

Stables and Yards at Rathfarnham

ARCHITECTURE



Architectural Design Statement and Heritage Impact Assessment

April 2025

Howley Hayes Cooney is a Dublin based practice working at the intersection of contemporary design and creative conservation. Throughout thirty-five years of practice we have established a strong design ethos with particular emphasis on creativity, collaboration and context.

Our work includes - the design of new contemporary buildings; the adaptive reuse of existing buildings and the creative conservation of many important historic buildings and places. Each project is approached with an open mind as we develop our designs in close conversation with our clients and other designers.

We have earned a strong and trusted reputation from our clients, peers, consultants and others with whom we collaborate, and the quality of our work has been recognised through many national and international awards.

We completed the RIAI Public Space Award 2021 winning Carlingford Castle, providing a fully accessible route through the preserved ruins, which allows visitors to enjoy a full understanding of the historic context. We also received the RIAI Adaptable Reuse Award for 9 Merrion Square, a Georgian townhouse in Dublin. In 2015 we received the RIAI Award for Commercial/Retail for the People’s Park, for the conversion of a protected structure to serve as a restaurant.

We have completed many repair and conservation projects on sites of archaeological and historic importance throughout Ireland including Russborough, Birr and Daingean Courthouses, Grand Canal Harbour, Kilmainham Mill and Law Society of Ireland. We have completed over 270 conservation reports including conservation management plans for many significant buildings and places around Ireland



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1.0 Introduction

Once a rural frontier separating the settled lowlands from the ‘wild’ mountain clans, Rathfarnham stretches from the first range of the Dublin-Wicklow Mountains to the river Dodder to the south, and borders Terenure to the north, Old Bawn and the River Dodder to the west, and Churchtown to the east. Its name comes from the Irish ‘Ráth Fearnáin’ which means the Rath or Fort of Fearnan.

Constructed in the sixteenth century, Rathfarnham Castle and demesne evolved to include a full complex of farm buildings, stables and yards, which were an integral to the day to day running of the estate. Much has been written about the Castle itself, which is now in the ownership of the OPW. The focus of the application is the stable and yard complex adjacent to the Castle, which is to be developed by South Dublin County Council (SDCC).

Outbuildings and stables are typically functional utilitarian structures, often constructed by the workers on estates, with little architectural input or decorative embellishment, as is the case at Rathfarnham. Their purpose was to provide staff accommodation, stabling for farm animals, storage for foods and crops, and workshops for labourers. Often integrated with the formal gardens and wider landscape, walled gardens in particular were often associated with the farmyards. At Rathfarnham, little is known of the historic formal gardens, which are now lost, but the stables and yards remain to this day.

Significant changes to the Rathfarnham demesne occurred during the twentieth century, which resulted in the carving up of the lands, and the introduction of new roads and amenities throughout the historic estate. From the mid-century the Society of Jesus took the over the Castle and adjacent lands and a number of structures were built around the castle and subsumed the earliest and most significant of the outbuildings known as ‘Cromwell’s Fort’. Shortly after, the wider demesne was divided up, first for a golf course and fruit farms and then, from mid-century, sprawling new housing estates. In 1979 the Rathfarnham bypass truncated the once vast garden, stable and yards area and severed the relationship between the remaining castle demesne and Rathfarnham village.

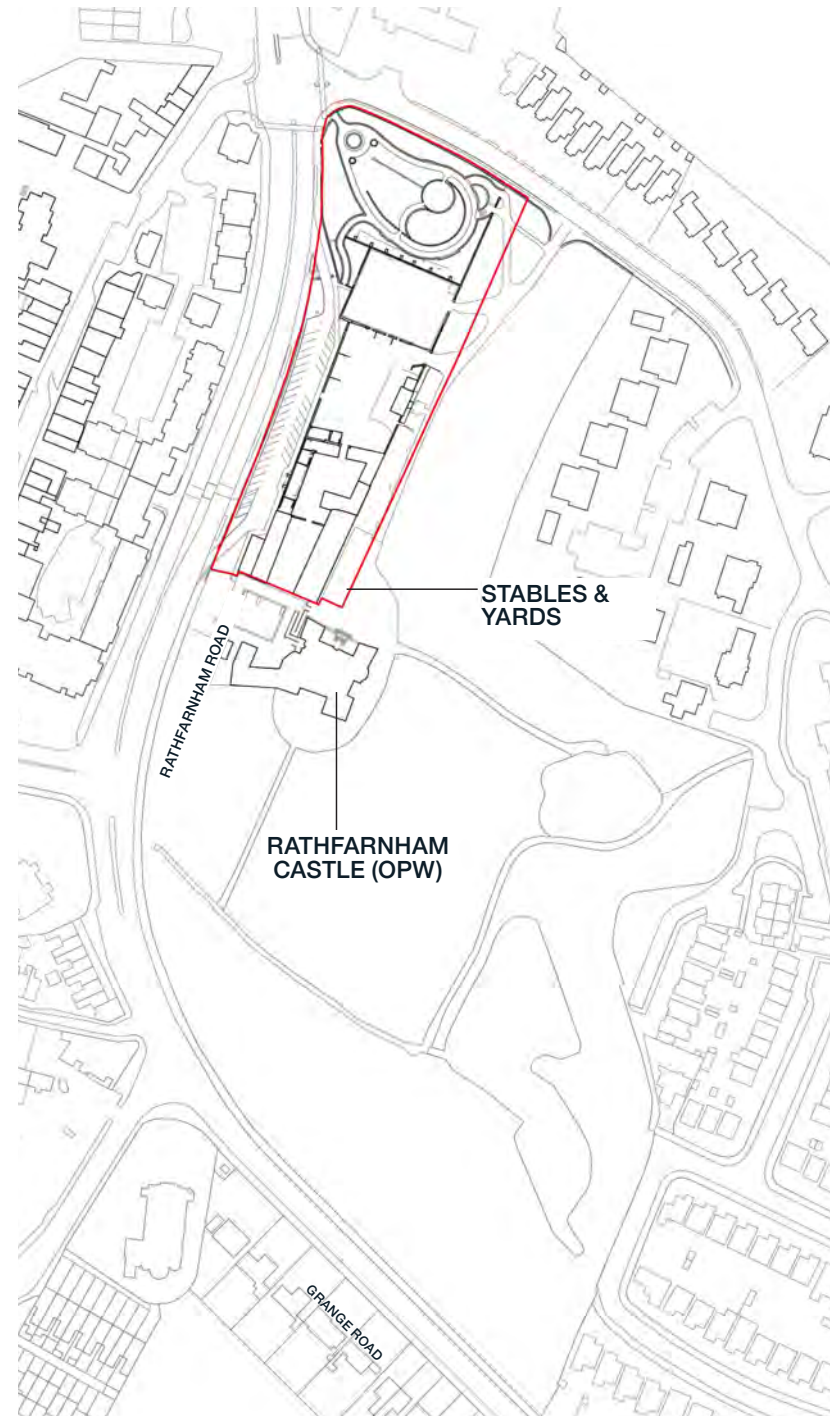


Figure 1 - Current map showing extent of lands and stables & yards

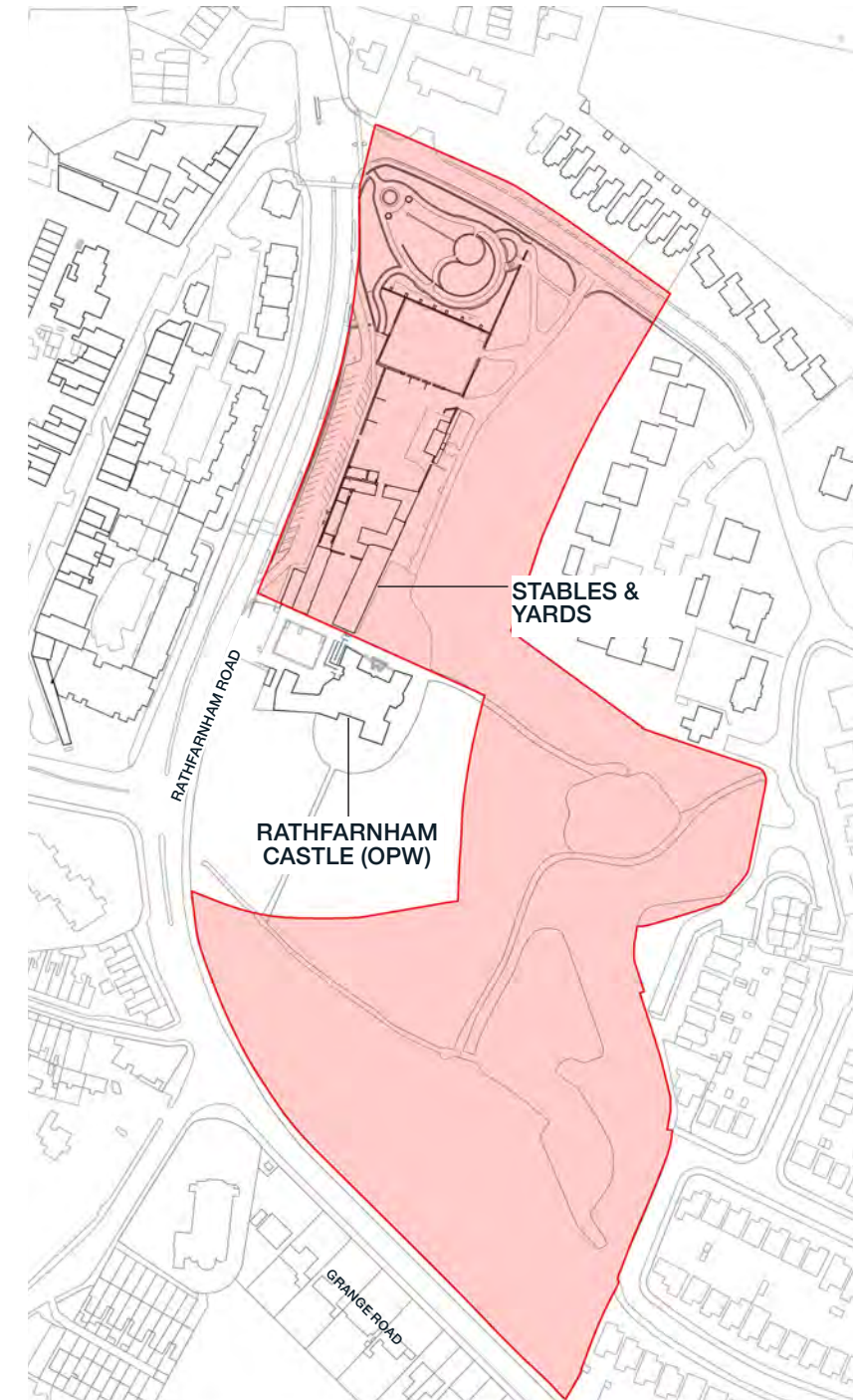


Figure 2 - Ownership map

Lands owned or managed by SDCC

In 1985 the Jesuits sold the castle and remaining demesne and the Castle was designated a National Monument in 1986. In 1987 the OPW purchased the Castle while Dublin County Council, as it was then known, bought seven acres of the remaining lands, including the stable and yards. The ranges built by the Jesuits were demolished and restoration works were undertaken. Today, South Dublin County Council owns the park, stables and yards, and the OPW owns or manages the castle. The Castle and stable yards remain in place, but much has changed around them. The stable and yards site is currently inaccessible to the public and none of the buildings are in active use. What remains of the park setting – including the former stables and yards – is owned or managed by SDCC.

Archaeological works conducted in 2018 confirmed that elements of the fabric of ‘Cromwell’s Fort’ date from the construction of the Castle, making it credible that it was an ancillary part of the castle’s defences and could have links with Oliver Cromwell, who was in the area during the Irish Confederate Wars. Conservation works were undertaken at the site in 2018 by SDCC. These included emergency works on various structures in the yards to repair, stabilise and secure the derelict buildings which were inaccessible due of vegetative growth. Critical amongst these works was the introduction of a temporary roof and lime harling to the external walls of ‘Cromwell’s Fort’.

A Conservation Management Plan and Stage 1 masterplan have formed the basis for the planning proposals and this report has been prepared to support the Part 8 planning application.



Figure 3 - View towards the castle & yards from East



Figure 4 - View of castle from South-East



Figure 5 - Rathfarnham Castle, stables & yards, view on approach from North

2.0 History of The Stables and Yards at Rathfarnham

Early History

Rathfarnham has a long and rich history that began in the late-twelfth century shortly after the Anglo-Norman invasion of Ireland. These lands were given to the Norman knight Milo le Bret who was charged with holding the southern approaches to the burgeoning town of Dublin. Rathfarnham served as part of a chain of fortifications that guarded the southern side of the Pale against attacks from powerful Irish families like the O'Byrne and O'Tooles, who would approach from the mountains.

Sixteenth & Seventeenth Century

The core of the existing castle was built by Adam Loftus in 1583. As Protestant Archbishop of Dublin, Lord Chancellor and the first Provost of Trinity College, he was one of the most powerful men in sixteenth century Ireland, and the castle, which attested to his wealth and status, is probably the earliest example of the strong house typology in Ireland. The strong or fortified houses mark an important stage in the transition from defensive castle to country house in Ireland. The Castle was built of local calp limestone, which has been lime plastered, as a comfortable and defensible country residence in a then idyllic pastoral setting. Borrowing initially from its natural setting, the landscape would have been laid out to afford views from the house to its immediate formal landscape and its dramatic natural landscape beyond, later evolving in response to each of its owners needs and tastes.

The Eighteenth Century

Between 1711 and 1767, the estate had a number of different owners and tenants, and it was during this period that many alterations and improvements were made to the house and its parkland. The Rocque map of 1760 gives us the earliest drawn evidence of the wider landscape, with a large L-shaped structure to the north-west corner of the Castle, possibly the earliest depiction of Cromwell's Fort, and a series of purposely planted orchards or gardens further north. Two tree-lined routes are visible, one running north, alongside the orchards, towards the village, and a curved serpentine route to the east, which was likely the main avenue and approach to the castle.

Following the return of the castle and demesne to the Loftus family in the late eighteenth century, Henry Loftus, Earl of Ely, developed an extensive garden. This consisted of a thriving working farm – a typically Italianate arrangement, and provided hare, rabbits, fish and game birds as well as deer. The gardens and deer park functioned together spatially and permitted the house to be self-sufficient.



Figure 6 - Rocque's map showing Rathfarnham village (1760)



- | | |
|--|----------------------------------|
| 1. Castle & Office Yard | 7. Third Closet in Fruit Garden |
| 2. Hay Yard | 8. Fourth Closet in Fruit Garden |
| 3. The sweet opposite the Castle Yard Great Avenue | 9. Stove Yard & Stoves |
| 4. Flower Garden & Greenhouse | 10. Walled Garden next to Lodge |
| 5. First Closet in Fruit Garden | 11. New Walled Garden |
| 6. Second Closet in Fruit Garden | 12. Paddock adjoining Ditto |

Figure 7 - Detail from Frizzell's 1779 Map

Richard Frizzell's 1779 Survey Map (fig.7) is very instructive about the nature, extent and uses of the demesne. It numbers and names the different areas within the estate and makes clear the integral link between it, the village, church and graveyard and depicts a few medium sized houses bordering the west side of Rathfarnham Road. The 'Great Avenue to the Gate' refers to the main entrance carriageway, which terminated at Ely Gate - a triumphal arch and small gate lodge to the north. The castle was likely originally approached from the north-west, by Rathfarnham Bridge, before a later crossing was constructed, and certainly by the eighteenth century the main carriage drive was from the north-east, along a carefully conceived and planted serpentine route augmented by the beautiful natural landscape of the Dodder River Valley. The area where the current stable and yards are positioned aligns with items 1 and 2 on the legend - 'The Castle and office yard' and further north, the 'Hay Yard'. The legend for the area around the Castle is transcribed in fig. 7.

As the wider demesne would have functioned as farmland; agrarian buildings which served as workshops, stores and even accommodation for people and animals, would have been required within the landscape. These were usually clustered around cobbled yards, situated relatively close to the main house, but designed to be obscured and hidden from view through landscape features such as walls and planting. Stables and walled or kitchen gardens were to fulfil both practical and recreational needs. The latter providing a constant supply of fruit, flowers, vegetables, medicinal produce, they also stood as pretty features in the landscape and housed animals. They were usually, but not always, constructed of high brick walls to both shelter the produce and keep livestock out - a variety of 'Hortus Conclusus' or enclosed garden that was generally separate but close to it.

Consisting of a formal square-plan garden, once overlooked by a large greenhouse, Thomas Milton, who visited in 1787, described "the greenhouse here for foreign and scarce plants", as "remarkably elegant", with "the aviary containing great numbers of curios birds". The path layouts are captured on the 1865 Ordnance Survey map, and were very orthogonal and rectilinear in nature. Adjoining the flower gardens were four walled fruit closet gardens, the kitchen garden, the stove-yard with stove-houses for growing exotics including pineapples and an orchard (as named on Frizzell's 1779 Survey map). Many of these stone walls were lined in brick to allow them to retain heat and grow fruit and a pleasing round-plan dovecote was located close-by, providing food and prey for hunting.

Nineteenth Century

Taylor's map of 1816 depicts the Castle and the L-shaped building adjacent to it, with some indication of yards to the north. Within the stable yards, there is little evidence of the buildings along the eastern wall, though Cromwell's Fort appears to be depicted. A church, mill and other buildings are also evident in and around the village, and Rathfarnham Bridge is marked.

In the early nineteenth century, Rathfarnham Castle was effectively 'dismantled' by the Loftus family. The demesne was at this point used for dairy purposes on a lease to the Roper family. They extended the range of ancillary buildings to include stables and cow byres for dairy farming. In 1826, Mr. James Fraser of the County Survey, remarks on the decay within the yards complex: "not a solitary instance, but one of many, where a magnificent green-house, on the same plan as those of Hampton Court and Kew, has been turned into a cow-shed and the fine old Dutch garden is now a total ruin."

The first edition Ordnance Survey map, surveyed in 1837 and published in 1843 shows a range of buildings that broadly corresponds with those that exist today. The stables and yards are depicted as a full complex of buildings, with buildings dividing the yards, and a line of buildings, where the Seismograph or Stewards House now sits, is evident. Development is concentrated towards the Castle end and has enveloped Cromwell's Fort. Further north, the buildings dwindle but walled enclosures or yards are visible. The route to the village, which is also depicted on earlier maps, runs north of the castle alongside the stable yards, arriving in the village opposite Rathfarnham Church. Walled gardens and orchards are still in place to the west of the stable yards, stretching all the way over to the main street of the village. This map also captures the development of Rathfarnham Village, with buildings lining both sides of the Main Street and the fork of Grange Road. Fields and ponds within the demesne are named and trees are once again depicted.

Published in 1865, the 25" Ordnance Survey map gives us far greater detail of the stables and yards, showing individual buildings, paths, planting and other features such as pumps and wells. Three clearly distinguishable yards are now visible, surrounded by stable and farm buildings, just north-west of the castle. The lower or south yard, closest to the castle, contains Cromwell's Fort and a long range opposite, which likely served as accommodation for staff. The middle and upper yards are lined on both sides with small narrow buildings, and to the north-west, within the two large planned gardens, a long linear grey structure, now derelict, depicts the glasshouse. Adjoining the castle on the west side, the kitchen wing extension is now also visible.

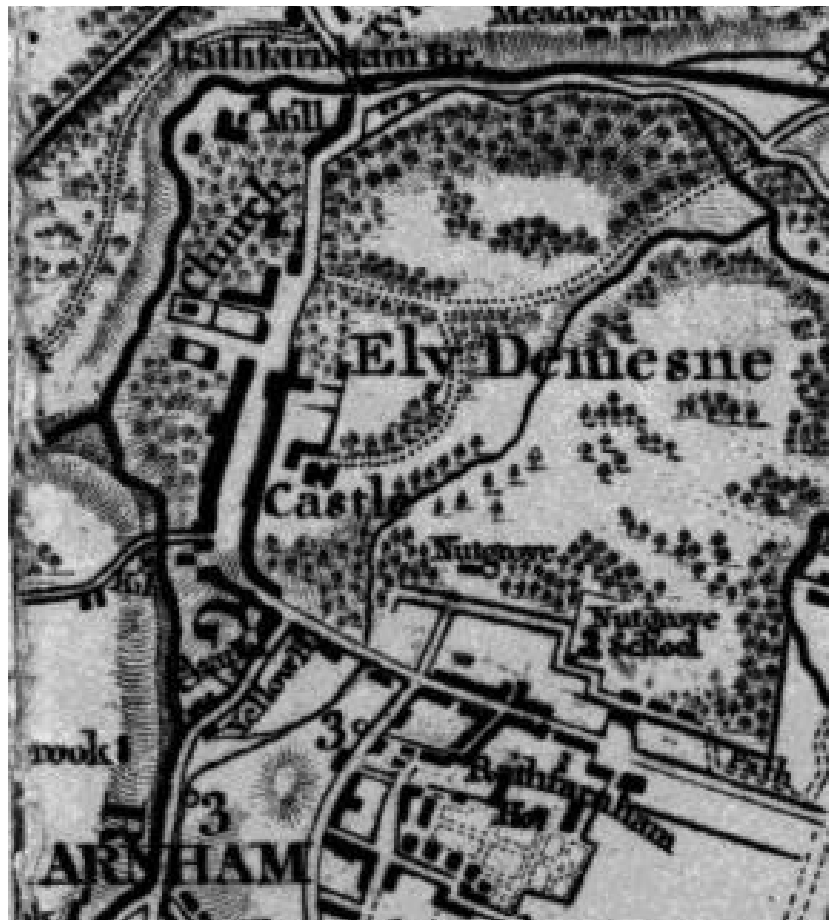


Figure 8 - Taylor's 1816 map



Figure 9 - Ordnance Survey map, published 1843

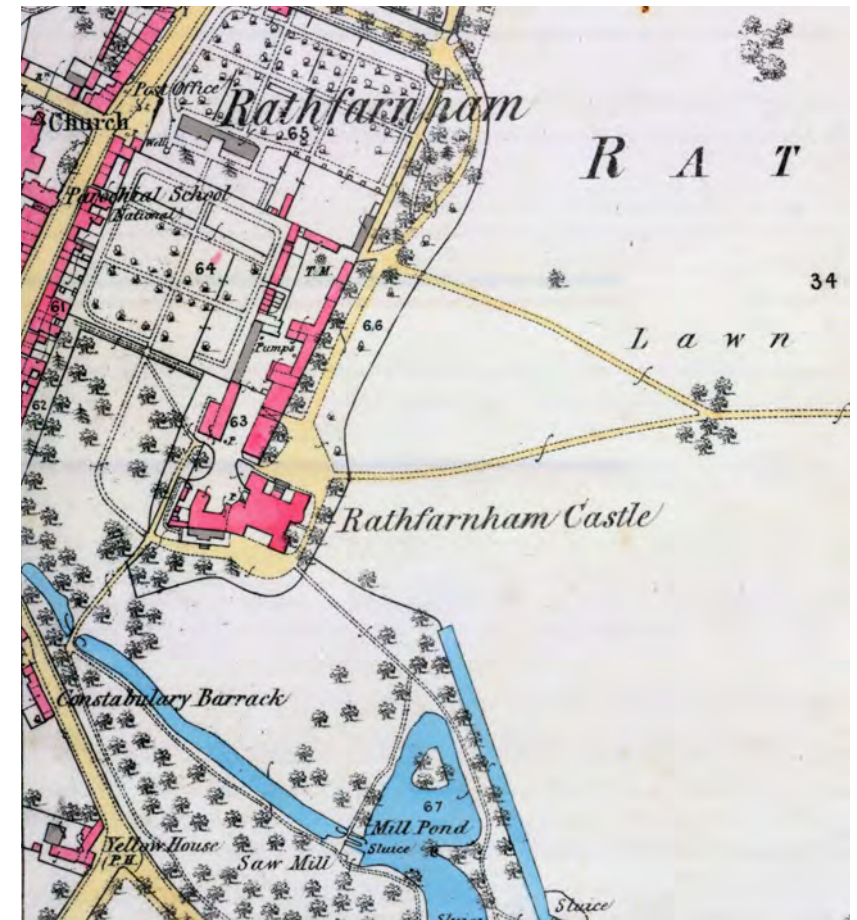


Figure 10 - Ordnance Survey map, published 1865

The Twentieth Century

In 1900 Valuation Office records show that the castle lands extended to some 296 acres. In 1913, the Blackburne family sold it to the building firm Bailey & Gibson, who in turn sold off over fifty acres of land to the Society of Jesus for residential accommodation, adding two disproportionately large accommodation blocks to the castle.

An extract from the 25" Ordnance survey map of 1910 shows little change from the first edition 25" map, though several of the walls which once separated the gardens appear to have been taken down. The large glasshouse is still visible in the northernmost garden, south of the gate lodge. An extract from the 4th edition Ordnance Survey map, surveyed in 1936 shows the extensive development of former farmland around the village, and around the castle. This map clearly indicates the disproportionate scale of the Jesuit residential blocks and increased quantum of development in and around the demesne.

In circa 1915 around one hundred acres to the north-east of the estate were also developed into the Castle Golf Club. By the 1960s some eighty acres of the demesne were sold to the fruit grower Benjamin Lamb (of Lamb's jams and Fruitfield), who also bought Ely Gate, which at this point ceased being the entrance to the demesne.

Further significant change occurred when the land-take for the Rathfarnham Bypass, which commenced in 1979, resulted in the demolition of much of the demesne wall, the former flower

garden (in the yards), part of the back lawn, the former fruit closet (kitchen garden), stove yard, glasshouse, walls and part of the orchard / kitchen garden. Portions of the demesne were then sold off piecemeal to private developers for the development of housing estates of variable quality, and to the former Dublin County Council and Dublin Corporation. The last occupants of Ely Gate, which served as a small residence, vacated it in 1986.

The construction of the bypass irreparably severed the integral historic link between the castle and the church, graveyard and village. Following intense public pressure, the OPW purchased the house for the State in 1987, at which point it was designated a National Monument, while Dublin County Council bought what remained of the castle lands. The ranges erected by the Jesuits were removed and restoration works to return the house and surviving grounds to some semblance of how they would have appeared in its late eighteenth-century heyday were undertaken.

North of the stables complex is Sean Keating Garden, a name given to it in 2013, after it was completed in 2012. Designed by SDCC and built by FAS trainees, it is positioned on part of the historic garden of the Rathfarnham Castle demesne and resulted in the removal of areas of the former gardens to reduce levels for the pond and paths. Historical maps clearly indicate the orthogonal and rectilinear layout around the gardens, and the curved nature of this garden appears arbitrary and does not have any relationship with the historic character of the site.

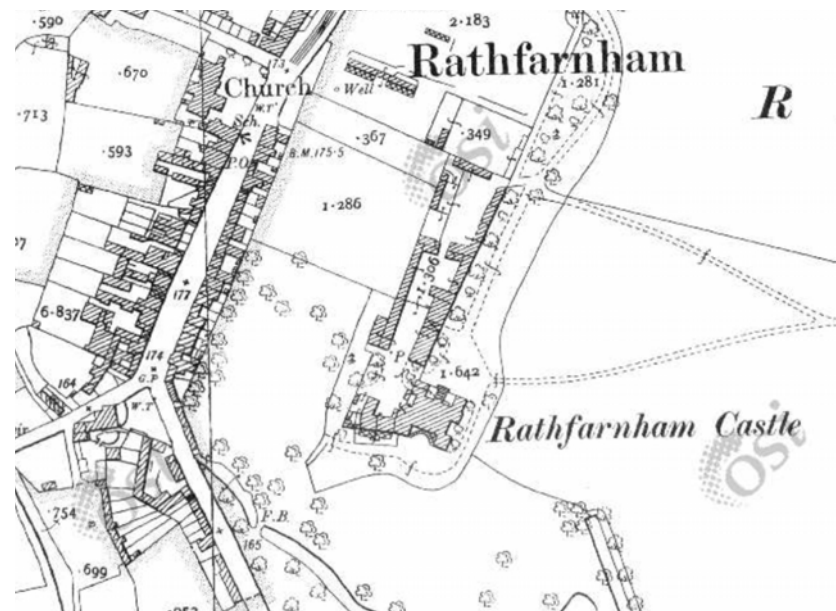


Figure 11 - Ordnance Survey map, 1910

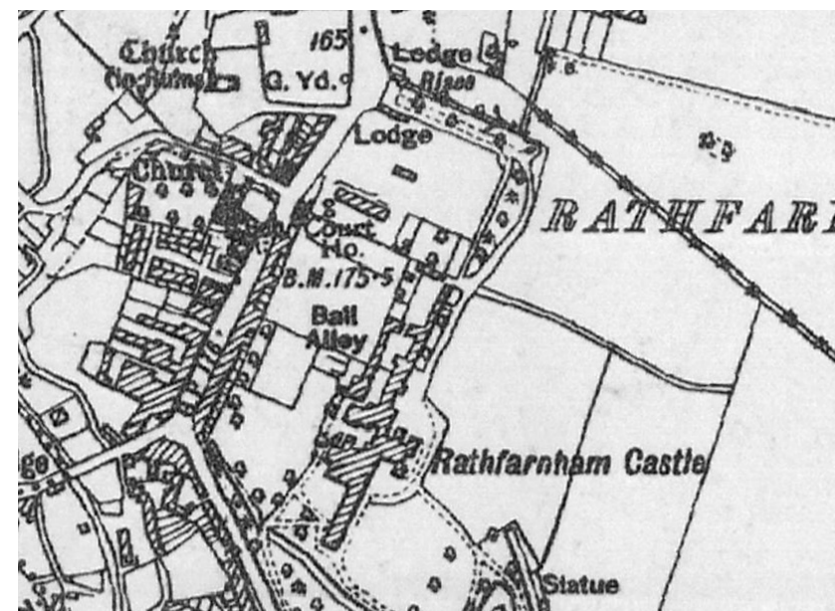


Figure 12 - Ordnance Survey map, 1936



Figure 13 - Aerial image of site before construction of bypass



Figure 14 - Aerial image of site after construction of bypass (1974)

Twenty-First Century

Today South Dublin County Council maintains the grounds of Rathfarnham Castle and the former courtyard buildings that form Rathfarnham Castle Park, which comprise approximately seven hectares. These can be accessed from seven different entrances. The main car park is off Rathfarnham Road to the west, laid out along the line of the wall of the castle stables and yards, with a pedestrian access point at either end. A pedestrian entrance is located at the corner of Rathfarnham Road and Castleside Drive but does not appear to be in use. A vehicular and pedestrian entrance is located off Castleside Drive, which is the earliest known entrance to the castle. There are three pedestrian entrances to the park from Grange Road, Rathfarnham Woods and Castleside estate. Following the 2018 works and up until recently the stables and yards were largely used as a depot for SDCC parks department and the Seismograph house in use as the offices for the Tree Council of Ireland. With SDCC relocating and centralising their depots elsewhere in the county the stables and yards now lie idle.



Figure 16 - Image of condition of buildings before 2018 emergency works



Figure 17 - Image of buildings after 2018 emergency works



Figure 15 - Aerial image of site from West

History of Cromwell's Fort

Located adjacent to the northwest corner bastion of the house, the heavily modified structure known locally as 'Cromwell's Fort' has until recently been the subject of much conjecture and little hard evidence. It was subsumed by the Jesuit Retreat wing in 1913, when it had three-storeys constructed over it and was used variously as a chapel, refectory and sitting room. In 1986, the Office of Public Works demolished the dormitories and added a flat roof. Today, a recently constructed temporary roof protects the interior, and bar some visible stone quoins of some age and several openings with stone surrounds, it is difficult to discern the antiquity of some of its fabric. Externally it is now lime rendered and is currently used for storage.

Writing in 1951, Scantlebury describes the received wisdom on the structure's history: "There is a tradition that he came to Rathfarnham and either held a council in the building to the right of the Castle, locally known as "Cromwell's Court", or "Cromwell's Fort", or caused the building to be erected. The tradition of Cromwell's having spent a night in Rathfarnham is very strong, and incidents told in connection with this seem independent of one another. The visit would have taken place between 13th September and 23rd September when he was mustering his army for the march south, by the coast road to Wexford."

Rocque's 1760 map (fig. 6) is the first known representation of the fort, and depicts it as a quite large L-shaped block very close to, and almost defensively shielding, the western and northern elevations of the castle, by the edge of the working gardens. Though Rocque's city maps are highly reliable, his county maps are subject to a greater degree of artistic licence. Later map regression suggests that it has been expediently and repeatedly added to and altered in the intervening years though it is not always clear what exactly has happened over time through map evidence alone. An undated photograph taken from the roof of the castle around the late-nineteenth century (before the Jesuit wing was added) (fig. 24), along with a photograph from the Lawrence Collection, c.1900 (fig. 18), are the clearest evidence we have for its roof profile, which was very steep and appeared to have been finely tiled and with clay ridge tiles and surmounted by a small bell tower.

The 2014 Rathfarnham Castle Excavations report (Giacommetti et al) states that the coach house, as Cromwell's Fort was also known, is constructed of masonry and brick, and that: "The structure was extended a great deal by the Jesuits, which has since been

demolished. Internal inspection of this heavily modified structure identified unusually thick walls and two probable gunloops in the east wall that are very similar to the 1583 gunloops in the castle. This suggests that part of this coach-house dates to the late sixteenth or seventeenth-century, and functioned as a defensive gatehouse protecting the main access from the north..."

The report then states that "the wall predates the remodelling into a coach-house in the eighteenth century" and that the gatehouse may be of seventeenth century date, and "its name 'Cromwell's Fort' could be less fanciful than originally thought", given Cromwell is recorded as having been in the area at that time of the Irish Confederate Wars.²²

Critically, more recent survey and investigation work was undertaken by archaeologist Aisling Collins in 2018, to try to more accurately evaluate and date the building fabric. This included stripping sections of plaster from the ceiling and walls to examine the fabric and obtain samples for carbon dating. Three test pits were also excavated in the floor area to investigate the underlying stratigraphy and identify any earlier floor levels. Collins concluded: "The removal of the plaster revealed a return in the western wall. It also clarified that two of the openings on the external walls (11 & 12) did not have corresponding internal openings. The wicker construction and the radio carbon date from the wicker returned a date ranging from 1525-1574AD and 1578-1618AD which places Building S1 broadly contemporary with the castle." Facing Rathfarnham Village, it is therefore plausible that it was built to supplement the castle's defences.

Conclusion

In common with many great Irish houses and their demesnes, Rathfarnham has experienced enormous change since it was first constructed in the 1583. Positioned to take advantage of its then defensible and dramatic natural setting, the house and its landscape reflected the changing fashions and practical needs of each successive owner or occupier. First deer park with formal Italianate elements, then naturalistic and finally, functional. Precipitated by the Act of Union of 1801, Rathfarnham demesne underwent a slow and inexorable breaking up and decline over the course of the nineteenth and twentieth-century for both institutional and agrarian use. The irrevocable severance of the relationship between the house and its landscape, natural and designed, and its once symbiotic link to Rathfarnham village came with the imposition of the bypass on the land between the two and the further sale of land for housing. Today, the once working heart of the demesne, the currently unused stables and yards is an important and evocative reminder of the castle's former function and importance.



Figure 18 - NLI Lawrence Collection c.1900, Cromwells Fort on the right note steep slate roof

3.0 Statement of Significance

The guidelines to the Burra Charter state that – “*Cultural Significance is a concept, which helps in estimating the value of places. The places that are likely to be of significance are those which help an understanding of the past, or enrich the present, and which will be of value to future generations.*”

These guidelines go on to state that establishing the significance of a place will help determine how to care for it and manage inevitable change. Whenever change is proposed, including new interventions or development, these should be designed so as not to detract from the significance of the place. Cultural significance is assessed through a number of different categories including - aesthetic, historic, scientific, social or spiritual value for past, present and future generations, many of which overlap or are interdependent. Of the various categories used to describe the cultural significance of a place: architectural, archaeological, social and historical are the relevant categories that will be used to assess the significance of the stables and yards within the surviving castle demesne.

A fundamental principle of the Burra Charter is that places of cultural significance should be conserved for the benefit of both present and future generations. This charter defines conservation as – “all of the processes of looking after a place so as to retain its cultural significance.”

Rathfarnham Castle and its surviving historic demesne landscape is a place of national cultural significance across a number of categories, a fact recognised by its designation as a National Monument (RMP DU022-014; NM 628). It is also included on the Record of Protected Structures (RPS 221) and it is recorded by the National Inventory of Architectural Heritage (NIAH 11216007) as being of National interest for its architectural, archaeological, social and historical merit. These designations include the curtilage of the castle, such as the surviving ancillary buildings and structures within its former designed demesne landscape. An assessment of the significance, with a focus on the stable and yards is outlined below.

Architectural & Archaeological

Built for Adam Loftus c.1583, then one of the most powerful people in Ireland as an imposing strong house, Rathfarnham Castle is the earliest, and widely regarded as, the most impressive of Ireland’s fortified houses. Although extensively remodelled in the mid-eighteenth century, it retains the planform and defensive characteristics of its earliest phases, as well as fabric of considerable interest from its later, especially neo-classical, remodelling’s, notably those undertaken by the noted architects William Chambers and James “Athenian” Stuart. Despite being physically and visually



Figure 19 - View towards castle, with Jesuit range & stable yards in background



Figure 21 - Dovecote, 1957 (IAA)



Figure 20 - Main Gate c.1969 (IAA)



Figure 22 - Aerial image of site from West

severed from Rathfarnham Village and its medieval church and graveyard, the castle is nonetheless intimately associated with the history of the area and remains an architectural focal point.

Though ancillary and largely functional in nature, the existing stables and yards are a series of vernacular buildings and spaces, that over the centuries, formed a complex that was integral to servicing the needs of the estate and its various occupants – both agrarian and recreational. They vary considerably in terms of scale, age and detail. Though pleasing to the eye, they are generally not architecturally designed buildings, and, aside from Cromwell’s Fort and the two residential buildings (B2 and B7), are quite typical of nineteenth century demesne structures across Ireland – with simple masonry walls and former slate roofs. They have also been much altered over the years, and were in an advanced state of dilapidation prior to the recent SDCC emergency repair works.

Variously dated from c.1583-1936, Cromwell’s Fort is the most archaeologically interesting, as at least portions of it are contemporary with the Castle. However it has been much altered in the intervening years. The remaining structures are not of archaeological significance.

Building 2 was constructed in the early nineteenth century of calp limestone and appears to have been modified later that century with the introduction of smaller window openings, a handsome decorative (chevron) brick cornice and rather grand Gibbsian dressed stone door surrounds. An accommodation building for staff, these architectural enrichments are likely due to its use - establishing its hierarchy within the yard - and its proximity to the castle. Consequently it can be considered to be of medium architectural significance.

Built in the early-nineteenth century, Building 7 (Seismograph House or Steward House), also former accommodation, comprises a pleasing, symmetrical Georgian courtyard elevation. However its crude replacement windows detract from its character. Overall it can be said to be of medium architectural significance within the complex.

A characterful much altered two-storey L-shaped building, Building 3 lies in the south-western corner of Courtyard 2, and would appear from map evidence and very mixed surviving fabric, to date from the early nineteenth-century. Its age, materiality and detailing – including its striking curved stone corner and brick ventilation – means it can be said to be of medium architectural significance within the complex.

The remainder of the historic structures that comprise the yards area are of lower architectural significance. Various scars on walls, and the insertion of contrasting and different materials are indicative of the adaptation and reuse of these structures to suit evolving needs. These often crude and imprecise alterations suggest there was no architectural consideration and often works of this nature was carried out expediently and ad hoc by those working on the farm. Severed from Rathfarnham Village over the years, the surviving outbuildings and their related yards do form an important ensemble, though some individual structures, such as Cromwell’s Fort, are of greater significance than others.

Historical

Constructed first as a strong house for Adam Loftus, Anglican Archbishop of Dublin and Lord Chancellor of Ireland, on a strategically important military road into Dublin from Wicklow, the castle and its demesne has, in the intervening centuries had associations with many of the most powerful people and events in Irish history in the seventeenth and eighteenth centuries. During the uprisings of the 1640s and the subsequent Civil War, Rathfarnham house came under attack from various factions; first against the Catholic Confederate forces; then in July 1649 it was surrendered by Dudley Loftus to Royalist forces under the 12th Earl of Ormond before soon being garrisoned by the forces of Oliver Cromwell. It was from this brief period that the moniker “Cromwell’s Fort” originates as he reputedly held a council of war there. Though not conclusively proven by documentary evidence, the age of elements of the fabric, and Cromwell’s known activity in the area at the time, lend strong credence to the theory. Other notable people who leased or owned the house include: Speaker of the Irish Parliament William Conolly, albeit briefly; Archbishop John Hoadley from the 1740s; Nicholas Hume (Viscount Loftus) from 1767 and Lord Chancellor Francis Blackburne from 1852. Both individually and collectively these associations are of historical importance.

Social

Rathfarnham Castle and its demesne was a place of social and political importance both within the locality and its wider relationship with both Rathfarnham Village and its hinterland. It has been a place of employment synonymous with food production, animal husbandry, just as it has been a place of resort and leisure both historically and today. Collectively, the stable and yards are a palimpsest in which can be read part of the story of the former working demesne.

Conclusion

The surviving stable and yards at Rathfarnham Castle now sit within a much-altered landscape. Once part of a large estate, which was established in the late-sixteenth century, Rathfarnham Castle’s demesne has suffered a slow, inexorable, breaking up and decline throughout the nineteenth and twentieth centuries. The development of the golf course, the incipient creep of housing in and around the castle and the construction of the by-pass has fundamentally changed the character of the Castle’s setting. In recent years the construction of the Sean Keating Garden, situated north of the stables, has resulted in further loss of historic landscape. The stable yards complex can be said collectively to be of medium or regional significance, though “Cromwell’s Fort” which may date to the sixteenth century is of higher significance because of its age, rarity and possible former function. It is the most important structure in the complex, followed by the two residential buildings. As a collective set of buildings, comprising of four yards, the complex is of higher significance when considered within the wider context of the Castle demesne and Rathfarnham village. It’s connection to these entities should be maintained and strengthened.

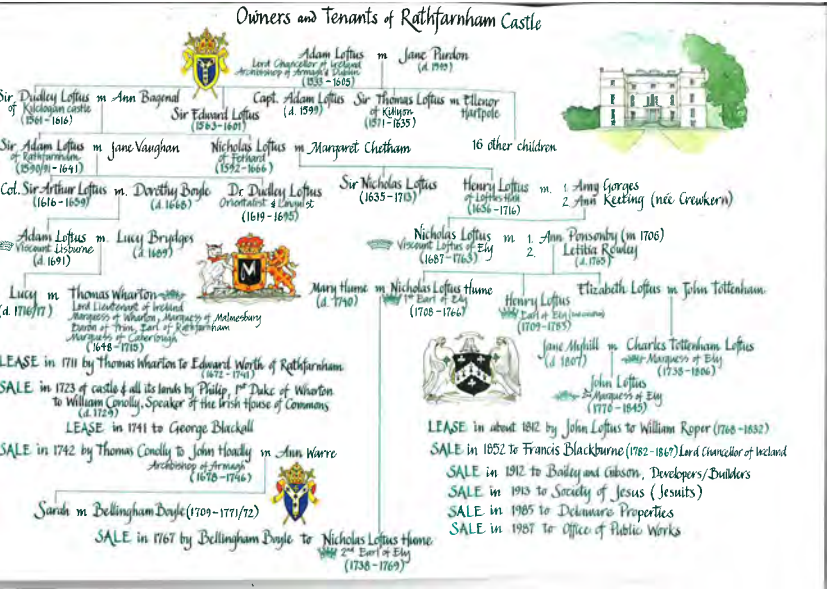


Figure 23 - Owners & Tenants of Rathfarnham Castle

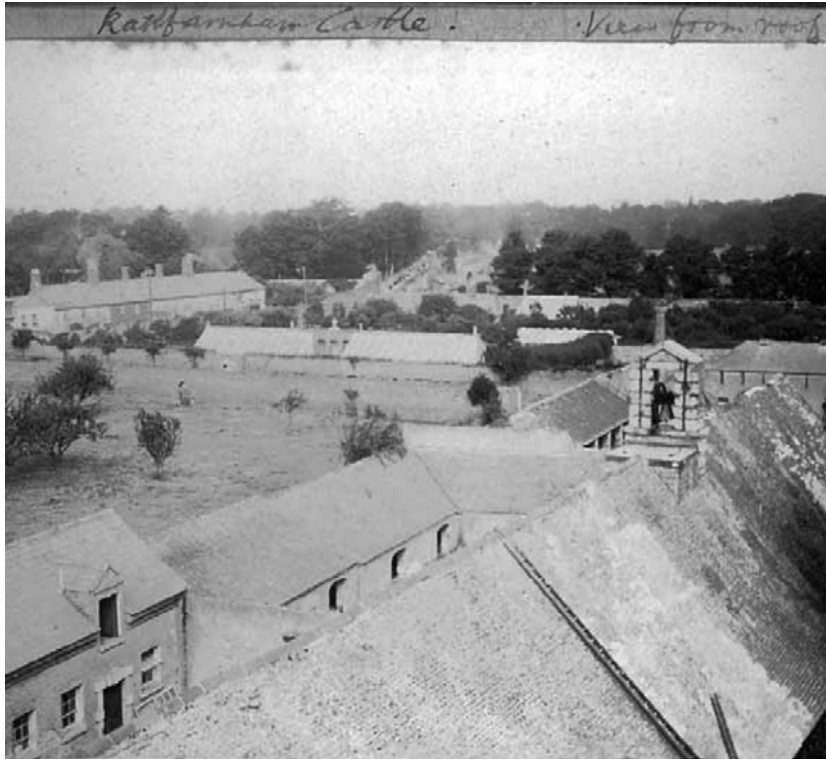


Figure 24 - Historic photo of stables & yards with extensive gardens in background & steep slate roof of Cromwells Fort in foreground



Figure 25 - Rathfarnham Village, Main street



Figure 26 - Aerial view of site from North

4.0 Description & Condition of the Buildings and Site

The conservation works carried out by SDCC in 2018 involved emergency works to address masonry defects and health and safety concerns by repairing, stabilising and temporarily re-roofing the buildings within the stable yards. Securing the fabric of these severely dilapidated structures has arrested their decay and saved them from certain ruin so that they can be considered for new publicly accessible uses within Rathfarnham.

The site visits upon which this section is based upon were carried out by Howley Hayes Cooney Architecture in October and November 2024. These visits included non-invasive visual inspections including use of a MEWP to afford access to inspect the roofs and tops of walls. The mechanical, electrical and below ground drainage systems were not inspected or tested as part of these visits.

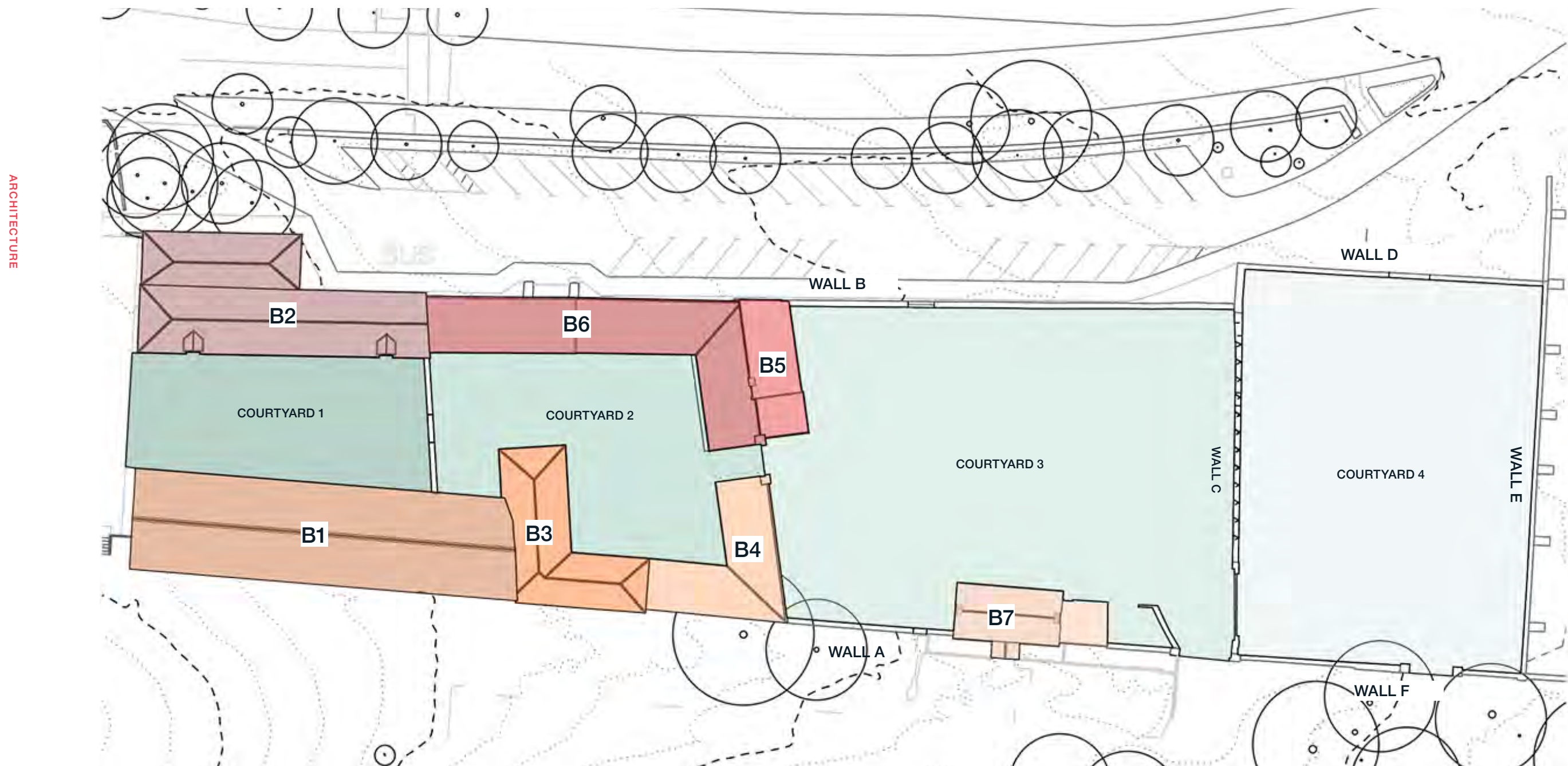


Figure 27 - Diagram of building & wall numbering system



Figure 29 - View over roof of Seismograph House B7 towards Castle



Figure 28 - View between B4 & B6 towards CY 3



Figure 30 - View of Courtyard 1 towards Castle

Building 1, Cromwells Fort

Roof

The roof is covered with a shallow-pitched fibreglass roof laid on a timber structure over the existing masonry walls, installed by SDCC in 2018 as part of emergency works. There are PVC rainwater goods, and a fibreglass flashing to the valley junction between the gable of Building 1 and the roof of Building 3.

Walls, windows and doors

The walls are constructed of calp limestone with stones of various sizes, finished in a lime render applied during the 2018 works. Exposed brick forms the surrounds of the openings. The tops of the walls have been finished with concrete blockwork. There are dressed stone quoins to the corners of the south façade, included a chamfered quoined corner to the south-east.

Along the east facade there are four openings visible, including one carriage arch, two windows filled with blockwork and a smaller opening with an arched brickwork window head infilled with blockwork. Internally, only three of these openings are visible, with an additional two gun-loop openings infilled on the external side.

Along the west façade there are a series of eight openings visible, including two carriage arches to the northern end of the façade and one large rectangular opening filled with blockwork below the cill level. There are four square-headed window openings towards the middle and south of the façade. One has a rusticated cut stone door surround matching those found in Building 2. There is also small a round-headed opening with cut stone surrounds and brick infill beneath the cill. Internally all of the openings in the west facade are visible, with the exception of the most southerly ope. Excavation of the plasterwork internally in 2018 did not reveal a corresponding opening. The southern façade contains a single opening, a tall double door currently used as access from the castle side.

Internal

The building contains two distinct spaces, one which measures approx. 24m long by 7m wide (Room 1.1) and another, a square shaped room which is approx. 8m by 10m (Room 1.2).

Room 1.1

A predominately vaulted space, internally the walls are approx. 1m in height at their lowest to the spring point of the vaulted ceiling, which is approx. 4m at its high point. The vault has a painted plaster finish. Mortar with wickerwork centring is visible in the sample areas exposed during the 2018 site investigations. The vault continues for most of the length of the room stopping short at the northern end,

where two large arched openings are located. These provided access for coaches from the approach avenue to the Castle though to the yards. The ceiling is approx. 5m high at this point. The floor consists of timber floorboards approx. 120mm wide on a solid sub-base.

Room 1.2

The internal walls are approx. 6.5m high from the ground level to the timber and steel roof structure installed during the 2018 works. Only a concrete sub-floor, approx. 500mm below external ground level remains. The walls are a mix of stone, concrete and blockwork. Areas of painted plasterwork remain to the upper portions of the internal walls, corresponding with the former first floor level of the Jesuit wing, now demolished. There is visible scarring to the walls approx. 2.5m above ground level where a concrete mezzanine level floor structure was removed. A series of pattress plates is visible along the upper portion of the northern wall.

Rooms 1.1 and 1.2 are connected via a tall narrow opening. The floor level of 1.1 is approx. 1.2m above that of 1.2. Markings on the plasterwork to the reveals of this opening indicate the presence of a former stairway leading from 1.1 up to the former mezzanine floor level of 1.2. This stairway is visible in early photographs of the interior when in use by the Jesuits.

Condition

The building has been much altered over the years, and the wall surfaces and wall tops are in poor condition. The main room is used for storage of materials and contains various heavy and bulky items. This has prevented full access to some areas within the room, including the base of walls and portions of the floor where previous trial pit excavations were undertaken.

Where visible, there are localised areas of wear and damage to the floorboards. Damage to the floorboards is more extensive to the base of the external walls, particularly at the base of the radiators, and above the piped services installations.

There is extensive peeling and damage to the paintwork of the vaulted ceiling & walls in Room 1.1, indicating a high level of moisture and lack of ventilation internally.

The walls of Room 1.2 are in poor condition with extensive cracking and damage to the wall surfaces and in some areas portions of masonry have been damaged where embedded services installations have previously been removed.



Figure 31 - Cromwell's Fort, West Elevation (Courtyard 1)



Figure 34 - Cromwell's Fort interior, 1982 (Room 1.1)



Figure 32 - Cromwell's Fort, chamfered quoined corner to south-east.



Figure 33 - Cromwell's Fort Room 1.2, interior.

Building 2

Building 2 consists of two ranges, running parallel to each other from north to south on the western side of Courtyard 1. The western range faces Rathfarnham Road and is approximately half the length of the eastern range. While the ranges appear approximately equal in height, the western range is single storey, the other has a series of mezzanine / loft spaces served by dormer windows. There is no access to these areas. The two ranges are connected internally at ground level. The two northernmost rooms in the east range are only accessible at ground level from individual external entrances leading from Courtyard 1.

Roof

The roofs consist of a pitched timber structure, and temporary profiled metal roofing installed as part of the 2018 works. There is a central valley gutter between the two ranges. Two dormer windows project from the roof at each end of the eastern façade and are finished with a temporary profiled metal roofing to the top and metal sheeting to the dormer cheeks.

Walls, Windows, Doors

The walls of Building 2 consist of calp stones of various size, with brick surrounds to the windows. A number of brick arches are also visible within the wall construction. Remnants of external lime render remain on the external walls.

A decorative brickwork chevron cornice runs the length of the east and south façades of the east range, except where broken by the two dormer windows.

To the eastern façade there is a series of seven windows and four doors at ground level, with two dormer windows at either end of the façade corresponding with the doorways below. The dormers are constructed of brick, and were reconstructed during the recent stabilisation works.

The four entrance doors are finished with Gibbsian dressed granite door surrounds. Timber sash windows and shutters are preserved behind plywood screening which block the openings externally. Facing Rathfarnham Road, there are two window openings located centrally in the facade of the west range and are flanked either side by large door openings. All openings are blocked with plywood screening. Evidence of other now blocked up openings are visible along the west façade. Alterations to the window openings along the eastern façade are evident in the exposed brickwork, and the window opes appear to have been reduced in size. Historic brick arches are visible above the later ones, with wider brick window reveals also visible (fig 35).

Internal

Remnants of a lime-washed plaster finish remains throughout the building. An analysis and report by Jason Bolton describes the plaster as a ‘haired mortar’ with hair appearing in clumps which suggests the plasterwork to be considered as a functional, but not high quality plastering mortar. Multiple layers of limewash provide the finishing coat.

Condition

PVC rainwater goods including gutters to the east and west façades are generally in working order. There is vegetation growth where the gutter to east range meets the west range (north-west corner of building 2) and saturation of the adjacent wall, indicating blockage and overflowing of the gutter. The gutters to the west range are susceptible to being blocked from leaf fall from the adjacent mature trees, and recent leaf fall is visible within the gutters. These should be checked and cleared regularly.

Internally the walls appear dry. Extensive areas of plasterwork remain; however, coverage is inconsistent, and walls are mostly exposed stone and modern concrete block. Timber window and door

joinery remains in place, protected by plywood sheeting, however extensive repairs are required to bring the these back into working order. Timber sheeted doors have bolts and locks fitted keeping the building secure from animals and intruders, however there is visible damage to the dressed stone surrounds where door joinery has been previously removed.

Decorative features such as a cast iron fire-place, some remaining stone paving, edging to floors and cobble flooring are in reasonable condition. There may be more remaining floor finishes to be found beneath the areas of concrete flooring in situ. In Room 2.6 the floor is entirely removed, leaving only an uneven rubble surface.

Buildings 3, 4, 5 and 6 are arranged around Courtyard 2, with Building 5 sharing the northern gable of Building 6, and faces into Courtyard 3. While Building 3 has a first floor hay loft and hipped roof profile, Buildings 4, 5 and 6 are single storey mono-pitch structures. All share similar construction details and are in a comparable condition having been subject to the stabilisation works undertaken by SDCC in 2018.



Figure 35 - Building 2, east range.



Figure 36 - Building 2, east range



Figure 37 - Building 2, brick chevron detail



Figure 38 - Building 2, east range interior

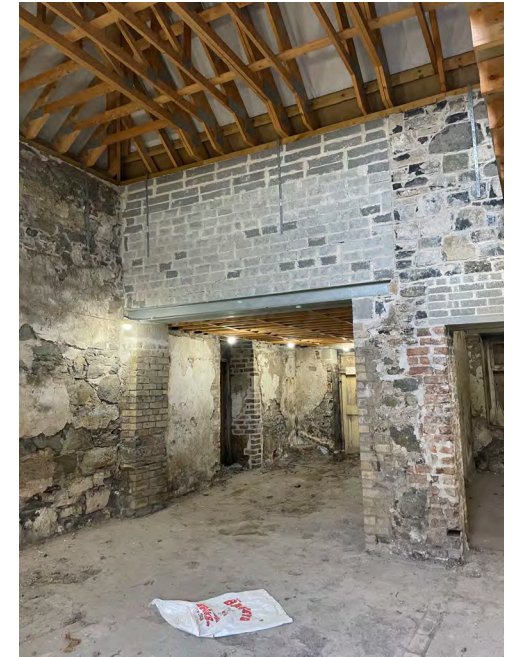


Figure 39 - Building 2, east and west range

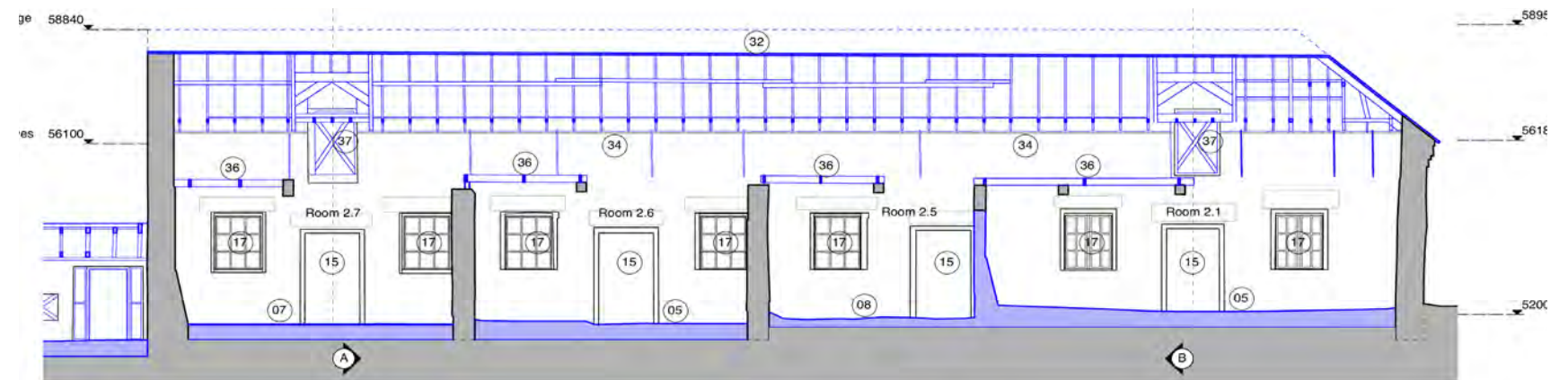
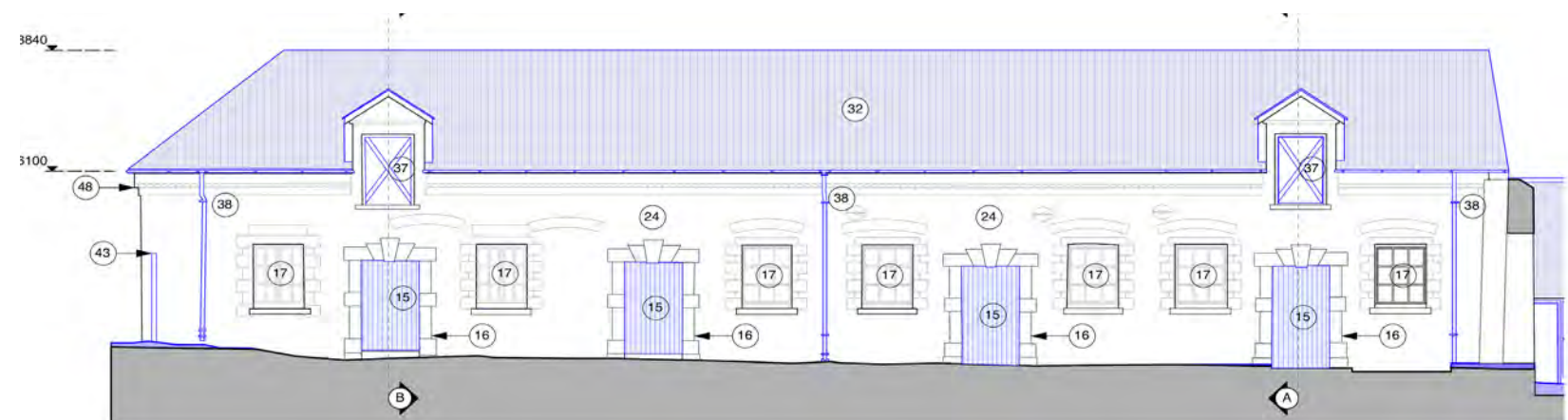


Figure 40 - Building 2, east range existing drawings indicating areas of proposed works



Building 3, 4, 5 & 6 Common Features

Roofs

The roofs consist of a pitched timber structure, and temporary profiled metal roofing installed as part of the 2018 works. Clay ridge tiles bedded in mortar run the length of the roofs.

Walls/Windows/Doors

Window openings have recently been braced with timber and fitted with a galvanised steel mesh to prevent birds and vermin from getting in, while maintaining ventilation within the buildings. Stone and brickwork to the wall tops have been repaired with an appropriate lime mortar. Doorways have recently been fitted with braced and ledged timber doors with sliding bolts and locks.

Rainwater Goods

The roofs are served by PVC gutters with downpipes discharging directly onto the surrounding surface.

Internal

Internally limewash partially remains on the internal walls but has generally been worn away. The former animal feeding stalls are in disrepair with walls and plinths broken and severely damaged.

Floors generally consist of a mix of uneven cobbled or cut stone sett surfaces, which integrated drainage channels running the length of the buildings, indicating their former agricultural use. Areas of raised concrete plinths or concrete floor topping have been added in places leaving overall uneven and disjointed surfaces.

Particular Features - Building 3

This building is an L-shaped two storey structure and is situated in the south-west corner of Courtyard 2. Building 3 shares a party wall with the northernmost end of Cromwell's Fort (B1) and would appear from map evidence and surviving fabric, to date from the early nineteenth-century.

Walls/Windows/Doors

The walls are constructed of calp of various size with infill brick repairs. Brick reveals are visible around window openings, and there is a slightly projecting brick eaves course to the top of the walls. At first floor level there is a larger window directly above each doorway and a 'hit and miss' brick vent on either side. The north-west corner of the south range has a rounded corner detail which runs full height to the underside of the roof. A buttress or remnant of a previous wall is still present on the western gable.

Internally

The ground floor consists of two rooms which are individually accessed via doorways leading from Courtyard 2. A timber first floor structure was recently installed by SDCC and connects the two rooms at this level, however the upper level is currently inaccessible. This floor was likely introduced in the 2018 works to provide lateral support to the walls.

Particular Features - Building 4

This building consists of an L-shaped single storey structure and would appear from map evidence and surviving fabric, to date from the early nineteenth-century. The north range contains a series of clay troughs arranged in a line of stalls along the northern wall, indicating its former use as a milking byre.

Walls/Windows/Doors

The walls consist of rubble stonework with brick surrounds to openings. Areas of external plaster remain. At the north-west corner the wall forms a pier finished with a brick coping and lime render. Projecting slightly above the ridge level, it forms a pair with the gable of Building 6, opposite. Both act as gate posts leading between the Courtyards 2 and 3. A metal post approx. 1.5m high is fixed to both walls. The south-west corner of the gable wall is rounded, similar to the north-west corner of Building 2.

Internal

The roof structure is supported directly at the eaves of the external walls, resulting in a very low ceiling height internally below the rafters.

Particular Features - Building 5

Building 5 is located in the south-west of Courtyard 3 and shares a party wall with Building 6 (Courtyard 2). Pinpointing the date of this block is difficult but it is likely to date from the mid-nineteenth century to the early-twentieth century.

Walls/Windows/Doors

Building 5(A) is a brick structure with some remnants of external render, similar to what is visible on Building 4. There are three archways along the north façade, facing Courtyard 3 potentially indicating its former use as stables and a blacksmith. Two of the openings have been blocked up, and a small rectangular window fitted within each one

Building 5(B) is constructed of brick and masonry, though the wall to the north and the north-east corner have been rebuilt in concrete blockwork. There is a large window opening surmounted by a flat timber lintel with a concrete cill.



Figure 41 - Interior Building 3, loft space above Room 1



Figure 42 - Building 3, Diamond shaped brick in a perforated checker-board pattern



Figure 43 - Exterior of Building 4, viewed from Courtyard 2

Internal

The chimney stack, visible externally, continues internally within the south-east corner of Building 5 (A). Widening at the base to form a flat surface approx. 1m height above the ground, it resembles the construction of a forge. There is a blocked-up niche in the wall adjacent to the chimney stack which may have previously provided a connection with Building 6.

Particular Features - Building 6

Building 6 is an L-shaped building, occupying the entire western and north-western corner of Courtyard 2. The building is long and narrow and occupies the western side of Courtyard 2, with the west facing external wall forming part of the perimeter wall of the site.

Externally the façade contains a series of brick archways, approx. 1.8m wide, spaced evenly along the length of the elevations facing Courtyard 2. Various modifications have been made to these archways over time, including archways being fully or partially blocked up with masonry and smaller window openings added, and the insertion of square-headed door openings within them. One of the archways has been complete demolished and is fitted with a square headed opening.

Internal

Internally the floor slopes downwards towards the north range. Like Building 4, the roof structure is supported directly at the eaves of the external walls, resulting in a very low ceiling height internally below the rafters.

Internally the building is divided with masonry walls, screened with a plywood finish. The walls do not extend beyond the height of the eaves, stopping beneath the timber trussed rafter roof construction.



Figure 44 - Exterior of Building 6, viewed from Courtyard 2

Building 7, Seismograph House

Building 7 is a two-storey rectangular building located in the east of Courtyard 3, formerly the Stewards House it is also known as the Seismograph House. The entrance to the east from the park has a doric style porch with entablature and plain pediment. There is a single storey square masonry shed structure located to the north, built against the gable wall of the building. It is similar to Buildings 4 and 6 in Courtyard 2. Further north there is an unroofed masonry shed structure, with gable end wall remaining.

Roof

The roof consists of a pitched slate roof with brick chimney stacks on the north and south gable walls, each fitted with two clay chimney pots. There are cast iron gutters and down pipes to the east and west facades. The single storey building to the north has been reroofed in a profiled metal sheeting and has pvc gutters and downpipes.

Walls/Windows/Doors

The Eastern façade is finished with pebble-dash to the upper half with a blind opening in the middle above the porch. The lower half is finished with a ruled and lined render. The facade is unusual having no principal window openings, apart from two window openings facing north and south within the projecting porch. The western façade faces Courtyard 3 and has a centrally located entrance door and a rectangular window to each side at ground level, and three windows at first floor level corresponding to the openings below. The crude replacement windows detract from its character. The wall is finished in a pebble dash render. The western facade presents as a typical three-bay dwelling.

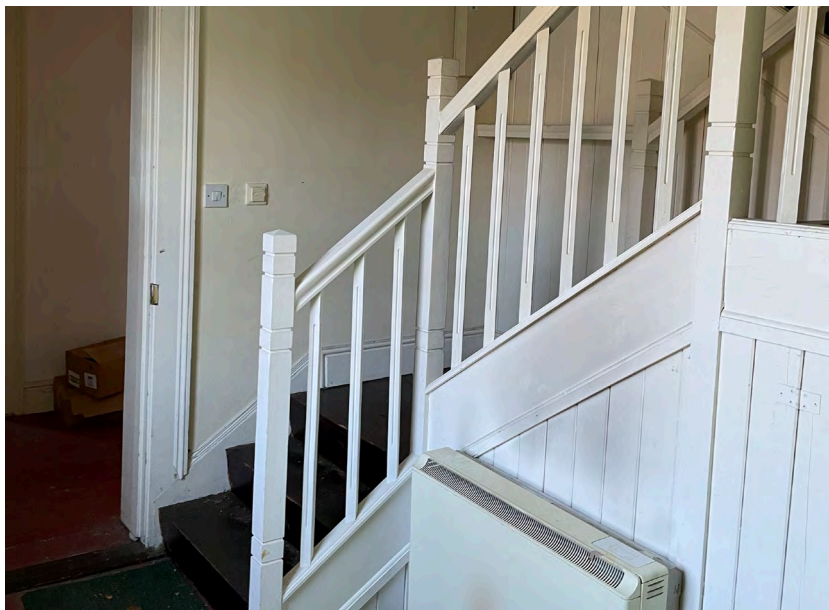


Figure 47 - Seismograph House, non original stairs & joinery



Figure 45 - Seismograph House, west elevation facing Courtyard 3



Figure 46 - Seismograph House, east elevation facing park

Other Features

West Perimeter Walls (Wall B and Wall D)

The west perimeter walls are occupied by Building 2, Building 6 and Building 5, and the freestanding walls of Courtyard 3 and Courtyard 4 (Wall B and Wall D respectively) and are built mostly of stone masonry with brickwork visible where repairs and modifications have been made.

Wall B dates from the early to mid-nineteenth-century and there is cartographic evidence that it supported a continuous structure. There is a large (approx. 3m wide) archway within the wall, finished with brickwork reveals in a toothed pattern. The opening has been closed up with timber sheeting. The stonework to the top of the wall has recently been repaired and is finished with clay ridge tiles along its length.

Blind openings elsewhere along the west perimeter are visible particularly where Buildings 2 and 6 occupy the wall, indicating modifications and former access points.

A portion of Wall D, approx. 3m wide half-way along its length has been reconstructed with modern concrete blockwork.

Structural Condition as described in CORAs report:

The west wall of Courtyard 03 has received large quantum of repairs as part of the 2018 works along with restraint by galvanised steel braces, fixed through the wall to pattress plates on the external face of the wall. The general condition of the west wall is fair, the wall tops appear well repaired, but some signs of moss are returning along with mortar loss to the courtyard face near wall top. There is some deflection of the wall top mid span, eastwards into the courtyard. Careful integration into the proposed new buildings will serve to restrain and weather these walls and their further wellbeing should be integral to the design of those buildings. The previous deflections will need to be incorporated into the new building design.

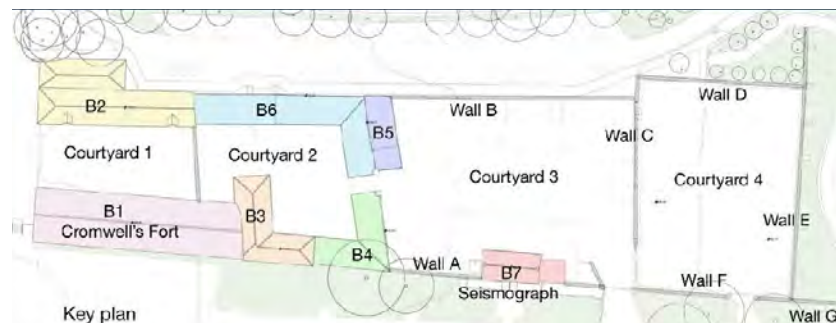


Figure 48 - Diagram of courtyard, buildings and wall numbering system



Figure 49 - View of Wall B at Building 6, facing Rathfarnham Road



Figure 50 - View of original garden gate Wall B into Courtyard 3



Figure 51 - View of Wall B & D



Figure 52 - View of Wall B at Building 2/6, facing Rathfarnham Road

East Perimeter Walls

The east perimeter walls are occupied by Building 1 (Cromwell's Fort), Buildings 3, and 4, Building 7 (Seismograph House), and Walls A, F and D.

Wall A closes off the Courtyard 3 on its eastern side and is occupied in part by the Seismograph House and appears from cartographic evidence to have been built in the early-nineteenth century. A structural condition of the wall undertaken by CORA notes that the condition of the wall is serviceable with no excessive deflections.

Wall F contains a large vehicular entrance with gate posts either side, approx. half-way along the length of Courtyard 4. Further along to the north of the eastern perimeter there is a large arched opening. This opening may correspond to the network of pathways associated with the managed farmland known to have existed in the mid-nineteenth century. A structural condition assessment of the wall notes that the wall is generally in fair condition and localised repairs only are required.

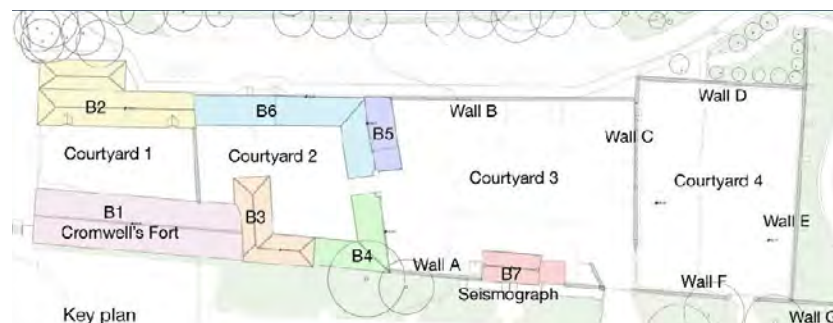


Figure 53 - View of east wall, from Building 7 (seismograph) to Building 1 (Cromwell's Fort)



Figure 54 - View of Wall A between Buildings 4 & 7



Figure 55 - View of Wall A at Building 6



Figure 56 - View of Building 1 Cromwell's Fort from park

Dividing Wall between Courtyards 3 and 4 (Wall C)

The middle section of Wall C is the remaining vestige of what appears to have been a two-storey farmyard structure. There are three doorway openings at ground level, two of which have been infilled with blockwork, and eight small narrow openings with angled reveals at first floor level. These may have been openings for ventilation of a loft or first floor storage space. Small fragments of glass were visible during inspection, indicating that the openings were likely glazed at some point.

There is also a large square opening at first floor level directly above the most westerly opening at ground floor. The remains of masonry gable walls are visible at either end of the two-storey section. A single storey section of wall beyond to the east has been rebuilt in concrete blockwork. Timber lintels above all openings have recently been installed. To the west end of the wall there is vegetation growth along the surface, and loose soil has been banked up at the base of the wall.

Structural Condition as described in CORAs report:

The tall wall to the north of Courtyard 3 is currently freestanding. In places it is offered some restraint by galvanised steel braces through fixed to pattress plates on the external faces of the walls. The general condition of this north wall to Courtyard 03 is serviceable, there are no excessive deflections, and the wall and its wall top have been recently repaired keeping the worst of the moisture from the wall cores.

Dividing Wall between Courtyards 1 and 2

This masonry wall divides Courtyard 1 and Courtyard 2 and has an opening of approx. 2.7m in its centre. The brick arch and portion of wall above the opening was reconstructed during the 2018 works.

North Perimeter Wall (Wall E)

The north wall is covered by extensive vegetation and is inaccessible due to temporary fencing erected along its length to the north. To the south, within Courtyard 4, it is partially obscured by temporary cabins. A series of buttresses are positioned along the north face of the wall.

The structural condition of the walls was assessed by CORA and included as part of the Conservation Management Plan report. The report notes that 'based on deflections seen and the current, now old and beyond service, propping to the north face that this wall is in a very precarious condition. Deflections of up to 240mm over a height of 2m were recorded and it is likely that most of this north wall will require rebuilding.'

Regarding the west wall of Courtyard 4 (Wall D) the structural condition is such that 'The west wall has also suffered movement, and large sections have been rebuilt in recent years. This wall has a hedge of pleached trees planted very close to its base. It is likely that the northern portion of this west wall will also need to be rebuilt.'

Stone Trough and Metal Plate

A stone trough abuts the south elevation of Building 4 near the rounded corner to the south-west. In front of the trough the ground is covered with a large metal covering approx. 2m x 2m. Aisling Collin's report notes that the remains of a metal plate were revealed during excavations, described as follows: 'It measured 2.15m long by 1.43m wide and was surrounded with a metal frame and granite flagstones (7 stones in total). It was also flush with the original cobble yard. The metal frame was inscribed with: *'William Graham Successor to Lestrange Smithfield. Dublin. The Farmer's Gazette and Journal of Practical Horticulture of February 3rd 1866 refers to "WILLIAM GRAHAM, (successor to l'estrange) FARMING IMPLEMENT MAKER AND IRON FOUNDER, SMITHFIELD"*. The metal plate appears to seal a pit or tank and it was not removed and remains insitu. It was covered over [with] protective geotextile and metal a large plate'

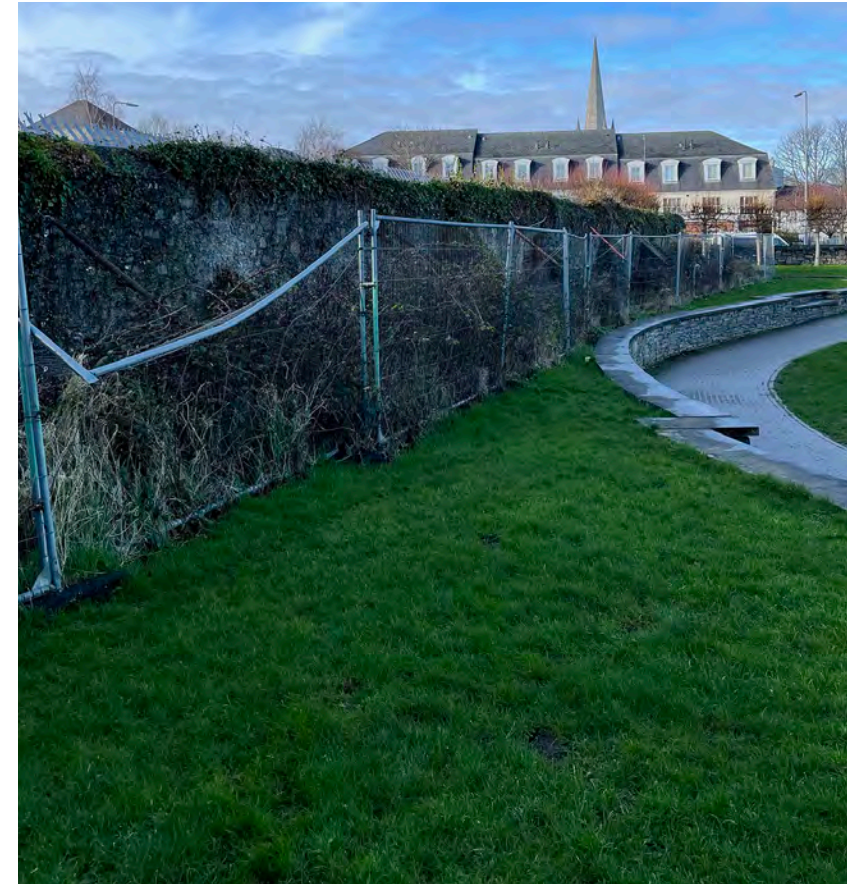


Figure 58 - View of Wall E from north garden indicating extent of disrepair

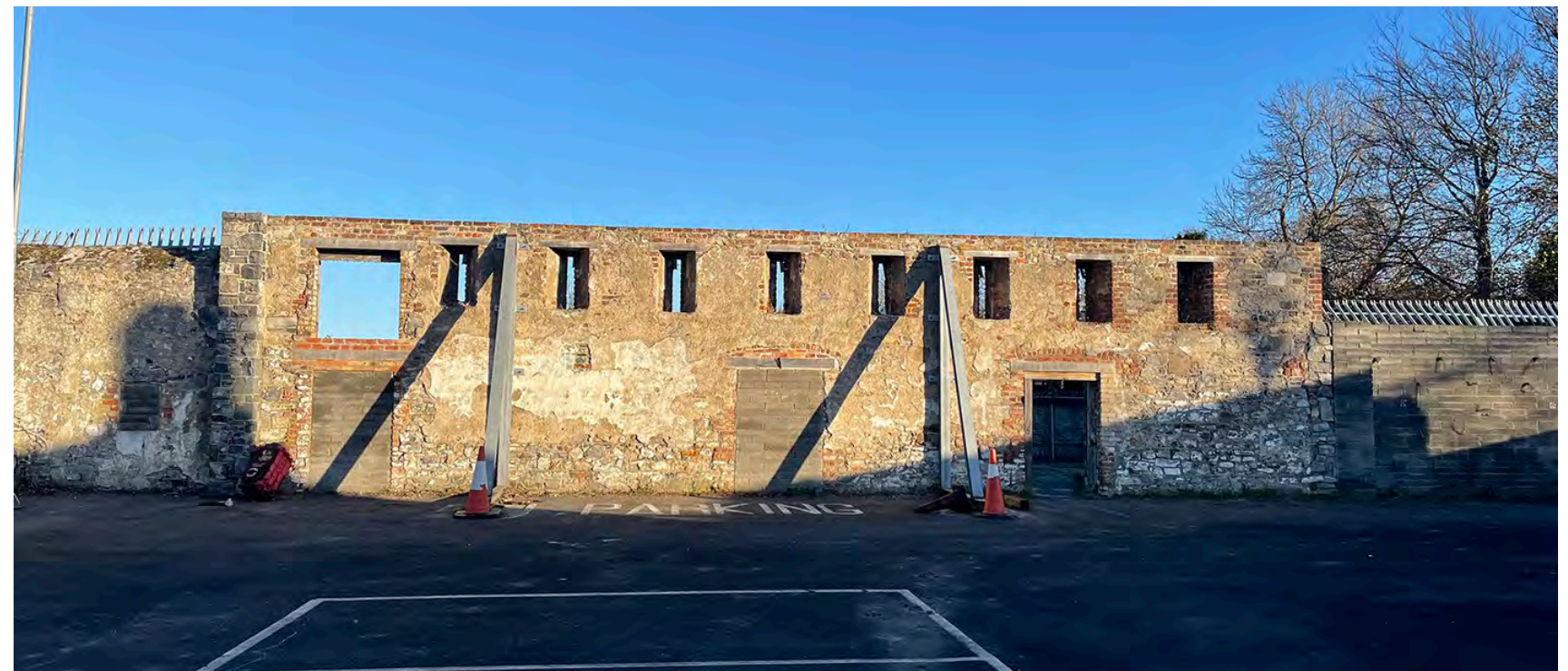


Figure 57 - View of Wall C from Courtyard 3, remaining facade acting as wall between courtyards

5.0 Planning and Legislation

Policy Context

The site falls within the zone of notification for Rathfarnham Castle which is a National Monument (Nat. Mon. 628) and is listed on the Record of Monuments and Places (DU022-014). It is also subject to a preservation order (PO no. 2/1986). It is afforded a degree of protection under the National Monuments Act (2004), as amended. The Castle is in State ownership while the stables and yards are in the ownership of South Dublin County Council. The Castle is also included on the Council Record of Protected Structures with reference number 221, and as the stable yard sits within its curtilage it is afforded protection under the Planning and Development Act (2000), as amended. It is also mentioned in the National Inventory of Architectural Heritage (NIAH) description of Rathfarnham Castle (11216007).

Local Plans and Policy

South Dublin County Council is the planning control authority for Rathfarnham Castle Park, including the stables and yards site. Rathfarnham Castle Park is zoned 'Open Space' within the South Dublin County Council Development Plan (2022-2028) which states that the objective of the Open Space zoning is 'to preserve and provide for open space and recreational amenities.'

Land uses that are listed as 'permitted in principle' are as follows: Allotments, Community Centre, Cultural Use, Open Space, Recreational Facility, Sports Club / Facility.

Land uses that are listed as 'open for consideration' are as follows: Agriculture, Bed & Breakfast, Camp Site, Car Park, Cemetery, Childcare Facilities, Crematorium, Education, Garden Centre, Guest House, Home Based Economic Activities, Hotel / Hostel, Housing for Older People, Outdoor Entertainment Park, Place of Worship, Public Services, Recycling Facility, Residential, Restaurant / Café, Shop-Local, Stadium, Traveller Accommodation.

Built Heritage Policies within the Development Plan include:

Policy NCBH19: Protected Structures

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

NCBH19 Objective 1:

To ensure the protection of all structures (or parts of structures) and their immediate surroundings including the curtilage and attendant grounds of structures identified in the Record of Protected Structures

NCBH19 Objective 2:

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

NCBH19 Objective 3:

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

NCBH19 Objective 4:

To support alternative uses for Protected Structures including former institutional sites in order to provide continued security of the heritage value of these buildings, attendant grounds and associated landscape features.

Rathfarnham Village ACA

Rathfarnham village is identified as an Architectural Conservation Area. The development of the village being closely linked with that of Rathfarnham Castle is noted in the development plan.

See Doyle Kent & Altemars planning, screening and ecology reports for further information.



Figure 59 - SDCC zoning map



Figure 60 - Figure ground drawing indicating castle, park, village and masterplan proposals for stables & yards site

7.0 Design Approach

Development of the brief

As part of a county-wide strategy to develop villages economically and socially within south county Dublin, the Economic, Enterprise and Tourism Development Department of SDCC wish to make Rathfarnham Castle Park more attractive and accessible as a visitor destination, to increase the economic benefit to the village, to improve the public park, and improve the connection between the park, castle and the village. As part of these objectives, the council wish to adapt and reuse the redundant former stable yard complex of Rathfarnham Castle into an economically viable mixture of appropriate public and visitor uses to include community, cultural/arts, retail, café/restaurant and visitor amenity.

The following are overarching objectives from the SDCC Development Plan:

- Redevelopment of a brownfield site of significant cultural-heritage importance in Rathfarnham.
- Enhancement of a built heritage asset which can support place-making in Rathfarnham.
- The delivery of a quality design to underpin effective place-making, allowing Rathfarnham to become more attractive for everyone who lives, works, and visits the village.
- The creation of a space that offers social, community and recreational benefits and that fosters a healthy, inclusive, and sustainable community in Rathfarnham.

SDCC have been guided by the conservation management plan and Stage 1 development masterplan prepared by HHC to establish the parameters for future development at the site. The stables and yards, like many historic structures, have wonderful potential for adaptive re-use, but this also comes with limitations, in terms of the extent of alteration that can be accommodated. Finding the right balance between intervention, alteration and retention is of the utmost importance, and it is imperative that new uses complement and enhance the complex, rather than detract from its historic character and cultural significance.

Brief Development

The initial brief was to develop a masterplan strategy with SDCC and their proposed operator, that was subject to public consultation, for an appropriate range of activities and uses that the site could accommodate to meet the needs and interests of the local community, as well as visitors to the area.

Our design approach seeks to optimise the sustainable reuse potential of the stables and yards and, in keeping with best conservation practice, new interventions will respect and complement the character and appearance of the existing buildings and place.

Our aim is to add new layers to what is already successful at Rathfarnham. The overriding objective is to create a distinctive local marker, improve visitor experience, optimise dwell time, footfall and passive surveillance to bring greater appreciation of the heritage and amenities within the park.



Figure 61 - 3D of proposed site masterplan



Figure 62 - Masterplan site layout

Our interpretation of the initial brief is as follows:

- In collaboration with SDCC and their proposed operator design, propose and develop a range of appropriate and complimentary uses across the site to open and link the complex with the castle, park and village.
- This collaborative approach has allowed for the integration of best practices in layout, customer flow, service efficiency, and operational functionality, all of which are critical to the long term viability of the commercial elements of the development.
- Masterplan strategy to be presented and tested as part of a non-statutory public consultation process through site walk arounds, focus groups and online consultation.
- Courtyard 1: Repurposing Cromwell's Fort into a multi-purpose event space and Building 2 into flexible spaces, which would address the lack of such facilities in the area.
- Courtyard 2: Adapting the range of single room depth and single storey former dairy buildings into a mixture of retail, hospitality, storage and public toilets.
- Courtyard 3: Ideas for the Seismograph House as a cultural exhibition space, citing its historical significance as Ireland's first seismic observatory. Linking the forge and cart building with Courtyard 2. Adding new single storey and single room depth lean-to structures containing retail and café/restaurant front of house areas.
- Courtyard 4, which is furthest from the castle, and therefore the least historically important yard, will contain the hardworking back of house areas for the cafe/restaurant and a large outdoor space for a range of flexible public uses such as markets, outdoor cinema and events.
- Courtyards: Maximise the opportunities for high quality usable and enjoyable open spaces and public realm. Reuse existing cobbles and other materials found on site to retain the particular and unique characters of each courtyard space.
- Garden: restore the former garden path layout evident in the 1865 map and set a new carpark extension within a new landscape setting. Minimise visual impact from the park and surrounding streets through use of materials and extensive landscape.
- Existing carpark: retain existing carpark and upgrade to create new entrance into Courtyard 3. Areas to be retained for bus parking, bin/service/deliveries and fire truck access.

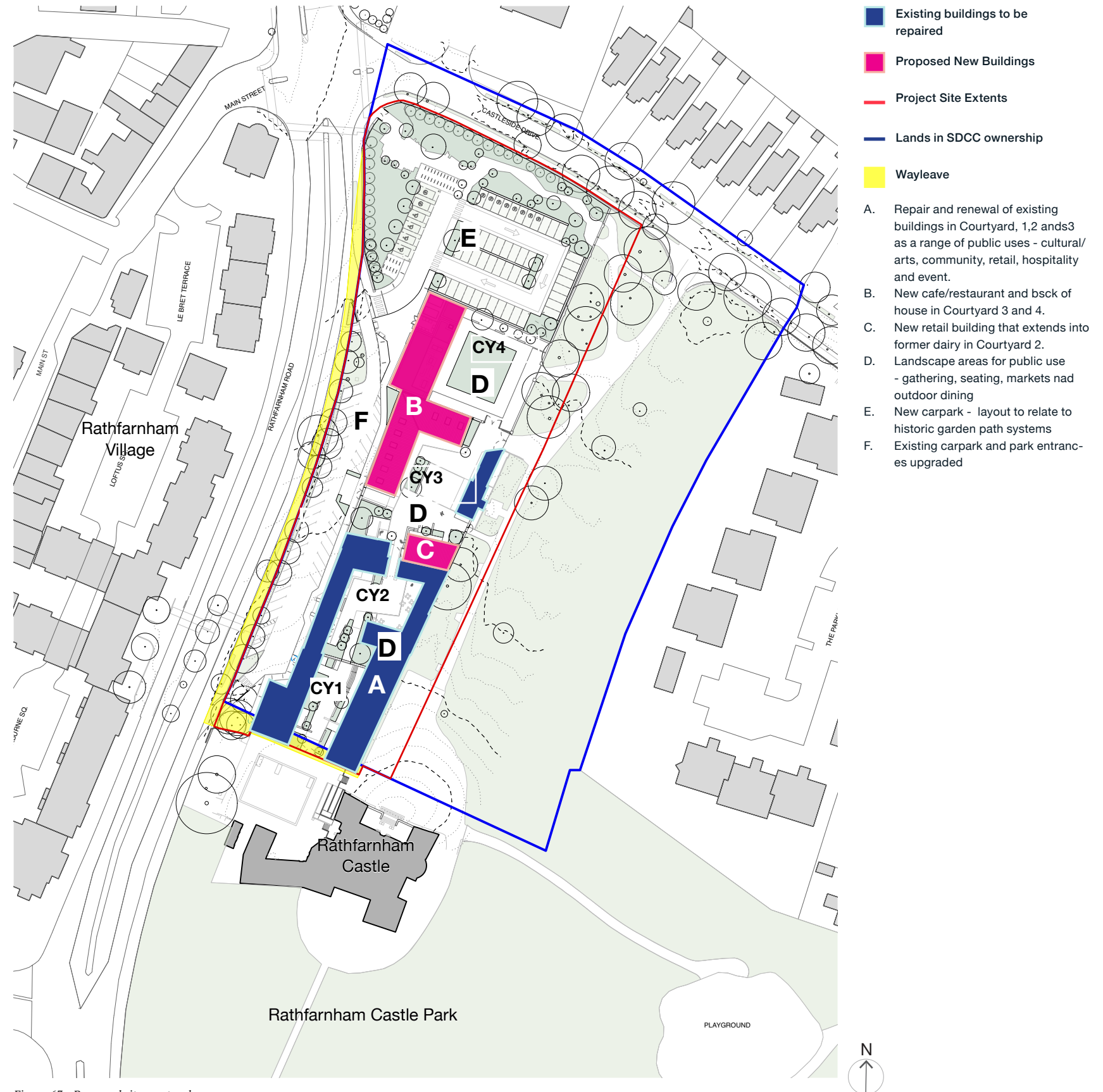


Figure 63 - Proposed site masterplan

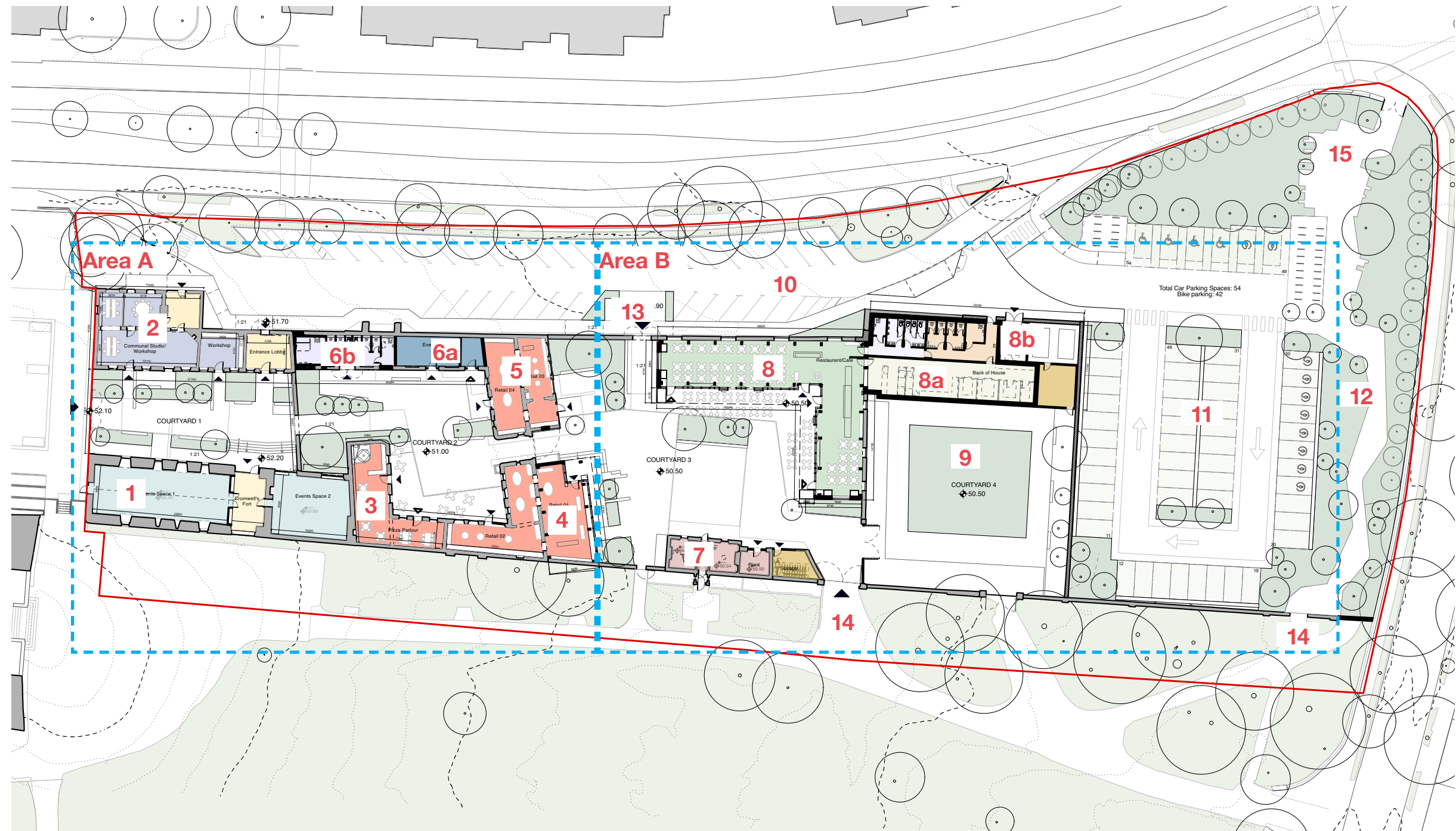
Opportunities

The proposed development is to be located within former agricultural buildings and cobbled yards that once served Rathfarnham Castle's extensive gardens and farmland. The outbuildings were the 'productive' spaces for the castle and demesne, a once wholly self-sufficient entity. The most striking opportunity offered by this development is for it to become a catalyst for reconnecting the castle, park and village, echoing their historically mutually beneficial relationship. By finding meaningful new uses for these largely forgotten and redundant historic structures, the stables and yards can once again become vibrant working spaces, linking with the castle, park and village. The proposed uses should not compromise our understanding of the site's former purpose and we believe that this will best be achieved by conserving sensitively and adapting imaginatively to a contemporary 'productive use'.

It is important that the quality, legibility and character of the castle and farmstead is retained, and that interventions contribute both functionally and physically to the historic setting. The activation of the stables and yards will attract more visitors and therefore generate a greater understanding and appreciation of the history of the place. Bringing these yards to life will also create footfall for the park which currently lacks dwell time and has poor passive surveillance. HHC, together with the wider design team has developed design proposals which advocates a 'light-touch' approach to the conservation of the buildings and places, while addressing fire safety, accessibility and servicing requirements throughout.



Figure 64 - Aerial 3d of proposed masterplan



▲ Principal Entrance

Cromwell's Fort

Cultural/Arts

Entrance lobby

Retail

Seismograph

WCs

Storage

Restaurant / Dining

Kitchen

Staff Facilities

Plant Room

Area A: Courtyards 1 & 2

1. Building 1 - Cromwell's Mixed Use Events

2. Building 2 - Spaces for Cultural/Arts Use

3. Building 3 - Pizza Oven Cafe / Restaurant

4. Building 4 - Retail

5. Building 5 - Retail

6a. Storage

7b. Park WC facilities

Area B: Courtyards 3 & 4

8. Building 7 - Seismograph Future Cultural Use Building

9. Cafe / Restaurant

8a. Back of House & Staff Facilities

9b. Service Yard

10. Recreation & Meanwhile Uses

11. Existing Car Parking Spaces (35 spaces, 4 spaces reallocated)

12. Proposed Car Parking Allowance (54 car spaces & 42 bike spaces)

13. Landscaped 'belt' between carpark 7 street

14. Reactivate former gate from existing carpark

15. Use existing gateways from park

16. Reactivate access point - link to village

Figure 65 - Proposed site plan



Access, Traffic Management & Parking

Currently most visitors to Rathfarnham park are locals who predominately travel by foot or by car if they have young children or mobility issues due to poor availability of public transport options. The building of the bypass and a lack of carparking within Rathfarnham village and its general hinterland has contributed to its decline in recent years. The largely car dependant shopping centres in the area have further impacted life in the village.

The site is easily accessible by car from its immediate suburban hinterland, Dublin City Centre (8km), and the M50 Motorway (4 km). There are a number of bus routes passing on Rathfarnham Road to/from City Centre, Blackrock/Rialto and Dun Laoghaire/Tallaght although there has been a recent loss of routes in the area. The Luas stops at Windy Arbour and Dundrum site are a 40 mins walk away. In time the site will also be accessible to cyclists and walkers from the Dodder Greenway which is currently being developed and is part of SDCC core active travel network. When complete it will be approximately 17km in length linking the city centre along the Dodder Valley through the local suburbs of Terenure, Rathfarnham, Templeogue and Tallaght to rural and upland Dublin. The proposed Templeogue/Rathfarnham to City Centre Bus Corridor Scheme will further support active travel bus, walking and cycling.

A vehicular and pedestrian entrance is located off Castleside Drive which is the earliest known entrance to the castle. The existing car park for Rathfarnham Castle and the park is located off Rathfarnham Road with a pedestrian access point to the park at either end. It is laid out on a narrow linear plot between the bypass road and the line of the wall of the stables and yards. The car park is one way, entered and exited off the outgoing traffic lane only which can create issues if the carpark is full as drivers have to loop back out through Rathfarnham Road and the village. It is proposed to upgrade the existing carpark to create generous pedestrian circulation and entrance areas to the redeveloped complex. Areas are to be retained for bus parking, bin/service/deliveries and fire truck access.

The existing garden to the north of the site was designed by SDCC, built by FAS trainees, opened in 2012 and subsequently named the Sean Keating Garden in 2013 of which there is no sign or plaque. There is a sign at the entrance off Rathfarnham Road naming the garden as Rathfarnham Castle Park. The garden was built in what remained of the grounds of Rathfarnham Castle demesne at that time and its construction removed areas of former gardens to reduce levels for the pond and paths. Its access points are unclear and its

main entrance on the junction of Rathfarnham Road and Castleside Drive is permanently locked. It is well maintained by SDCC but has low footfall and dwell time and appears to be mostly used as a local pedestrian shortcut from Castleside Drive to the village. Historical maps indicate the layout around the castle was predominately orthogonal, the curved design of the garden appears arbitrary and does not have any relationship with the historical layers of the site. As the newest and least important layer the garden offers a potential opportunity site to develop an extension to the current car parking provision.

Our proposal sets the carpark extension within a new garden setting that takes its cue from the orthogonal path layout of the nineteenth century ordnance survey maps, in particular the second edition 25" map of circa 1865. Reinstatement of the historic paths will also generate improved connections with the site boundaries and walls, improving links with the wider area. The carpark is designed to 'bed in' using grasscrete parking bays, planting and permeable surfaces to minimise visual impact to the park and surrounding streets. A heavily landscaped 'belt' around the edge of the site will further

integrate the new carpark within its suburban park setting. The loss of any usable public space in the existing garden is more than counter balanced by the quantity and quality of new public space created by the reactivation of the courtyard spaces, and improved access and links to the castle, park and village.

We also investigated an option to locate the car park extension in Courtyard 4 but found this was inefficient and would require considerable change within the yard for car access. This was ultimately deemed an inappropriate use for an important historic setting.

Bicycle Parking

Public short term bicycle parking for 42 spaces is integrated within the new carpark and landscape areas for those arriving to Rathfarnham via bicycle. The spaces are located in accessible areas with good passive surveillance and pedestrian flow. Staff long-term bicycle parking for 10 bikes and 1 cargo bike is provided in covered and secured parking in the existing shed adjacent to the Seismograph house.



Figure 66 - Aerial view indicating arbitrary layout of north garden against historical orthogonal grain



Figure 67 - Existing north garden circular layout & pond



Figure 68 - Proposed carpark landscaping



Figure 70 - Proposed carpark landscaping by DFLA

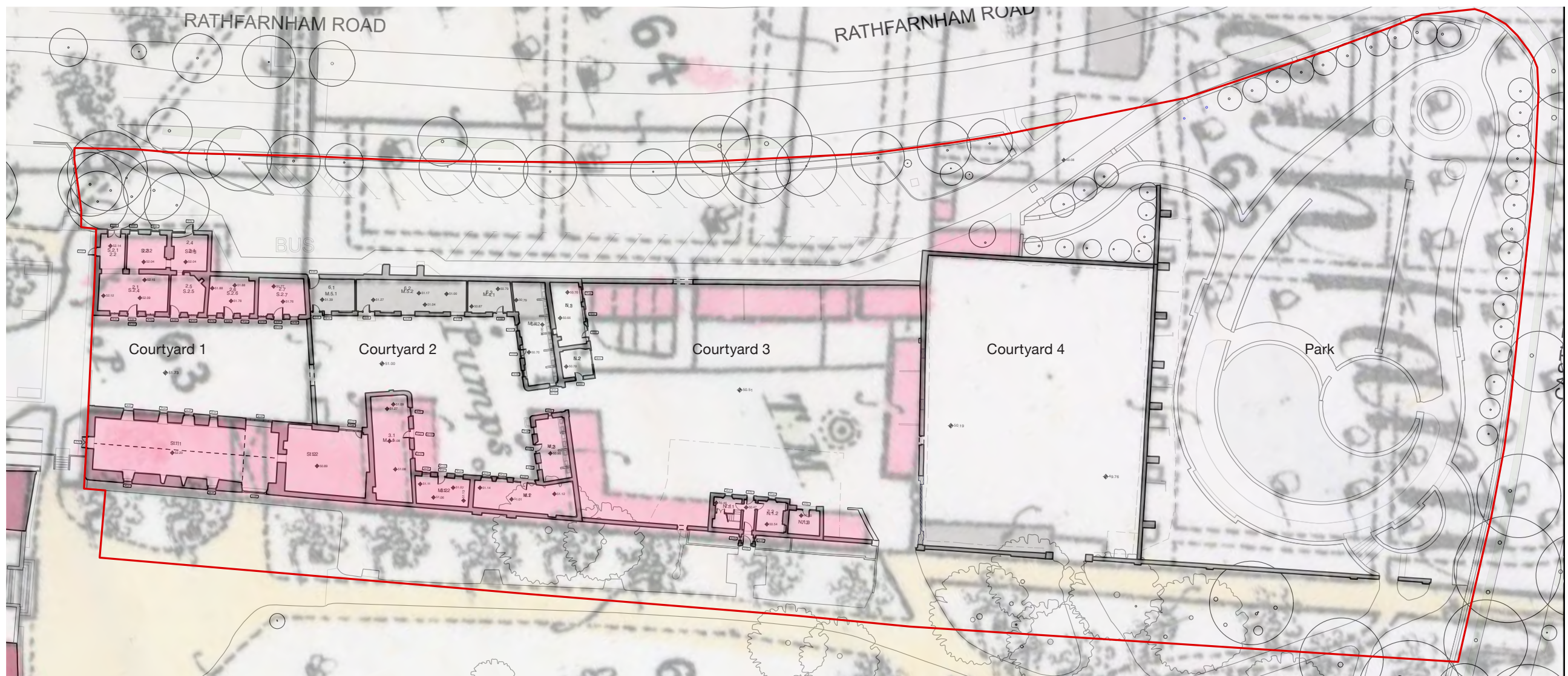


Figure 69 - OSI Second Edition 1865 map overlaid on existing layout indicating arbitrary layout of north garden against historical orthogonal grain

Café/Restaurant

There is an identifiable need for a café/restaurant anchor to be established within Rathfarnham park that will serve the castle, park, village, for locals and visitors to the area. Following collaboration with SDCC and their operator, recommendations in the masterplan and feedback from public consultation the optimum location for a new food and beverage offering is proposed within Courtyard 3. The design approach for the new café/restaurant can be summarised as follows:

- Courtyard 3 is centrally located within the complex, adjacent both carparks, with access to the castle, park and village, it is an ideal location for a new café/restaurant as a central hub of activity within the reactivated complex.
- It contains former access points that are proposed to be reopened to link with all other areas.
- A natural desire line exists through Courtyard 3 to create a main entrance and connections to the wider site.
- It has potential for development, as it contains only two other smaller buildings - Seismograph House and the Forge building.
- Historic maps suggest that farm buildings lined the courtyard but have since been removed. Their former footprints are proposed as locations for the new café/restaurant.
- A simple L shaped, lean-to, metal clad, timber structure is proposed to form the café/restaurant front of house spaces that will retain and frame the existing walls and gable of the former farm building between Courtyard 3 and 4.
- A long L shaped glazed screen allows views in/out, access, operable windows and opening sections, a large roof overhang provides shelter from rain, wind and sun for all year round outdoor dining.
- The new lean-to timber structure will act as a restraint to the existing walls replacing the existing temporary bracing.
- A long clerestory window where the lean-to meets the top of the existing wall will create a hi-level façade announcing the café/restaurant on approach from Rathfarnham road. Operable windows in the clerestory will provide natural ventilation and cooling within the space. New openings in the existing wall at lower level will create windows into the café/restaurant when approaching from the existing carpark.
- To minimise alterations to the external historic fabric in Courtyard 4 the back of house areas are proposed to be located in a low flat roof building in the adjacent Courtyard 4, to include:

kitchen, storage, delivery, bins, plant, public wcs and staff changing/wcs.

- Courtyard 3 will be used for covered outdoor seating in sun lit space where the existing walls will provide shelter from wind to create a pleasant and vibrant public realm.
- Service/deliveries and refuse collection will be accessed through the existing carpark.
- Layouts have been designed in collaboration with SDCC and their selected operator.

Retail Facilities including Plant Sales and Farm Shop

There are many precedents of retail areas of varying size being co-located with café/restaurant anchors and parks to create a visitor destination, such as at Killruddery, Avoca at Kilmacanogue, Mount Usher, Powerscourt and Malahide, some of which include a variety of retailers. Also relevant is the Foxford Woollen Mills, which although of a different building type successfully reuses historic factory buildings as a shop and cafe.

There is scope at Rathfarnham to incorporate retail elements into several of the existing outbuildings, providing viable reuse while still allowing the original purpose of the building to be read. In particular the reuse of the buildings of Courtyard 2 would add to activity within the central courtyards and create an active retail hub. Plant sales and farm shops would also reference the former historic uses of farm and gardens. This proposed retail offering would provide a welcome alternative to the large car dependant shopping centres in the area.



Figure 71 - Killruddery courtyards, mixture of retail, cafe, restaurant with public toilets



Figure 72 - Junction of Building 5 & 6, higher roof forming 'clerestory'



Figure 73 - Junction of Building 5 & 6, higher roof forming 'clerestory'

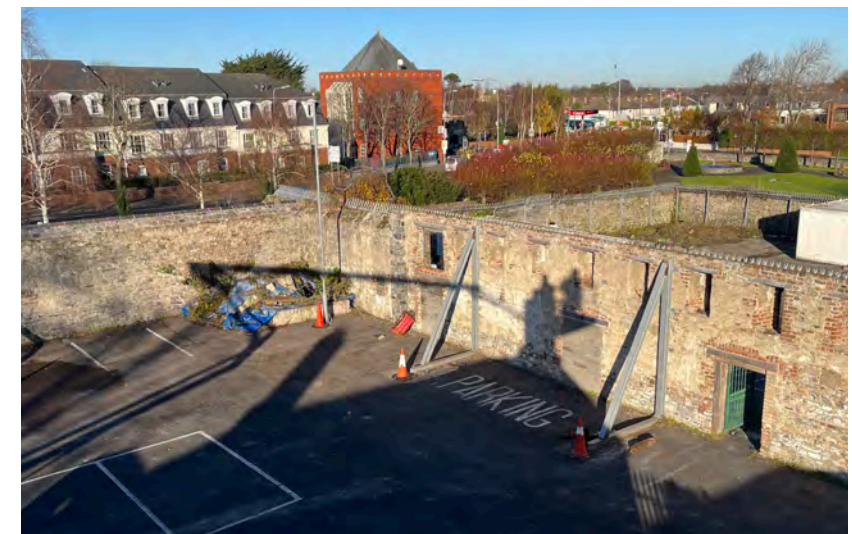


Figure 74 - Courtyard 3, Wall C



Figure 75 - Proposed cafe/restaurant view from existing carpark - lean-to roofs forming long clerestory windows peeping over existing walls announcing stables & yards cafe/restaurant to the carpark, street and village. New openings in wall to allow views in to the space on approach to the main entrance



Figure 76 - Clerestory window over existing wall, Sand End Arts & Community Centre by Mae Architects



Figure 77 - Rough cast render finish to new build elements over existing wall with long window and new punched openings, Bude Barn by Fielden Fowles Architects

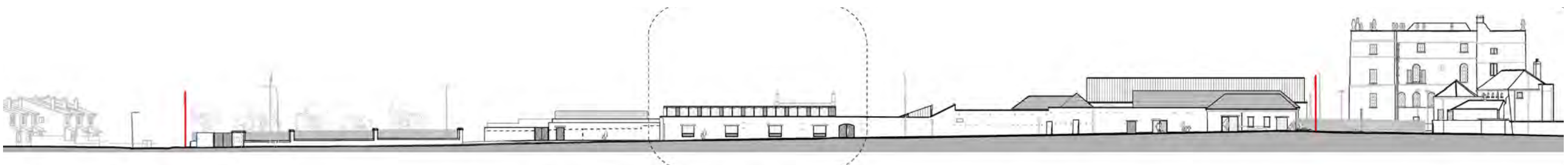


Figure 78 - Site elevation from west indicating extent of new clerestory window within overall complex



Figure 79 - Courtyard 3 looking towards new cafe/restaurant - entrance from existing carpark, lean-to l shaped buildings against existing walls, large overhangs providing shelter from sun, rain & wind



Figure 80 - Roof overhang within landscaped courtyard, Office by Fielden Fowles Architects



Figure 81 - Elevations & sections of proposed cafe/restaurant front of house and back of house areas



Figure 82 - Detail of roof overhang, rainwater 'trough', long timber glazed facade, out door seating, landscaped areas within Courtyard 3



Figure 83 - Timber glazed kiosk, Red Stables cafe by Howley Hayes Cooney



Figure 84 - Stone filled rainwater 'trough' detail by Donaghy Dimond Architects



Figure 85 - Cafe space, Sand End Arts & Community Centre by Mae Architects



Figure 86 - Cafe space, The Weston by Fielden Fowles Architects



Figure 87 - Retail and cafe/restaurant shop frontage within Courtyard 3

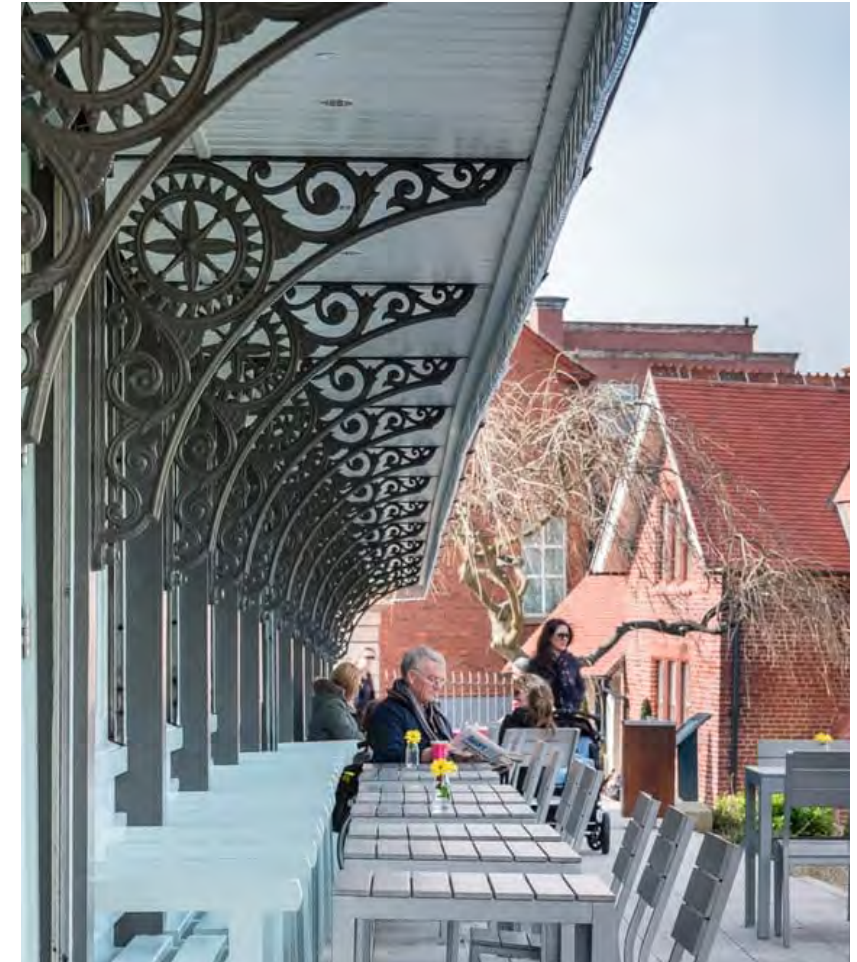


Figure 88 - Roof overhang Peoples Park, by Howley Hayes Cooney



Figure 89 - Example of zinc clad roof & wall with timber windows



Figure 90 - Red stables cafe & outdoors spaces, by Howley Hayes Cooney

Public Use

A lack of public use space in the local area was highlighted in the public consultation process. There is a real need for space for the arts, music, heritage and cultural events. Courtyard 1 contains buildings that could be adapted for a range of public uses and the repurposing of Cromwell's Fort into a multi-purpose event space and Building 2 into flexible spaces for cultural and arts use, would address the lack of such facilities in the area. It is proposed that each building be readily adapted to provide loose fit and robust spaces that could serve a variety of public events and cultural/arts use. A new foyer is created in Building 2 to allow out of hours access for evening/night time use in Courtyard 1. Access will also be provided to the public toilets in Courtyard 2 during any out of hours use.

A new pitched zinc roof is proposed as an addition to Cromwell's Fort in reference to the original slate pitched roof evident in historical photographs. The new roof references the pitch of the original but does so in honest contemporary material and detail. The roof will identify Cromwell's Fort as an important civic space within the enfilade of buildings at Rathfarnham.

Local heritage

SDCC have recently acquired an historic stained-glass window by the local artist Hubert McGoldrick, 'The Good Shepard' window, that once hung in the Jesuit College. The window is currently in the process of being restored and it is proposed to present the window in its entirety in a suitable location within the development, so that it could be viewed by the public as an important piece of local historic art. A new plaque dedicated to the local artist Sean Keating is also proposed within the development. Locations for both are to be explored following the Part 8 with a suggested location in the wall space of the entrance foyer in Building 2.

Toilets

There is currently no public toilet provision in the park. The public use the toilets within the tearooms of Rathfarnham Castle which is unsatisfactory as the tearooms do not have the same opening hours as the park. Publicly accessible toilets are proposed within Building 6 in Courtyard 2 and toilets will also be provided within the new café/restaurant for public and staff.



Figure 91 - Courtyard 1 - restored facade of Building 2, new zinc roof on Cromwells Fort, steps and gently sloped access, landscape and bench seating frame long view towards Courtyard 2 & 3



Figure 92 - Repair & new harling lime render, public space at the LSI, by Howley Hayes Cooney



Figure 93 - Access detail at Carlingford Castle, by Howley Hayes Cooney

Outdoor Areas

The succession of courtyard spaces leading from Rathfarnham Castle, while connected, each have particular and unique characters.

- Courtyard 1: Enclosed and intimate atmosphere immediately adjacent to the Castle it is proposed to be a 'civic' space relating to Castle square and proposed public uses. Create a managed landscape threshold between Castle square and Courtyard 1, the boundary between OPW and SDCC properties.
- Courtyard 2: Wider space yet still has sense of enclosure as a square with proposed active use on all four sides.
- Courtyard 3: Central open space with existing access and links to the park, proposed for circulation, café/restaurant outdoor space and larger event/market space
- Courtyard 4: Most open, less structures/features and proposed for a range of outdoor meanwhile use and event space.
- Reuse existing cobbles and other materials found on site to retain the inherent quality of each courtyard space.
- Outdoor seating for the café/restaurant proposed directly outside and within overhang roof of the new building in Courtyard 3
- Outdoor seating for picnic use also provided Courtyard 2
- Outdoor seating areas to be used in conjunction with markets vans and stalls
- New carpark: a heavily landscape 'belt' to screen the carpark from Castleside drive also provides for a public space within to provide access to the park and village and also contain benches and spaces to meet.

Landscape Strategy

The landscape proposals aim to integrate the existing site context, architecture, improved circulation and accessibility, traffic, civil engineering, lighting, archaeological and ecological considerations with the public realm design. Minimum works are proposed along the avenue to the Castle, with a new path leading from a reopened garden gate as a secondary entrance into Courtyard 3. The overall design intent within the courtyards is to allow for flexible uses and events while providing ample spaces for seating and gathering.

The proposals include:

- Universal access as an underlying principle throughout all the proposed spaces.
- Opportunities for seating through the proposed public realm.
- Appropriate areas associated with intended building uses.

- Refining and clarifying pedestrian access from surrounding area.
- Providing a biodiverse environment where possible, with trees and planting where appropriate.
- The restrained use of high quality and appropriate materials throughout.
- The re-use of the existing cobbles within the courtyards within the public realm

A Tree Survey was carried out in January 2025. There are no trees or vegetation within the four courtyards. The open space to the north contains some pleached limes and box hedging to be largely retained as part of the proposal. Some existing trees are proposed to be removed to create an improved pedestrian access at the most southern entrance to the existing carpark along Rathfarnham Road and to create an improved carpark entrance into the new extended carpark area. The loss of these trees will be more than counterbalanced by the quantity of proposed new tree planting throughout the site area and will be a fundamental element in terms of establishing the character of the public spaces.

See DFLA's reports and drawings for further information on these proposals.

Accessibility

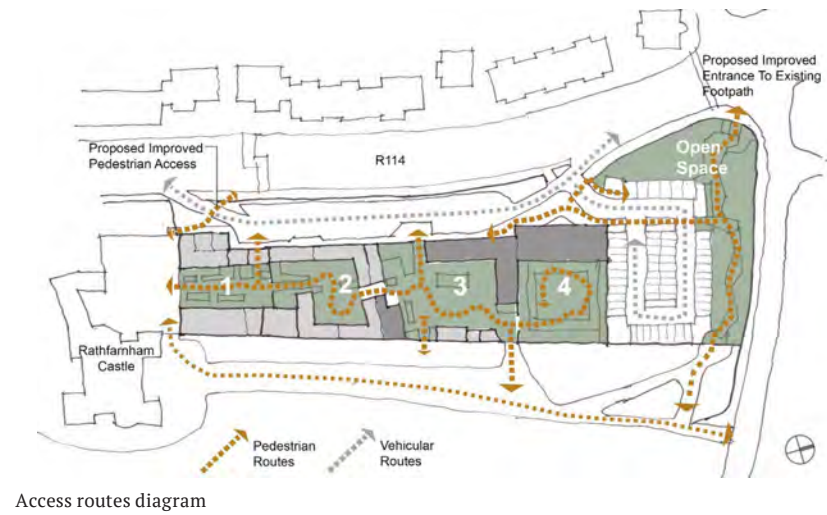
A creative strategy has been developed around accessibility & movement to underpin universal design principles across the stables and yards complex. Although protected, the complex of buildings will be open to the public and should be made accessible where reasonably practicable. The area around and within the stables and yards is relatively level or gently sloping and access will be provided from the carpark and to the main entrances of all buildings at grade or gently sloping with little visible intervention. The Seismograph House contains a first floor and is currently accessible by stair and Building 2 contains potential loft spaces but due to small footprints of each building and their protected status, insertion of a lift would not be practicable. It is not necessary to provide a lift as any services/facilities proposed on the first floor will also be available on the ground floor accessible level.



Figure 94 - Site landscape plan by DFLA



Courtyard 1



Access routes diagram



Courtyard 2



New carpark & garden



Courtyard 3



Courtyard 4

Figure 95 - Sketch ideas for each courtyard by DFLA



Figure 96 - Materials pallatte by DFLA



Figure 97 - Ideas of outdoor space uses by DFLA

Energy Efficiency

In 2007 Carl Elefante noted that *“the greenest building is....one that is already built”*. This is due to the embodied energy contained within existing buildings, in terms of material construction – its walls, roof and floors. Retaining as much of the sound structure and historic fabric as possible is the best approach from a sustainability perspective. Mass masonry walls, if well maintained, tend to perform well in terms of heat retention, due to their thickness, and there will be options at Rathfarnham to introduce compatible means of insulating the walls, floors and roofs. Breathable insulations will be utilised where appropriate. Where windows are replaced or upgraded, slim profile double glazing will be incorporated to improve the performance of these elements. As the stables and yard complex is a protected structure it is not required to reach current Part L Energy Efficiency requirements, but improvements and upgrades will be undertaken where possible. Areas of improvement will be the introduction of new insulated roofs and floor slabs together with breathable wall insulation systems. Throughout the detailed design stage of the project the design team will ensure that all upgrades are in line with ‘Improving Energy Efficiency in Traditional Buildings, Guidance for Specifiers and Installers’, published by the Department of Housing, Local Government and Heritage in 2023.

The new build elements – café/restaurant front of house and retail in Courtyard 3 and café/restaurant back of house in Courtyard 4 – will use a ‘fabric first’ approach to achieve energy efficiency backed up by services installations.

External Lighting

The site lighting strategy has been coordinated between SDCC Public Lighting, HOBA and the project ecologist Altemar. It is designed to minimise impact while providing adequate illumination for access and use of the new development as follows:

- The calculation results, generated by Lighting Reality and confirm that the design as presented complies with the design criteria of an E3 environment.
- The design includes for mitigation to bat foraging which are light sensitive, 3000k lamps are used throughout.
- Light fittings used throughout with no upward light output throughout to minimise light spill.
- Good optical control will be used with an upward light ratio of 0% for the fittings.
- The proposed layout offers a design aesthetically pleasing for

occupants and for the site as a whole.

- Homan O’ Brien believe the proposed layout will blend seamlessly into the surrounding environment.

Services

The intention is to provide an efficient and sustainable means of heating, cooling and powering the existing and new buildings with consideration of the following specific environmental features:

- Mixed mode ventilation strategy to be implemented within café/restaurant using manually and automatic activated windows.
- All other buildings to be naturally ventilated and cooled through openable windows.
- Heat recovery system on toilet ventilation systems.
- Efficient plant required for commercial kitchen located on roof and acoustically and visually screened.
- Water efficient sanitary fittings such as dual flush WCs, motion detector-controlled urinals and reduced flow taps and showers should be included in fitout design.
- High levels of insulation in new build elements and passive

measures to reduce energy consumption

- All space heating and hot water will be provided by Heat Pump Technology.
- Lighting will be designed to ensure energy use will be minimised using PIR and daylight detection. LED Lighting will be used in all areas and appropriate fixtures will be selected for the more important historic rooms such as the Cromwell’s Fort.

See HOBA’s reports and drawings for further information on these proposals.



Figure 98 - Site lighting layout by HOBA

Structure / Civils / Drainage

The foul and surface water drainage design is outlined on the civil engineers drawing and reports. A natural fall occurs across the site to the separate foul and surface mains in the surrounding streets.

Stormwater is proposed to be treated using nature-based solutions as far as possible in line with the SDCC Development Plan. The existing garden level is raised to the new carpark level by filling with crushed stone to tie in with existing site levels and surrounding streets. This extent of fill provides an excellent attenuation area for the entire site, under permeable car spaces and paving. An additional attenuation area is incorporated in the landscape ‘belt’ using aqua cells with tree planting. All stormwater from the buildings, courtyards and new carpark will discharge into these attenuation areas first and then onwards to the surface water mains network along Rathfarnham Road. All roofs are pitched apart from the flat roof of the café/restaurant back of house building in Courtyard 4 where a green roof is proposed. The suite of measures included in the proposed development are designed to substantially improve the current situation where there is a lot of stormwater run-off directed to the public sewers, particularly on Castleside Drive.

Foul drainage will be connected to an existing foul connection located in Courtyard 4 and then onwards to the main public sewer in Castleside Drive. An existing watermain is located along the avenue to the Castle. It is proposed to connect to this for all water requirements. The flood risk assessment has concluded that there is no risk of flooding on the site.

The existing buildings walls are constructed from a mix of stone and brick and appear to be in good condition. All existing floors are in poor condition and new floor slabs will be installed to be raised or lowered for level access. The floor level in Cromwell’s Fort is to be retained with external steps and gently sloping ground forming access. The temporary prefabricated timber trusses are to be removed as they are not easily adaptable and disposed of as part of any proposed restoration/adaptive reuse works. SDCC will store the timber off site and reuse for other uses and projects where required. Cut rafter roofs will be installed to take a new slate roof build up.

It is envisaged that a full suite of services including water, heating and electrical services will be required in the existing buildings to meet current building regulations and due consideration will need

to be given in terms of structural modifications to existing walls and floors.

The new single storey café/restaurant and retail lean-to structures in Courtyard 3 will be used to buttress the existing Walls B and C via discrete connections. The structure is proposed in glulam timber beams and columns and braced with bespoke steel tension cables. A standard concrete foundation system is proposed of ground slab and pads set back from the existing walls. The single storey back of house area in Courtyard 4 will be constructed in traditional block, steel column/beam, precast roof slabs and a similar concrete pad/slab foundation system as the café/restaurant.

See CORA’s reports and drawings for further information on these proposals.

Refuse Storage

Each element of the complex will require designated refuse storage, and a dedicated bins store is proposed in the existing shed adjacent to the Seismograph house for most of the development. The café/restaurant kitchen is provided with its own dedicated bin storage next to the kitchen and back of house areas where refuse can be segregated, sorted and stored until collection. All bins will be collected in the existing carpark out of hours and on a managed basis.

Fire

The complex is predominately single storey and relatively straightforward in terms of a fire safety approach. All public spaces will have escape in two directions directly to open air. Fire compartmentation is proposed around the kitchen and plant areas of the café/restaurant. Non-combustible materials and linings are proposed within all internal spaces and will be designed to be appropriate for the more important rooms such as Cromwell’s Fort. Fire fighting vehicles will have access to nearly all areas of the courtyards and all building facades and roofs.

Ecology

The building complex is adjacent to a park to its east, the castle to its south, Rathfarnham road and village to its west and Castleside Drive residential street to its north. A bat survey was undertaken in February 2025, with no bat roosts identified in any of the existing buildings and onsite trees or tree lines. A derogation license is

therefore not required for works to the buildings or removal of trees on the proposed site. Bats were noted foraging along the woodland to the east outside of the site boundary. It is proposed to provide a number of bat boxes and bird boxes at appropriate heights within the courtyards in consultation with the project ecologist.

Archaeology

An Archaeological Monitoring report was carried out in February 2025 during site investigations, which were conducted over two phases in November 2024 and January 2025. Nothing of archaeological significance was identified during the investigations. It is clear from the results, and an analysis of the historic mapping, that the courtyard area has been subject to ongoing development throughout its lifetime. Further archaeological monitoring will be required as the project develops through the construction stages.

Conclusion

Rathfarnham Castle and Park provides an important local and visitor amenity function. Expanding the facilities within the park to include access to and enjoyment of a restored and appropriately functioning outbuildings complex, will further enhance the attraction of castle, park and village for locals and visitors alike. A high-quality design solution will form an important part of the overall castle curtilage to the same high standards demanded by Loftus family in the 16th and 18th century.



Figure 99 - View from cafe/restaurant towards Seismograph House

View 01- Courtyard 1 looking north



View 02 - Cafe/restaurant from existing carpark



View 03 - Courtyard 3 looking north



View 04 - Courtyard 3 looking south/west



View 05 - Courtyard 3 looking north at cafe/restaurant



View 06 - Aerial view of site, castle and road



6.0 Conservation Strategy

Prior to the stabilisation works undertaken by SDCC in 2018, most of the buildings at the stable yards were in a ruinous condition, with some being partially collapsed. Loose and decaying wall tops and unstable masonry threatened the future of the site. Following these works, the buildings survive in a reasonable state of repair, though without further intervention and eventual re-use, the structures will continue to deteriorate. Regular ongoing maintenance and additional repair works are still required to safeguard their future. The most successful means to protect buildings is for them to be restored and brought back in appropriate use as is proposed at Rathfarnham.

All conservation works considered within the proposals are guided by the principle of minimum intervention as set out in the Burra Charter, under the general aim of doing – ‘*as little as possible, but as much as is necessary*’. The general approach and objectives for the stables and yards can be summarised as follows:

- To ensure implementation of the best conservation practice for the repair of the historic fabric, such as the roofs, walls, windows, stonework, plasterwork etc.
- To record the existing buildings and site, with a record of past interventions ahead of any works,
- To ensure that interpretation of the building is well-researched and accurate,
- To increase knowledge, awareness and understanding of the place (buildings and settings),
- To recognise the use of the place as public and cultural,
- To promote the site as an important heritage asset for Rathfarnham.
- To ensure the protection of the built heritage through its repair and preservation, and where possible, the improvement of its settings.
- To document and record all proposed repair and intervention works, as part of the history of the buildings and site.

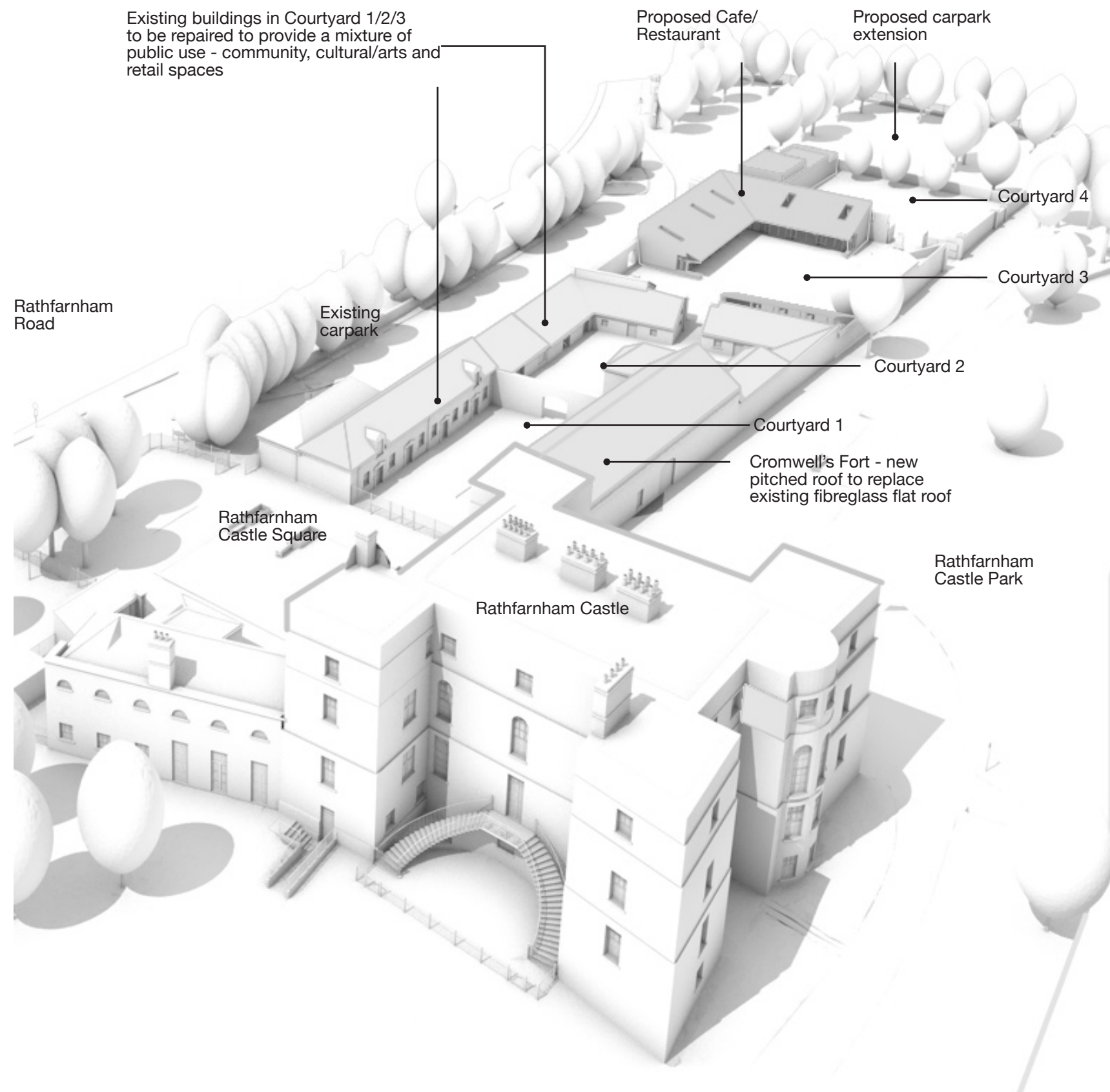


Figure 100 - Proposed works to existing buildings

Perimeter Walls

The external perimeter walls remain in a reasonable state of repair following the 2018 works, though the walls to the West and North of Courtyard 4 (Wall D and Wall E) require substantial works as per CORAs Structural Condition Report. Vegetation will be carefully removed during the winter period when a detailed assessment of each wall will be carried out. Due to its structural instability Wall E will be carefully taken down and rebuilt and any unused stonework will be reused in the reconstruction of the northern portion of Wall D where required.

In Courtyard 3, the majority of Walls B and C will be incorporated into the proposed café/restaurant addition, the new lean-to timber structure will act as a restraint replacing the existing temporary bracing. The wall top flaunching of Wall C will be repaired as part of the works, and the large section of modern blockwork infill will be removed. Existing openings in the perimeter walls, such as the arched gateway in Wall B, will be reopened. Where new openings are proposed they will follow the existing coursing where possible e.g. new windows in Wall B Courtyard 1 and 3, and new opening in Wall C between Courtyard 3/4.

All non-original concrete block infill is to be removed and these areas made good with repair of openings or rebuilding as required in salvaged stone from elsewhere in the stables and yards. Existing masonry walls will be repaired and consolidated as required, with localised repairs to wall tops and general management and maintenance of vegetation growth undertaken during winter months to curb excessive growth during spring and summer. Eco-plugs will be used to control the spread of biocide and ensure targeted application.

External Fabric Generally

The stable yard buildings survive in a reasonable state of repair following the 2018 works, however temporary protective measures including the prefabricated trussed rafters, profiled metal roofing and PVC rainwater goods are not viable or appropriate for long term use.

The SDCC building dossier and archival record of the 2018 works describes the rationale for the emergency stabilisation works. The report also details the consideration given to using trussed rafters in the reconstruction of the roofs: “The trussed rafters were chosen for

reasons of lower cost although cut roofs would have provided a more accurate roof structure and could be re-used as part of any proposed redevelopment of the site and re-covering with slate.” The report continues “In building M5 [Building 6] the tie beam in the trussed rafter is so low that it makes it impossible to re-use this building in its current form. This building was originally used a cow byre or milking parlour so its ceiling height was unusually low for human comfort so would have to be raised as part of a future use of this building. Also, the narrow floor plan of this building makes it a likely candidate for construction of a new extension or insertion to make it viable for public use. Therefore, some of the trussed rafters will probably have to be removed and disposed of as part of any future restoration / adaptive reuse works.”

It is proposed to remove the majority of the temporary prefabricated roof trusses as they do not lend themselves to easy adaption and their low ceiling heights are unsuitable for new public uses and access. They have served their purpose as a short to medium term measure to arrest the ongoing dilapidation of these historic buildings. They will be replaced with new cut roof rafters, insulated and recovered with natural slate. Existing PVC rainwater goods will be replaced with adequately sized heritage style rainwater goods and designed to direct drainage away from the base of buildings.

Window and door openings have been braced with timber and protected with mesh or timber sheeting where window frames remain. This temporary bracing and protection will be removed and new replacement timber sliding sash windows will be fitted with openable sections to facilitate the natural ventilation of these spaces. Existing non original doors will be replaced with new timber framed glazed doors to facilitate access for public use.

Works will be undertaken to the wider site to improve access to the buildings, with ground resurfacing, while retaining and repairing existing historic features such as cobbles for reuse.



Figure 101 - Wall E in disrepair



Figure 102 - Wall B& D



Figure 103 - Wall F - former arched gate between park & garden

Building 1, Cromwell's Fort**External Fabric**

The temporary fibreglass roof and PVC rainwater goods installed during the 2018 works are to be removed from Cromwell's Fort. A new pitched zinc roof is to be added in reference to the original slate pitched roof evident in historical photographs from the Shaffrey Report and NLI Lawrence Collection c 1900. The new roof references the pitch of the original but does so employing honest contemporary material and detail. The zinc roof will identify Cromwell's Fort as an important civic space within the complex of buildings at Rathfarnham. The external walls were coated with a lime render during the 2018 works, and are in good condition so only minor repair works will be required. All blocked up openings will be opened up, non-original windows and doors removed, existing openings made good and ready for new windows and doors.

Internal Fabric

The existing floorboards and floor slab are in poor condition throughout and are proposed to be removed and replaced with a new insulated concrete floor slab. Localised masonry and plaster repairs will be carried out to the internal walls where required, using an appropriate lime mix. Areas of the vaulted masonry will be re-plastered with lime plaster to match the existing.

Building 2**External Fabric**

The temporary roofs from the 2018 works will be removed and replaced with new cut roof rafters, insulated, recovered with natural slate and reused clay ridge tiles. Any new opening in the existing walls will follow existing coursing where possible. Localised masonry repairs and lime mortar pointing will be carried out on the external walls where required, particularly the Gibbsian stone door surrounds and door thresholds.

The remaining original timber sliding sash windows have been protected but are in varied states of repair. The windows will be repaired where possible and new slim profile double glazed panes installed, which will improve the energy efficiency within the historic fenestration patterns. All other blocked up openings are to be unblocked, non-original windows and doors removed, openings made good and ready for new windows and doors.

Internal Fabric

The existing concrete floor slabs are to be removed and replaced with new insulated floor slabs installed at heights for level access at doors. Existing stone paving slabs, cobbles and clay floor tiles are to be carefully removed and stored for possible reinstatement. Localised masonry repairs will be carried out on the internal walls where required. Repair works to the internal walls will be carried out with lime plaster. The temporary mezzanine floor structures are to be removed to create double height spaces.



Figure 104 - Building 1 facade Courtyard 2



Figure 106 - Building 2 facade Courtyard 1



Figure 107 - Building 1 facade Courtyard 1



Figure 105 - Proposed elevations Courtyard 1 & 2

Building 3, Building 4, Building 5 & Building 6 External Fabric

The temporary roofs from the 2018 works will be removed and replaced with new cut roof rafters, insulated, recovered with natural slate and reused clay ridge tiles. Any new openings in the existing wall will follow existing coursing where possible. Localised masonry repairs and lime mortar pointing will be carried out on the external walls where required. All blocked up openings are to be unblocked, non-original windows and doors removed, openings made good and ready for new windows and doors. The proposal aims to minimise, where possible, areas where roofs are raised by placing appropriate uses in the lower buildings e.g. Building 6 will house toilets/storage/plant. In areas where entrances are to be made in the lower roofs localised low pitched dormers are proposed to create adequate head height.

Internal Fabric

The existing concrete slabs are to be removed and replaced with a new insulated floor slab installed at heights for level access at doors. Existing stone paving slabs, cobbles and clay floor tiles are to be carefully removed and stored for possible reuse. Localised masonry repairs will be carried out on the internal walls where required. Repair works to the internal walls will be carried out with lime plaster. The temporary mezzanine floor structures are to be removed to create double height spaces.



Figure 108 - Interior Building 3



Figure 109 - Building 6



Figure 110 - Building 4



Figure 111 - Arch between Courtyard 1 & 2 rebuilt as part of 2018 works

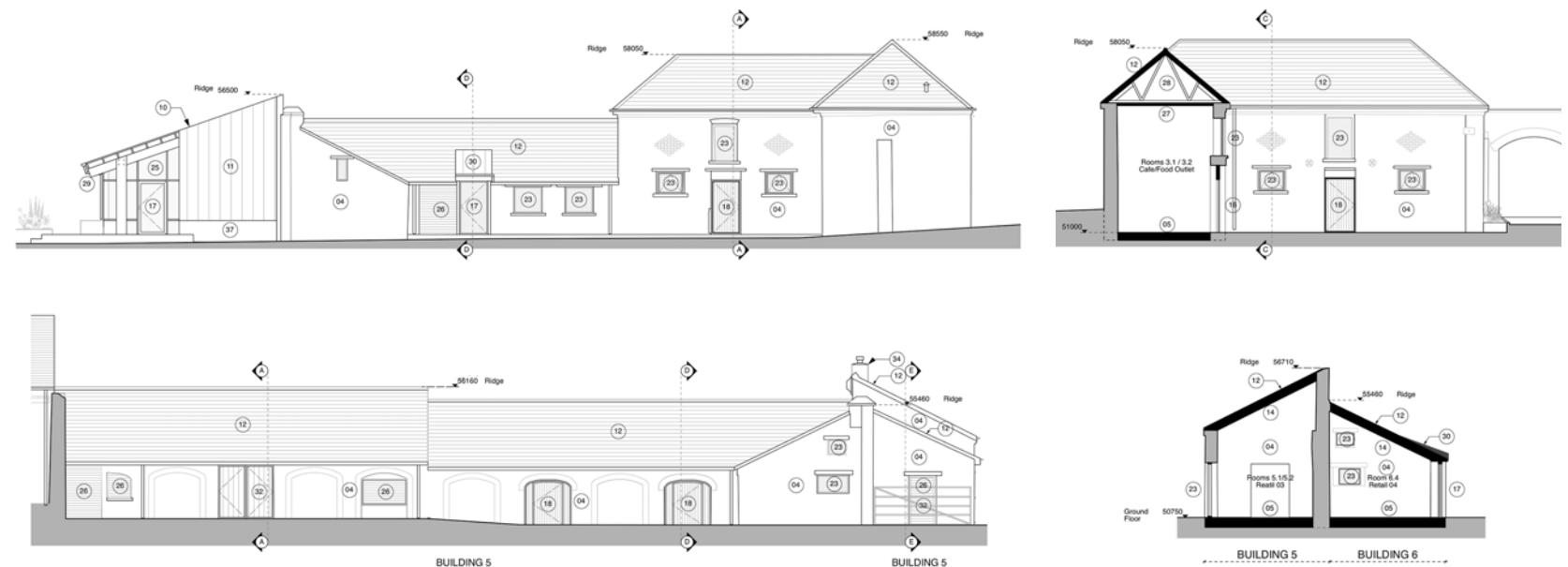


Figure 112 - Proposed elevations & sections Courtyard 2

8.0 Architectural Heritage Impact Assessment

Rathfarnham Castle and what survives of its historic demesne landscape is a place of national cultural significance across a number of categories, a fact recognised by its designation as a National Monument (RMP DU022-014; NM 628). It is also included on the Record of Protected Structures (RPS 221), and it is recorded by the National Inventory of Architectural Heritage (NIAH 11216007) as being of national interest for its architectural, archaeological, social and historical merit. These designations include the curtilage of the castle, such as the surviving ancillary stables and yards within its former designed demesne landscape.

In common with many great Irish houses and their demesnes, Rathfarnham has experienced enormous change since it was first constructed in the 1583. Once part of a large estate the demesne has suffered a slow, inexorable, breaking up and decline throughout the nineteenth and twentieth centuries that has fundamentally changed the character of its setting. The development of the golf course, the incipient creep of housing in and around the castle and the construction of the by-pass has fundamentally changed the character of the Castle's setting. In recent years the construction of the Sean Keating Garden, situated north of the stable yards, has resulted in further loss of historic landscape. The stable and yards now sit within a much-altered landscape.

Though ancillary and largely functional in nature, the stables and yards are a series of vernacular buildings and spaces, that over the centuries became integral to servicing the needs of the estate and its various occupants – both agrarian and recreational. They vary considerably in terms of scale, age and detail. Though pleasing to the eye, they are generally not architecturally designed buildings, and, aside from Cromwell's Fort and the two residential buildings (Building 2 and Building 7), are quite typical of nineteenth century agrarian demesne structures across Ireland – with simple masonry walls and former slate roofs. They have also been much altered over the years, and were in a ruinous condition and an advanced state of dilapidation prior to the SDCC emergency repair works in 2018.

The stables and yards complex are collectively of medium or regional significance, though Cromwell's Fort, which may date to the sixteenth century, is of higher significance because of its age, rarity and possible former function. As a collective set of buildings, consisting of four yards, the complex is of higher significance when considered within the wider context of the Castle demesne and Rathfarnham village and it's connection to these entities should be maintained and strengthened. Today, the once working heart of the demesne, is an important and evocative reminder of the castle's former function and importance.

Under the Burra Charter processes, it is acknowledged that change may be necessary, but that this change should not reduce the cultural significance of a place. Compatibility of use is also very important, and we have ensured, that in accordance with article 1.11 of the Burra Charter, the proposed new uses have 'minimal' impact on the cultural significance of the place. Interventions and alterations are generally proposed within the less sensitive parts of the buildings, to ensure the most sensitive elements are left untouched, and simply conserved. These have been the guiding principles for all proposed development on the site.

The most striking opportunity offered by this development is for it to become a catalyst for reconnecting the castle, park and village, echoing their historically mutually beneficial relationship. By finding meaningful new publicly accessible uses for these largely forgotten and redundant historic structures, the stables and yards can once again become vibrant working spaces, linking with the castle, park and village. This is considered a positive impact on the site, from a heritage standpoint.

Each courtyard has inherent characteristics and the masterplan conceives appropriate uses and themes for each. Courtyard 1 is conceived as a 'civic' space adjacent to the castle repurposing Cromwell's Fort and the residential building into multi-purpose publicly accessible event, cultural and art spaces. The exteriors of these buildings will remain largely intact, and will be conserved, while the interiors, which do not contain much in the way of historic fabric, will be sensitively adapted.

Courtyard 2, which consists of simple masonry structures, will house a range of uses including retail, hospitality, storage and public toilets. Courtyard 3 is centrally located within the complex, with direct access to the park and is an ideal location for a new café/restaurant anchor, which will draw visitors into this historic space. Courtyard 4, which is furthest from the castle, and therefore the least historically important yard, will contain the hardworking back of house areas for the cafe/restaurant and a large outdoor space for a range of flexible public uses such as markets, outdoor cinema and events.

Removing the modern and arbitrary garden layout to the north of Courtyard 4, and reinstating a tracing of the former 1865 garden path system is a positive move, acknowledging the long-lost wider demesne. There is a gain in the quantity and quality of new public space within an important historic landscape, by the reactivation of the courtyard spaces and improved access and links to the castle,

park and village.

Conceived as a series of sensitive contemporary architectural insertions into a collection of historic structures and yards, the design approach seeks to enhance the cultural character of this once busy and productive working farm.

These simple rectilinear masonry structures retain little to no historic interiors of note. Externally they will retain their character, which is one of the most significant aspects of their cultural importance, and this fabric will be carefully repaired. All works will be carried out according to best conservation practice and will be in keeping with principles of minimal intervention, like-for-like or compatible repairs and materials, reversibility, and conserving as found wherever practical. The proposal is designed to prevent additional, further loss of salient historic fabric and to protect the condition and character of the protected structure.

The proposed interventions have been considered in terms of their mass and proportion, and respond to the existing forms already on site, with the cafe echoing the long linear nature of the existing historic buildings. New works, in terms of scale, will remain wholly deferential to the castle, to ensure views to and from this important monument are not compromised. The new roof to Cromwell's Fort will be more appropriate in scale and pitch, and will have a positive impact on this structure, replacing a modern low roof which is not appropriate for a building of this significance. There is evidence of a pitched roof on Cromwell's Fort in historic photos, so this reinstatement is considered positive.

Maintaining the character of the external courtyards is of great importance, so care has been taken to introduce openings in the boundary walls only where necessary, and as a means to increase access, visibility and bring more natural light into spaces such as the café. Reinstating the historic connection with the village is an important aspect, which must overcome the presence of the by-pass, and to a lesser extent, the historic boundary walls. Rather than breaking through the boundary wall to announce the café, it was decided to elevate the roof to peep up over the boundary wall, allowing more of the wall to remain intact. A select number of window openings will be punched through the wall to bring in light. Passers-by will become aware of the stable-yard amenities and will be drawn into the site. Works carried out to historic walls will be reversible, and the impact of these proposals on the wall is considered to be moderate and is mitigated by the benefits the new amenities will bring to the stables complex.

The proposals will have a moderate, positive impact on Rathfarnham Castle, improving the views from this monument, as the semi-derelict stable yard comes back to life and is fully conserved. When viewed from the rooms within Castle the new interventions will be subtle and of appropriate scale, and are placed some distance away in Courtyards 3 and 4. Views from the stable yard over the top of Cromwell's Fort to the castle will now more closely resemble the nineteenth century views, and the most important view - from the park path, along the eastern edge of the stables complex - will be unaltered. The view from the existing carpark to the castle will now contain the café roof, peeping over the wall, and this is considered acceptable, as Cromwell's Fort already obscures the view of castle behind the café. This view is also not a historically important view of the castle.

The landscape works will also complement and enhance the stables and yards and will have a positive influence and low impact on the place and they will constitute sustainable interventions that will improve and protect the condition of the protected structures into the future.

Overall the impact of the design proposals, which bring many historic elements on site back into use, should be considered to have a positive impact on the architectural heritage of the stable yard site. Though interventions are required to ensure the protected structures can be brought into public use, they have been well considered and on balance the impact of these alterations is considered to be acceptable.



Figure 113 - Verified view from park entrance off Castleside Drive looking towards the Castle



Figure 114 - Verified view from Rathfarnham Road looking towards the stables & yards

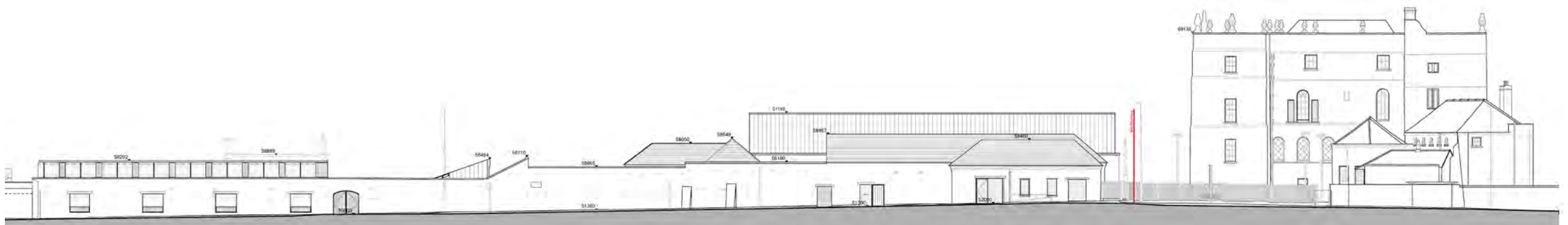


Figure 115 - Proposed west elevation to existing carpark indicating scale of development in the context of the Castle

9.0 Conclusion

The stables and yards are an important heritage asset within Rathfarnham village and are of architectural, historical and social significance. The complex can be said collectively to be of medium or regional significance, though Cromwell's Fort which may date to the sixteenth century is of higher significance because of its age, rarity and possible former function. The stables and yards layout remains largely intact following the 2018 works though most of the fabric is in a poor state of repair and extensive refurbishment is necessary for the buildings to survive and be brought back into appropriate use.

As today's custodians of the stables and yards, SDCC intend to breathe new life into this four hundred year old site. The outbuildings were the 'productive' spaces for the castle and demesne, a once wholly self-sufficient entity. The most striking opportunity offered by this development is for it to become a catalyst for reconnecting the castle, park and village, echoing their historically mutually beneficial relationship. By finding meaningful new uses for these largely forgotten and redundant historic structures, the stables and yards can once again become vibrant working spaces, linking with the castle, park and village. The proposed uses should not compromise our understanding of the sites former purpose and we believe that this will best be achieved by conserving sensitively and adapting imaginatively to a contemporary 'productive use' - community, cultural/arts, retail, hospitality and visitor amenity. A high-quality conservation led design solution will form an important part of the overall castle curtilage to the same high standards demanded by Loftus family in the 16th and 18th century.



Figure 116 - Gabriel Beranger view of Castle front c.1774



Figure 117 - Aerial view of proposed development within the context of the castle, park and village

Howley Hayes Cooney is a Dublin based practice working at the intersection of contemporary design and creative conservation. Throughout thirty-five years of practice we have established a strong design ethos with particular emphasis on creativity, collaboration and context.

Our work includes - the design of new contemporary buildings; the adaptive reuse of existing buildings and the creative conservation of many important historic buildings and places. Each project is approached with an open mind as we develop our designs in close conversation with our clients and other designers.

We have earned a strong and trusted reputation from our clients, peers, consultants and others with whom we collaborate, and the quality of our work has been recognised through many national and international awards.



AWARDS

RIAI Public Space Award 2021
King Johns Castle, Carlingford (Winner)

RIAI Adaptation & Reuse Award 2021
Merrion Square House (Highly Commended)

RIAI Conservation Award 2020
St. Bartholomews's Church (Commended)

RIAI Silver Medal 2019
Church of Carthage (Highly Commended)

RIAI Commercial/Retail Award 2016
The People's Park Pavilion (Winner)

RIAI Conservation Award 2015
St. Catherine's (Highly Commended)

IGS Conservation Award 2014
West Wing Russborough (Highly Commended)

RIAI Conservation Award 2014
West Wing Russborough (Winner)

RIAI Conservation Award 2012
Hotel Ard na Sidhe (Highly Commended)

Appendix A

Stables & Courtyards at Rathfarnham Castle

Photographic Survey

Building 1 Cromwell's Fort

Photographic Survey - Exterior

ARCHITECTURE



Cromwell's Fort, West Elevation (Courtyard 1)



Cromwell's Fort, South and East Elevations



Cromwell's Fort, West Elevation (Courtyard 2)



Cromwell's Fort, South Elevation



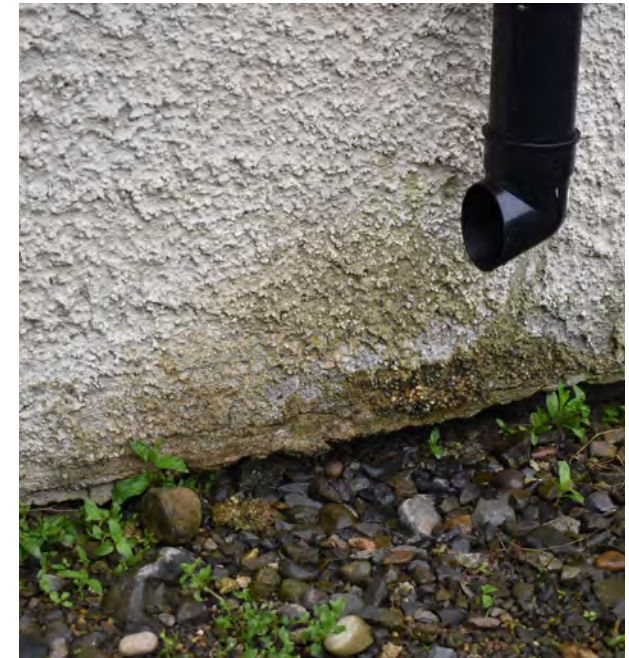
Unrendered blockwork built upon existing brick / stone wall, form gable end of pitched roof.



Valley gutter, areas of minor moss growth in central area.



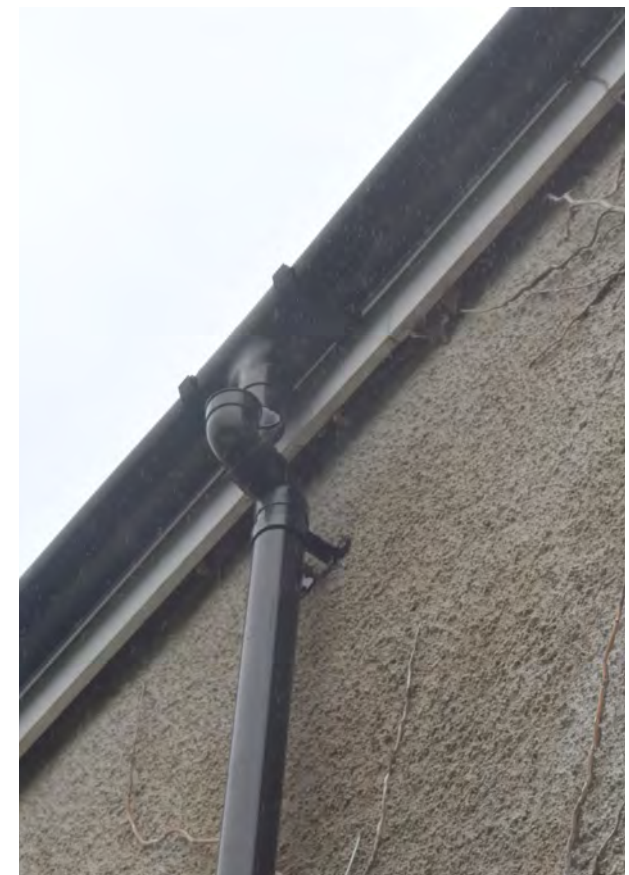
Downpipe discharging directly on to concrete channel piece perpendicular to wall.



Downpipe outlet directed towards wall, causing staining to base of wall.



Missing downpipe resulting in staining to wall, vegetation and algae growth. Horizontal line of saturation visible on plasterwork above archway. This was visible running the length of the eastern facade.



Downpipe out of alignment with gutter outlet.



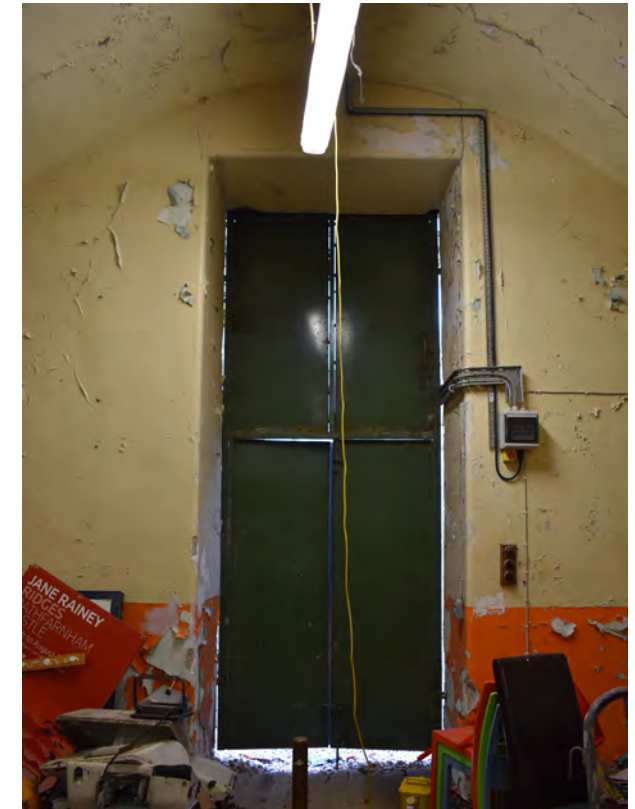
Cracks visible in plasterwork to North-West corner where edge of gully meets corner of wall.



Unrendered blockwork built above existing brick & stone walls at North-West entrance.



Gravel drainage channel of approx. 1m width to the base of the walls to the east facade. Vegetation growth visible.



Metal doorway in the southern wall as viewed internally. Outward opening double doors and fixed panels above.



South-East corner of Cromwell's Fort. Gravel drainage channel of approx. 1m width to the base of the eastern wall. The asphalt road surface has been built up against the base of the southern wall. There is a change in level where the ground has been built up by approx 600mm at the base of the wall.



Detail of reveal to doorway in southern wall. Brick reveals with bedded timber fixings. Reveals are not rendered.



Ope 14 (A) plywood covering to ope; (B) Timber panelled door and blockwork infill.



Ope 12, blockwork infill unrendered. Brick arch visible. Missing cill.



Ope 12, blockwork infil, partially rendered. Concrete cill.



Ope 2, blockwork infill unrendered. Damage to concrete cill.



Ope 1, blockwork infill to brick carriageway arch.



Ope 13



Ope 2



Opes 9, 8 and 7.



Opes 6 and 11.

Building 1 Cromwell's Fort

Photographic Survey - Interior, Room 1

ARCHITECTURE



Barrel vaulted ceiling to interior of Cromwell's Fort, looking north.



Modern timber roof structure and roof deck visible.



Barrel vaulted ceiling to interior of Cromwell's Fort, looking south.



Timber roof structure supported by steel beams. Continues above the vaulted structure.



Ope 1 Exposed blockwork to former window ope in eastern wall.



Ope 2 Exposed blockwork to former window ope in eastern wall.



Ope 3 Former opening in eastern wall, plastered and painted. There is no corresponding opening visible externally.



Ope 4 Former opening in eastern wall, plastered and painted. There is no corresponding opening visible externally.



Ope 5: Exposed blockwork to former window ope in eastern wall.



Ope 7: Opening concealed with plywood.



Ope 8: Timber framed window, opaque glass.



Ope 9: Timber framed window, opaque glass.



Ope 10: Timber framed window partially concealed with plywood. Damage to glazing. A concrete lintol has been recently installed.



Previous investigations adjacent to Ope 5. Location corresponding with blind ope visible externally (Ope 12). The location of a corresponding internal ope was found to be inconclusive.



Wall projection approx 1m high at base of eastern and western walls.



Extensive damage to paintwork throughout, including peeling and growth to walls indicating dampness internally.



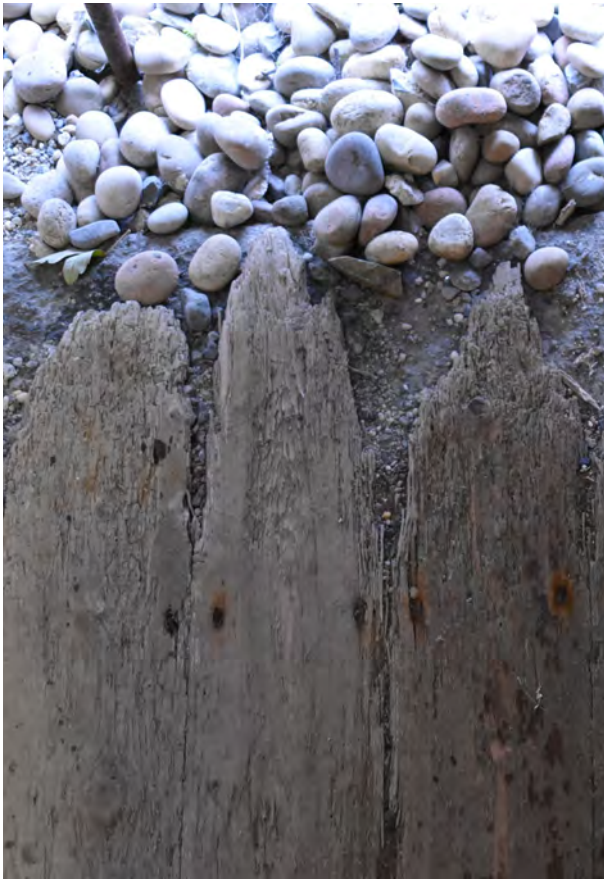
Plasterwork to ceiling exposed during 2018 site investigation works. The ceiling was made using a wicker basket frame that was subsequently plastered. The mortar was found to date from the 16th - 17th Century.



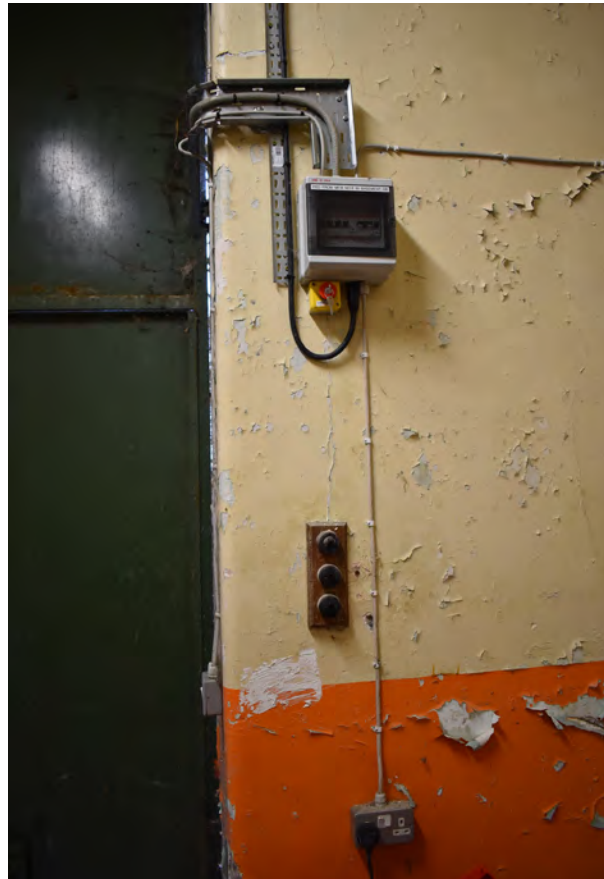
Previous investigations adjacent to Ope 6. Location corresponding with blind ope visible externally (Ope 11). The location of a corresponding internal ope was found to be inconclusive.



Metal bars, rusted, exposed at top of vaulted ceiling arch.



Damage to ends of floor boards at southern entrance. External ground is level with internal floor and there is no threshold.



Modern fuse board, surface mounted conduits and power outlet located adjacent to main entrance.



Cast iron radiators and associated pipework run along the perimeter of the external walls.



Cast iron radiator. Extensive damage to floorboards at base of radiator.

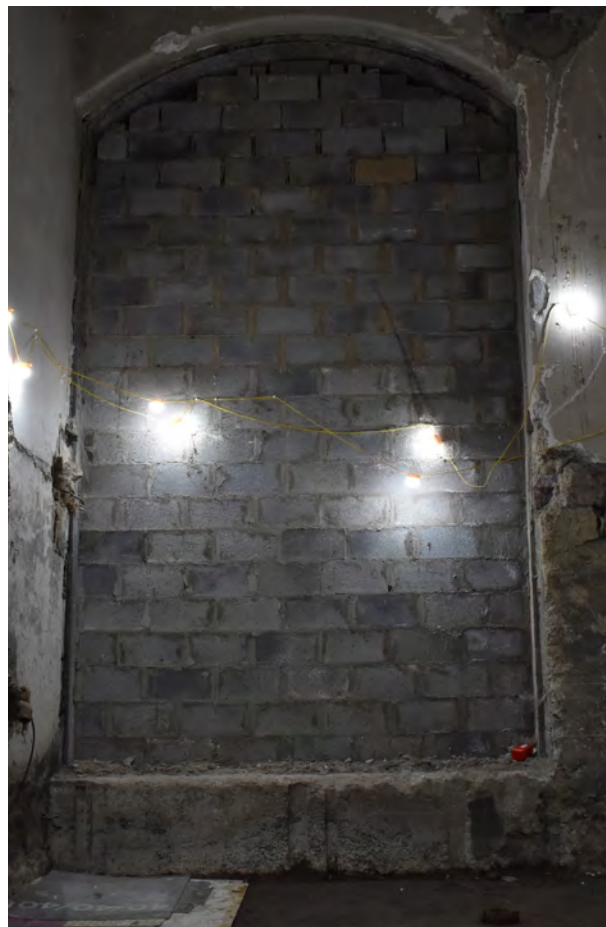


Damage to floorboards in north-west corner of Room 1 above likely services route to nearby radiators.

Building 1 Cromwell's Fort

Photographic Survey - Interior, Room 2

ARCHITECTURE



Ope 13 - 2 storey arched opening, blockwork infill.



Ope 14 - (A) Multi-pane timber casement window, pivot-hinged opening sections. Some broken opaque glass remains. (B) Timber panelled door & frame provides access. Remaining ope infilled with blockwork.



Doorway Linking Room 1 and Room 2, and blind ope / niche to the right.



Northern wall, Room 2. Walls are in poor condition. There is damage to masonry where the first floor and services installations have been removed.

Building 2

Photographic Survey - Exterior

ARCHITECTURE



East Facade of Building 2, as seen from above, calp stone construction and brick detailing. The building has one of the more



Exterior Building 2, West Range as seen from Rathfarnham Road



Exterior Building 2, south elevation.



East Elevation, view from Courtyard 1. Dormer roof above entrance to 2.1



East Elevation, Dormer roof above entrance to 2.7



East Range, West Elevation, View from Rathfarnham Road Car Park. Remnants of lime plaster visible. Former window openings infilled with brickwork are visible where plaster has decayed.



Downpipe to north-west corner discharging from valley gutter. Vegetation growth within gutter and staining to adjacent wall indicating saturation due to overflowing discharge. Leaf build up at base of downpipe.



Crack in east facade between door and window at the north end of the facade. Damage to brick cornice.



Roof of Building 2.



Downpipe discharging from Building 2 on to roof of Building 6



Damage to stone doorway surround at entrance to 2.6



Damage to stone doorway surround at entrance to 2.7



Loose bonding of brickwork to top of gable wall (north).



Downpipe at east facade (courtyard 1) discharging into concrete channel, directed away from base of wall.



Damage to brickwork and loose plaster to window reveal.



Gibbsian granite door surrounds

Building 2

Photographic Survey - Interior



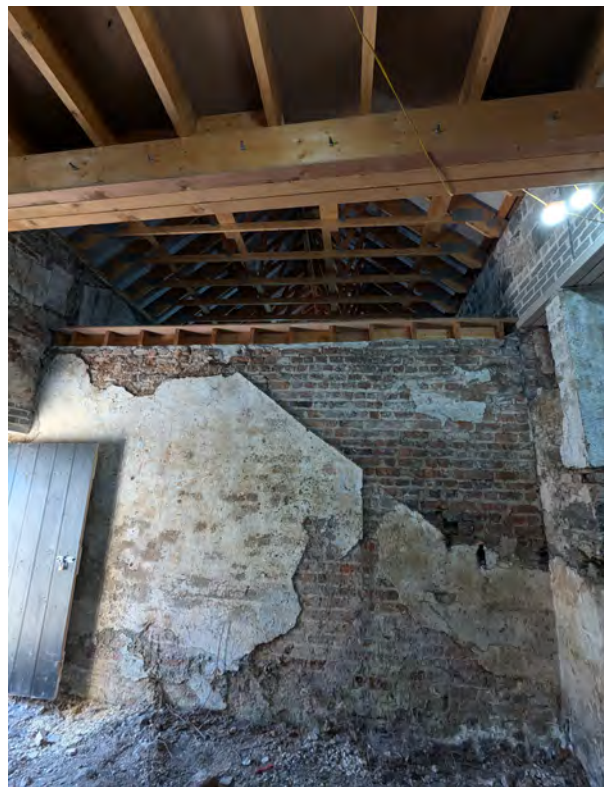
Recently installed concrete lintol, concrete blockwork and stonework to opening between 2.1 and 2.3.



Recently installed timber Mezzanine / Loft floor construction and timber trussed rafters to roof. Recently rebuilt and repointed brickwork to top of dormer window.



Recently installed steel lintol with concrete blockwork to wall top above opening between 2.1 and 2.2



Remnants of lime plaster to wall of 2.5 indicating stairway leading to loft space.



Previous openings in wall between 2.2 and 2.3 partially visible, infilled with brickwork and finished with lime plaster.



Doorway to 2.2 (leading to Castle forecourt)



Doorway to 2.2 (leading to Rathfarnham Road)



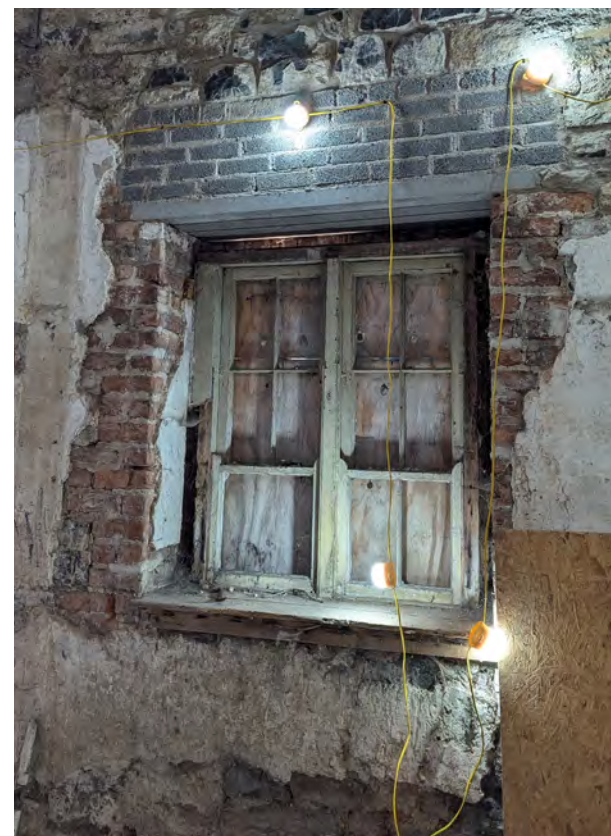
Window opes in room 2.3. New concrete lintels and blockwork have been installed above. A course of brickwork has been added to the tops of the walls to take the wallplate of the new timber structure.



Doorway to 2.4 (leading to Rathfarnham Road). New steel lintel and calp limestone built to wall top.



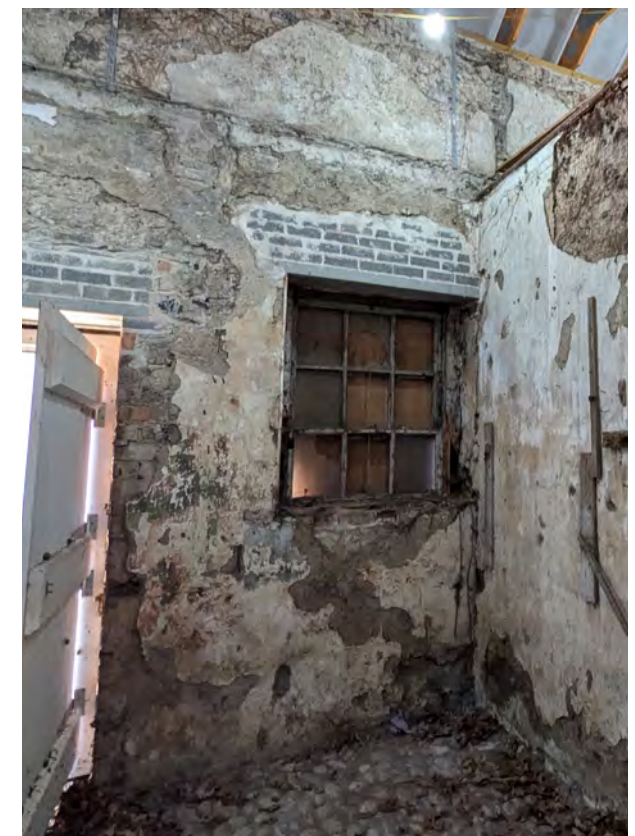
A pair of 4 over 2 format sliding sash windows with central mullion, to the left of entrance 2.1



A pair of 4 over 2 format sliding sash windows with central mullion, to the right of entrance 2.1



Window joinery including 6 over 3 sash window and shutters stored within the existing ope. Concrete lintol and blockwork over. Textured obscure glass remains, mostly broken.



6 over 3 timber sliding sash window in room 2.6. Concrete lintol and blockwork over. Glass panes broken or missing.



6 over 3 timber sash window in room 2.7. Records from 2018 works report this window to be fitted with a hinge allowing the sash to pivot open.



Braced and ledged door to 2.7, recently repaired. 6 over 3 timber sash window.



Raised concrete slab in the south-west corner of room 2.4 contains three former WC drainage pipes. These correspond to the location of a soil vent pipe externally on the West facade.



Remains of cast-iron fireplace and angled chimney breast in room 2.5. Interior plasterwork remains. Uneven ground surface consisting of rubble and loose cobbles.



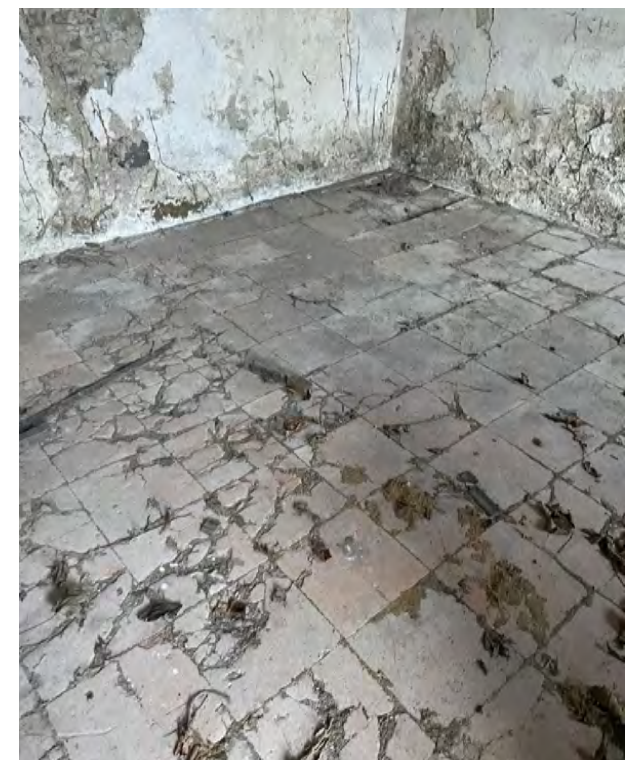
Concrete floor with brick channel detail (Room 2.1)



Limestone flag floor to room 2.4. Flags are uneven and damaged in places.



Floor surface to 2.6 consisting of cobbled surface edged with cut stone drainage channel leading to entrance. Crack in stone entrance threshold visible.



Floor surface to 2.7 consisting of stone or ceramic tiles.

Building 3

Photographic Survey - Exterior

ARCHITECTURE



View of Building 3 from interior of Courtyard 2.



West Facade



North Facade



Western gable wall.



East Facade forming part of perimeter wall to Castle demense.



South Facade. There is an unusual brick repair in a round or circular fashion approx .5m – 1m above ground level.



East Facade forming part of perimeter wall to Castle demense.



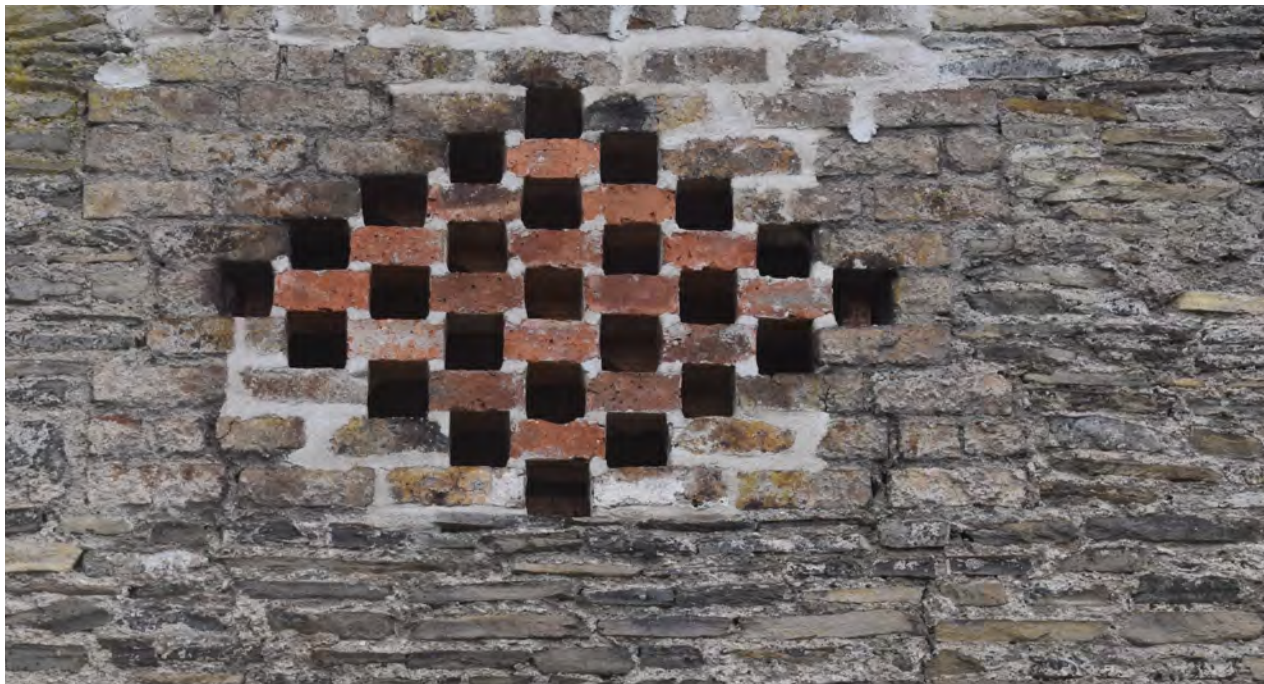
Western gable wall, rounded corner and remains of buttress.



Blocked up openings visible behind remnants of plasterwork on western gable.



Window opening with two pivot-hinged metal casement windows and central mullion, granite cill.



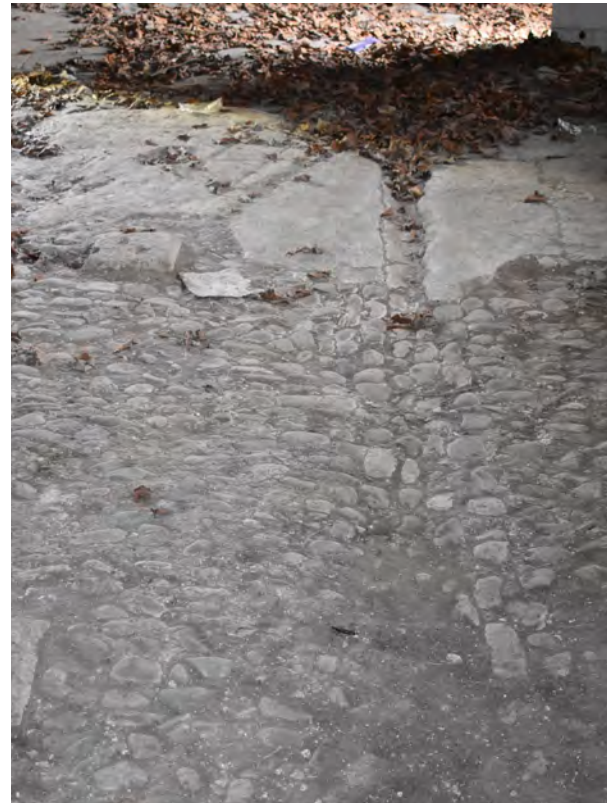
Diamond shaped brick in a perforated checker-board pattern.



Rounded granite stone visible in western elevation. Recent repairs to mortar visible.

Building 3

Photographic Survey - Interior



Cobbled floor and drainage channel within room 3.1, partially covered with a concrete covering, mostly damaged.



Interior Building 3, loft space above Room 1. Image taken from opening in ceiling of Room 1, space otherwise inaccessible during survey.



Interior Building 3, Room 2.



Interior Building 3, Room 1. Low wall indicating location of former animal stalls.

Building 4

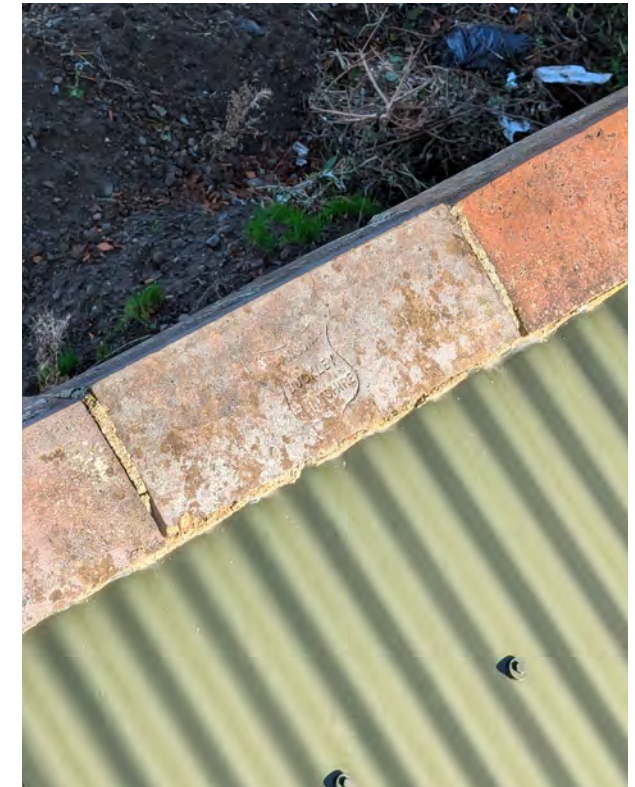
Photographic Survey - Exterior



Stone trough at south-west corner of southern elevation.



Rendered brick capping to projecting pier at west gable wall.



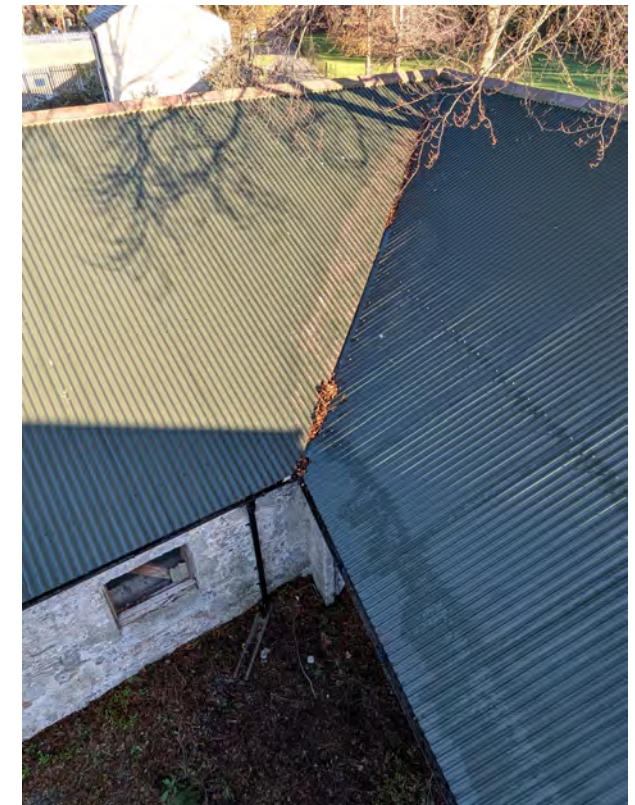
Clay ridge tiles bedded on to profiled metal roof. Maker's mark visible.



Exterior of Building 4, viewed from Courtyard 2.



Building 6 (left) and Building 4 (right), matching piers forming gate posts at the entrance between Courtyard 2 and Coutyard 3.



Due to the presence of an adjacent mature tree, Building 3 is prone to a build-up of heavy leaf fall within the valley gutter and at the drainage channel at the base of the downpipe.

Building 4

Photographic Survey - Interior



Interior, Room 4.2. Remains of animal stalls and raised feeding troughs visible along northern wall.



Interior, Room 4.1. Leaf fall has built up internally entering through open doorway.

Building 5

Photographic Survey - Exterior

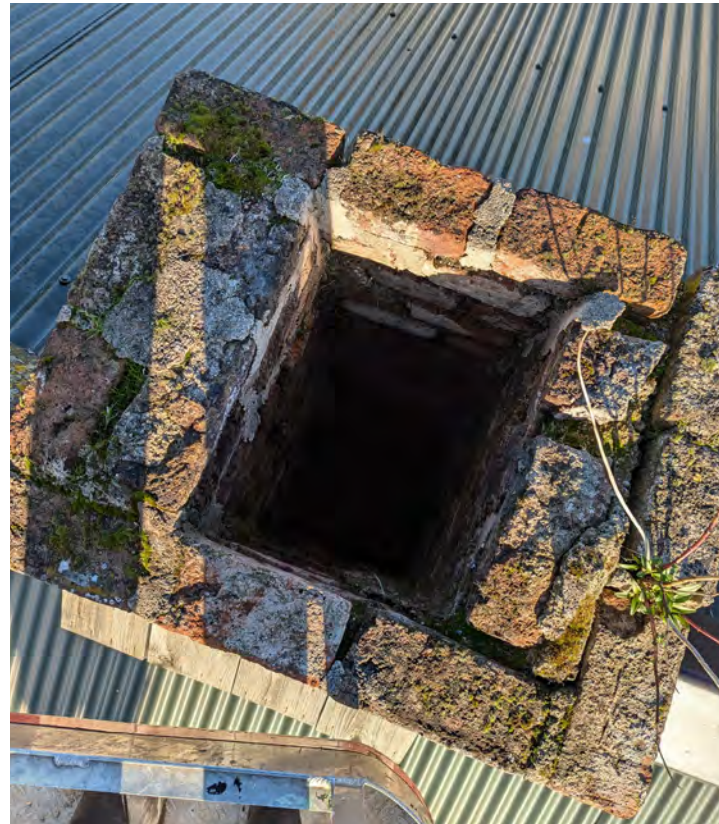
ARCHITECTURE



Building 5 north facade.



Building 5, north-east corner.



Chimney structure within shared wall between Building 5 and Building 6.



Nesting boxes positioned on shared wall between Building 5 and Building 6.



Nesting box to south wall above roof of building 5 (A). Crack visible in plasterwork to wall.



Vegetation growth has caused separation of the mortar joints causing damage to the chimney stack.



Nesting box to junction of north wall of building 5 (A) and west perimeter wall.



Top of shared wall between building 5 and building 6.



Entrance, building 5 (B), east facing end wall.

Building 5

Photographic Survey - Interior



Chimney Stack with widened base, resembling construction of a forge.



Interior view Building 5 (B), south-west corner.



Interior view Building 5 (B), north-west corner.



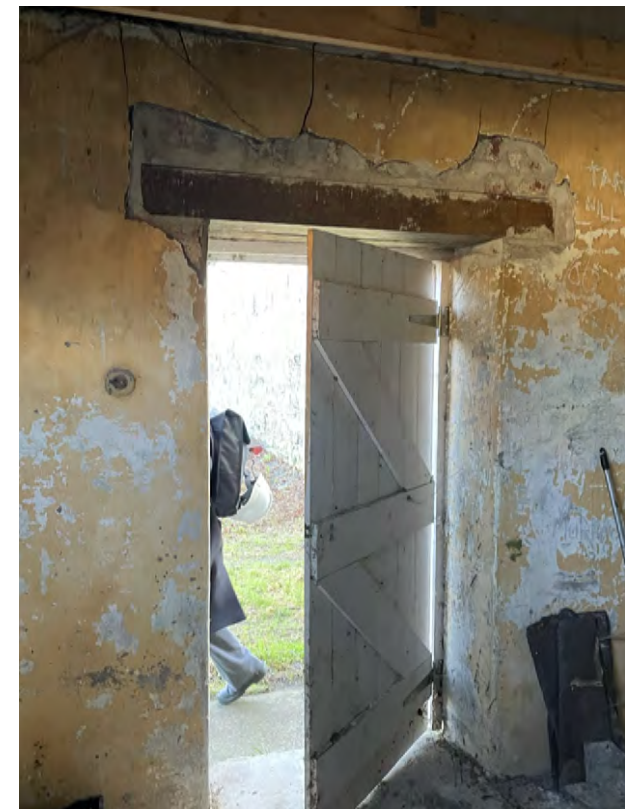
Interior View building 5 (A) looking east.



Interior View building 5 (A) looking west.



Interior view Building 5 (B), north wall



Interior view Building 5 (B), east wall, entrance door. Damage to plaster-work where lintel has previously been replaced.

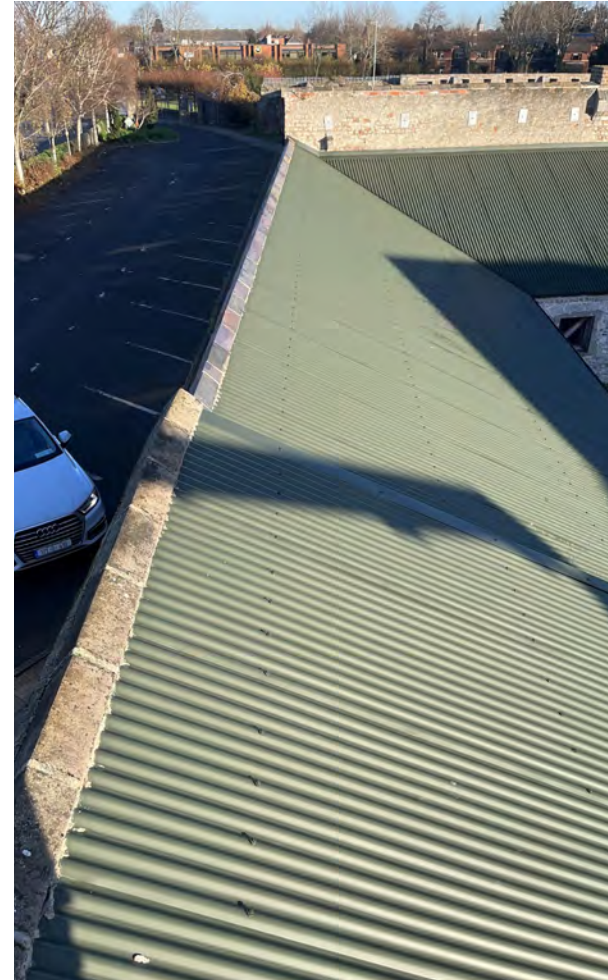
Building 6

Photographic Survey - Exterior

ARCHITECTURE



West Range, view from Courtyard 2.



Profiled metal roof, stone ridge tiles to southern half of west range, clay ridge tiles to remaining roof. Ridge tiles are bedded in mortar.



Roof abutment at junction with Building 2, pressed metal flashings.



West and North Ranges, viewed from Courtyard 2.



North range, abutment with Building 5.



Archway partially demolished to the south of Building 6. A braced and ledge door has been fitted to one half, and a square window opening inserted into the other half.



Archway completely demolished and fitted with a braced and ledged door within a mesh surround and a timber lintel. Pre-cast concrete has been installed on the approach to the doorway to create a sloping threshold.



One of four blind archways which have been blocked up with random rubble stone. Partial areas of render remains.



Partially demolished archway and adjacent blind archway situated to the southern end of the west range.



Recent repointing of mortar joints visible at brickwork and tops of walls.



North range. The three archways have been modified, with a doorway inserted into one half of the central archway flanked by rectangular windows.



Rounded south-east corner of building 6.



Doorway inserted into one half of the central arch in the north range.



Rectangular window opening at high level within east facing gable wall, containing timber window frame with central mullion.



Rectangular window openings within east facing gable wall.



The shared wall with Building 6 forms a pier, matching that of Building 4. Vegetation growth is visible from the top of the pier, near a redundant lighting fixture. Render partially remains but is in poor condition.



Lime render partially remains on the east facing gable, but shows signs of spalling and crumbles to touch.

Building 6

Photographic Survey - Interior

ARCHITECTURE



Interior of the west range. The floor is covered in approx. 150mm concrete within most of the southern portion of the west range, and slopes significantly to the north.



The southern interior wall is part of the gable of Building 2. Areas of whitewashed lime plaster remains. Where damaged the random rubble stone is visible. Doorway to the left of image leads to Rathfarnham Road.



Timber roof structure and wall plate fixed to tops of masonry walls.



Timber roof structure and wall plate fixed to tops of masonry walls.



Remains of milking stalls.



Drainage channel formed in stone setts.



Dividing wall between west and north ranges. Remains of cattle stalls visible at base of the wall which has been built up to the base of the timber roof structure using concrete blocks.



Partially demolished vaulted opening, modified cill height.



Blind archway filled with stonework.



Vegetation growth in archway to northern end of west range.



Square-headed door opening leading to west range.



Modified archway with raised cill to create window opening. Opening braced with timber and fitted with protective mesh.



Archway fitted with timber bracing and door.

Building 7 Seismograph House

Photographic Survey - Exterior

ARCHITECTURE



Seismograph House, west elevation facing Courtyard 3.



Damp staining to north facing gable.



Rusticated granite Gibbsian door surround to west facing entrance.



A projecting doric style porch with plain pediment forms the entrance from Rathfarnham Park to the east.



Remaining walls of outbuildings to the north facing gable.



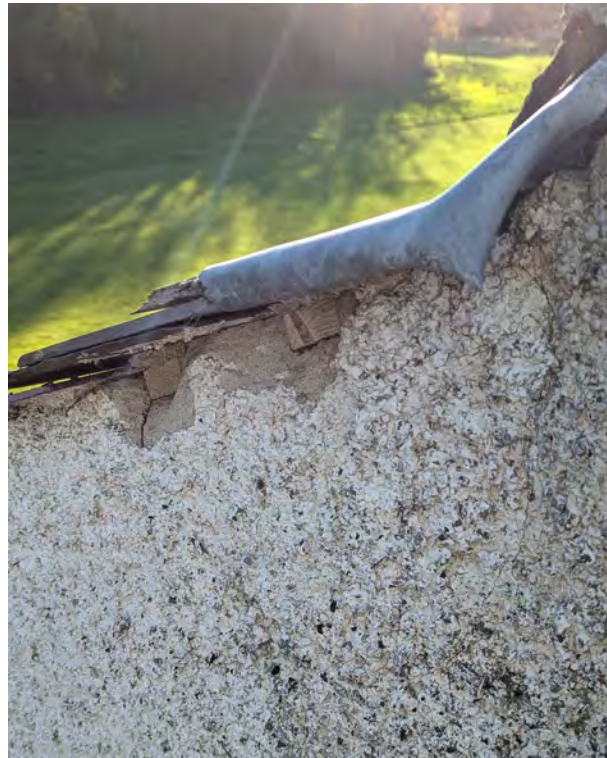
Gable facing north with outbuilding roof abutment.



Window opening to the south facing side wall of the porch. Both windows to the north and south have been covered with a painted timber panel.



Plasterwork of the northern gable wall discoloured due to damp staining beneath the chimney stack.



Ends of the timber roof battens are exposed where render has broken away.



Untidy services stack and electrical wiring.



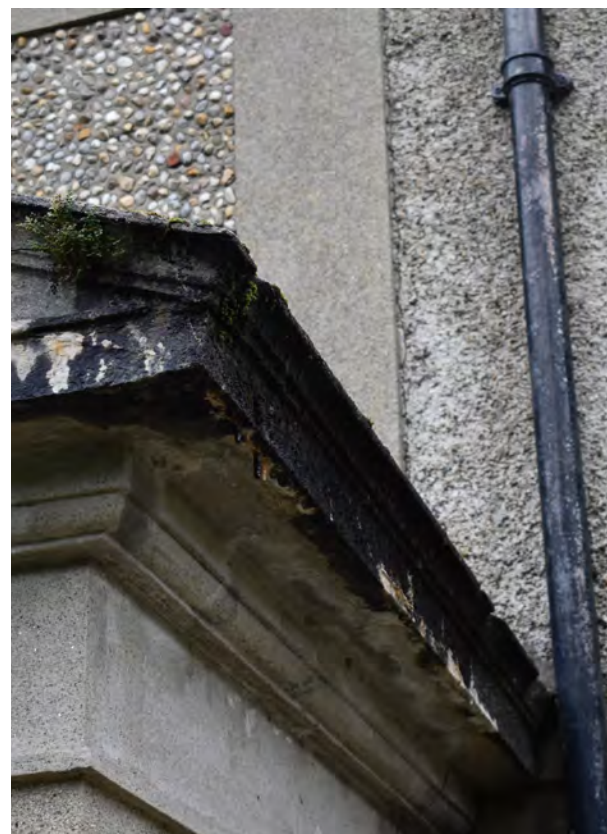
Slipped slate above gutter line. Note large format slates along the bottom course.



The render to the base of the southern chimney appears loose



Clay ridge tiles marked with the makers mark 'R. ASHTON & Co BUCKLEY FLINTSHIRE'



Stone work to western entrance porch. The edges of the stonework are damaged, with vegetation growth and damp staining visible

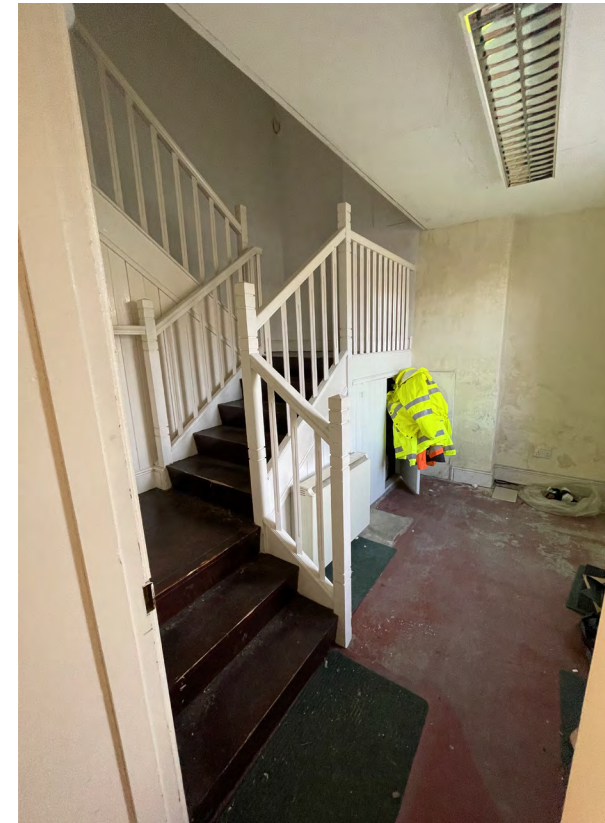


The single storey building to the north has been reroofed in a profiled metal sheeting and has pvc gutters and downpipes.

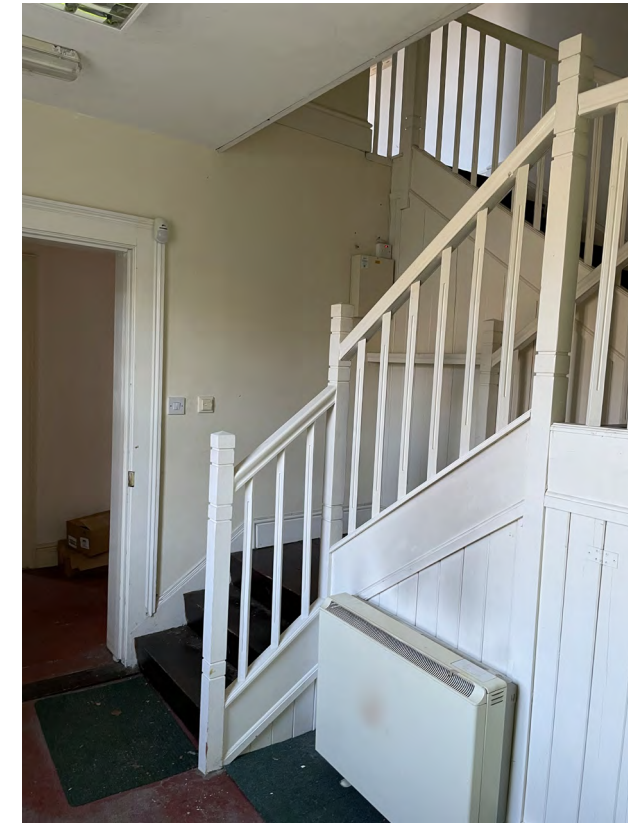
Building 7 Seismograph House

Photographic Survey - Interior

ARCHITECTURE



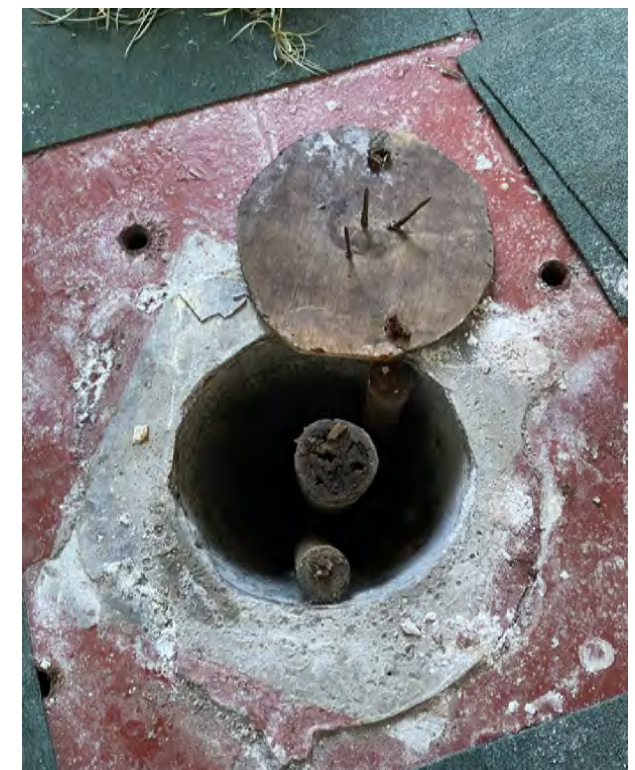
Timber stairway leading to the first floor.



Timber stairway leading to the first floor.



Ground floor room to the north. approx. 1m of internal plaster to the north facing external wall has been removed above finished floor level.



Circular opening within the centre of the ground floor room to the south, likely associated with



Entrance hallway, ground floor.



Porch leading to entrance hallway. Damp staining visible above doorway at north and south corners of the western wall.



Sink with cupboards within alcove leading from the first floor landing. The room beyond is the bathroom.



Bathroom window.



Window at ground floor within the south room.



Window at ground floor within the north room.



First floor landing.



Discolouration to top of chimney breast, first floor, north room.

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ARCHITECTURE

Howley Hayes Cooney Architecture is recognised for a wide body of work in both contemporary design and sensitive conservation of historic buildings, structures and places. Over a thirty year period, the practice has been responsible for the conservation and reuse of numerous buildings of national and international cultural significance, many of which have received RIAI, RIBA, Irish Georgian Society, Opus or Europa Nostra Awards. Under the Conservation Accreditation System, implemented by the Royal Institute of Architects of Ireland, three of our directors are accredited as Grade 1 Conservation Architects. Howley Hayes Cooney Architecture has to date been responsible for over three hundred conservation plans, reports and feasibility studies for clients such as the Dean and Chapter of St Patrick's Cathedral, the Office of Public Works, Dublin City Council, the Department of Arts Heritage and the Gaeltacht, the Heritage Council, the World Monument Fund, the Law Society of Ireland, the Alfred Beit Foundation, Liebherr International and Diageo PLC; together with numerous other local authorities and private clients.

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