimised and will not have an significant adverse impact on the character of the road.

18.6.2 Operational Stage

18.6.2.1 Potential Impacts on Setting

The proposed development will be largely masked or obscured from adjoining demesnes and protected structures as most of the existing planting and trees on the boundary are being retained. Impacts on the local Cultural Heritage resource will be largely indirect and will either be imperceptible or slight

18.6.3 Do-Nothing Impact

In a do nothing scenario, the existing lands and setting but the lands would remain unused which poses a risk of neglect and antisocial behaviour. Neglect and antisocial behaviour can lead to landscape decline and an adverse impact on adjoining amenities.

18.6.4 Cumulative – Woodbrook

The R119 is to be widened under BusConnects which seeks to improve public transport routes and connectivity in Dublin and to reduce reliance on the private car as part of national objectives to reduce carbon emissions in the National Planning Framework. The proposed widening will result in the removal of much of the existing boundary treatment between the subject site and the R119, including the trees. Bus Connects is currently under review, post public consultation and it is likely that its impact on historic boundary treatments will be reduced.

If BusConnects involved land take along the R119, it will have a significant adverse impact on the character of the road. The proposed development will be more visible from the road and the adjoining protected structures and the impact on vistas and setting will be greater. It will also result in the loss of the old boundary wall which was part of Corke Lodge.

Phase 1 of the proposed Woodbrook development has sought to retain as much of the existing boundary as possible in addition to trees on the boundary and set back from it.

Were a land take associated with BusConnects to take place, the retention of trees within the Woodbrook lands would mitigate some of the adverse visual impacts and would help retain the character of the R119.

The current application consists of Phase one of the Woodbrook Masterplan. Combined, the Woodbrook Masterplan (i.e. Phase 1 & phase 2) will deliver approximately 1,488no. residential units, a Childcare Facility, Local Centre, Primary School and public open space. Drawing. No. 1618-OMP-00-00-DR-A-11010, prepared by OMP Architects illustrates the Cumulative Development at Woodbrook (i.e. Phase 1 and Phase 2) – Refer to Appendix 3.1

Phase 1 of the proposed Neighborhood Centre will be located 66m from Crinken Church. Phase 2 will be located 60m from the rear wall of the Church at the nearest point. This is still a considerable set back and has been specifically designed to minimize any potential negative visual impact on the setting and views of St James' Church Crinken. The proposed blocks have been spaced to capitalize on views to and from the church and further reduce visual impact. In terms of height the proposed Local Centre will be, below the height of the church and subservient to it, further minimizing the potential for a negative visual impact. The proposed Childcare Facility buildings will be 3 – 5 stories in height but set well back from the Church. The proposed phase 2 residential development to the east will be located further to the east, over 126m from the rear of Crinken Church.

The design and location of the proposed primary school which is intended to be completed in phase 2 of the masterplan, has not been finalized, but it is anticipated that it will be 2 story. The site directly adjoins the rear of St James' Church and the rear elevation of St James' Church is 14.6 m from the site boundary (at closest point to the east). Though lower in height than the Church, the proximity of the site means that the proposed school has the potential to have an adverse visual impact on the setting and views of the Church. This would be in addition to a permitted development for a single storey extension to the ministry centre in the grounds of St. James Church Crinken (planning Ref: D14A/0872). It is therefore essential that the design, scale and location of the proposed school in Phase 2 is cognisant of the Church's protected status, its setting and the views to and from St James' Church.

It is also anticipated that the proposed redevelopment of Shanganagh Castle by the Land Development Agency will deliver approximately 630no. residential units in 1no. phase. No detail is available to Aeval on the proposed development at Shanganagh Castle lands, other than the number of dwellings DLRC have asked to be accounted for. The Shanganagh Castle lands are located to the north of Shanganagh Park and are therefore at a remove from Woodbrook. It is not anticipated that the development of the Shanganagh Castle lands will have a direct impact on the lands at Woodbrook. The retention of trees and planting on the north boundary of the Woodbrook lands and around Shanganagh cemetery means that it is unlikely that there will be a visual impact.

The lands at Shanganagh Castle are a designed demesne landscape in their own right however (NIAH: DU-50-O-256212). The NIAH noted that the main features of the demesne are substantially present although there has been some loss of integrity. The area of former kitchen garden and woodland to the north of the principal building has been covered by residential development. Further residential development of these lands has the potential to further undermine the integrity of the demesne landscape.

18.7 Ameliorative, Remedial or Reductive Measures

As mentioned above there is no direct impact on the surrounding built heritage and the retention of trees means that the visual impact will be minimal. The proposed school which will form part of phase 2 of the development has the potential to have an adverse visual impact on the setting and views of the Church. Ameliorative, or reductive measures in the form of the carefully considered siting within in the adjoining site along with high quality sensitive design and scaling of the proposed school which is cognisant of the Church's protected status, its setting and the views. This approach has already been taken in relation to the proposed creche and Neighbourhood Centre which have been sensitively scaled and set back from the church.

Likewise road widening and land take associated with the proposed BusConnects will potentially have a significant adverse impact on the character of the R119 and the proposed development will have a greater visual impact on surrounding protected structures as a result.

This will be mitigated by the retention and enhancement of planting on and near the boundary under the current proposal.

18.7.1 Worst Case Impact

If the proposed development were to proceed without the implementation of the recommended ameliorative measures, the proposed works will directly impact on architectural features such as the boundary wall to the R119 and would indirectly impact on St James' Church Crinken, resulting in significant negative impacts on the setting and views to and from the church.

18.8 Residual Impact of the Proposed Development

If the above recommendations are fully implemented the residual impacts of the proposed development on the local architectural resource would be imperceptible.

18.9 Monitoring

Where trees are being retained in the proposal, any works at or near these trees should be monitored to ensure that any accidental damage or removal of the trees is avoided. Any works at or near the boundary wall to the R119 should also be monitored to ensure that accidental damage or removal does not take place.

18.10 Reinstatement

It is suggested that where there is a land take under BusConnects and it results in the removal or realignment of the wall to the R119, that the boundary wall be moved and that the masonry from the reused so that the character of road is retained and views or vistas are not significantly impacted.

18.11 Difficulties Encountered

As the proposals for the school have yet to be finalized, it was difficult to determine the exact visual impact on St James' Church. The proximity of the school site to the church means that there is likely to be a visual impact. The proposals will be finalised in Phase 2 at which point the impact will be clarified.