



## **Conservation Report**

**Project for the Parks Department**

**At Cabinteely Park, Dublin 18**

**Part 8 Application**

## 1.0 Introduction

This report has been prepared as part of the Part 8 application for the proposed development of Sports & Community Facilities at Cabinteely Park within the Curtilage of Protected Structures (Cabinteely Park Gate-Lodge, The Gateway, Entrance Piers & Gates) PC/PKS/01/24.

Cabinteely Park Gate-Lodge is a protected structure RPS no. 1980, and the Gateway, Entrance Piers and Gates are protected structures RPS no. 2101.

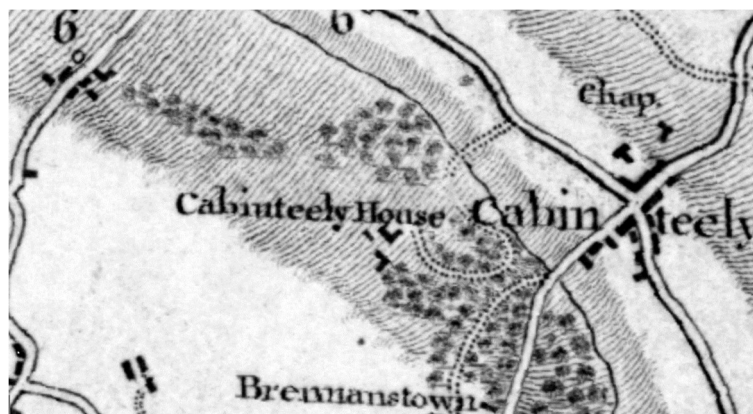
## 2.0 Historic Context

Cabinteely House is an 18th-century country house set in 45 hectares of parkland in Cabinteely Park. Cabinteely House was built in 1769 for Robert Nugent, Lord Clare, Lord Treasurer of Ireland and was originally called 'Clare Hill'. It was built to an L-shaped plan and altered to a U-shape with a wing added in the late 18<sup>th</sup> century (fig. no. 1). The closing wing was built after 1860 and Cabinteely House was subsequently owned by the O'Byrne family of Wicklow and, latterly, the TD Joseph McGrath. It came into the possession of Dún Laoghaire-Rathdown County Council in 1984.

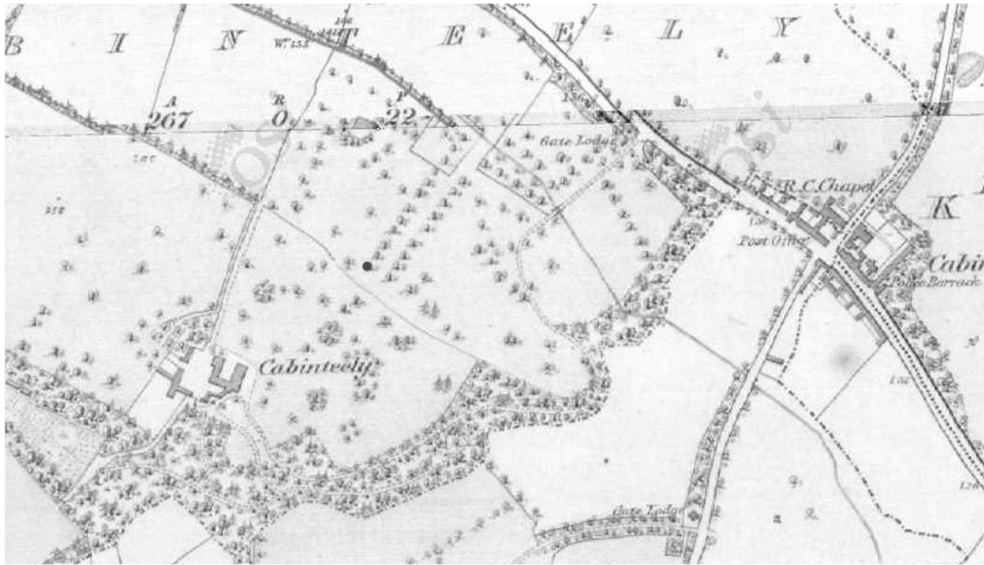


*Fig. no. 1. Cabinteely House, John Rocque Map, 1773.*

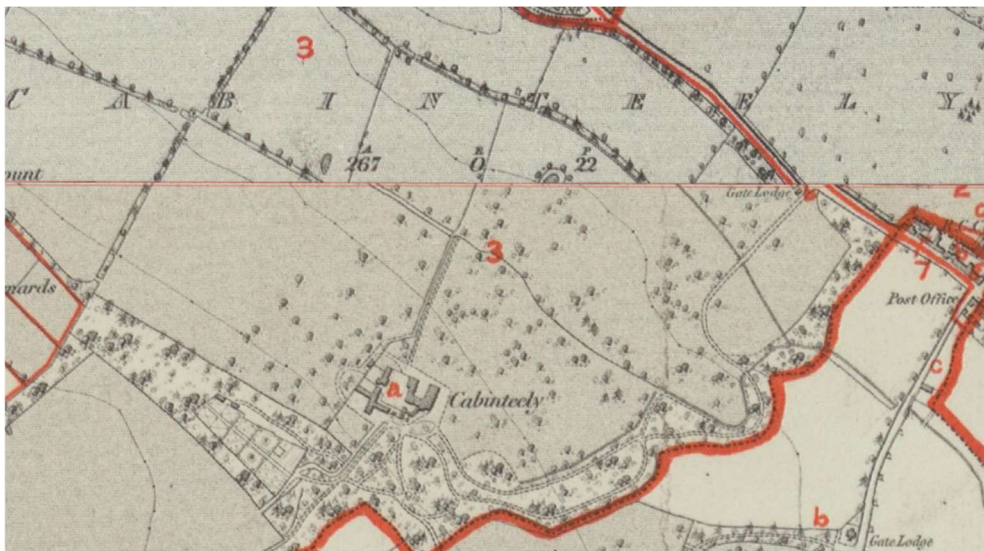
The gate lodge to Cabinteely House is located to the north-east boundary of the park and is adjacent to the gate way entrance from the Bray Road which has a pair of granite ashlar piers on cut-granite and cast-iron double gates. The north-east gate-lodge is the only surviving lodge of the three buildings that originally served the estate. This lodge was built in 1880 and replaced an earlier gate lodge built in the same location in the early 19<sup>th</sup> century. Taylor's Map of 1816 (fig. no. 2) shows the entrance route to the north-east of Cabinteely House connecting to the Bray Road.



*Fig. no. 2 Cabinteely House, Taylor's Map of Dublin, 1816.*



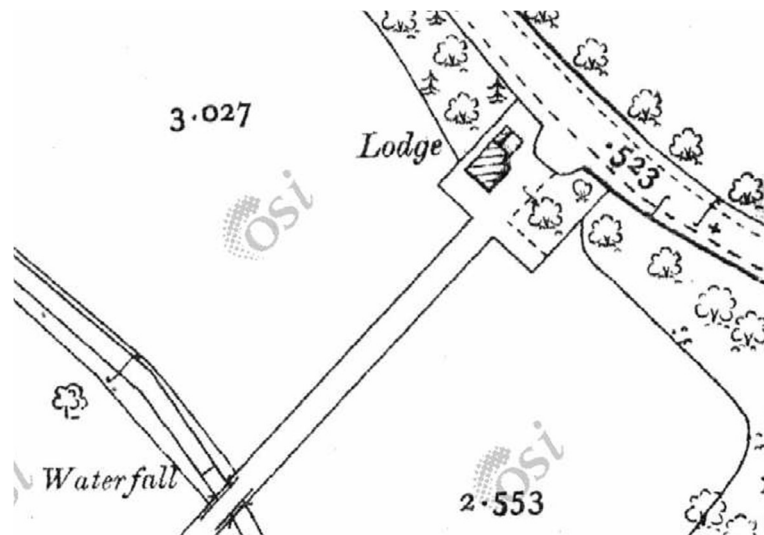
*Fig. no. 3 First Edition Ordnance Survey Map, 1837.*



*Fig. no. 4 Griffith Valuation Map, 1849.*

The First Edition Ordnance Survey Map surveyed in 1837 (fig. no. 3) shows the original early nineteenth-century gate lodge built at the north-east boundary entrance to the Bray Road. The OS map of 1837 shows the gateway entrance as it is today, with a symmetrical semi-circular plan. The original gate lodge was occupied by John Rosin in 1849 and is shown on Griffith's Valuation map (fig. no. 4).

The early nineteenth-century gate lodge was replaced with the existing detached single-storey gate lodge which was built in 1880 in the same location adjacent to the north-east gate way entrance to Cabinteely House (fig. no. 5). The front south-eastern elevation of the gate lodge facing towards the entrance avenue and the side south-western elevation were designed to be viewed from the entrance route and the parkland. The rear north-west elevation is close to the boundary planting and was not as significant.



*Fig. no. 5 Ordnance Survey Map, c. 1900, showing the extant Gate Lodge built in c. 1880 in the same location as the early 19<sup>th</sup> century gate lodge.*

#### **4.0 Current Situation Gate Lodge (RPS no. 1980)**

The detached three-bay single-storey gate lodge was built on an L-shaped plan with a single-storey flat-roofed entrance porch on the south-eastern principal elevation facing towards the entrance route. The square-headed central entrance door opening has a cut-granite step threshold and concealed dressings with chamfered reveals framing the timber panelled door. This south-eastern front elevation has a projecting bay window with a hipped natural slate roof to the left of the entrance and a square-headed window to the right of the entrance. There is a modern flat roof extension to the north-eastern elevation between the gate lodge and the boundary wall which is poorly constructed and is of no architectural merit. The side south-western elevation of the gate lodge faces towards the pedestrian path and parkland and has two attractive symmetrical square-headed window openings with cut-granite sills, and moulded rendered surrounds. All the windows of the gate lodge are currently boarded up. The side elevation is currently partially obscured by vegetation. The front south-eastern elevation and side south-western elevation of the gate lodge are the significant elevations that were designed to be viewed from the entrance and within the parkland. In contrast, the rear north-western elevation of the gate lodge faces towards boundary planting and was not designed to be viewed within the parkland. The rear elevation is predominantly blank with a small window in the rear north-western elevation of the gate lodge and an additional window to the flat-roofed modern extension.

The gate lodge has a hipped natural slate roof with clay ridge tiles. The chimney stack is rendered, ruled and lined and has a corbelled stepped stringcourse below the capping supporting the terracotta chimney pots. The gate lodge has cast-iron rainwater goods on slightly overhanging timber boarded eaves on thumbnail beaded cornice. The walls of the gate lodge are rendered, ruled and lined on a rendered chamfered plinth with rendered monolithic pilasters to the corners.

The interior of the gate lodge is described in the attached structural assessment report by David Maher and Associates Consulting Engineers. As outlined in the report the walls are plastered internally, the floor surfaces internally are generally comprised of timber floorboards on floor joists on tassel walls below. The timber sash windows have been boarded up but are intact internally.

#### 4.1 Current Situation Gateway, Entrance Piers and Gates (RPS no. 2101)

The early 19<sup>th</sup> century entrance was built on a symmetrical semi-circular plan. It comprises a pair of granite ashlar piers on cut-granite chamfered plinths with cut-granite stepped cappings to either side of the cast-iron double gates with spear head-detailing. There are two symmetrical cast-iron pedestrian entrance gates in the curved walls of the entrance. The outer granite ashlar piers match the inner piers with cut-granite chamfered plinths and cut-granite stepped capping. This historic entrance to the grounds of Cabinteely House pre-dates the Taylor map of 1816 and remains intact. The entrance gate way and the gate lodge positively contribute to the character of the streetscape connecting the demesne landscape of Cabinteely House to the Bray Road.

#### 5.0 Photos June 2024



*Fig. 6 & 7 Principal front south-eastern elevation.*



*Fig. 8, 9 & 10 Projecting bay window and entrance to south-eastern elevation.*



*Fig. 11, 12 & 13 Window to recessed bay of gate lodge, modern flat-roofed extension to north-east of gate lodge, gate and fence between extension and boundary wall.*



*Fig. 14, 15 Front south-eastern elevation of gate lodge and entrance gateway.*



*Fig. 17, 18, 19 Side south-western elevation with two square-headed windows and corner detail.*



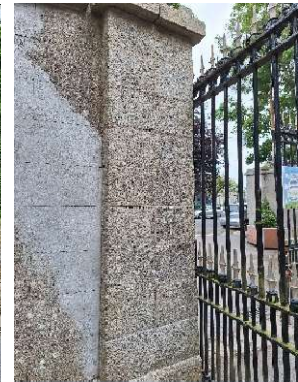
*Fig. 20, 21 Rear north-western elevation with only one narrow ope.*



*Fig. 22, 23 Rear north-western elevation with modern flat-roofed extension to north-east.*



*Fig. 24, 25 View of side south-western elevation is partially concealed by vegetation, view of rear north-western elevation is fully concealed by vegetation.*



*Fig. 26, 27 Entrance gateway and piers from Bray Road.*



*Fig. 29, 30 Entrance gateway and piers.*

## **6.0 Statement of Significance**

The criteria used for assessing significance are the criteria contained within the Planning and Development Act 2000 for assessment of structures for inclusion in the Record of Protected Structures.

### **Assessment Criteria:**

The assessment criteria for determining significance refers to the *Architectural Heritage Protection Guidelines for Planning Authorities* (Department of Arts, Heritage and the Gaeltacht, 2011) as issued under Section 52 of the Planning & Development Act 2000. The assessment of significance is based on any element of the structure which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.

### **Assessment:**

#### **Architectural interest:**

*The gate lodge and entrance gate way are of architectural merit.*

#### **Historical interest:**

*The gate lodge and entrance gate way are of historical interest as part of the demesne of Cabinteely House and as important features of the entrance route to the house.*

#### **Archaeological Interest:**

*No special archaeological interest identified.*

#### **Artistic interest**

*The curved entrance granite piers and cast-iron gates are of artistic interest as an example of early 19<sup>th</sup> century craftsmanship. The gate lodge is of artistic interest as an example of a late 19<sup>th</sup> century gate lodge with decorative features to the front elevation.*

#### **Cultural interest**

*No special cultural interest identified.*

#### **Scientific interest**

*No special scientific interest identified.*

#### **Technical**

*No special technical interest identified.*

#### **Social interest**

*No special social interest identified.*

### **Statement of Significance:**

*The gate lodge and gateway, entrance piers and gates are of architectural, historic and artistic interest.*

## **7.0 Statutory Context**

### **Under Planning & development Act 2000**

Section 51 - Record of protected Structures

Section 52 - Guidelines by minister for Arts, Heritage, Gaeltacht and the Islands

Published Guidelines: *Architectural Heritage Protection Guidelines for Planning Authorities* (Department of Arts, Heritage and the Gaeltacht, 2011)

### **Under Dún Laoghaire-Rathdown County Development Plan 2022-2028**

The following policies and objectives are particularly relevant:



#### **11.4.1.2 Policy Objective HER8: Work to Protected Structures**

It is a Policy Objective to:

- i. Protect structures included on the RPS from any works that would negatively impact their special character and appearance.
- ii. Ensure that any development proposals to Protected Structures, their curtilage and setting shall have regard to the 'Architectural Heritage Protection Guidelines for Planning Authorities' published by the Department of the Arts, Heritage and the Gaeltacht.
- iii. Ensure that all works are carried out under supervision of a qualified professional with specialised conservation expertise.
- iv. Ensure that any development, modification, alteration, or extension affecting a Protected Structure and/or its setting is sensitively sited and designed, and is appropriate in terms of the proposed scale, mass, height, density, layout, and materials.
- v. Ensure that the form and structural integrity of the Protected Structure is retained in any redevelopment and that the relationship between the Protected Structure and any complex of adjoining buildings, designed landscape features, or views and vistas from within the grounds of the structure are respected.
- vi. Respect the special interest of the interior, including its plan form, hierarchy of spaces, architectural detail, fixtures and fittings and materials.
- vii. Ensure that new and adapted uses are compatible with the character and special interest of the Protected Structure.
- viii. Protect the curtilage of protected structures and to refuse planning permission for inappropriate development within the curtilage and attendant grounds that would adversely impact on the special character of the Protected Structure.
- ix. Protect and retain important elements of built heritage including historic gardens, stone walls, entrance gates and piers and any other associated curtilage features.
- x. Ensure historic landscapes and gardens associated with Protected Structures are protected from inappropriate development (consistent with NPO 17 of the NPF and RPO 9.30 of the RSES)

#### **11.4.1.5 Policy Objective HER11: Energy Efficiency of Protected Structures**

It is a Policy Objective to have regard to the Department of Environment, Heritage and Local Government's publication on 'Energy Efficiency in Traditional Buildings' (2010) and the Irish Standard IS EN 16883:2017 'Conservation of Cultural Heritage - Guidelines for Improving the Energy Performance of Historic Buildings' (2017) and any future advisory documents in assessing proposed works on Protected Structures.

#### **11.4.3.1 Policy Objective HER19: Protection of Buildings in Council Ownership**

It is a Policy Objective to:

- i. Continue to demonstrate best practice with regard to Protected Structures, Recorded Monuments and other elements of architectural heritage in the ownership and care of the Council.
- ii. Ensure any works are undertaken having regard to the Department of Culture, Heritage and the Gaeltacht 'Advice Series' publications on how best to carry out repairs and maintain historic buildings and ensure the use of specialist practitioners in the field of conservation.

## **8.0 Nature & Extent of the Proposed Development**

The nature and extent of the proposed development is outlined below. This description of the proposed works should be read in conjunction with the supporting drawings and reports. The proposed development will provide community facilities for local clubs and groups and ensure a long-term and sustainable use for the gate-lodge, a Protected Structure. The entrance will be enhanced with natural stone paving, planting and street furniture.

### **Changing Pavilion:**

A new changing pavilion building is proposed to the north of the existing gate-lodge. This will include two changing rooms with team storage areas, an accessible toilet and small plant rooms. The structure will be a high-quality modular unit with robust aluminium doors, skylights and external cedar cladding. It will include photo-voltaic panels on the roof.

### **Gate-Lodge:**

The gate-lodge will be faithfully restored for community usage. It will include meeting rooms, a small kitchenette and a toilet. The poorly constructed modern extension will be demolished so that the building can stand alone again in the parkland setting.

### **Entrance:**

The existing entrance will be enhanced with natural stone paving, appropriate planting, seating and other street furniture.

## **9.0 Architectural Heritage Impact Assessment Criteria:**

Assessment of consistency with statutory policies designations and guidelines contained within

- Dún Laoghaire-Rathdown County Development Plan 2022-2028
- *Architectural Heritage Protection Guidelines for Planning Authorities* (Department of Arts, Heritage and the Gaeltacht, 2011)

### **With Regard to:**

Impact on the special architectural, artistic and historical interest

## **9.1 Architectural Heritage Impact Assessment:**

The new changing pavilion building is proposed to the north-west of the existing gate-lodge, close to the north-western rear elevation of the gate lodge. The proposed location is sensitively sited and is appropriate as this north-western elevation is predominantly blank and was designed to face towards planting as shown on the historical maps. Unlike the front south-eastern elevation and side south-western elevation which were designed to be viewed from the entrance route and parkland, the rear elevation does not have decorative features.

The proposed changing pavilion building is single-storey, small in scale and of a modern contemporary design. The design is considered appropriate in terms of the proposed scale, mass, height, layout, and materials.

The changing pavilion building is a separate structure to the gate lodge allowing the form and structural integrity of the gate lodge to be retained. The important relationship between the gate

lodge and the gateway, entrance piers and gates is not impacted by the proposed development, due to the location of the pavilion to the north-west of the gate lodge.

The view to front façade of the gate lodge and to the gateway, entrance piers and gates from the entrance route is not negatively impacted by the proposed development. The view to the side south-western façade will be somewhat impacted when viewing the gate lodge from the west. This impact is mitigated by the small scale of the changing pavilion and its location. The windows and architectural features of the side south-western façade of the gate lodge are currently partially obscured by vegetation. As part of the repair works to the gate lodge this vegetation will be carefully removed revealing the original proportions and features of the side elevation.

The gate lodge will be sensitively restored for community use in accordance with best conservation practice and in accordance with the *Architectural Heritage Protection Guidelines for Planning Authorities* (Department of Arts, Heritage and the Gaeltacht, 2011).

The proposed community use of meeting rooms, a small kitchenette and a toilet is compatible with the character and special interest of the Protected Structure. The demolition of the poorly constructed modern extension will return the gate lodge to its original form and layout as an L-shaped building allowing the original form to be legible. Overall, the sensitive restoration and appropriate reuse of the gate lodge will ensure its protection and maintenance into the future.

The proposed natural stone paving, appropriate planting, seating and other street furniture to the historic entrance will be sensitively designed to be appropriate and to enhance the setting of the gateway, entrance piers and gates and the setting of the adjacent gate lodge. These important features of the entrance to the demesne will be carefully protected and retained.

Details of the proposed works to the gate lodge and the gateway entrance are to be developed in consultation with the Senior Architectural Conservation Officer.

## **10.0 Conservation Works Strategy**

### **Design Conservation Approach:**

The architectural and engineering approach addresses two objectives:

#### **1. Sensitive Restoration of the Gate Lodge for Community Use**

The guiding approach will be to retain all sound surviving architectural structure and fabric of note and repair these using current best practice conservation techniques.

#### **2. Integration of New Changing Pavilion**

Construct the new changing pavilion in a way that integrates with and is sympathetic to the existing structures and to the historic landscape context.

The methodology will adopt the following sequence in the assessment and development of the conservation works:

- Stabilise deteriorated historic materials and features
- Protect and maintain historic materials and features
- Repair (stabilise, consolidate, and conserve) historic materials and features
- Implement new Intervention in accordance with conservation best practice.

- All repair works are to be carried out in accordance with the *Architectural Heritage Protection Guidelines for Planning Authorities* (Department of Arts, Heritage and the Gaeltacht, 2011). Replacement of original historic fabric will only be considered where repair is not possible and will be with appropriate like-for-like materials.
- Careful removal of the vegetation to the walls and gutters particularly to the side south-western elevation.
- Repairs to the L-shaped pitched roofs of the gate lodge will be in a natural slate finish to match the existing.
- Repairs to the cast-iron rainwater goods, timber eaves and rafters will be with like-for-like materials. The use of traditional and compatible materials will be used for any repairs to ensure the historic fabric is not negatively impacted by any proposed works.
- The timber sliding sash windows will be retained and repaired by a specialist contractor with conservation expertise.
- Alterations and interventions will be executed to the highest conservation standards. All new work will relate sensitively to the fabric, scale, proportions, and design of the gate lodge.
- Original features of architectural and historic interest will be retained.
- The legibility of the original plan form will be retained and not compromised by any unsympathetic works.
- New work will be readily identifiable as such and will have minimal impact on the architectural character and interest of the gate lodge.
- All works will be carried out to high standards, under supervision of a qualified professional with specialised conservation expertise. On-site operatives/ contractors will have experience dealing with historic buildings.
- External fittings (such as meter boxes, security cameras, burglar alarms) will be sited to minimise their visual impact.
- Works to meet the requirements of the Building Regulations shall be guided by the principles of minimum intervention to the historic fabric. In considering proposals to meet Part M regard should be had to the Department of Arts, Heritage, and the Gaeltacht advice series 'Access: Improving the Accessibility of Historic Buildings and Places', (2011).
- Works to improve the energy efficiency of the gate lodge will have regard to the Department of Environment, Heritage and Local Government's publication on 'Energy Efficiency in Traditional Buildings' (2010) and the Irish Standard IS EN 16883:2017 'Conservation of Cultural Heritage - Guidelines for Improving the Energy Performance of Historic Buildings' (2017) and any future advisory documents in assessing proposed works on Protected Structures.
- Details of the proposed works to the gate lodge and the gateway entrance are to be developed in consultation with the Senior Architectural Conservation Officer.