



Conservation Research Analysis

Development at Kilgobbin Road, Kilgobbin, Co. Dublin

Architectural Heritage Impact Assessment

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IMPORTANT

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1. Introduction and Purpose of the Report

This report was prepared at the request of Kilgobbin Apartments Ltd. The purpose of the report is to evaluate the impact of proposed development works at lands adjacent to Riverside Cottage, Kilgobbin Road, Co. Dublin. The proposed development site does not contain a Protected Structure, but lies in proximity to a number of Protected Structures in the immediate area which are recorded on the 2022-2028 Dun Laoghaire-Rathdown County Development Plan Record of Protected Structures¹) as well as buildings recorded by the National Inventory of Architectural Heritage which are found within 250m of the proposed development site.



Fig.1: GoogleMaps aerial photograph showing the location of the proposed development site, with the redline boundary of the site outlined (courtesy of Downey).

2. Methodology and Limitations of Inspection

This site was inspected by the report author in June and July 2025 comprising visual assessment and recording of the site and environs including Protected Structures in the area, combined with a digital photographic record of relevant features. The assessment of historical significance followed NIAH guidelines², together with standard survey methodologies for historic buildings and relevant published and publicly available work³ as referenced in the main body of the report, while also considering the requirements of current planning guidelines⁴. Desktop research was undertaken using the resources of Trinity College Dublin, the Irish Architectural Archive, and other repositories and online information sources. A series of drawings of the proposed development were provided by Downey.

3. Architectural Background

The development site lies on the west side of Kilgobbin Road. The area takes its name from Kilgobbin (Cill Ghobáin) an ecclesiastical site established as early as the seventh century AD c.520m south-west of the proposed development site which was built on an east-west aligned ridge on the north slope of Three Rock Mountain near Stepside Village. The surrounding area had been settled since the Neolithic period onwards (4000–2500 BC) and the surrounding landscape contains Neolithic megalithic portal tombs⁵ and passage tombs⁶, Bronze Age

¹<http://www.dlrco.ie/sites/default/files/atoms/files/appendix4.pdf>.

² NIAH Handbook. Unpublished technical document prepared by the National Inventory of Architectural Heritage, Department of Environment, Heritage and Local Government.

³ A limited amount of historical research was undertaken using the resources of the Trinity College Dublin, the Trinity College Map Library, and published and unpublished works as referenced in the main body of the report.

⁴ Department of the Environment, Heritage and Local Government. (2004) *Architectural Heritage Protection: guidelines for planning authorities – guidance on Part IV of the Planning and Development Act 2000*. Dublin. Stationery Office.

⁵ Taylorsgrange (RMP DU022-033), Kiltiernan Domain (RMP DU026-019) Brennanstown (RMP DU026-007). See Ó Nualláin, S. (1983) 'Irish portal tombs: topography, siting and distribution'. *Journal of the Royal Society of Antiquaries of Ireland* 113, 75–105; Kytmanow, T. (2008) *Portal Tombs in the Landscape: the chronology, morphology and landscape setting of the portal tombs of Ireland, Wales and Cornwall*. BAR British Series 455: Oxford.

⁶ at Two Rock Mountain (RMP DU025-025) and Glencullen Mountain (RMP DU026-042001).

(2500-800BC) burial monuments including wedge tombs⁷, ring barrows⁸, as well as other forms of burials and settlement⁹. Archaeological investigations has also uncovered some evidence from the Iron Age (800BC-400AD) also¹⁰. An early medieval ecclesiastical site was established at Kilgobbin in the seventh century, and the church (Fig.2) was dedicated to a Saint Gobbán¹¹ (reputed nephew of Saint David of Wales). The cultural landscape changed the twelfth century with the arrival of continental monastic houses and the Anglo-Normans. Following the invasion by the Anglo-Normans in the late twelfth century, the Dublin area saw the redistribution of land and the introduction of the parish system. Richard fitz Gilbert (Strongbow) was confirmed Lord of Leinster by Henry II, and in turn granted sections of his lordship in return for rents and services. It is in this period of great upheaval, changes in political structures and land ownership that Kilgobbin passes to the Harold family, and Kilgobbin church first appears in historical records as 'Technabretnach' or the church of the Welshmen¹².



Fig.2: Kilgobbin Church, which gives its name to the area. The church was in use until 1826, and thereafter fell into ruin; and was conserved c.1983 by Dublin City Council. A twelfth century high cross (DU025-016011-, National Monument No.226) and bullaun stone (DU025-016012-) stand c.15m north of the graveyard wall.

During the medieval period, the area lay within what became known as the Pale (a series of fortified places and ditches intended to form the boundary of the area centered around Dublin under the control of the Crown in the later medieval period), and the medieval Pale Boundary included Kilgobbin Castle¹³ which lies adjacent to the proposed development site. The fourteenth century was a period of decline for the Anglo-Normans. Poor harvests, famine, war, the arrival of the Black Death in the 1340s and increasing integration between the Anglo-Normans and the Gaelic Irish all contributed to the gradual reduction of the area under the effective control of the Crown. This area centred around Dublin and became known as the 'English Pale'.

⁷ Kilmashogue (RMP DU025-007001) and Ballyedmonduff (RMP DU025-045)

⁸ Wallace, A. (2013) 'A Bronze Age ring ditch at Woodside'. In C. Corlett (ed.), *Unearthing the Archaeology of Dún Laoghaire-Rathdown*, 41. Dún Laoghaire-Rathdown County Council and the Heritage Council: Dublin.

⁹ Corlett, C. (1999) *Antiquities of Old Rathdown: the archaeology of south County Dublin and north County Wicklow*. Wordwell: Bray; Corlett, C. (2013) *Unearthing the Archaeology of Dún Laoghaire-Rathdown*. Dún Laoghaire-Rathdown County Council and the Heritage Council; Waddell, J. (1990) *The Bronze Age Burials of Ireland*. Galway University Press: Galway.

¹⁰ E,g, at Carrickmines – see the Carrickmines Castle Conservation Plan 2015-2025, Dun Laoghaire Rathdown County Council

¹¹ <https://www.logainm.ie/en/16641>

¹² Ó hÉailidhe, P. (1984) 'Decorated stones at Kilgobbin, County Dublin'. *Journal of the Royal Society of Antiquaries of Ireland* 114, 142-4.

¹³ The medieval Pale boundary runs from Kilgobbin Castle (c. 18m south of the proposed development site), for 2.6km ESE towards Carrickmines Castle (c. 2.6km), and recorded sections of the Pale ditch include a section extending east from Kilgobbin Castle (RMP DU026-121002), another(RMP DU026-087) along Ballyogan Stream, and another section (RMP DU026-115) c.500m to the east along the Jamestown/Ballyogan townland boundary Goodbody, R. (1993b) *Pale Ditch in South County Dublin*, *Archaeology Ireland* 7(3), 24-5.

The term comes from the latin *palus* or stake (modern words include palisade and impaling) and was also used in places outside Ireland to denote areas of English control. The Act of Marches and Margherly of 1488 defined the limits of the Pale boundary as stretching from Dundalk to Ardee, Co. Louth, to Athboy and Laracor, Co. Meath, and from Kilcock to Harristown and Ballymore, Co. Wicklow and then skirting the foot of the Dublin-Wicklow mountains (a Gaelic Irish stronghold throughout the medieval period) to terminate on the coast at Dalkey. The Pale boundary was defined by strategic fortifications such as Kilgobbin (Fig.3) and Carrickmines¹⁴ along its length, and by stretches of palisaded earthen ramparts and ditches¹⁵, fragments of which survive close to Carrickmines. The Pale boundary was not a continuous permanent fortified line of defence, but a flexible boundary which changed over time as lands were gained or lost from Crown control. The construction of the Pale 'ditch' was also accompanied by other initiatives such as the statute of 1429 which offered a £10 subsidy to build a stone castle¹⁶ – this was availed of in the building a stone tower at Jamestown in 1478¹⁷. Over three hundred medieval castles were built within the Pale, with the greatest density along the southern frontier at the foot of the Dublin-Wicklow mountains¹⁸. Surviving stone castles within Dún Laoghaire-Rathdown include 'Puck's Castle' and Kilgobbin Castle, both of which are also on the Pale boundary. The fortifications of the Pale also included market towns with defensible urban tower houses at Dalkey and Ardee, Co. Louth, and a number of Pale towns erected town walls and defences in the fifteenth century such as Kells in 1468 and Kilcullin in 1478. The Pale 'ditch', where it survives, is commonly an earthen bank with a ditch on either side. It has been argued that the Pale ditch at Jamestown was dug by the Walsh family 'to connect their castles at Kilgobbin and Carrickmines, which were some three kilometres apart'¹⁹.



Fig.3: Kilgobbin Castle (RMP DU025-017001) lies c.25m south of the proposed development site, and the west and south walls of the tower house stand to three stories.

¹⁴ Bolton, J. (2016) "Carrickmines Castle: a modern perspective on medieval fortifications", in Stanley, M. (ed.) *Above and Below – the archaeology of roads and light rail*. TII Heritage 3. Dublin. Transport Infrastructure Ireland. Pp.109-116.

¹⁵ Banks and ditches would not have been particularly effective at preventing an armed incursion, but were useful in thwarting cattle raiding which was an important aspect of Gaelic Irish society.

¹⁶ Berry, H.F.[ed] (1910) *Statute rolls of the parliament of Ireland, reign of Henry VI*. Dublin Pp.17, 33-5

¹⁷ Murphy, M. & Potterton, M. (2010) *The Dublin Region in the Middle Ages: Settlement, Land-use and Economy*. Dublin. Four Courts Press. P.268

¹⁸ O'Keefe, T. (1992) "Medieval frontiers and fortifications: the Pale and its evolution", in Aalen, F.H.A. & Whelan, K. [eds] *Dublin city and county: essays in honour of J.H. Andrews*. Dublin. Geography Publications. Pp.57-78

¹⁹ Carroll, E. (2001) "Ballyogan recycling park, Jamestown", in Bennett, I [ed] *Excavations 2001*. Bray. Wordwell. Pp.123-4



Fig.4: View of Kilgoben [Kilgobbin] Castle, 5 miles from Dublin [...] by Gabriel Beranger, c.1780-1800.

3.1 Historical Cartography & Aerial Photography: The site has remained a greenfield site since at least John Rocque's 1760 map of Dublin (Fig.5). The house was not named or depicted on the Down Survey map of Dublin c.1656-58 where the area was noted as church land, and with a castle which may depict the tower house of Kilgobbin Castle (DU025-017001). Taylor's 1816 map of Dublin shows the Ballyogan Stream and Kilgobbin Castle but again no development at the site. The first edition Ordnance Survey map of 1837 (Fig.6), the c.1853 Griffith's Valuation map (Fig.7) and on subsequent OS six-inch maps of 1908 and 1938 as well as the turn-of-the-century 25-inch map also show no development at the site.



Fig.5: Kilgobbin on John Rocques 1760 map of County Dublin showing the Ballyogan Stream and Kilgobbin Castle with the intervening area (the proposed development site) depicted as undeveloped land.



Fig.6: Detail from the 1837 Ordnance Survey first edition showing the proposed development site undeveloped, with the tower house of Kilgobbin Castle to the south, Thornberry and Castle Lodge immediately south of the site, and Kilgobbin Villa (unnamed) directly to the east on the east side of Kilgobbin Road.

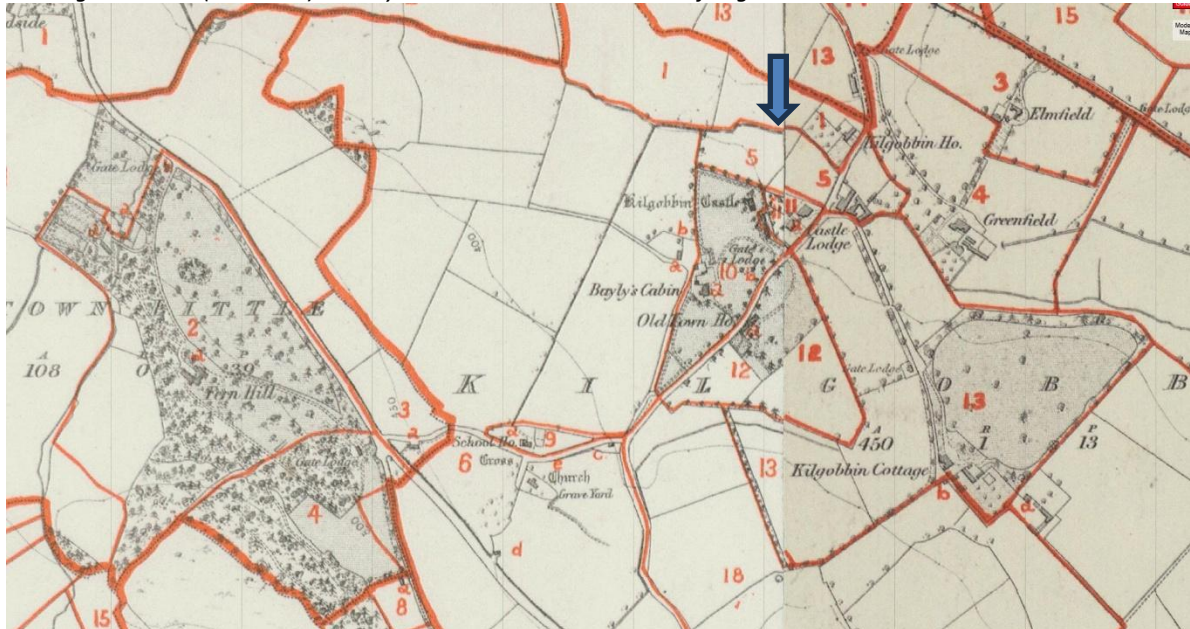


Fig.7: Griffith's Valuation map (valuation completed July 1853) showing the proposed development site (arrowed). The shaded area denote the demenses of individual properties – with the demense of Kilgobbin Castle extending to the southern boundary of the proposed development site.

Historic Ordnance Survey (OS) mapping shows no structures within the development site. The first edition OS of 1837 names Castle Lodge, Bayly's Lodge (now Kilgobbin Castle) and Greenfield House. Kilgobbin Villa is in place but not named. The 1871-5 OS map names Kilgobbin House north of the proposed development site, and Bayly's Castle has been renamed 'Kilgobbin Castle' with the late medieval tower house now acting as a romantic ruin within its demense. Thornberry House is named on the 1910 OS map, and the 1938 map shows no significant changes. The 1995 OS aerial photograph on the HEV shows 'Riverside Cottage' occupying the north-east corner of the field, and aerial imagery 1995-2025 shows no significant change to the proposed development site.

In summary, the proposed development site has been depicted as a undeveloped field on historic mapping, with 'Riverside Cottage' constructed in the north-east of the field prior to 1995.

3.2 Setting: The site lies on the west side of Kilgobbin Road, bounded by mature trees along its southern and western borders, by the Ballyogan Stream, hedgerow and modern development to the north, by 'Riverside Cottage' which abuts the north-east corner of the proposed development site, and with a roadside frontage on Kilgobbin Road formed of an ivy-covered traditional masonry wall with stile and metal farm gate.



Fig.8: View of Middle Abbeylands showing the access from Marino Terrace (left) and rear access from a laneway from Marino Avenue West (right).

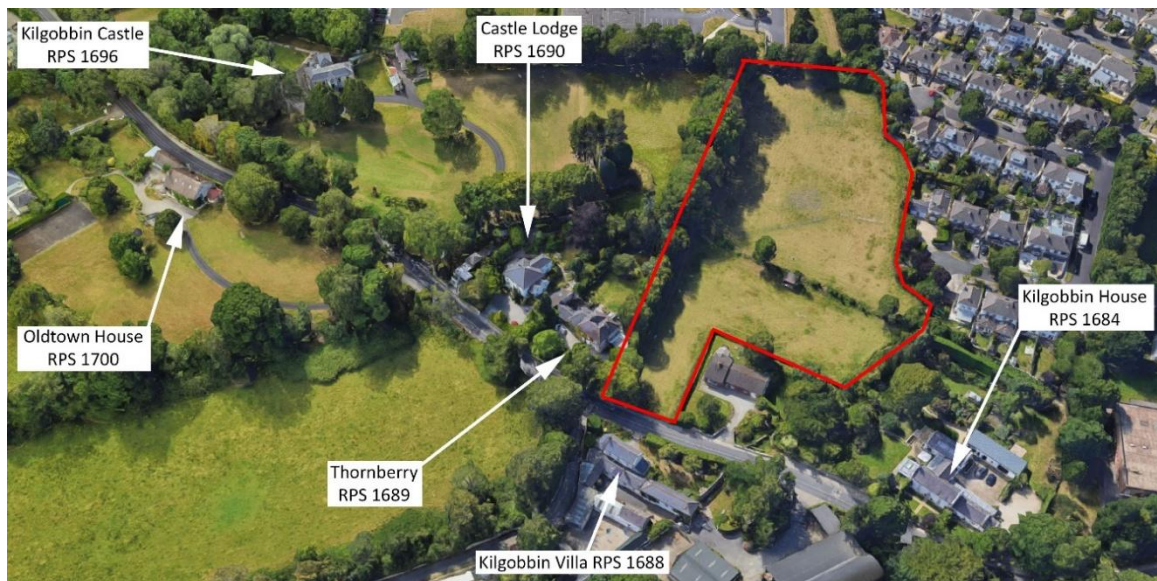


Fig.9: View of Middle Abbeylands from Marino Avenue East.



Fig.10: General view looking towards the site from the north on Kilgobbin Road.

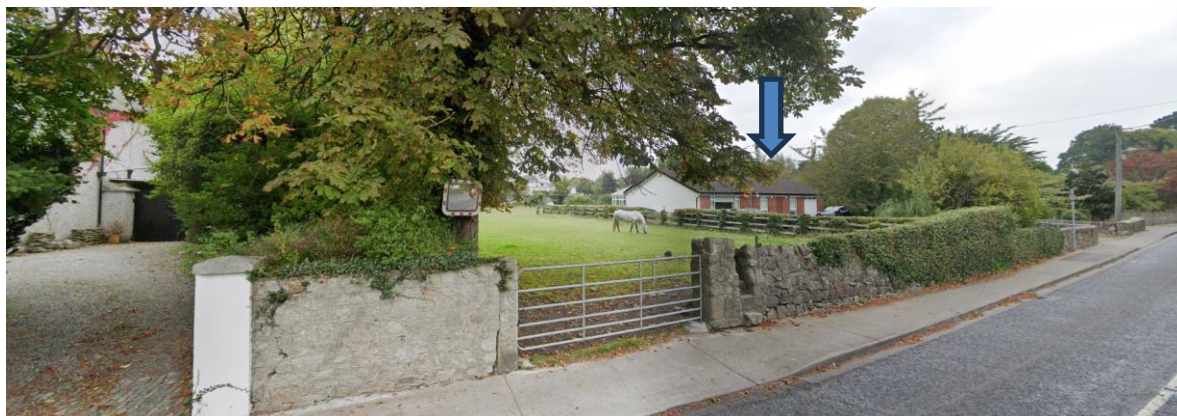


Fig.11: General view showing the gated entrance to the site with a stile, the twentieth century house known as 'Riverside Cottage' (arrowed) and the gate to Thornberry (RPS 1689) which lies adjacent to the site.



Fig.12: View from the south showing the entrance to Thornberry (RPS 1689, left), the roadside frontage of the proposed development site (in red), Kilgobbin Road leading north, Kilgobbin Villa (RPS 1688, arrowed) and the laneway to rear.



Fig.13: Detail of Fig.12 showing the masonry walls which characterise the local roads, and the limewashed farm building with corrugated iron roof. The boundary wall of Kilgobbin Villa (RPS 1688) is on the left.



Fig.14: The entrance to the proposed development site (red arrow) with roadside frontage formed by an ivy-covered traditional masonry wall. The boundary wall of Kilgobbin Villa (RPS No.1688) can be seen on the left, and Thornberry (RPS No.1689) can be seen (black arrow) partly screened by mature vegetation.

4. Description of the Proposed Development Site

The proposed development site lies on the west side of Kilgobbin Road (Figs.8-9) with the entrance facing Kilgobbin Villa (RPS No.1688) which lies c.10m east on the far side of Kilgobbin Road, with Thornberry (RPS No.1689) lying immediately adjacent to the site on the south, and with Castle Lodge (RPS No.1690) positioned immediately south of Thornberry. The grounds of Kilgobbin Castle (RPS No.1696) lies along the southern border of the proposed development site and contains a ruined late medieval tower house (DU025-017001-) which lies c.25m from the proposed development site. A number of other Protected Structures are found within c.250 of the proposed development site (see Fig.29 and Appendix 2).

The proposed development site consists of improved agricultural grasslands, separated from Kilgobbin Road by a traditional masonry wall with a stile, and with a farmyard gate leading to a trackway running along the southern boundary of the site. A field boundary lies within the field, and a farm structure is found in the northern part of the field. The field is bounded by a masonry wall on the east, mature trees along the southern and western boundaries, and with hedgerow and modern development to the north.



Fig.15 View from within the site looking east towards Kilgobbin Road and Kilgobbin Villa, with a stile (red arrow).



Fig.16: General view of the interior of the site.



Fig.17: View from within the site looking east towards Kilgobbin Road and Kilgobbin Villa.



Fig.18: View of the track running along the southern boundary of the site.



Fig.19: View of the internal field boundary and wooden gate structure/



Fig.20: Corrugated iron outbuilding in the northern part of the site.

4.1 Nearby Protected Structures: The southern border of the proposed development site lies adjacent to Thornberry (RPS No.1688) which is largely screened by mature vegetation (Figs.14,21), and the grounds of KIlgobbin Castle (RPS No.1696, Fig.22) which contains a ruined late medieval tower house (DU025-017001-) which was reused as a romantic ruin within the demesne of the Georgian House (Figs.23-24). Castle Lodge (RPS 1690, Fig.25) lies south of Thornberry, and Oldtown House (RPS No.1700, Fig.26 lies south along KIlgobbin Road). KIlgobbin Villa (RPS No.1688, Figs.15-16,27-28) overlooks the entrance to the proposed development site.

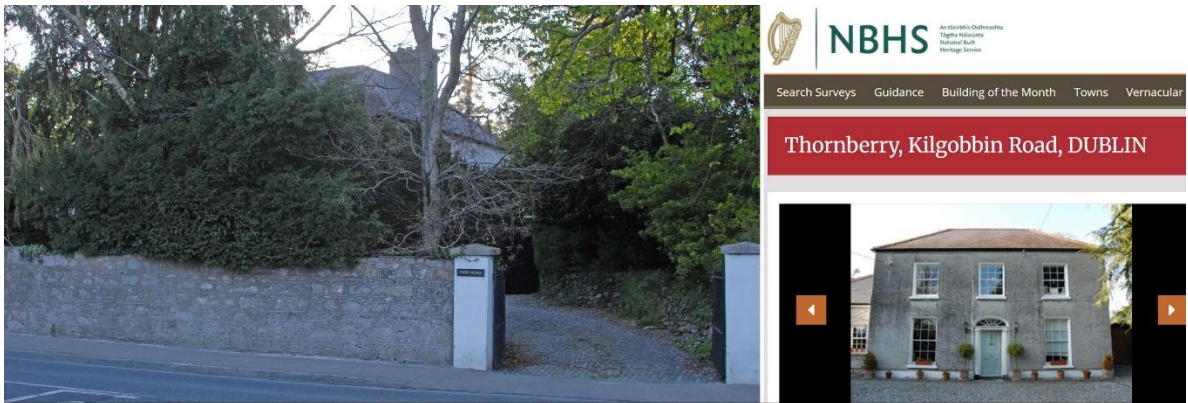


Fig.21: Thornberry (RPS No.1688) lies within its own grounds, and screened by mature vegetation.



Fig.22: KIlgobbin Castle (RPS No.1696) as viewed from the south-west end of the proposed development site.



Fig.23: Views of Kilgobbin Tower House (DU025-017001-) from Kilgobbin Road (left) and with a telescopic lens from within the proposed development site.



Fig.24: The tower house has partially collapsed and covered with invasive vegetation, and mature trees and vegetation provide screening between the grounds of Kilgobbin demesne and the proposed development site.



Fig.25: Castle Lodge (RPS No.1690) viewed from Kilgobbin Road.



Fig.26: Oldtown House (RPS No.1700) lies to the south-east of the development site (see Fig.9).



Fig.27: Kilgobbin Villa behind a traditional masonry wall.



Fig.28: Kilgobbin Villa.

5. Appraisal of the Impact of the Proposed Development

5.1 Assessment of Architectural Heritage Significance of the Site: The site itself contains only a small number of built features:

- The boundary wall on Kilgobbin Road which has a stile;
- A trackway along the southern border with timber gateposts at a field boundary;
- A corrugated iron shelter in the northern part of the field;
- 'Riverside Cottage', a 20th century house built prior to 1995²⁰.

None of the existing structures within the site form part of a Protected Structure, or part of the curtilage of a Protected Structure, or were previously considered of architectural heritage merit by the NIAH during their survey of this part of Dun Laoghaire-Rathdown.

The site lies adjacent to a number of Protected Structures, and further Protected Structures are found within 250m (Fig.29 & Appendix 2). The entrance to the site is overlooked by Kilgobbin Villa (RPS No.1688). The southern border of the proposed development site lies adjacent to Thornberry (RPS No.1688) which is largely screened by mature vegetation (Figs.14,21), and the grounds of Kilgobbin Castle (RPS No.1696, Fig.22) which contains a ruined late medieval tower house (DU025-017001-) which was reused as a romantic ruin within the demesne of the Georgian House (Figs.23-24). Castle Lodge (RPS 1690, Fig.25) lies south of Thornberry, and Oldtown House (RPS No.1700, Fig.26 lies south along Kilgobbin Road). Kilgobbin Villa (RPS No.1688, Figs.15-16,27-28) overlooks the entrance to the proposed development site.

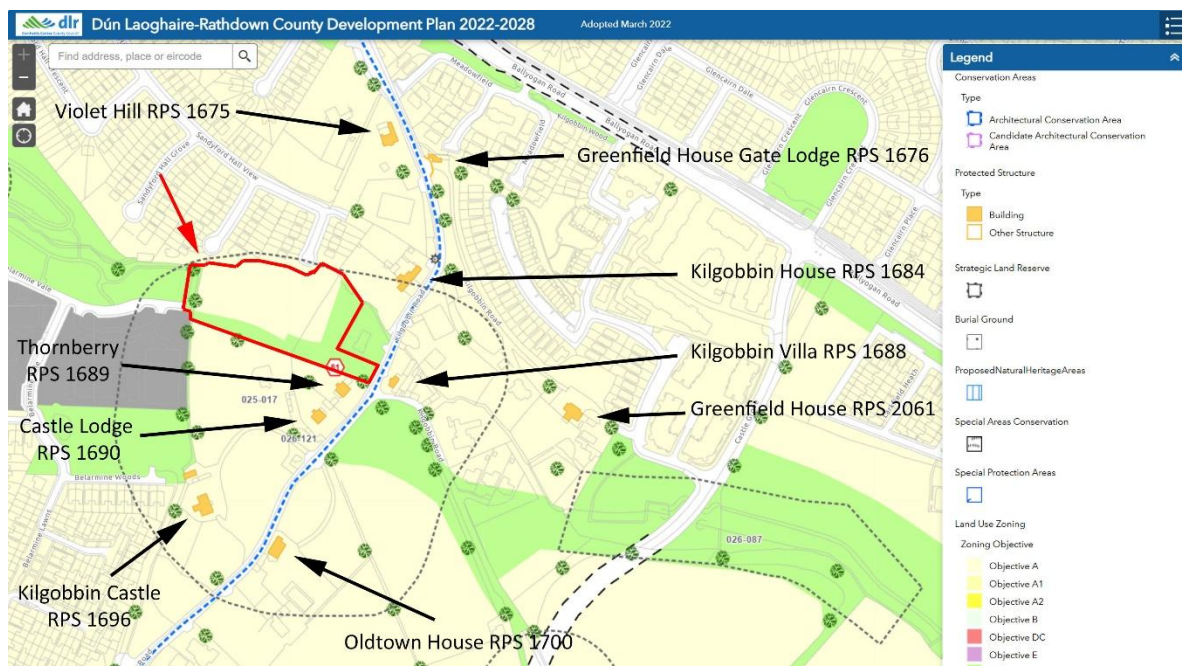


Fig.29: Annotated screenshot from the Dun Laoghaire-Rathdown County Development Plan 2022-2028 showing the location of the proposed development site (in red) and Protected Structures in the area.

The proposed development will not have a physical impact on the Protected Structures in the surrounding area as the development is entirely contained within its own redline boundary²¹. The architectural heritage appraisal and impact assessment is consequently focused on consideration of the potential impact of the development on the setting and special interest of the Protected Structures in the surrounding area.

²⁰ Riverside Cottage is outside the redline boundary of the proposed development, see Fig. 1.

²¹ As indicated on the plans and drawings prepared by Downey.

5.2 Nature of the Proposed Development: The proposed development is shown on the accompanying plans and drawings by Downey, and consists of:

“The proposed Large-Scale Residential Development (LRD) will provide 120 no. apartment units within 2 no. blocks ranging in height from 4- to 6-storeys. The development will consist of; Block A, consisting of 44 no. units (27 no. 1 bed (2-person), 13 no. 2 bed (3-persons), 1 no. 2 bed (4-persons) and 3 no. 3 bed (5-persons) of 4- to 5-storeys height and of Block B, consisting of 76 no. units (40 no. 1 bed (2-persons), 12 no. 2 bed (3-persons), 16 no. 2 bed (4-persons) and 8 no. 3 bed (4-persons) of 5- to 6-storeys height.

The proposed development will provide all associated public open space and play area, 54 no. car parking spaces including accessible parking and Electric Vehicle parking, 273 no. bicycle parking spaces, 3 no. motorcycle parking spaces, bin/waste store and a plant room at ground floor level, 1 no. detached ESB substation and 1 no. detached bicycle store for Block A residents. The proposed development will also provide for all associated site development and infrastructural works including foul and surface water drainage, roads, footpaths, landscaping, boundary treatment and a pedestrian and cycling pathway connecting Belarmine Vale and Kilgobbin Road. Vehicular access to the development will be via Belarmine Vale.”

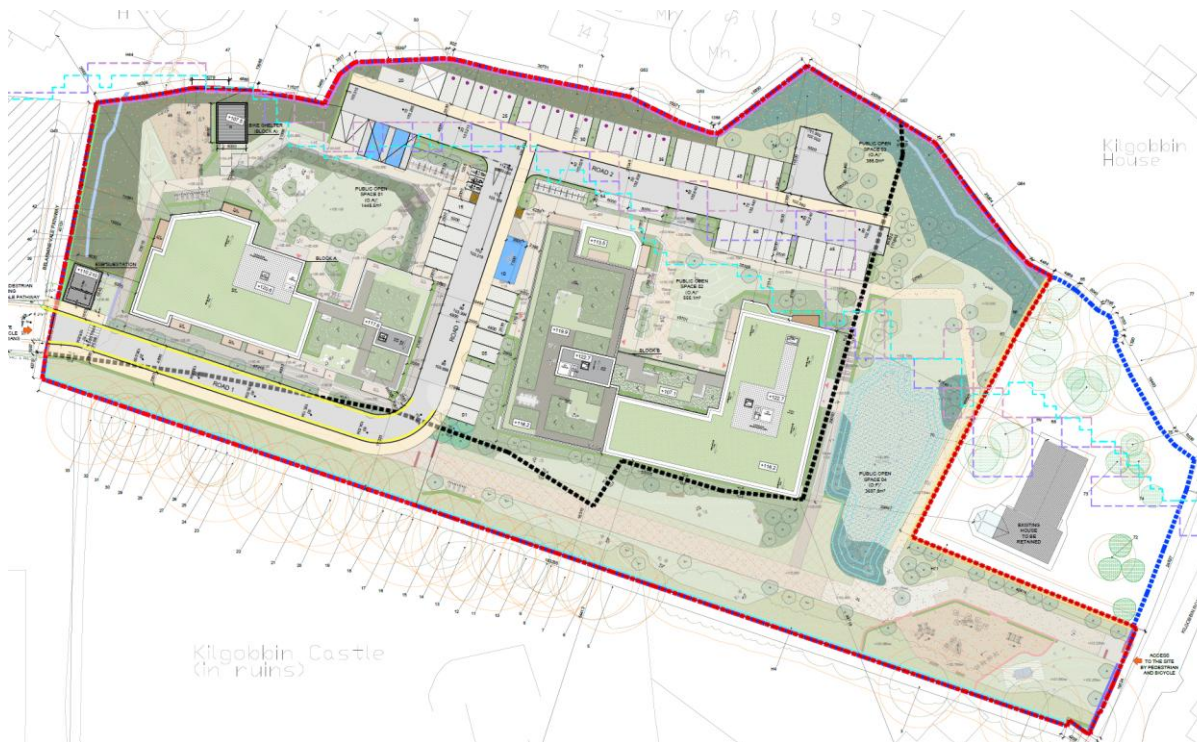


Fig.30: Overview of the proposed development, courtesy of Downey.

5.3 Assessment of Impact on Kilgobbin Villa RPS 1688: The proposed development is set back from the road, behind the existing structure of Riverside Cottage, and should not overlook or overshadow or detract from the setting and special interest of Kilgobbin Cottage. The villa is a roadside built, partly screened behind relatively high masonry walls. Views of the building from within the site and from along Kilgobbin Road should not change significantly on construction of the proposed development, and **should have no to negligible impact on the special interest of the Protected Structure.**



Fig.31: View of Kilgobbin Villa from within the proposed development site.

5.4 Assessment of Impact on Thornberry RPS 1689: Thornberry is set within its own grounds and screened by boundary walls and mature vegetation from views from Kilgobbin Road and from within the proposed development site (figs.14,21,32). Historic mapping indicates that the building was originally set within its own grounds and did not form part of the adjacent demesne of Kilgobbin Castle (Fig.7) The proposed development is set back from the southern boundary of the site and Thornberry with a new roadway laid in the approximate location of the existing track. The development **should have no to negligible impact on the special interest of the Protected Structure.**



Fig.32: View of Thornberry from within the proposed development site, screened by boundary walls and mature vegetation

5.5 Assessment of Impact on Castle Lodge RPS 1690: Castle Lodge is set within its own grounds and screened by boundary walls and mature vegetation from views from Kilgobbin Road, from Thornberry (which lies between it and the proposed development site, and is not visible from within the site. Historic mapping indicates that Castle Lodge was originally set within its own grounds and did not form part of the adjacent demesne of Kilgobbin Castle (Fig.7). The development **should have no to negligible impact on the special interest of the Protected Structure.**

5.6 Assessment of Impact on Kilgobbin Castle RPS 1696: The RPS record for the site includes both the Georgian House (originally 'Bayly's Cottage', now 'Kilgobbin Castle') and contains a ruined late medieval tower house (DU025-017001-) as a romantic ruin or folly in the northern part of the demesne c.25m from the southern

boundary of the proposed development site. The Georgian House is difficult to view from Kilgobbin Road due to the intervening high walls, fencing and mature vegetation, and is largely screened from views from within the development site by a line of mature and very tall deciduous trees which form the southern boundary of the site (Fig.22). Consequently, the development **should have no to negligible impact on the special interest of the Protected Structure**. The ruined tower house (Figs.23-24) is within the curtilage of the Protected Structure, but it is unclear whether this archaeological monument is also part of the Protected Structure, though it clearly forms an important part of its setting and special interest. The tower house stands c.25m from the southern boundary of the proposed development site. This boundary trees stand higher than the castle (Figs.33-36) and the treeline screens most of the proposed development site,. Occasional gaps (Fig.36) allow intermittent views and increases public awareness of the monument. **Views of the tower house should not detract from its special interest.**



Fig.33: Kilgobbin tower house viewed from within the development site, screened by trees.



Fig.34: Kilgobbin tower house viewed from within the development site.



Fig.35: Kilgobbin tower house viewed from within the development site.

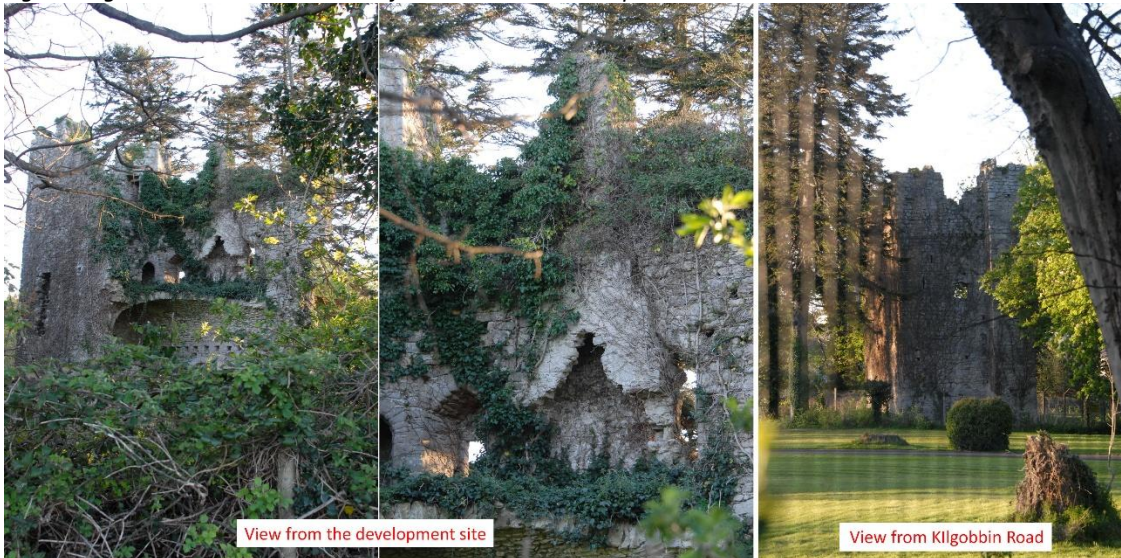


Fig.36: Kilgobbin tower house viewed from within the development site.

5.7 Assessment of Impact on other Protected Structures: In addition to the Protected Structures considered above, there are other historic buildings and structures on the RPS and recorded by the NIAH within 250m of the proposed development (Appendix 2). Lisieux House (RPS NO.1662), Greenfield House (RPS No.2061) and its Gate Lodge (RPS No. 1676) and Oldtown House (RPS No. 1700) are located in the Kilgobbin area, but have no line-of-sight or communication or link (modern or historic) with the proposed development site, and are visually screened from the proposed development by the local topography, intervening buildings and structures and mature vegetation. It is also clear from historic maps that some of these buildings were originally designed to be set within their own grounds and/or tall boundary walls and provided with woodland plantation as screening. The milestone (NIAH Ref. 6026004) is a feature of the Kilgobbin Road and should not be impacted by the proposed development. Violet Hill (RPS No. 1675 is screened by an existing building and vegetation along the Ballyogan Stream.

In summary, the proposed development should have no to negligible impact on the special interest of adjacent and nearby Protected Structures in the Kilgobbin Area.

Appendix 1 – Overview of Potential Impact on Protected Structures in the Kilgobbin Area

RPS No.	Site Name	Impact Assessment
1688	Kilgobbin Villa	The proposed development is set back from the road, behind the existing structure of Riverside Cottage, and should not overlook or overshadow or detract from the setting and special interest of Kilgobbin Cottage. The villa is a roadside built, partly screened behind relatively high masonry walls. Views of the building from within the site and from along Kilgobbin Road should not change significantly on construction of the proposed development, and should have no to negligible impact on the special interest of the Protected Structure.
1689	Thornberry	Thornberry is set within its own grounds and screened by boundary walls and mature vegetation from views from Kilgobbin Road and from within the proposed development site (figs.14,21,32). Historic mapping indicates that the building was originally set within its own grounds and did not form part of the adjacent demesne of Kilgobbin Castle (Fig.7) The proposed development is set back from the southern boundary of the site and Thornberry with a new roadway laid in the approximate location of the existing track. The development should have no to negligible impact on the special interest of the Protected Structure.
1690	Castle Lodge	Castle Lodge is set within its own grounds and screened by boundary walls and mature vegetation from views from Kilgobbin Road, from Thornberry (which lies between it and the proposed development site, and is not visible from within the site. Historic mapping indicates that Castle Lodge was originally set within its own grounds and did not form part of the adjacent demesne of Kilgobbin Castle (Fig.7). The development should have no to negligible impact on the special interest of the Protected Structure.
1696	Kilgobbin Castle (Bayly's Cabin)	The Georgian House (originally 'Bayly's Cottage', now 'Kilgobbin Castle') has a ruined medieval tower house (DU025-017001-) as a romantic ruin/folly in the northern part of the demesne c.25m from the southern boundary of the proposed development site. The Georgian House is difficult to view from Kilgobbin Road due to the intervening high walls, fencing and mature vegetation, and is largely screened from views from within the development site and consequently the development should have no to negligible impact on the special interest of the Protected Structure. The ruined tower house (Figs.23-24) forms an important part of the setting and special interest of the Protected Structure. Occasional gaps (Fig.36) allow intermittent views and increases public awareness of the monument. Views of the tower house should not detract from its special interest.
1700	Oldtown House	Other historic buildings and structures on the RPS and recorded by the NIAH within 250m of the proposed development (Appendix 2) include Lisieux House (RPS No.1662), Greenfield House (RPS No.2061) and its Gate Lodge (RPS No. 1676) which are located in the Kilgobbin area, but have no line-of-sight or communication or link with the proposed development site, and are visually screened from the proposed development by the local topography, intervening buildings and structures and mature vegetation. Historic maps show some of these buildings originally designed to be set within their own grounds and/or tall boundary walls and provided with woodland plantation as screening. The milestone (NIAH Ref. 6026004) feature of Kilgobbin Road should not be impacted by the proposed development. Violet Hill (RPS No. 1675 is screened by an existing building and vegetation along the Ballyogan Stream. Consequently, the development should have no to negligible impact on the special interest of these Protected Structures.
1684	Kilgobbin House	
1662	Lisieux Hall	
1675	Violet Hill	
1676	Greenfield House Gate Lodge	
2061	Greenfield House	

Appendix 2 – RPS, NIAH & SMR Sites within 250m of the Proposed Development Site

RPS No.	Site Name	Address	NIAH Ref.	SMR Ref.	Distance from Site
1662	Lisieux Hall ²²	Murphystown Road	60260006	-	c.340m north
1675	Violet Hill	Kilgobbin Road	60260005	-	c.130m north
1676	Greenfield House Gate Lodge	Kilgobbin Road	60260007	-	c.140m north
1684	Kilgobbin House	Kilgobbin Road	60260003	-	c.40m north
1688	Kilgobbin Villa	Kilgobbin Road	60260008	-	c.10m east
1689	Thornberry	Kilgobbin Road	60260002	-	c.10m south
1690	Castle Lodge	Kilgobbin Road	60260001	-	c.30m south
1696	Kilgobbin Castle (Bayly's Cabin)	Kilgobbin Road	60260011	-	c.150m south
1700	Oldtown House	Kilgobbin Road	-	DU025-017002	c.180m south
2061	Greenfield House	Clay Farm, Kilgobbin	60260006	-	c.180m east
-	Milestone	Kilgobbin Road	60260004	-	c.80m north
-	Kilgobbin Castle	Kilgobbin Road	-	DU025-017001	c.25m
-	Pale Ditch – linear earthwork ²³	Kilgobbin Road	-	DU025-017002	c.25m

²² Later Cottage Park or Park Cottage, originally Lilliput on the first edition Ordnance Survey map.

²³ The SMR record on the HEV notes: "Goodbody (1993, 25-32) suggests that the Pale Ditch may have run through Kilgobbin. He indicates that a lane which runs off Kilgobbin road to Kilgobbin cottage was a bank in the early eighteenth century, which followed the line of a Pale ditch which it replaced".

NIAH Description & Appraisal of Kilgobbin Castle (Bayly's Cabin), Kilgobbin Road		
Rating	Categories of Special Interest	Date
Regional	Architectural, Artistic	1887 - 1909
<p>Description - Detached five-bay single-storey over part raised basement house, extant 1909, on a cruciform plan centred on single-bay single-storey gabled projecting porch; single-bay (single-bay deep) full-height central return (west). Hipped slate roof on a cruciform plan centred on pitched (gabled) slate roof (porch), clay ridge tiles, rendered, ruled and lined chimney stacks having stringcourses below moss-covered capping supporting terracotta or yellow terracotta octagonal pots, rooflights to rear (west) pitch, timber bargeboards to gable on timber purlins with timber finial to apex, and cast-iron rainwater goods on timber eaves boards on paired timber consoles. Rendered, ruled and lined walls. Square-headed central door opening approached by flight of nine cut-granite steps with cut-granite step threshold, and moulded surround framing glazed timber panelled double doors. Round-headed window openings ("cheeks") with cut-granite sills, and concealed dressings with hood mouldings framing fixed-pane timber fittings. Square-headed window openings with cut-granite sills, and rendered "bas-relief" surrounds (basement) or moulded rendered surrounds (ground floor) framing three-over-three (basement) or one-over-one (ground floor) timber sash windows. Interior including (ground floor): central vestibule; square-headed door opening into hall with timber panelled double doors having overlight; hall retaining carved timber surrounds to door openings framing timber panelled doors; and carved timber surrounds to door openings to remainder framing timber panelled doors with carved timber surrounds to window openings framing timber panelled shutters. Set in landscaped grounds with margined rock faced granite ashlar piers to perimeter having margined rock faced cut-granite capping.</p> <p>Appraisal - A villa-like house representing an integral component of the late nineteenth-century domestic built heritage of south County Dublin with the architectural value of the composition, one potentially retaining the basis of the earlier "Bayly's Cabin" occupied by Emanuel James Bayly (d. 1887) 'late of Bayly's Cabin Kilboggin County Dublin' (Calendars of Wills and Administrations 1887, 28), suggested by such attributes as the "top entry" plan form centred on an expressed porch; and the monolithic timber work embellishing the roofline. Having been well maintained, the elementary form and massing survive intact together with substantial quantities of the original fabric, both to the exterior and to the interior where contemporary joinery; chimneypieces; and plasterwork refinements, all highlight the artistic potential of the composition. Furthermore, adjacent outbuildings (extant 1909); and a ruined gate lodge (extant 1837), all continue to contribute positively to the group and setting values of a self-contained ensemble making a pleasing visual statement in a sylvan street scene.</p>		

Table A1 : NIAH appraisal of (dated 23/11/2012). NIAH Ref. No. 60250011²⁴.

NIAH Description & Appraisal of Castle Lodge, Kilgobbin Road		
Rating	Categories of Special Interest	Date
Regional	Architectural, Artistic	1800 - 1837
<p>Description - Detached three-bay (two-bay deep) two-storey house, extant 1837, on a T-shaped plan with single-bay (single-bay deep) two-storey central return (west). Renovated. Replacement hipped slate roof on a T-shaped plan centred on hipped slate roof (west) with clay ridge tiles, rendered chimney stack on axis with ridge having shallow capping supporting yellow terracotta pots, and uPVC rainwater goods on timber eaves boards on box eaves. Roughcast walls bellcast over rendered plinth. Segmental-headed central door opening with cut-granite step threshold, timber doorcase with panelled pilasters supporting lead-covered "Cyma Recta" or "Cyma Reversa" cornice on "Acanthus"-detailed consoles, and concealed dressings framing timber panelled door having fanlight. Square-headed window openings with cut-granite sills, and concealed dressings framing replacement two-over-two timber sash windows. Set back from line of road in landscaped grounds with rendered, ruled and lined piers to perimeter having cut-granite shallow pyramidal capping supporting cast-iron double gates.</p> <p>Appraisal - A house representing an integral component of the early nineteenth-century domestic built heritage of south County Dublin with the architectural value of the composition, one rooted firmly in the contemporary late Georgian fashion, suggested by such attributes as the compact plan form centred on a Classically-detailed doorcase not only demonstrating good quality workmanship, but also showing a simple radial fanlight; and the diminishing in scale of the openings on each floor producing a graduated visual impression. Having been well maintained, the elementary form and massing survive intact together with substantial quantities of the original or sympathetically replicated fabric, both to the exterior and to the interior, thus upholding the character or integrity of a house forming part of a self-contained group alongside the adjacent Thornberry (see 60260002) with the resulting ensemble making a pleasing visual statement in a sylvan street scene.</p>		

²⁴ <https://www.buildingsofireland.ie/buildings-search/building/60250011/kilgobbin-castle-kilgobbin-road-dublin>

Table A2: NIAH appraisal of (dated 22/12/2012). NIAH Ref. No. 60260001²⁵.

NIAH Description & Appraisal of Thornberry, Kilgobbin Road		
Rating	Categories of Special Interest	Date
Regional	Architectural, Artistic	1800 - 1837
<p>Description - Detached three-bay (two-bay deep) two-storey house, extant 1837, on a square plan. Renovated. Hipped slate roof on a U-shaped plan with terracotta ridge tiles, paired rendered chimney stacks on axis with ridge having stringcourses below capping supporting yellow terracotta pots, and cast-iron rainwater goods on rendered cut-granite eaves retaining cast-iron octagonal hoppers and downpipes. Roughcast walls bellcast over rendered plinth. Segmental-headed central door opening with cut-granite step threshold, timber doorcase with engaged fluted columns supporting lead-covered "Cyma Recta" or "Cyma Reversa" cornice on flush beaded or panelled frieze, and concealed dressings framing timber panelled door having fanlight. Square-headed window openings with cut-granite sills, and concealed dressings framing replacement six-over-six timber sash windows. Set back from line of road in landscaped grounds with rendered piers to perimeter having cut-granite shallow pyramidal capping supporting wrought iron double gates.</p> <p>Appraisal - A house representing an integral component of the early nineteenth-century domestic built heritage of south County Dublin with the architectural value of the composition, one rooted firmly in the contemporary late Georgian fashion, suggested by such attributes as the compact plan form centred on a Classically-detailed doorcase not only demonstrating good quality workmanship, but also showing a simple radial fanlight; and the diminishing in scale of the openings on each floor producing a graduated visual impression. Having been well maintained, the elementary form and massing survive intact together with substantial quantities of the original or sympathetically replicated fabric, both to the exterior and to the interior, thus upholding the character or integrity of a house forming part of a self-contained group alongside the adjacent Castle Lodge (see 60260001) with the resulting ensemble making a pleasing visual statement in sylvan street scene.</p>		

Table A3: NIAH appraisal of (dated 21/12/2012). NIAH Ref. No. 60260002²⁶.

NIAH Description & Appraisal of Kilgobbin (Kilgobbin Villa), Kilgobbin Road		
Rating	Categories of Special Interest	Date
Regional	Architectural, Artistic	1800 - 1837
<p>Description - Detached three-bay two-storey house, extant 1837, on a rectangular plan centred on single-bay single-storey gabled projecting glazed porch to ground floor; three-bay two-storey rear (east) elevation. Pitched slate roof with terracotta ridge tiles, cut-granite coping to gables with red brick Running bond chimney stacks to apexes having stepped capping supporting terracotta or yellow terracotta tapered pots, and replacement uPVC rainwater goods on rendered cut-granite eaves retaining cast-iron octagonal or ogee hoppers and downpipes. Rendered, ruled and lined wall (ground floor); roughcast surface finish (first floor); rendered, ruled and lined surface finish to side elevations with roughcast surface finish to rear (east) elevation. Segmental-headed central door opening into house with glazed terracotta tiled threshold, timber doorcase with panelled pilasters on padstones supporting "Cyma Recta"- or "Cyma Reversa"-detailed cornice, and concealed dressings framing timber panelled door having fanlight. Square-headed window openings with cut-granite sills, and concealed dressings framing eight-over-eight timber sash windows. Set back from line of road in landscaped grounds with cut-granite octagonal piers to perimeter having pyramidal capping supporting flat-iron gate.</p> <p>Appraisal - A house representing an integral component of the early nineteenth-century domestic built heritage of south County Dublin with the architectural value of the composition, one rooted firmly in the contemporary late Georgian fashion, suggested by such attributes as the compact rectilinear plan form centred on a Classically-detailed doorcase not only demonstrating good quality workmanship, but also showing a simplified "peacock tail" fanlight; and the diminishing in scale of the openings on each floor producing a graduated visual impression. Having been well maintained, the elementary form and massing survive intact together with substantial quantities of the original or sympathetically replicated fabric, both to the exterior and to the interior, thus upholding the character or integrity of a house making a pleasing visual statement in a sylvan street scene.</p>		

Table A4: NIAH appraisal of (dated 21/03/2013). NIAH Ref. No. 60260008²⁷.

²⁵ <https://www.buildingsofireland.ie/buildings-search/building/60260001/castle-lodge-kilgobbin-road-dublin>

²⁶ <https://www.buildingsofireland.ie/buildings-search/building/60260002/thornberry-kilgobbin-road-dublin>

²⁷ <https://www.buildingsofireland.ie/buildings-search/building/60260008/kilgobbin-kilgobbin-road-dublin>

NIAH Description & Appraisal of Greenfield House, Kilgobbin Road ²⁸		
Rating	Categories of Special Interest	Date
Regional	Architectural, Artistic, Historical, Social	1890 - 1910
<p>Description - Detached three-bay two-storey over basement house, extant 1901, on a T-shaped plan with single-bay (single-bay deep) full-height central return (south). Pitched slate roof on a T-shaped plan centred on pitched (gabled) slate roof with terracotta ridge tiles, rendered chimney stacks having "Cyma Recta"- or "Cyma Reversa"-detailed cornice capping supporting terracotta tapered pots, timber bargeboards to gables on timber purlins, and replacement uPVC rainwater goods on timber eaves boards on exposed timber rafters retaining cast-iron downpipes. Roughcast walls on cut-granite chamfered cushion course on rendered plinth with "timber frame" surface finish to gables; slate hung surface finish (south). Square-headed off-central door opening with timber mullions supporting timber transom, and concealed dressings framing glazed timber panelled double doors having sidelights on panelled risers below overlight. Square-headed window openings (first floor) with cut-granite sills, and red brick block-and-start surrounds framing timber casement windows. Square-headed window openings (remainder) with cut-granite sills, and concealed dressings framing six-over-six or one-over-one (first floor) timber sash windows. Set in landscaped grounds with cut-granite piers to perimeter having stringcourses below pyramidal capping supporting replacement cast-iron double gates.</p> <p>Appraisal - A house representing an important component of the nineteenth-century domestic built heritage of south County Dublin with the architectural value of the composition, one potentially repurposing portions of an earlier house (extant 1837) marked on the first edition of the Ordnance Survey (published 1843), suggested by such attributes as the compact plan form centred on a pillared veranda; the diminishing in scale of the openings on each floor producing a graduated tiered visual effect with the principal "apartments" or reception rooms defined by bay windows; and the "faux" medieval timber work embellishing the roofline. Having been well maintained, the elementary form and massing survive intact together with substantial quantities of the original fabric, both to the exterior and to the interior, including a partial slate hung surface finish, thus upholding the character or integrity of the composition. Furthermore, an adjacent coach house (extant 1909); and a nearby gate lodge (see 60260007), all continue to contribute positively to the group and setting values of a diminished estate having historic connections with the Phenix family including James Edward Phenix (1837-1910) 'of Greenfield Sandyford Kilgobbin' (Calendars of Wills and Administrations 1876, 621; cf. 60260011); and the Manly family including Arthur Reginald John Dalrymple Manly (1866-1941), 'Member of Dublin Stock Exchange' (NA 1901); and his sons Lieutenant Eric Cecil John Manly (1896-1917) and Lieutenant-Colonel Lawrence Arthur Manly (1899-1942), casualties of the First World War and the Second World War respectively.</p>		

Table A5: NIAH appraisal of (dated 18/02/2013). NIAH Ref. No. 60260006²⁹.

NIAH Description & Appraisal of Kilgobbin House, Kilgobbin Road		
Rating	Categories of Special Interest	Date
Regional	Architectural, Artistic, Historical, Social	1700 - 1837
<p>Description - Detached three-bay two-storey house, extant 1837, on a T-shaped plan with single-bay (single- or two-bay deep) full-height central return (west). Renovated, 2009. Pitched slate roof on a T-shaped plan centred on pitched slate roof (west) with clay ridge tiles, cut-granite coping to gables with roughcast chimney stacks to apexes having rendered rounded capping supporting terracotta or yellow terracotta tapered pots, and cast-iron rainwater goods on roughcast eaves retaining cast-iron hoppers and downpipes. Roughcast walls. Round-headed central door opening with cut-granite threshold supporting cast-iron bootscrapers, cut-granite doorcase with panelled pilasters supporting archivolt centred on keystone, and concealed dressings framing replacement glazed timber panelled door having fanlight. Square-headed window openings with cut-granite sills, and concealed dressings framing eight-over-eight (ground floor) or six-over-six (first floor) timber sash windows with six-over-six timber sash windows to rear (west) elevation. Interior including (ground floor): central hall retaining carved timber surrounds to door openings framing timber panelled doors; and carved timber surrounds to door openings to remainder framing timber panelled doors with timber panelled shutters to window openings. Set back from line of road in landscaped grounds with cut-granite tapered piers to perimeter having pyramidal capping supporting cast-iron gate.</p> <p>Appraisal - A house representing an important component of the domestic built heritage of south County Dublin with the architectural value of the composition, 'a charming late Georgian house [which] may incorporate an earlier</p>		

²⁸ "A property apparently of little significance until the arrival of John Milner, patent lamp and lustre manufacturer, oil and candle merchant, ornamental brass-founder and gas-fitter, whose improvements included the addition of two gate lodges". Dean, J.A.K. (2016) *The gate lodges of Leinster: a gazetteer*. Dublin. Wordwell. P.112

²⁹ <https://www.buildingsofireland.ie/buildings-search/building/60260006/greenfield-house-kilgobbin-road-dublin>

structure' (Pearson 1998, 319), suggested by such attributes as the compact plan form centred on a Classically-detailed doorcase not only demonstrating good quality workmanship in a silver-grey granite, but also showing a pretty fanlight; the somewhat disproportionate bias of solid to void in the massing compounded by the diminishing in scale of the centralised openings on each floor producing a graduated tiered visual effect; and the high pitched roofline. Having been well maintained, the elementary form and massing survive intact together with substantial quantities of the original or sympathetically replicated fabric, both to the exterior and to the interior, thus upholding the character or integrity of a house having historic connections with Daniel O'Connell FitzSimon (1872-1948) of Glencullen House (see 60250027).

Table A6: NIAH appraisal of (dated 17/02/2015). NIAH Ref. No. 60260003³⁰.

NIAH Description & Appraisal of a Milestone, Kilgobbin Road		
Rating	Categories of Special Interest	Date
Regional	Architectural, Artistic	1844 - 1909
Description - Freestanding inscribed cut-granite milestone, extant 1909. Road fronted on concrete footpath.		
Appraisal - A weathered milestone making a pleasing, if largely inconspicuous visual statement in a sylvan street scene.		

Table A7: NIAH appraisal of (dated 18/02/2013). NIAH Ref. No. 60260004³¹.

NIAH Description & Appraisal of Violet Hill, Kilgobbin Road		
Rating	Categories of Special Interest	Date
Regional	Architectural, Artistic, Historical, Social	1844 - 1901
Description - Detached three-bay two-storey medical officer's house, occupied 1901, on a T-shaped plan centred on single-bay two-storey breakfront; two-bay two-storey side elevations with three-bay two-storey rear (north) elevation. Hipped slate roof on a U-shaped plan centred on hipped slate roof with clay ridge tiles, red brick Running bond chimney stacks on axis with ridge having corbelled stepped capping supporting terracotta pots, and replacement uPVC rainwater goods on timber eaves boards on box eaves. Rendered, ruled and lined walls on rendered plinth. Square-headed central door opening approached by two cut-granite steps with cut-granite step threshold, and moulded surround framing timber panelled door having overlight. Square-headed flanking window openings with cut-granite sills, and moulded surrounds framing one-over-one timber sash windows. Square-headed window openings with cut-granite sills, and moulded surrounds framing one-over-one timber sash windows. Square-headed central door opening to rear (north) elevation with concealed dressings framing timber boarded or tongue-and-groove timber panelled door. Square-headed flanking window openings with cut-granite sills, and concealed dressings framing two-over-two timber sash windows. Square-headed window openings with cut-granite sills, and concealed dressings framing six-over-six timber sash windows. Set in landscaped grounds with rendered piers to perimeter having finial-topped pyramidal capping supporting replacement mild steel double gates.		
Appraisal - A house representing an integral component of the late nineteenth-century domestic built heritage of south County Dublin with the architectural value of the composition suggested by such attributes as the compact plan form centred on an expressed breakfront; and the very slight diminishing in scale of the openings on each floor producing a feint graduated visual impression. Having been well maintained, the elementary form and massing survive intact together with substantial quantities of the original fabric, both to the exterior and to the interior, thus upholding the character or integrity of a house having historic connections with a succession of medical officers including Dr. William Brittain MacKay (1856-1927), 'Physician and Surgeon [and] Member of Royal College of Physicians and Royal College of Surgeons' (NA 1901; NA 1911).		

Table A8: NIAH appraisal of (dated 18/02/2013). NIAH Ref. No. 60260005³².

NIAH Description & Appraisal of Lisieux Hall, Murphystown Road		
Rating	Categories of Special Interest	Date
Regional	Architectural, Artistic, Historical, Social	1844 - 1866
Description - Detached six-bay two-storey house, extant 1866, on a H-shaped plan originally six-bay single-storey over part raised basement with single-bay two-storey pedimented advanced end bays centred on (single-storey) prostyle pentastyle portico to ground floor; two-bay two-storey side elevations. Occupied, 1911. Pitched slate roof on a H-shaped plan with clay ridge tiles, rendered chimney stacks on axis with ridge centred on rendered chimney stack on		

³⁰ <https://www.buildingsofireland.ie/buildings-search/building/60260003/kilgobbin-house-kilgobbin-road-dublin>

³¹ <https://www.buildingsofireland.ie/buildings-search/building/60260004/kilgobbin-road-dublin>

³² <https://www.buildingsofireland.ie/buildings-search/building/60260005/violet-hill-kilgobbin-road-dublin>

moulded cushion course on rendered base having dentilated "Cyma Recta"- or "Cyma Reversa"-detailed cornice capping supporting terracotta tapered pots, and cast-iron rainwater goods on dentilated "Cyma Recta"- or "Cyma Reversa"-detailed cornice retaining cast-iron downpipes. Rendered channelled walls (ground floor); rendered, ruled and lined surface finish (first floor) on chamfered cushion course with rusticated quoins to corners supporting dentilated "Cyma Recta"- or "Cyma Reversa"-detailed open bed pediments. Square-headed window openings in bipartite arrangement (ground floor) with cut-granite sills, timber mullions, and channelled voussoirs framing four-over-six timber sash windows. Square-headed window openings in bipartite arrangement (first floor) with cut-granite sills, timber mullions, and concealed dressings framing one-over-one timber sash windows. Square-headed window openings in tripartite arrangement (end bays) with cut-granite sills, timber mullions, and rendered surrounds with pilasters supporting segmental pediments on consoles framing one-over-one timber sash windows. Set in landscaped grounds.

Appraisal - A house representing an important component of the domestic built heritage of south County Dublin with the architectural value of the composition, one showing the appearance of a modified "top entry" villa, confirmed by such attributes as the symmetrical or near-symmetrical footprint centred on a later pillared portico; the bipartite glazing patterns with the principal "apartments" or reception rooms defined by Classically-detailed tripartite glazing patterns; and the pedimented roofline. Having been well maintained, the elementary form and massing survive intact together with substantial quantities of the original fabric, both to the exterior and to the interior where contemporary joinery; and decorative plasterwork enrichments, all highlight the artistic potential of a house having historic connections with Sir Francis Xavier Frederick MacCabe (1834-1914), 'Physician [and] Retired Civil Servant late of Park Cottage Sandyford County Dublin' (Calendars of Wills and Administrations 1914, 384); and William Bernard MacCabe (1864-1938), engineer later of Calcutta and Australia (DIA).

Table A9: NIAH appraisal of (dated 27/02/2013). NIAH Ref. No. 60230006³³.

NIAH Description & Appraisal of Greenfield House Gate Lodge, Kilgobbin Road ³⁴		
Rating	Categories of Special Interest	Date
Regional	Architectural	1810 - 1815
<p>Description - Detached three-bay single-storey double-pile gate lodge, built 1813, on a rectangular plan originally three-bay single-storey single-pile. "Restored" to accommodate occasional use. Hipped double-pile (M-profile) slate roof with clay ridge tiles centred on rendered cut-granite chimney stack having stringcourse below moss-covered capping supporting terracotta tapered pot, and replacement uPVC rainwater goods on box eaves. Part repointed granite ashlar walls with cut-granite flush quoins to corners. Tudor-headed central door opening with cut-granite surround framing replacement glazed timber panelled door. Square-headed flanking window openings in camber- or segmental-headed recesses with cut-granite sills, and rendered "bas-relief" surrounds framing timber casement windows. Set back from line of road at entrance to grounds of Greenfield House.</p> <p>Appraisal - A gate lodge contributing positively to the group and setting values of the Greenfield House estate with the architectural value of the composition, 'a fine example in typical melded styles of its time' (Dean 2016, 112), suggested by such attributes as the compact rectilinear plan form centred on a restrained doorcase; and the construction in a silver-grey granite demonstrating good quality workmanship. Having been well maintained, the elementary form and massing survive intact together with quantities of the original or sympathetically replicated fabric, thus upholding the character or integrity of a gate lodge making a pleasing visual statement in a sylvan street scene.</p>		

Table A9: NIAH appraisal of (dated 20/11/2012). NIAH Ref. No. 60230007³⁵.

RMP/SMR DU025-017001- : Castle - tower house : KILGOBBIN
<p>Description - This impressive tower house stands in private ground at the foot of the Dublin Mountains. It was associated with the Walsh family (Goodbody 1993, 19-22³⁶). It rises to three storeys with stepped battlements marked by a string course and a SE corner tower which projects above parapet level. It is built of randomly coursed granite blocks with small packing stones. The entrance is in the S wall through a pointed segmental arched opening. It is rectangular in plan (int. dims. L 8.2m; Wth 4.8m) with a vaulted ground floor on a N-S axis and a stair turret in the SE. The interior is lit by a slit ope in the S wall. The N end collapsed in the 19th-century but the N and E walls survive to</p>

³³ <https://www.buildingsofireland.ie/buildings-search/building/60230006/lisieux-hall-murphystown-road-dublin>

³⁴ "A fine early Victorian lodge in typical melded style of the time". Dean *ibid.* Pp.112-113.

³⁵ <https://www.buildingsofireland.ie/buildings-search/building/60260007/greenfield-house-kilgobbin-road-dublin>

³⁶ Goodbody, R. 1993 *On the borders of the Pale. A history of Kilgobbin, stepaside and the Sandyford area.* Bray. Pale Publishing.

foundation level. The base of the walls are considerably undercut in the interior. There are beam holes visible at the top of the walls where the vault starts over the ground floor. The former existence of a loft at this level is indicated by the presence of a slit ope in the S wall. There are remains of a fireplace on the W wall of the upper floor and a square-headed rectangular window, with chamfered granite jambs. A lookout platform is carried on a squinch arch (Anon 1900, 190-91, Anon 1914, 227-8; 1983, 79-81³⁷). In the field to the N of the tower house a medieval ditch (L 14m, Wth 4m, d 1.2-1.3m) was excavated in 2003. The ditch deposits yielded unburnt bone and four sherds of medieval pottery (Hagen, I. 2006, 163³⁸).

Table A10: SMR Record of Kilgobbin Tower House. Compiled by: Geraldine Stout and Padraig Clancy. Revised upload on: 21 April 2018.

RPS No.1700 - RMP/SMR DU025-017002- : Inn : KILGOBBIN

Description - Situated to the NE of Kilgobbin Road. An Inn which according to Goodbody (1993, 72-75) was on the site of Oldtown House. It was built in the 1690's and was known as the White House.

Table A11: SMR Record of Oldtown House (also a Protected Structure, RPS No.1700).

³⁷ Anon. 1900 *Excursion to Tully, Rathmichael, Kiltiernan and other places in south County Dublin*. *Journal of the Royal Society of Antiquaries of Ireland* 30, 180-92; Anon. 1914e *South County Dublin*. *Journal of the Royal Society of Antiquaries of Ireland* 44, 223-88.

³⁸ Hagen, I. 2004 *Templecarrig Lower*. In I. Bennett (Ed.) *Excavations 2002: summary accounts of archaeological excavations in Ireland*, 541 (No. 1990). Bray. Wordwell.