Howley
Hayes
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Stables and Courtyards at Rathfarnham Castle

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Conservation Management Plan

30th April 2025

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RATHFARNHAM CASTLE, CO. DUBLIN. 11551 W. L.

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Howley Hayes Cooney Architecture were commissioned by South Dublin County Council to prepare a conservation management plan for the stables and courtyards of Rathfarnham Castle and its broader historic demesne and Rathfarnham village context. It has been prepared in association with CORA Consulting Engineers. It sets out the history of the site before assessing the significance and current condition of the stables and courtyard at Rathfarnham to inform recommendations for any repairs, conservation and to inform future uses and management based on that understanding. The surveys on which this report is based were carried out in October and November of 2024.

Executive Summary

Constructed in the sixteenth century, Rathfarnham Castle and demesne evolved to include a full complex of farm buildings and stables located in a series of yards, which were integral to the day to day running of the estate. Their purpose was to provide staff accommodation, stabling for farm animals, storage for foods and crops, workshops for labourers and productive walled gardens.

The earliest and most significant of the outbuildings is a long single storey barrel-vaulted structure to the north-east of the Castle, known as Cromwell's Fort. Portions of it appear to date back to the sixteenth century, though it was heavily altered in the earliest twentieth century by the Jesuits. The remainder of the yards and one and two storey buildings were developed to the north over time, and date from early to mid-nineteenth century.

The Sean Keating garden is located to the north of the courtyards, constructed in 2012. It does not contribute to the historic character of the stable complex and offers a potential opportunity site.

The outbuildings and yards have never been accessible to the public, having previously been in private ownership and never being opened for public use since SDCC took ownership in 1987. Some of the buildings and yards have been used by SDCC for ancillary use such as storage or park depots. The remainder of the outbuildings have remained vacant and unused, and without a proper use their condition deteriorated to the point that all buildings apart from Cromwell's Fort and the Seismograph house were roofless, completely covered in vegetation and in various degrees of dereliction prior to emergency stabilisation and repair works in 2018.

Although their deterioration has been arrested by the emergency repair works, the outbuildings and yards are still at risk without ongoing conservation and repair. Redundancy and neglect present the greatest single threats to historic buildings and places. When a building no longer serves its intended purpose and viable alternative uses cannot be found, maintenance is neglected and deterioration sets in, leading to dereliction and loss. Adaptive reuse is therefore of vital importance in ensuring the protection of this important complex of buildings.

The existing buildings and yards all require work to bring them back into use. The simple linear forms and lack of delicate interiors within the historic buildings allows flexibility in terms of new uses, which is important in ensuring that these buildings can accommodate changing uses and adaption in the future, to respond to evolving circumstances. All interventions should follow the principle of reversibility where possible, so that a structure can be returned to its former state if so desired.

Originally working yards, the existing courtyards have never been open to the public and are not currently suitable for public access in terms of gradient and surface. As the site overall falls gently towards the north, there is opportunity to provide accessible routes throughout the yards, create new links with the surrounding park and improve accessibility to and from Rathfarnham Village.

New interventions should respect and complement the character and appearance of the existing fabric of the outbuildings and external spaces. It would not be appropriate to introduce large scale development which would overwhelm the site. Historic maps indicate the presence of other buildings in the yards in the past, and generally these lost structures were long linear forms, constructed against the boundary walls. New insertions should be cognisant of this approach and respect the size and scale of the existing buildings and open spaces.

The objective of SDCC is to develop the site for social and community use, which will open and link the complex with the castle, park and village. By activating the courtyards and buildings, the public would have an opportunity to visit, and generate a greater understanding and appreciation of the history of the castle, demesne and village. The range of possible uses should be considered in relation to the historic outbuilding and yards complex, as well as Rathfarnham Castle itself, to ensure that its cultural significance is not compromised or lost within the development scheme. The most compatible uses will require the minimum intervention and allow for flexibility if the uses change over time. Adaptive reuse of the site has the potential to transform the existing buildings and yards from vacant, disused farm building shells to a vibrant mixed use destination for local residents, visitors and tourists alike.

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It is the greatest house I saw in Ireland, all fine stone, surrounded with woods in abundance. It has at least fifty acres of gardens…

- James Verden on visiting Rathfarnham House (later Castle) in 1699

1.0 Introduction

Four miles south west of Dublin city, on the old highway of *"Slighe Chualainn"*, sits the historic demesne of Rathfarnham Castle and its associated village. Today it is a vibrant residential and commercial suburb under the administration of South Dublin County Council. 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, and the focus of this conservation management plan is the stable and farmyard complex adjacent to the Castle, which will be developed in the future by South Dublin County Council (SDCC). The wider site context, including the Castle, will also be considered within this plan, which is appropriate when appraising a site of this nature.

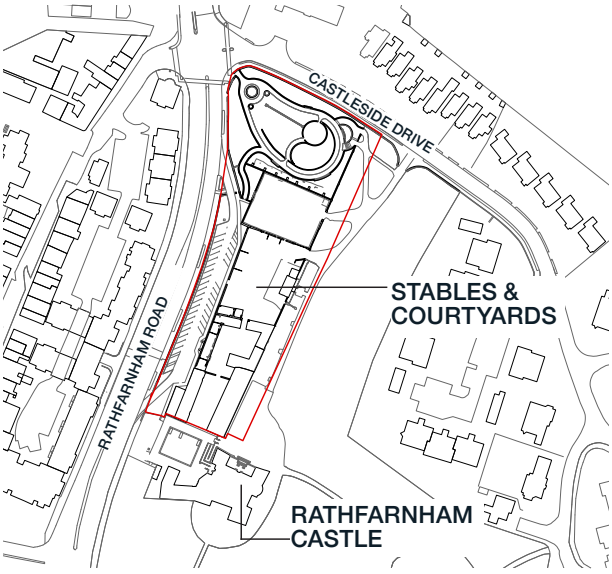

Figure 1 - Current map showing extent of lands and Stables & Courtyards

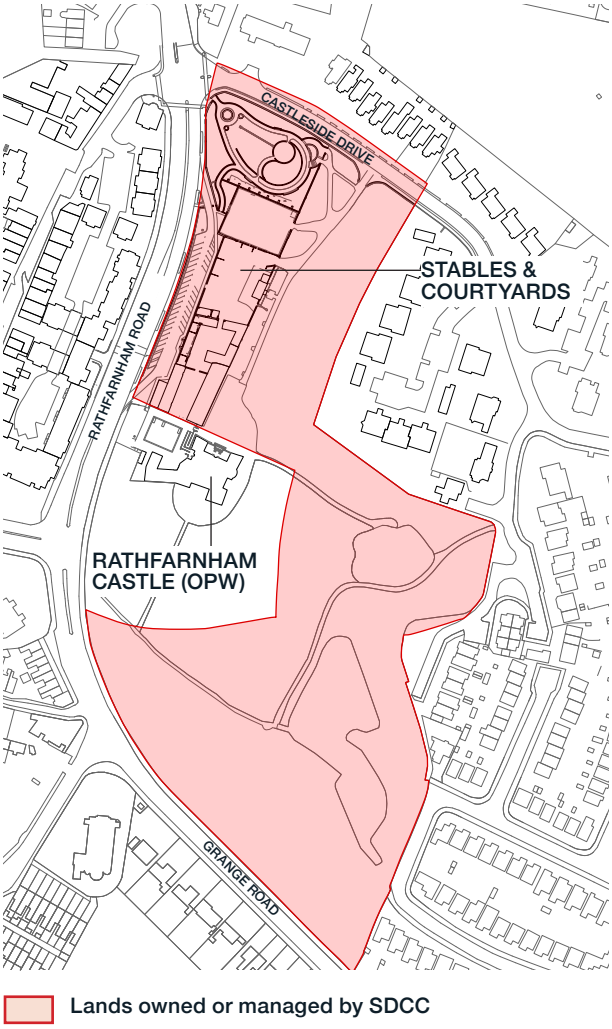

Figure 2 - Ownership map

This conservation management plan follows a particular format which is outlined here in summary. It will commence with the history and evolution of the stable and yards site, with reference to the wider context and Castle, the latter of which has been thoroughly researched and established in previous detailed reports. This process allows us to gain a greater understanding of the place. Following this assessment we have generated a Statement of Significance, which sets out why this is a place of cultural significance, assessed under the principles in the Burra Charter (2013). A description and condition survey of the various structures follows, which includes structural appraisals, and this allowed us to establish the issues and threats, or immediate concerns for the structures.

Due to the various states of the buildings, some of which require on-going repair, a programme of conservation works is also included. These works are outlined in order of priority within this conservation plan. The final chapter of the plan focuses on development strategies – and includes recommendations for appropriate future development at this site, and an assessment of the developing design proposals by the Howley Hayes Cooney led design team on behalf of South Dublin County Council.

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 old stables and farmyards 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

Figure 3 - Rathfarnham Castle, view on approach from North

Figure 4 - View towards the castle & yards

outbuildings known as *"Cromwell's Barn"*. 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.

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 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. From 2015-2017, the OPW undertook works to improve access to and from the tea rooms and castle from the public car park and this part of the site is now open to the public.

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 stableyard 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*".

Today, the Castle and stable yards remain in place, but much has changed around them. The stable 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. This publicly owned land begins at the junction of Castleside Drive, continues along Rathfarnham bypass to Grange Road, terminating at the Rathfarnham Wood Estate. The latter abuts Castleside Drive and Woodlands estates cutting through the demesne land.

Significance

The earliest - and widely regarded as the most impressive of Ireland's fortified houses - Rathfarnham Castle is a place of national significance, a fact recognised by its designation as a National Monument and its addition to the RPS. Though functional and ancillary to the castle, the stables and yards are integral to it and form part of its listing as a national monument (RMP DU022-014; NM 628), a protected structure (RPS 221), albeit these are primarily simpler agrarian and domestic scale structures, with the exception of Cromwell's Fort. The Castle is also recorded by the NIAH as being of national importance, and the listing refers to the surviving "*few ancillary buildings…as garden and courtyard features*".

The stable yard complex, through association with the sixteenth century castle, demesne and village, has considerable significance, but architecturally speaking these vernacular structures are generally simple utilitarian structures, which have been much altered and modified over the years. The breaking up of the estate, the severance of the stables and yards – and therefore the wider demesne from the village - by the bypass, and its subsequent lack of use and dereliction detracts from it's significance.

Figure 5 - Overview of stables, courtyards & Rathfarnham Castle

2.0 Understanding the Place

Appraising the cultural significance of an historic site requires a good understanding of the history and evolution of the place. At Rathfarnham, the Castle and its wider demesne have been well documented in historic accounts and recent publications. The stables and yards, which existed solely to serve the estate, are naturally less documented. These buildings are simple functional structures, which have grown and changed over the centuries, to suit the needs of their various owners. Historic maps do give us a good indication of their evolution over the past three centuries. What follows is a concise, chronological history of the site, which focuses on the stables and yards, while taking cognisance of the castle, village and wider site.

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

Sited between Dublin and the mountains on good high land, the site for Rathfarnham Castle was likely selected for both strategic and aesthetic reasons, critical considerations for the political and social elites of the late-sixteenth century. The core of the existing castle was built by Adam Loftus in 1583.[1] 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

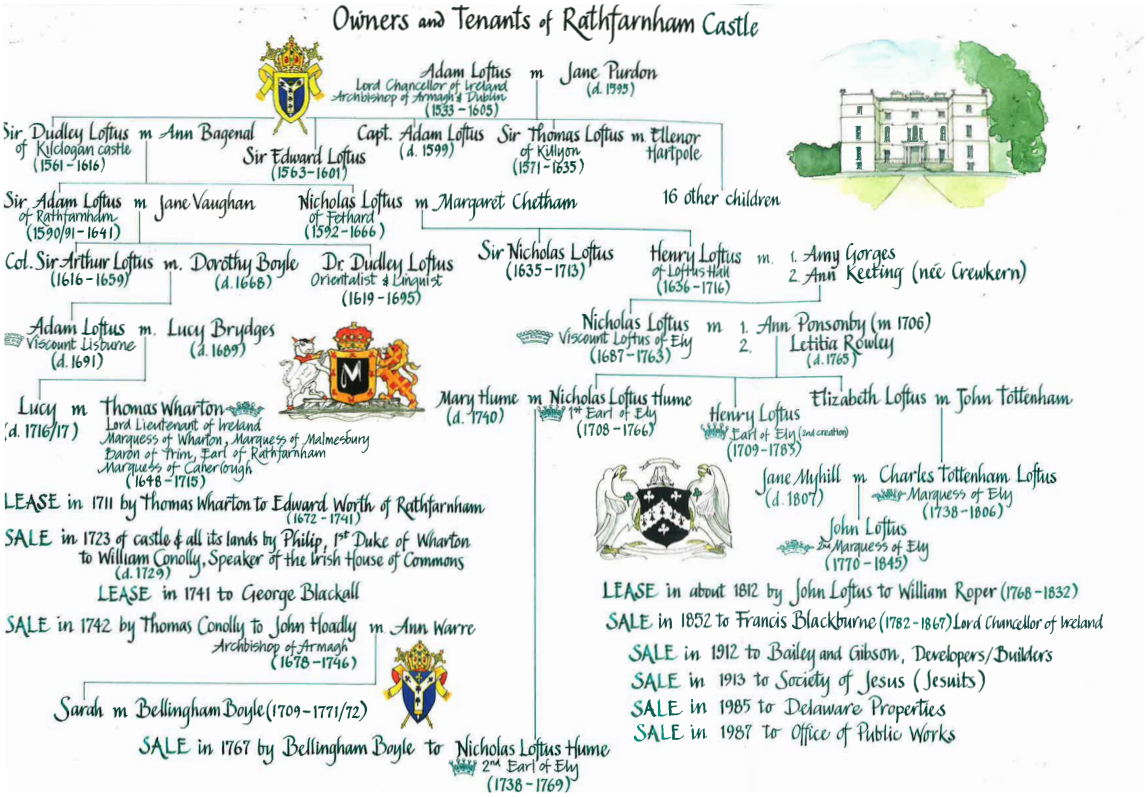

Figure 6 - Owners & Tenants of Rathfarnham Castle

1 Dendrochronology carried out on the house's roof beams has confirmed this (cf. Aisling Collins's 2018 Rathfarnham Castle Archaeological Monitoring Report & Building Survey).

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.

Rathfarnham contains the classic elements of the developed strong-house, with four corner towers or *flankers*, and its internal space divided in two by a longitudinal wall. Built to provide a dwelling containing a more pleasant living space, but sacrificing nothing of its defensive nature, Rathfarnham Castle is the first, and largest, of a number of similar fortified houses, such as Kanturk (1601), Portumna (1610), and Raphoe (1636), which has similarities to Rathfarnham.[2] It 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. Little is known about the early castle landscape, and with no maps from this period we can only speculate as to how it might have looked at that time. The Down Survey of 1655, one of the earliest maps on record, shows Rathfarnham Castle, with a church and the River Dodder to the North (fig. 8).

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. In 1711 Edward Worth is noted as having leased the castle as "*a great mansion house together with houses, outhouses, orchards and gardens belonging together with the deer park*".[3] At almost three hundred acres, deeds of Rathfarnham castle park from 1711 and 1738 identify the castle "*with a deer park as it was when enclosed with Calp limestone walls*".[4]

Notably, in 1723 the estate was sold to William [Speaker] Conolly of Castletown, Co. Kildare, then one of the richest and most influential figures in Irish society, who carried out some modifications. His brief tenure was followed by that of John Hoadly-Boyle, who carried out a major restoration of the castle "*through repair*".[5] It was at this point that the house transitioned from late-medieval to modern.

Figure 7 - View of castle from South-East

2 ibid.
3 Fenlon, Giacometti, Jeffares, Rathfarnham Castle Guidebook (OPW: Dublin, 2018) 91.
4 Jeffares, Rebecca, Rathfarnham Demesne: A Historical Landscape Study, 2013. 17
5 Ball, F.E, History of the County of Dublin (Dublin, 1902), 136.

From the early-eighteenth century, a "*naturalistic"* style of landscaping came to dominate garden design in Britain and Ireland. Underpinned by the ideas of the English architect and landscape designer William Kent that "*nature abhors a straight line* and *all nature is a garden"*, his approach marked a departure from the rigid symmetrical precision of earlier garden design.[6] Planned naturalistic landscapes sought to mirror and enhance ideas of a *wild* and romantic landscape that drew on imagery of idyllic or bucolic landscapes.

Such design ideas were exemplified by large expanses of grass, strategically placed lakes and ponds, the planting of carefully chosen trees and shrub species, ha-ha's, sweeping approaches and perfectly formed and sited structures such as small temples, summer houses and belvederes. Trees – native and foreign - were strategically planted in clumps and perimeter belts to create meandering routes to frame vistas and glimpses.[7] It is out of these landscape traditions and its natural setting that Rathfarnham's demesne evolved. Writing in 1734, Lady Anne Conolly praises the Park's then watercourses: *"…a great many fine fish ponds"*. Conolly also described Rathfarnham as *"a vastly wooded park"*, from which timber was cut for building and for fuel.[8]

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.

Figure 8 - Down Survey Barony Map (1656-58)

Figure 9 - Rocque's map showing Rathfarnham village (1760)

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[9], 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.

Richard Frizell's 1779 Survey Map *(fig.10)* 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

6 Clifford, Derek, A History of Garden Design (Praeger: London, 1967) 154.
7 Ibid, 104-5.
8 ibid, 92
9 Rathfarnham Castle Guidebook (Dublin: OPW, 2018), 9.

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

Figure 10 - Detail from Frizell's 1779 Map

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. 10.

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[10] – a variety of Hortus Conclusus or enclosed garden that was generally separate but close to it.

10 Reeves Smith, Terence, 'Beauty and Utility: The Walled Kitchen Gardens of Ireland' in O'Kane & Byrne (eds) Digging New Ground: The Irish Country House Garden 1650-1900 (Irish Georgian Society: Dublin) 29.

The location of the extensive walled gardens at Rathfarnham, it has been suggested, indicate that they – in part at least - pre-date the landscape changes to the park demesne in the second half of the eighteenth-century, from which point it was dubbed Lady Loftus' Garden.[11]

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"*.[12] 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 Frizell'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.

Writing in his Dublin Guide of 1787, Richard Lewis described the grounds as "*very extensive"* and a "*beautiful demesne, gardens and plantations"*.[13] Serpentine streams, statues, and an elaborate dovecote, temple and the folly known as "*bottle tower"* – a Wonderful Barn in miniature – were all characteristics of the wider landscape at this point.

Figure 11 - George Holmes' view 1794

Figure 12 - Dovecote, 1957 (IAA)

According to F.E. Boyle "*Lord Ely's operations at Rathfarnham Castle were on a scale of real magnificence…in the demesne the noble gateway on the river Dodder exhibits the clear taste of the Earl…"* This grand neoclassical arched entrance, known as Ely Gate, became the principal entrance and as depicted in Thomas Walmsley's view, stood at the edge of a dense sylvan setting of mature trees.

Though subject to artistic licence, an undated pastoral watercolour thought to be by Henry Brocas Senior (1762-1837) (fig. 13) captures the character of the demesne at that time. Viewed from the south-western side of the river Dodder, the fine stone Rathfarnham Bridge, which was swept away by floods in 1854, dominates the foreground. Rathfarnham Castle and demesne is the focal point of the view framed by the Dublin foothills behind, but Rathfarnham village itself does not feature within the watercolour.

Beranger's 1774 drawing of the castle (fig. 14) depicts deer grazing on the lawn with carefully sited clusters of trees framing it. George Holmes's 1794 view towards the castle is a romanticised bucolic scene typical of the period and depicts a naturalistic demesne landscape.

11 Rathfarnham Castle Guidebook (Dublin: OPW, 2018), 96.
12 Ibid

13 Lewis, Richard, The Dublin Guide: Or, a Description of the City of Dublin, and the Most Remarkable Places Within Fifteen Miles (1787).

Figure 13 - Historic view along Rathfarnham Road towards the Castle (unattributed but possibly Samuel Brocas Senior 1762-1837)

Figure 14 - Gabriel Beranger view of front c.1774

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. The estate is named "*Ely Demesne"* with "*Nutgrove"* and "*Nutgrove School"* developed to the south, on land previously part of the demesne. Dense tree planting and curved driveways are evident and buildings are visible along the western and eastern sides of Rathfarnham Road. Within the stable yards, there is little evidence of the buildings along the eastern wall, though Cromwells Fort appears to be depicted. A church, mill and other buildings are also evident in and around the village, and Rathfarnham Bridge is marked.

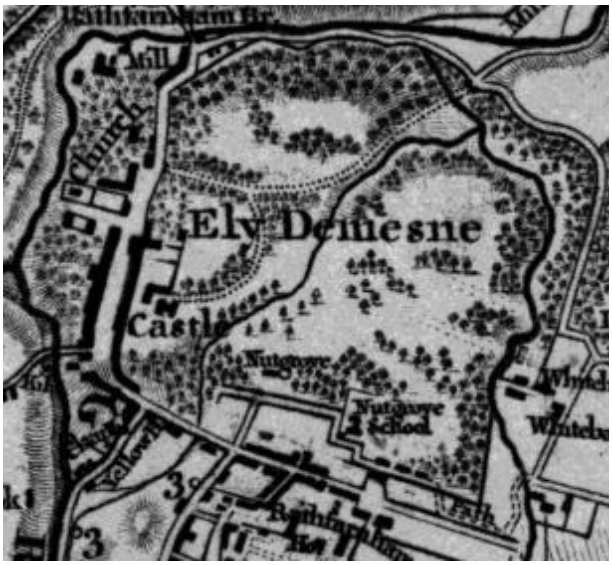

Figure 15 - Taylor's 1816 map

A curved carriageway from the castle and stable yard turns left towards the village and right towards the north east, the latter route being the main entrance route to the castle. Stylistically different, Duncan's map of 1821 depicts fewer trees than the 1816 map and focuses more on bodies of water within the demesne and the former garden temple is marked at centre. It also shows a much lengthier entrance route to the castle, which crosses the tributary from the Dodder in several locations.

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.[14]

14 Ball, F.E., History of the County of Dublin (Dublin, 1902), 144.
15 Lewis, Samuel, Topographical Dictionary of Ireland (Lewis & Co: London, 1837)

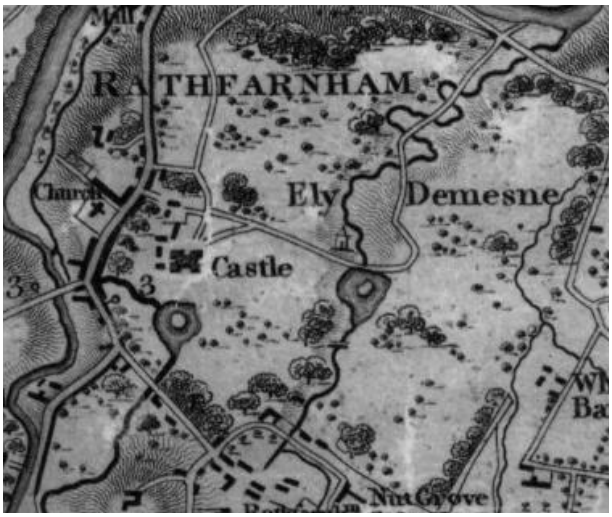

Figure 16 - Duncan's 1821 map

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."*

Writing in 1837 in his "*Topographical Dictionary of Ireland"* Samuel Lewis describes the estate as follows:
"The castle, now the property of the Marquess of Ely, is a large and stately mansion in the centre of a fine and thickly planted demesne, the principal entrance to which is a very beautiful gateway, built in the style of a Roman triumphal arch, besides which there is a very lofty pointed Gothic gateway leading to the village..."[15]

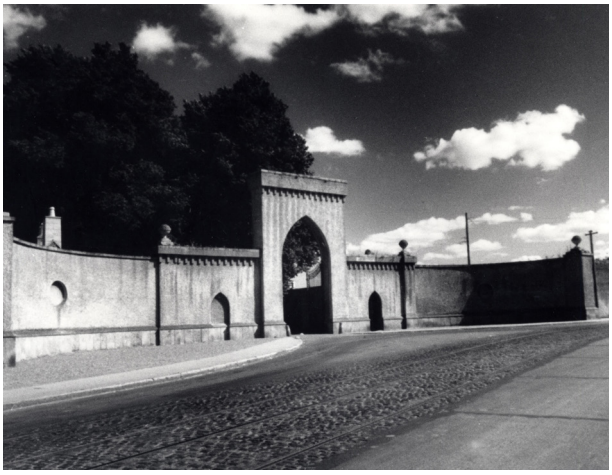

Figure 17 - Former principal entrance on Rathfarnham Road

Figure 18 - Ordnance Survey map, published 1843

Most of the buildings west of the avenue to the village were built at this point, with some later additions and alterations. They were coach houses, accommodation for labourers, grain stores, stables, dairies and cow byres, arranged around three cobbled yards, north to south. 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. F.E. Ball tells us that the house was then "*bought about the year 1852 by Lord Chancellor Blackbourne*".[16] An 1872 description provides a poignant pen picture of the state of the demesne: *"...all eloquently waste, the undulating hills covered with rough landscape, the rivulet stagnant and sedgy, the walls scarcely traceable, the ice-houses open to the prying sun, the fishpond clogged with weeds, while the moulding architecture of the castle and the crumbling unsightly offices in its immediate vicinity, even more loudly proclaim these evils of absenteeism..."* [17]

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.

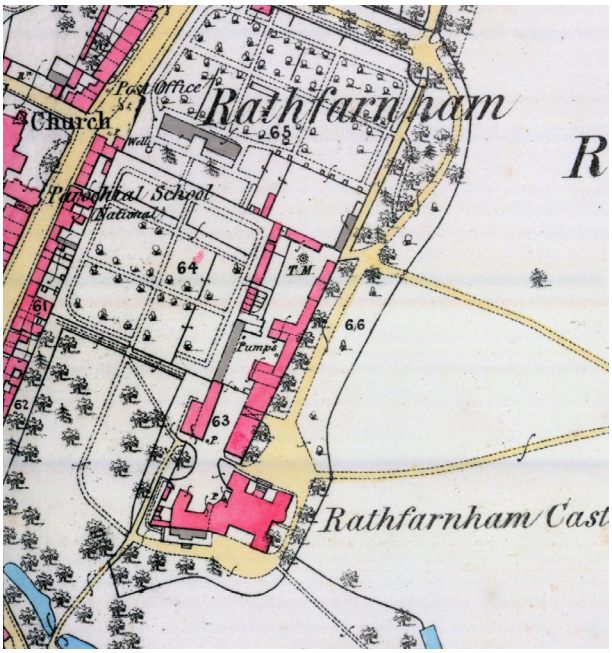

Figure 19 - Ordnance Survey map, published 1865

16 Ball, 144.
17 Froude, J A, The English in Ireland in the Eighteenth Century (1872).

An undated photograph taken from the roof of the castle around the late-nineteenth or early-twentieth century, prior to the sale to the Jesuits, shows much of the courtyard area *(fig. 20)*. In the foreground, the steeply pitched roof of Cromwell's fort is visible as are ranges to the west and north, including the bell tower. The long range opposite Cromwell's Fort, is a two storey residential structure. Rathfarnham Bridge is visible to the north as is the large glasshouse within the garden which corresponds with the one on the 1865 Ordnance Survey map. The photo also depicts a terrace of houses bordering Rathfarnham Main Street, showing the extent of the garden and yards at that time.

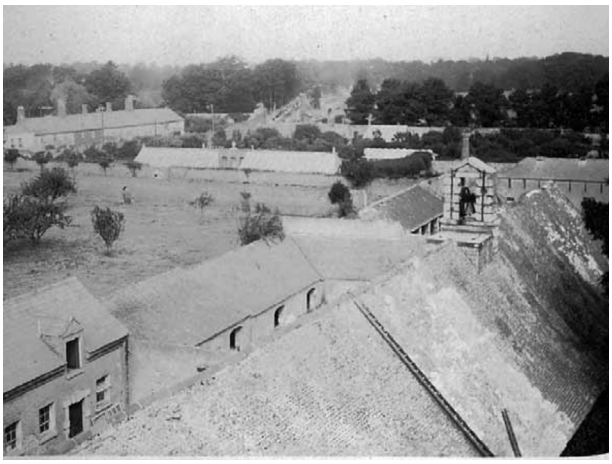

Figure 20 - Image of outbuildings from Shaffrey Report (nd)

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 farm land around the village, and around the castle. This map clearly indicates the disproportionate scale of the Jesuit

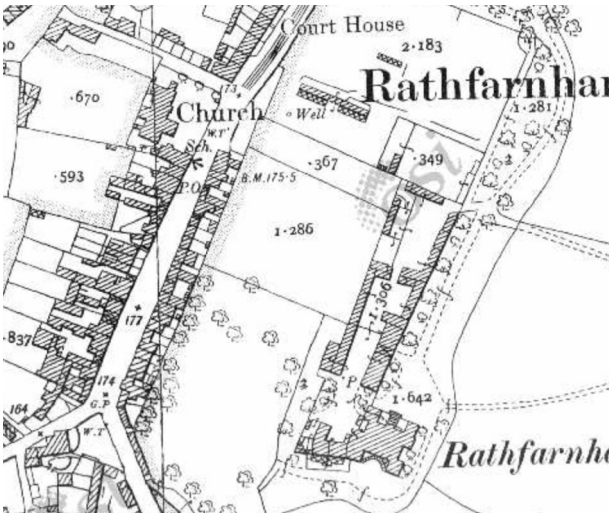

Figure 21 - Ordnance Survey map, 1910

residential blocks and increased quantum of development in and around the demesne. These barrack-like ranges were expediently attached to the north (Retreat House) and south (Junior House) of the castle, and historic photographs of the time show an unloved landscape at the front of the house, with land to the rear being used for agricultural purposes. The loss of trees is also apparent.

A ball alley is marked on the site of the former kitchen garden, which could explain the unusual slit ventilation holes we see in the tall boundary wall today. The gardens to the north and west of the stable yards appears to have fallen out of use and are laying fallow.

Figure 22 - Ordnance Survey map, 1936

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 – north and east of pigeon field – 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.

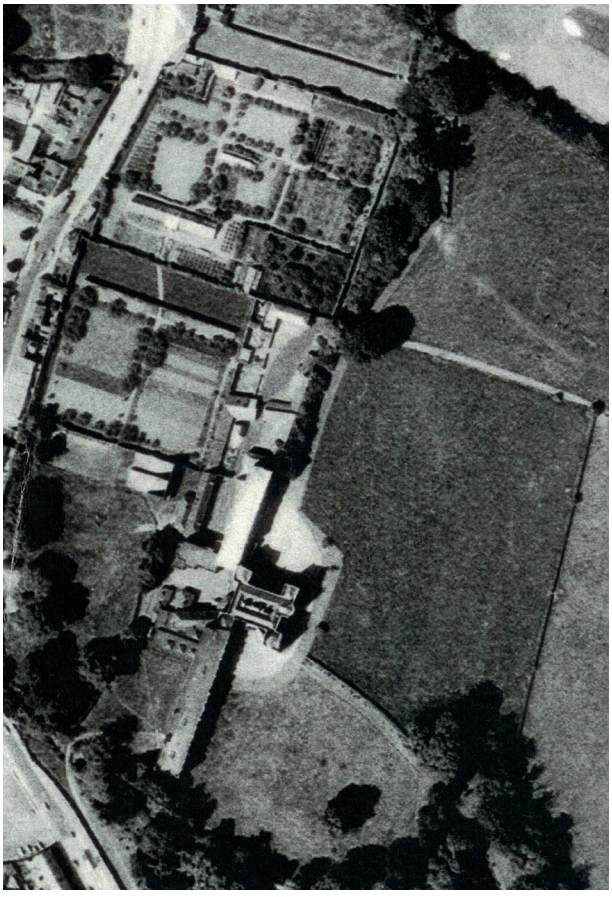

Figure 23 - Aerial image of site before construction of bypass

Figure 24 - Aerial image of site (1974)

The construction of the bypass irreparably severed the integral historic link between the castle and the church, graveyard and village.[18] 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.[19]

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.

18 Jeffares, 15.
19 Rathfarnham Castle Guidebook (Dublin: OPW, 2018) 53.

The surrounding area still contains a number of important features which were once part of its designed landscape:

- Lord Ely's Gate stands marooned at the awkward road junction of Dodder Valley Road, Lower Dodder Road and Braemor Road, severed from its original raison d'etre, its former grand demesne;
- Vestiges of the demesne wall still remain such as the brick-faced, calp limestone wall of the fruit and vegetable gardens which still stands behind the former courthouse (erected in 1914) at the top of the village Main Street and runs south through the Loftus Hall and Castlecourt developments (built 1990s). This composite structure of an old Calp limestone appears to have been faced with bricks in the late seventeenth or early eighteenth-century;
- The dovecote or pigeon house is now in the garden of a private house at 12a Crannagh Road (RPS 211);
- Part of the former pleasure gardens, the ponds and stream still remain in altered and reduced form in the southern-eastern section of the park.

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 outbuildings and courtyards, 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.

History of Cromwell's Fort

Located adjacent to the northwest corner bastion of the house, the heavily modified structure

20 Paul Arnold, Courtyards at Rathfarnham Castle: A Historical & Condition Report, 2000, 25.

Figure 25 - Cromwell's Fort 1982

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."*[20]

Rocque's 1760 map 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. 20)*, along with a photograph from the Lawrence Collection, c.1900 *(fig. 27)*, 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..."[21]

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]

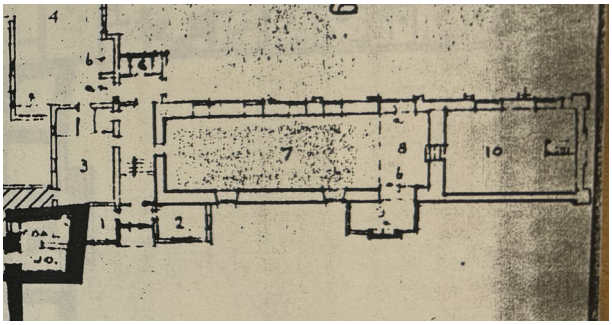

Figure 26 - Ground floor plan of Jesuit Retreat (undated)

21 Ibid. 21.
22 Op Cit..

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 it 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.

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 yards and its structures is outlined below.

Figure 27 - NLI Lawrence Collection c.1900

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 plan-form and defensive characteristics of its earliest phases, as well as fabric of considerable interest from its later, especially neo-classical, remodellings, notably those undertaken by the noted architects William Chambers and James *"Athenian"* Stuart. Despite being physically and visually 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 outbuildings and courtyards 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 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* of *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 we 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 with 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 with the and 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 yards and the structures contained within are a palimpsest in which can be read part of the story of the former working demesne.

Conclusion

The surviving stable yards and structures 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 28 - Thomas Roberts painting of Rathfarnham Demesne 1769

4.0 Description & Condition of buildings

Recent conservation works carried out by SDCC in 2018 involved emergency works to address masonry defects and health and safety concerns by repairing, stabilising and re-roofing the buildings within the stable yards. Securing the fabric of these severely dilapidated structures has arrested their decay and saved them from ruin.

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.

Numbering System

A numbering system was adopted by Paul Arnold in the Historical and Condition report dated January 2000, and subsequently adopted for the reports and specification of the 2018 stabilisation works. However, it was felt appropriate to reassess the numbering system and modify it taking in to account the scope of this report.

B1 *Cromwell's Fort (former S1)*
B2 *(former S2)*
B3 *(former M1)*
B4 *(former M2 and M3)*
B5 *(former N2 and N3)*
B6 *(former M4 and M5)*
B7 *Seismograph (former N1)*
Courtyard 1 *(former South Courtyard)*
Courtyard 2 *(former Central Courtyard)*
Courtyard 3 *(former North Courtyard 1)*
Courtyard 4 *(former North Courtyard 2)*

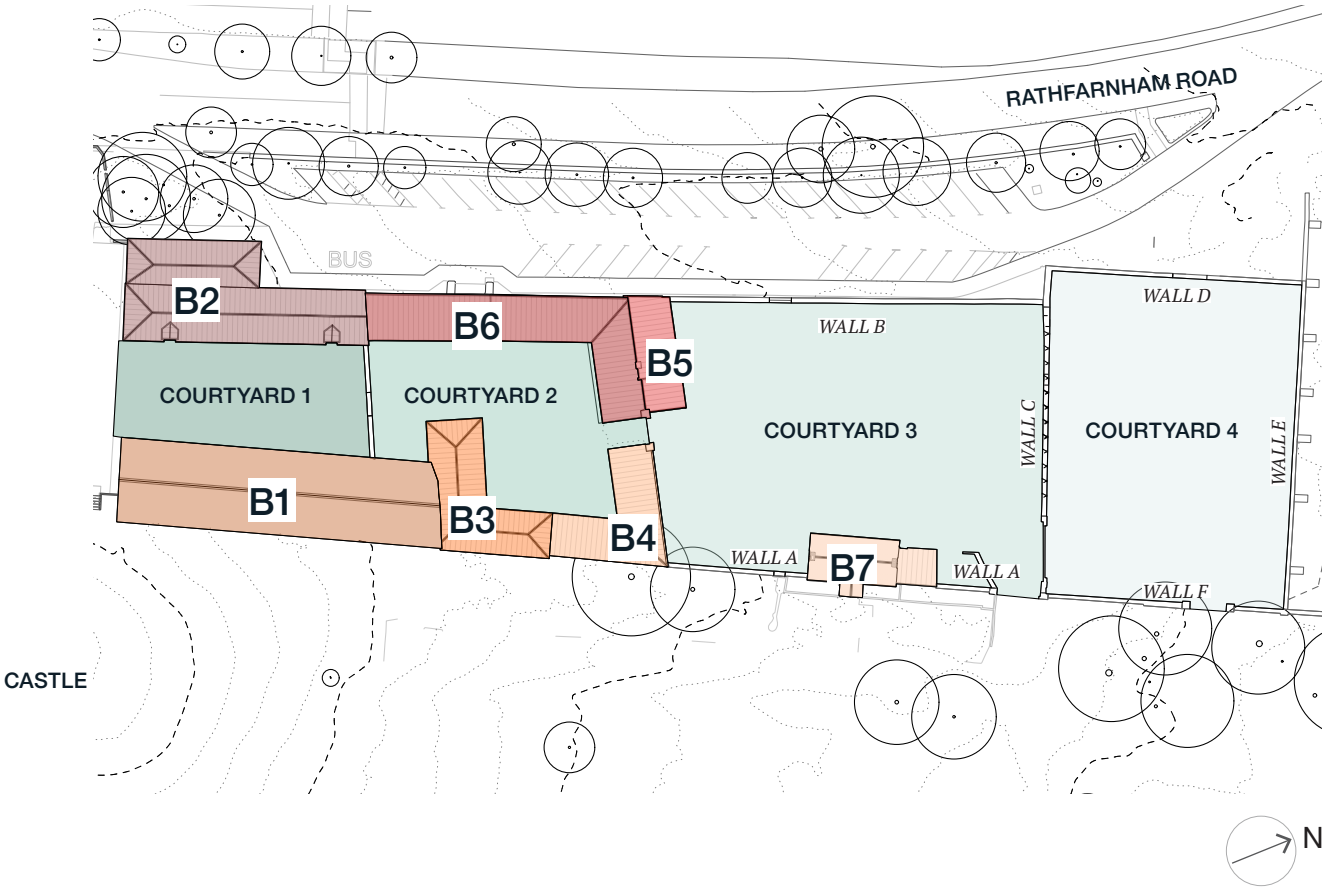

Figure 29 - Diagram of building numbering

Figure 30 - Cromwell's Fort, West Elevation (Courtyard 1)

Building 1, Cromwell's Fort

The building is located in the south-eastern corner of Courtyard 1 and is known as *Cromwell's Fort* and is a long rectangular single-storey structure. Portions of it appear to date back to the sixteenth century, though it was heavily altered in the early twentieth century by the Jesuits.

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. 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. 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. The main entrance to the building is through double steel doors centrally located in the south façade wall.

The west façade at the north end is accessed from Courtyard 2 and is of mass concrete construction. The Building Dossier by Feargal O'Suilleabhain dated December 2023, notes that the building is surmounted by a 600-800mm deep concrete ring beam, probably built as part of the Jesuit wing which was constructed over the building.

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.

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

Internally the long walls are approx. 1m in height 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 floor boards 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 roof structure. 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 the concrete first floor structure of this wing 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 first floor of 1.2. This stairway is visible in early photographs of the interior when in use by the Jesuits.

Services

Cast iron radiators and associated pipework run along the perimeter of the external walls of 2.1. There is evidence of leaking where floorboards have been damaged beneath radiators and above pipework routes. Suspended electrical lighting hangs from the uppermost point of the vaulted ceiling. A modern fuse board, surface mounted conduits and power outlet is located adjacent to the main entrance. Additional temporary lighting was installed in room 1.2 for the purposes of the survey, otherwise there is no lighting or electricity or other services within this area.

Figure 31 - Cromwell's Fort, chamfered quoined corner to south-east.

Figure 32 - Cromwell's Fort, Room 1.1, interior.

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

Figure 34 - Building 2, east range.

Site Investigations 2018

Plaster to the vault was removed internally during the 2018 works and monitored by Aisling Collins Archaeology Services (ACAS). Opening up revealed two layers of plasterwork coating a wicker-centred vault. Mortar taken for sampling revealed dates contemporaneous with the castle, dating the material from as early as the mid -sixteenth century.

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.

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. 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.
Jason Bolton's Mortar Report described the walls as appearing to be finished in a lime-based render, which makes sense given the rubble wall construction, and presence of decorative cut stone architraves to the doors. The brick surrounds of the windows have *pennystruck* pointing which suggests that in later years the brickwork was exposed.

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 South Dublin County Council specification report for the works dated 2017, describes the variations of brickwork within Building 2:
those used on the wall tops of building S2 are late eighteenth century, dull-purplish, handmade bricks with distinctive handmade moulding and grass marks – all characteristics associated with clamp firing. Those used in the flat arches above the wall openings in the same building date from alterations made in the late-nineteenth century: smooth, red-orange, kiln-fired bricks with sharp arrises and jointed with narrow mortar joints.

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 47).

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.

Room 2.5 contains a greater quantum of historic internal finishes. Extensive areas of lime-washed plaster remain on the walls. There is a cast-iron fireplace surround and angled chimney breast in the north-west corner. It also possible to make out the former position of a dado rail running horizontally to the north and east walls, and the location of a stairway, since removed, leading to the upper mezzanine/loft area. Cut stone flags can be found in room 2.4 and are in a reasonable condition.

The floor finish in 2.7 contains a later square stone or ceramic tiles are mostly intact, however, there

Figure 35 - Building 2, detail of east facade.

Figure 36 - Building 2, Floor surface in room 2.7.

are extensive areas of cracking to the tiled surface throughout the centre of the room. Elsewhere in room 2.6, a cobbled sub-floor edged with a stone drainage channel is visible immediately north of the entrance door.

Services

The remains of three WC drainage pipes are visible and correspond to the location of a soil vent pipe externally on the West Façade. There is no electricity or power supply to the building.

Stabilisation Works 2018

The stabilisation works to Building 2 in 2018 included:

- New corrugated metal roof finish on new timber roof structure.
- Tops of dormers, brick cornice and wall tops dismantled and rebuilt including new flaunching.
- Decayed timber lintels and sagging concrete lintels removed and new lintels installed.
- Mass concrete wall above large opening on West façade removed and rebuilt with new calp limestone to wall top.
- Repointing to walls
- Timber bracing to internal side of windows
- New braced and ledged doors except where original door remains (entrance to 2.7).

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 the cast iron fire-place, stone paving and edging to floors and cobble flooring are in reasonable condition. There may be more extensive floor finishes to be found beneath the areas of concrete flooring in situ. In room 2.6 the floor is entirely removed, leaving only and uneven rubble surface.

Building 3

The 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. 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 2018 to provide lateral support to the walls.

Roof

The roofs consist of a pitched timber structure, and temporary profiled metal roofing. The pitched timber roof structure follows the plan form, though there is a minor difference in ridge height between the ranges. The roof is covered in the

Figure 37 - Building 3, viewed from Courtyard 2.

same temporary profiled metal roofing as Building 2. It is in good condition and the gutters are clear and functioning. The underside of the roof is only partially visible from the interior through a small opening in the first-floor construction.

Walls / Windows/ Doors

The walls are constructed of calp of various size with infill brick repairs. Rubblework in the façade consists of smaller, narrower stones than those found in Buildings 1 and 2. Locations of former openings in the walls can be made out behind the partially remaining plasterwork and where the diamond shaped checkerboard or "*hit and miss*" brickwork has been installed.

Brick reveals are visible around window openings, and there is a slightly projecting brick eaves course to the top of the walls. The principal façades address Courtyard 2 and within each there is a central doorway flanked by a square window on each side. 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.

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 building. Stone and brickwork to the wall tops have been repaired with an appropriate lime mortar. Both doorways have recently been fitted with braced and ledged timber doors with sliding bolts and locks. There are existing granite cills to the window openings. Two pivot-hinged metal casement windows with a central mullion remain within one opening in the west façade.

Internal

Internally there are two rooms each accessed separately from the courtyard. The walls are limewashed and in a reasonable condition. Within room 3.1 the floors consists of a stone cobbled surface, with a curved drainage channel formed within it, and running the length of the room

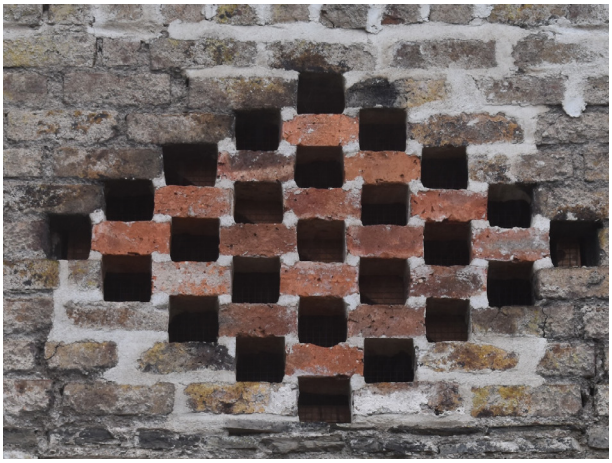

Figure 38 - Building 3, Diamond shaped brick in a perforated checker-board pattern.

Figure 39 - Interior Building 3, Room 2.

from east to west. In the western corner of the room, the cobbles and drainage channel are partially covered in a concrete screed. There is also a raised concrete floor in this location along with a low wall approx. 1m high, indicating the former location of animal stalls. The floor of room 3.2 is entirely finished with a concrete screed. There are no other interior features of note.

Services

There are no mechanical or electrical services found within the building.

Stabilisation Works 2018

- Loose masonry was consolidated, and the checkerboard vents were reconstructed
- Vegetation was removed from the walls and loose mortar was raked out and repointed.
- New timber lintels were fitted to all openings.
- New braced and ledged doors with a padlock were fitted to both entrances
- New pattress places and tie bars were fitted to the north and south façades.
- Wall tops and brick coursing to the eaves of the entire façade were rebuilt
- New corrugated metal roof finish on new timber roof structure.

Condition

Externally the walls and roof are in good condition. There is no visible leaf or vegetation build up and the rainwater goods appear to be functioning.

Internally the walls appear to be dry with no visible or excessive vegetation growth, however the lower portion of the limewash wall finish throughout is deteriorating and entirely missing in some areas. The timber lintels and timber floor joists overhead appear to be dry. The floors appear to be in reasonable condition, however there are areas of loose rubble and damaged concrete within room 3.1.

Building 4

The 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 east range is a rectangular building with cobbled floors and white-washed walls internally. The north range is rectangular in shape and contains a series of clay troughs arranged in a line of stalls along the northern wall, indicating its former use as a milking byre.

Traditionally cows were kept in a byre at night, during the winter, and brought to the byre during the day for milking. They were tied by neck chains in numbered stalls and fed in fireclay troughs (mangers) at the front of the stall, with two cows per stall. The byre had to be cleaned out frequently by shovelling out the byre drain positioned behind the cows. Housing cows in a byre was labour intensive and has been replaced

Figure 40 - Interior Building 3, loft space above Room 1.

Figure 41 - Exterior of Building 4, viewed from Courtyard 2.

by the widespread use of the modern *loose housing* system for the feeding of cows.

Roof

The building has a lean-to timber structure finished with a profiled metal covering. There is a valley gutter at the junction of the two roof surfaces in the inner corner. Clay ridge tiles bedded in mortar run the length of the roofs. A manufacturer's marking for *DAVIDSON & CO. BUCKLEY FLINTSHIRE* is visible on one of the ridge tiles. Research indicates that the company was active in the late 19th to mid 20th century, making brick, tile and stoneware *goods for estate and farm use*.

As a result of the many changes made to the buildings over the years, as well as the re-bedding of the ridge tiles on the recently constructed roof, it not possible to confirm if the clay ridge tiles correspond with the original construction of the stable buildings, but they are of some age. The manufacturer's catalogue from 1900 states that their goods were used in *cow houses, piggeries, stables, roofing, paving*. This corresponds with the known historic use of these buildings.

Walls/Windows/Doors

The walls consist of rubble stonework with brick surrounds to openings. Areas of external plaster remain, noted in Jason Bolton's report as consisting of a *course-grained lime render with layers of limewash*.

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.

There is a central doorway providing entry to room 4.2, with window openings with granite cills on either side, each of which are braced with timber. Within the west elevation there is a very large opening, with a flat timber lintel, providing entry to room 4.1, which contains a timber braced and ledged door. Two square window openings with flat timber lintels sit further south of this doorway. Both are braced with timber and fitted with mesh screening and have granite cills.

Internal

A limewash finish partially remains throughout the interior of the walls. Room 4.2 contains remnants of animal stalls, including low-level dividing walls, raised feeding troughs and a

Figure 42 - Clay ridge tiles bedded on to profiled metal roof of Building 4. Maker's mark visible.

Figure 43 - Stone trough at south-west corner of southern elevation of Building 4.

Figure 44 - Building 4, Interior. Remains of animal stalls and raised feeding troughs visible along northern wall.

drainage channel in the floor. The roof structure is supported directly at the eaves of the external walls, resulting in a lower than average height internally below the rafters.

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.

2018 Stabilisation Works

The wall tops were rebuilt and new lintels were installed over existing openings. Vegetation was removed, and loose brick and stone was consolidated and repointed, where damaged by vegetation growth. Window openings were braced with timber and a timber braced and ledged doors were fitted to both doorways.

Condition

Due to the presence of an adjacent mature tree, Building 4 is prone to a build-up of heavy leaf fall within the valley gutter. The valley gutter and base of the walls, particularly at the internal corner, should be regularly monitored and cleared of debris. This will prevent the blockage of gutters and drainage channels and any associated damage to the building fabric caused by water ingress and prolonged dampness. Vegetation build-up was also visible internally, within room 4.1. This should be cleared regularly and a lock fitted to the braced and ledged door to prevent it from being blown open.

Figure 45 - Building 5, north-east corner, view from Courtyard 4.

Limewash partially remains on the internal walls but has generally been worn away and is entirely missing in places. The former animal feeding stalls are in disrepair with walls and plinths broken and severely damaged.

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.

The western external wall forms part of the perimeter of the site along Rathfarnham Road. The building consists of two single storey structures, both with lean-to roofs. These are referred to as (A) and (B) for the purposes of the description below.

Roof

The roofs consist of pitched timber structures, with temporary profiled metal roofing. The ridge height of building to the east (B) matches that of Building 6 to the south, and that of Building 4 to the east.

The building to the west (A) has a lean-to roof which sits approx. 1.4m higher than the adjacent roofs. There is an exposed brick chimney stack, the top of which is uncapped without chimney pots, and with no internal flue. The stack projects above the ridge level along the shared wall with Building 6. Vegetation was seen growing within the chimney stack and to the top of the brickwork. Structures 5(A) and 5(B) have PVC gutters and downpipes, pressed metal flashings and fascias. Downpipes discharge directly into the ground surface at the base of the walls.

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. Two of the openings have been blocked up, and a small rectangular window fitted within each one. A timber braced and ledged doorway has been fitted within the remaining opening.

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. The opening has been braced with timber and covered with plywood sheeting. Access to 5(B) is through an opening in the wall to the east. It has a flat timber lintel and is fitted with a braced and ledged door. Four bat nesting boxes are positioned along the south-facing wall above the ridge level of building 6, with an additional nesting box on the east wall, above the roof line of (B). The wall, approx. 1.5m high, consists of brickwork with a plaster render finish and capped with clay ridge tiles along either side of the chimney stack. There is a series of six metal plates spaced evenly along the wall.

Figure 46 - Chimney structure within shared wall between Building 5 and Building 6.

Figure 47 - Interior building 5 (A), chimney stack with widened base, resembling construction of a forge.

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. Internally the floor consists of a cobbled stone surface with drainage channel running east-west formed within the cobbles. The internal wall faces of Building 5 (B) have been plastered and painted, with surface cracking and peeling paint visible throughout. Graffiti on the wall dates this paintwork to some time before 1985. There is a concrete floor finish within this room with a recessed channel running along the base of the north wall.

2018 Stabilisation Works

Vegetation was removed and loose brick and stone consolidated, mortar joints raked out and repointed. Window openings were braced with timber and timber braced and ledged doors were fitted to both doorways. A new timber roof structure and profiled metal roof covering, flashings, PVC gutters and downpipes were also installed.

Condition

There is damage to the chimney stack where vegetation growth has caused the separation of the mortar joints in the brickwork. The roof and rainwater goods appear to be in good condition and free from debris. Internally the roof timbers, walls and floors appear dry.

The remaining plasterwork to the external walls is in poor condition, missing and spalling in places. Vegetation growth is visible at the top of the south facing wall shared with Building 6.

Building 6

Building 6 is an L-shaped building, occupying the entire western and north-western corner of Courtyard 2. The east range 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. Internally the floor slopes significantly downwards towards the north range. The north range is rectangular in plan and contains a series of clay troughs arranged in a line of stalls along the northern wall, indicating its former use as a milking byre, similar to Building 4.

Roof

The roof consists of a light-weight profiled metal cladding on a mono-pitch timber structure. Abutting the perimeter wall to Rathfarnham Road, the roof of the west range also shares a gable wall with Building 2 to the south. It is capped with stone ridge tiles bedded in mortar as

Figure 48 - Building 6, north range.

Figure 49 - Building 6, west range.

far as the southern-most step in the ridge height. Continuing north from the centre of the western range it is capped with clay ridge tiles.

The roof of the north range abuts Building 5(A) for two thirds of its length and shares a pressed metal ridge capping with Building 5(B) for the remaining length. Finished with pressed metal flashings at verges and abutments, the roofs are served by PVC gutters, along the length of the façade. Downpipes discharge directly onto the surrounding gravel surface.

Walls/Windows/Doors

The east and south facing elevations are built of rubble masonry with brickwork reveals to the openings and a brickwork eaves along the wall tops. Eaves level is approx. two metres above ground level. External render partially remains on the walls, mostly on the east facing gable.

The west range façade contains a series of brick archways, approx. 1.8m wide, spaced evenly along the length of the elevation to Courtyard 2. Various modifications have been made to these archways over time. Four have been blocked up with random rubble masonry, while another archway has a cill built at approx. half a metre above ground level to create a window opening. The most southerly archway has been partially demolished, and fitted with a braced and ledged door and square window with a concrete cill. A doorway positioned in the centre of the façade, where one of the historic archways has been completely demolished, is fitted with a braced and ledged door with flat timber lintel overhead. A pre-cast concrete landing has been installed on the approach to the doorway to create a sloping threshold.

Two openings further north of the façade contain a braced and ledged door fitted in a mesh surround and a mesh screen. Similar modifications have been made to north range which has three archways along its south façade. The centre archway has been infilled with masonry and also contains a timber door. Either side are square window openings.

To the north-west, the gable of Building 6 mirrors that of Building 4 opposite. The shared wall between Building 5 and Building 6 forms a pier, matching that of Building 4. The south-east corner is rounded, similar to the corner of Building 4 and Building 3.

There is a small rectangular opening at high level, fitted with a timber casement window with a centrally placed mullion. A screening mesh has been fitted within the opening. At ground floor level, there is a second opening of similar size, with a timber window frame. Both openings have timber lintels.

There are two openings in the western wall, facing Rathfarnham Road. To the southern end is a doorway approx.1.5m wide closed up with a sheet

Figure 50 - Building 6, west range interior. The floor slopes significantly downwards heading north.

of plywood. To the northern end is a rectangular window opening at high level, approx. two metres above ground level, similar to that on the eastern gable. The opening has been fitted with timber bracing and a mesh screen. There are timber lintels above both openings. The perimeter walls are covered in further detail later in this report.

Internal

Internally the masonry walls were previously limewashed, though little evidence of limewash remains. The roof structure is particularly low, supported at eaves level along the eastern façade. As result there is limited height internally (approx. 2m) underneath the modern timber roof truss, although the head height increases as the floor slopes downwards along the length of the east range.

The internal space of the eastern range has been divided into three by two masonry spine walls faced in plywood. The internal walls do not continue fully up to the underside of the roof. Each space is accessed separately through doorways from Courtyard 2.

The floor is finished with stone sets laid in vertical coursing along the length of the space and slopes significantly downwards towards the north range. A drainage channel formed within the floor consists of six horizontal courses running north-south along the length of the east range.

A V-shaped stone drainage channel is also visible running along the base of the eastern external wall.

To the southern end of the west range, the stone sets have been covered with a concrete screed, the edge of which is broken and forms a step of approx. 150mm.

The northern and western ranges are divided internally by a masonry wall, approx 2.2m high. The bottom third appears similar to the concrete dividing walls of the adjacent cattle stalls. Above this, concrete blockwork has been built up to the underside of the timber roof structure.

There are a series of animal feeding troughs, similar to that in Building 4, along the northern wall of the north range. They are grouped in pairs within stalls divided by concrete walls approx. one metre high. Remnants of clay troughs, a milking hose and metal fixings for tying the cattle within the stalls are still in place.

There is a concrete floor in the north range, with a drainage channel running east-west along the front of the stalls.

Figure 51 - Building 6, west range, drainage channel formed in stone setts.

2018 Stabilisation Works

During the 2018 Stabilisation works, new timber lintels were installed to the opes and timber bracing and protective mesh was fitted. New braced and ledged doors were fitted with a bolt and padlock. Wall tops were dismantled and rebuilt including the brick eaves course. Loose mortar was raked out and repointed in each of the blind arches.

Condition

Gutters have a build-up of debris and vegetation is visible growing inside the gutters. These should be regularly cleaned to prevent overflowing and blockage. Areas of external lime render remain to the eastern gable, however it is in poor condition, showing signs of spalling and crumbles to the touch. The two timber windows remaining are in poor condition, with missing glazing and visible moisture damage to the timber frames. Vegetation growth is visible from the top of the pier at the shared east-facing gable wall with Building 6. There is a redundant lighting fixture and loose wiring which appears untidy. Internally the stone floor setts where exposed appear to be in a reasonable condition, but are covered in a thick concrete screed in the southern end of west range. Internal plasterwork applied to the shared wall with Building 2 is in poor condition, with a large area entirely missing leaving the stonework exposed. Elsewhere the whitewash finish to the walls has almost entirely worn away.

Building 7, Seismograph House

Building 7 is a two-storey rectangular building located in the east of Courtyard 3, and 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 structure located to the north, build against the gable wall of the seismograph building. It is similar to buildings 4 and 6 in Courtyard 2. Further north there is an unroofed masonry structure, with gable end wall remaining.

Roof

The roof consists of a pitched roof with brick chimney stacks on the north and south gable walls, each fitted with two clay chimney pots. The roof has a slate covering in a small format, with a single course of larger slates running directly above the gutter line. The ridge is capped with clay ridge tiles, one of which is marked with the makers mark '*R. ASHTON & Co BUCKLEY FLINTSHIRE*'. There are cast iron gutters and down pipes to the east and west façades. As there was no access to the roof attic space the roof structure is unknown. The single storey building to the north has been reroofed in a profiled metal sheeting and has PVC gutters and downpipes.

Figure 52 - Seismograph House, west elevation facing Courtyard 3.

Figure 53 - Entrance to Seismograph House from Rathfarnham Park to the east.

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. These windows each consist of a simple rectangular fixed timber window with a central horizontal mullion. Glazing within the bottom pane of the north-facing window is broken. Both openings have been fitted with timber sheeting externally for protection from further damage.

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 wall is finished in a pebble dash render. The western facade presents as a typical three-bay dwelling. Each opening contains a six over six sliding sash timber window.

The entrance doorway is a solid timber panelled door, surrounded by rusticated granite, similar to those found at the entrances to Building 2 and within the west façade of Building 1 (Cromwell's Fort). The proportions of the door leaf appear tall, indicating the opening may have accommodated a glazed top light above the door.

The building to the north has a single square headed opening, fitted with a timber braced and ledged door surrounded by timber bracing and mesh screening, similar to the buildings in courtyard 2.

Internal

Internally the building consists of an entrance hallway centrally located between a room either side to the north and south, with a similar layout above on the first floor. Both entrance doors from the west and east façades lead directly to the central hallway.

A timber stairway leading to the first floor occupies one half of the room to the south, consisting of three flights with landings at each change of direction. This staircase is not original to the nineteenth century building and was likely added when it became the seismograph house or later in the twentieth century. It consists of a simple square balustrade with newel posts, and vertical timber panelling to the sides of the stair. It is of relatively shallow pitch with generous treads and low risers. The position and orientation of the stairs has clearly been modified at some point in the past and the original stair would likely have been placed in the centre of the building, with a much steeper staircase.

Within the room to the north of the entrance hall, carpet tiles have been lifted and a circular

Figure 54 - The single storey building to the north of the Seismograph House has been reroofed in a profiled metal sheeting and has PVC gutters and downpipes.

Figure 55 - Ground floor room to the south. Timber stairway leading to the first floor.

opening approx. 400mm wide has been exposed. Located within a concrete floor slab and containing three timber rods of various sizes, the opening continues for an unknown depth. It may have been associated with the former location of the seismograph which gave the building its name, though its purpose is unclear.

A large granite lintel and granite reveals surround the opening of the fireplace in the chimney breast within the northern external wall. The opening has been block with timber sheeting and is partially concealed by an electric storage heater. Approx. 1m of plaster to either side of the chimney along the base of the north wall has been removed, exposing the masonry wall.

At first floor level leading south from the upper landing, a sink unit with cupboards has been fitted within an alcove. Separated by a timber partition wall beyond, there is a WC and wash hand basin. The room has a single window opening facing west. The doorway and architrave are a modern style.

To the north of the first-floor landing there is a rectangular room with a chimney breast to the north wall and a single window facing west.

Joinery

There is a timber first floor finished with wooden floorboards which have been stained and varnished. Internally all windows are surrounded by a projecting timber architrave and fitted with openable shutters. There are simple skirting boards throughout. Doorways are finished with projecting timber architraves and have solid timber panelled doors.

Services

Externally and to the west façade, modern drainage pipework is visible, corresponding to the location of the WC, sink and kitchen at first floor level. Internally, drainage pipes from the kitchen are surface mounted at skirting level within the bathroom, leading to the external stack. Power outlets, lighting fixtures, security and smoke alarm sensors have been fitted throughout the rooms, as have electric storage heaters. There is an electricity fuse board and meter box located on inside the porch.

Condition

Externally, plasterwork of the northern gable wall is discoloured due to damp staining beneath the chimney stack. Rainwater runoff appears to be travelling from the lead flashing at the base of the stack on to the wall below. Ends of the timber roof battens are exposed where render has broken away. Further inspection of the chimney and attic space internally should be carried out to determine the source and extent of any damp penetration internally. The render to the base of the southern chimney appears loose and should

Figure 56 - Ground floor room to the north.

Figure 57 - Discolouration to north facing gable.

be inspected. Gutters are clear and free of debris. A slipped slate was visible to the southern end of the west façade above the gutter line. A visual inspection should be routinely undertaken of the roof and any slipped slates should be repaired.

Chimney pots appear to be clear, however a full CCTV inspection of the chimneys should be undertaken and any debris cleared, and pots fitted with cowls or caps.

The roof of the eastern entrance porch is in poor condition. The edges of the stonework are damaged, with vegetation growth and damp staining visible. The small area of flat roof behind the pediment should be inspected and replaced with lead roofing of an appropriate grade, with flashing to stone parapets to protect from further decay.

Modern drainage pipes from the first floor WC and sinks on the west façade appear untidy and should be removed or consolidated to a more discreet location. Loose electricity supply wires should also be tidied.

The paintwork along the bottom rails of the timber windows at first floor level is peeling, and may lead to moisture damage to the timber if not maintained. A maintenance routine for inspecting and painting the windows on an annual basis should be put in place.

Internally, the removal of the plasterwork along the base of the northern external wall indicates that rising damp is likely an issue and plasterwork was removed to assist with the drying out of the wall. This should be monitored further. Damp staining to the plasterwork at the chimney breast and lower southern external is also visible.

The concrete floor structure may be contributing to the retention of moisture within the building and should be inspected further.
Staining is also visible to the tops of the internal walls of the projecting entrance porch. The roof of the porch should be inspected for damage where rainwater is likely to be penetrating

Discolouration of the tops of the chimney breast at first floor level indicates possible damp penetration from the chimney above.

Internal joinery is in a fair condition. The timber of the skirting architraves appears relatively new and may have been replaced with matching replicas at some stage in the recent past.

Internal door and window joinery is in a fair condition. The window joinery, sash boxes and opening mechanisms should be fully inspected, and a maintenance regime put in place to ensure drafts are minimised and windows remain functioning. Sash pockets should remain closed to keep free of dirt and debris, and the tension of the chords should be checked and rebalanced where necessary.

Figure 58 - Stone work to western entrance porch. The edges of the stone-work are damaged, with vegetation growth and damp staining visible

Figure 59 - Opening in west perimeter wall leading to Courtyard 3.

Perimeter Walls

West Perimeter Walls

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

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 and F.
Wall A closes off the northern court 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. The northern flank terminates at the remaining gable wall of a former outbuilding. Beyond, there a large vehicular entrance with a stone gate post at the junction with Wall C. The flank wall to the south of the Seismograph House contains a doorway opening, which may have been connected to a building which was once situated within Courtyard 3 to the south of the Seismograph House.

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.

Dividing Wall between Courtyards 3 and Courtyard 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 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 wire 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

Figure 60 - East perimeter wall

beyond to the east has been rebuilt in concrete blockwork. Timber lintels above all opens have recently been installed.

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 stabilisation works.

Condition
The walls of Courtyard 2 are generally in good condition having received repairs during the 2018 stabilisation works, along with the associated works to Buildings 1 through 7. The walls of Courtyard 4 did not form part of the 2018 stabilisation works.

The structural condition of the walls is covered in the appendix to this report by others. Vegetation growth, though recently managed, has returned and should be maintained on an annual basis.

Figure 61 - View from above Courtyard 2 looking north towards Courtyard 3.

Redundancy and neglect

Redundancy and neglect present the greatest single threats to the significance of an important historic building or place. When a building no longer serves its intended purpose and viable alternative uses cannot be found, maintenance is neglected and deterioration sets in, eventually leading to dereliction and loss. Fortunately at Rathfarnham, emergency works to protect these structures was carried out in 2018, which has certainly slowed down their decline. However, without further intervention and eventual re-use, these structures will continue to deteriorate.

Lack of maintenance to the roofs and rainwater goods can lead to significant water ingress and damage to roof timbers, floors and the interiors. The structures were all re-roofed in 2018, with the addition of temporary rainwater goods.

The challenges faced by the Council will be to find a viable and appropriate use, and long-term tenancy for the buildings. Though the emergency works halted the rate of decay to the fabric of the buildings, regular ongoing maintenance and additional repair works are still required to safeguard their future. In particular the issue of damp ingress and poor ventilation with Cromwell's Fort is causing deterioration of the interior.

Vegetation Management

Vegetation growth / build-up if left unmanaged will inevitably lead to water ingress, which will in turn lead to costly and occasionally irreparable damage to the fabric of a building. Regular maintenance is key to the survival of historic buildings, such as these structures at Rathfarnham. Vegetation typically needs to be managed on a yearly basis, as seasonal changes will result in significant growth, e.g. during the warmer months of the year. Blockage of gutters and downpipes with vegetation is often a cause of dampness in walls. Once vegetation takes hold of a wall, e.g. ivy or buddleia it can displace stones and wider mortar joints, allowing water to enter and also destabilising the masonry.

Unsatisfactory Interventions

The stable yard complex has evolved significantly over the years, to cater to new uses, and respond to the changing farming and garden technologies of the day. While this has ensured its ongoing viability and kept it in use, it has also resulted in unsatisfactory interventions. The main issue with these changes is that can create poorly resolved details, such as where earlier buildings abut later ones, and it is evident that this has occurred in a rather ad hoc manner. Floor levels are often altered with the introduction of inappropriate modern materials such as poured concrete, which can obscure or damage historic fabric, such as stone cobbles. The alterations to Cromwell's Fort, which occurred during the earlier twentieth century, has certainly resulted in significant loss of fabric, particularly to the upper parts of this building.

Some of these interventions could be reversed or modified to reduce or remove the negative impact they have on the historic character of the stable complex, such as the infilling of later inappropriately sized openings and the reinstatement of original, historic openings such as brick arches.

Interpretation

At sites such as Rathfarnham, where the built fabric has been altered and developed over time, interpretation can be challenging. Presentation of the architectural evolution of the site should be carefully considered. Cromwell's Fort is quite archaeologically and historically significant, given its connection with the Castle, yet this is difficult to discern in its current condition. The former uses of the various structures, which lend the courtyards their social significance is also difficult to decipher due to various alterations. Interpretation and understanding of a complex of buildings such as the one at Rathfarnham can be presented in many ways, not just through reinstatement and physical fabric.

Intangible values can be revealed to the general public for interpretation in many ways that include oral recordings, research archives, education programmes and public events. Permanent initiatives that provide up-to-date information and analysis to improve understanding and access to the place for the enjoyment of all might also play a part. Ways to convey the story of it's history, development and importance should be considered within future design proposals.

Threats to significance

The biggest threat to the significance of this complex of farm buildings has been redundancy. Although the emergency works in 2018 have reduced the threat to significance, by arresting their decay, additional works will nevertheless be required to allow the buildings to be fully and safely utilised.

Lack of ongoing conservation and repair is a significant threat to these buildings. Though the most urgent works to save the structures has been carried out there is a risk of ongoing loss of historic fabric if further works are not planned in the near future.

Any development within the stable yard site needs to be undertaken with cognisance of its significance, both in terms of its fabric and wider setting, and in a manner that is sympathetic to it in terms of its siting and design quality, particularly in terms of scale, massing and materiality. It must also consider the quantum of existing historic fabric remaining within the buildings, and the ever-present Rathfarnham Castle, located nearby.

Figure 62 - View from above the Seismograph House looking south towards Courtyards 1 & 2.

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 outbuildings 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).

Planning & Development Act 2000

Where historic structures are listed as Protected Structures or located within Architectural Conservation Areas they are also protected under the Planning and Development Acts 2000-2023. The Acts require that Local Authority Development Plans include objectives for *"the conservation and protection of the environment including, in particular, the archaeological and natural heritage."* In addition, development plans are to include a Record of Protected Structures, which comprises a list of structures or parts of structures that are of *"special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest"* within the Authorities boundaries.

A *"protected structure"* is defined in the Heritage Protection Guidelines for Authorities as any structure or specified part of a structure, which is included in the RPS. An expanded definition of the term structure and what it includes is outlined below;

a) the interior of the structure;
b) the land lying within the curtilage of the structure;
c) any other structures lying within that curtilage and their interiors, and
d) all fixtures and features which form part of the interior or exterior of the above structures.

Under this definition it should be assumed that all structures in the Rathfarnham stable yard, including the boundary walls, are afforded protection, as they sit within the curtilage of a protected structure, Rathfarnham Castle. It is possible to obtain permission to alter, remove or modify protected structures, once appropriate assessment of the structure has been undertaken, and acceptable proposals are presented to the local authority through the appropriate planning route. In the case of the Rathfarnham stable yards a Part 8 planning process would be required to carry out any development works at the site.

National Monuments Act

Given its proximity to a National Monument, all works to the stable yard will require engagement with the National Monuments Service, and an archaeologist should advise on any future works at the site. This site, due its proximity to the National Monument, is afforded certain protection under the National Monuments Act.

Conservation Principles

All conservation works should be guided by the principle of minimum intervention as set out in the Burra Charter - as little as possible, but as much as is necessary. The principles of the Burra Charter should be considered in all future conservation projects at the site, but a number of the articles are particularly applicable to the Rathfarnham site and are outlined below.

Article 3: Cautious Approach

3.1 Conservation is based on a respect for the existing fabric, use, associations and meanings. It requires a cautious approach of changing as much as necessary but as little as possible.

3.2 Changes to a place should not distort the physical or other evidence it provides, nor be based on conjecture.

Article 7: Use
7.2 A place should have a compatible use.

Article 12: Participation
Conservation, interpretation and management of a place should provide for the participation of people for whom the place has significant associations and meanings, or who have social, spiritual or other cultural responsibilities for the place.

The conservation objectives for the future care and preservation of the Rathfarnham site should follow best conservation practice, and arise from the findings within this conservation management plan.

Protection of Historic Fabric and Contents

At the Rathfarnham site, historic fabric should be protected and retained where possible, namely the masonry walls, and some of the historic floors. Historic fabric of lesser significance, such as modern additions of concrete, floor and roof coverings and utilities could be considered for removal, in particular if these removals might result in the revealing of historically significant parts of the structures, or the repair and protection of historically significant parts of the structures.

Local Plans and Policy

For all future conservation and development works at the site, the South Dublin County Development Plan 2022-2028, which came into effect on 3rd August 2022 should be referenced.

The Built Heritage Policies under the current 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.

Conservation and Development Plans to Date

The following reports have been undertaken to date:

Refurbishment of Historic Outbuildings, Courtyards and Walled Gardens at Rathfarnham Castles. Dublin County Council Parks and Landscape Services Department, May 1995.
The report outlined proposals to restore the courtyards and outbuildings for use as a *"craft/*

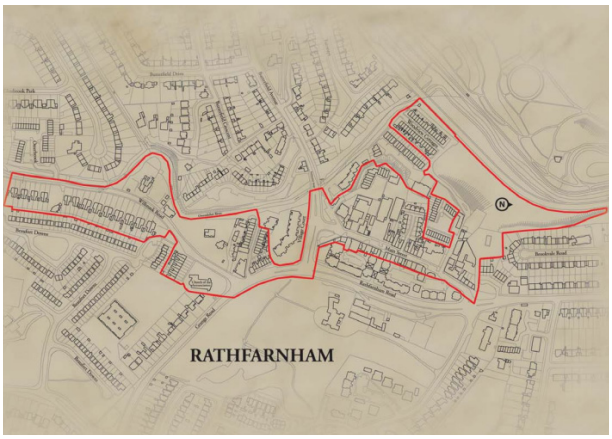

Figure 63 - Rathfarnham ACA Boundary Map published by SDCC

artistic centre", It was intended to include conservation works on the Stewards' House (Seismograph) and the adjoining buildings. The report included an outline condition survey report undertaken in November 1985.

A Historical and Condition Report for South Dublin County Council by Paul Arnold Architects, January 2000

The document comprises a comprehensive condition report including historical research, condition and description of the buildings and recommendations for repair. The report also included an ortho-rectified image survey of the existing buildings, providing an accurate record of the condition of the buildings at the time.

2018 Stabilisation Works

Stabilisation works were undertaken by South Dublin County Council in 2018.

The works included:

- Removal of vegetation from the walls and interiors of the buildings and from the yard surfaces.
- Mortar joints raked out and repointed.
- Consolidation and replacement of loose stone, brick and masonry.
- Sections and faces of wall rebuilt or infilled.
- Severely damaged walls and sections of masonry dismantled and rebuilt.
- Flaunching of the upper wall surfaces: upper horizontal surfaces and exposed masonry ledges rebuilt.
- Stitching of structurally impaired walls using proprietary systems.
- Decayed embedded timbers including lintels removed and replaced.
- New lime render applied to weather and protect the walls of Building 1.
- Construction of new structural timbers, new interim floors, and roof structures to brace and stabilise the buildings.
- Construction of new temporary roof coverings of profiled aluminium.
- Construction of new fibreglass roof covering on OSB decking to Building 1.
- New timber bracing to secure door, window and ventilation openings to prevent unwanted access and to allow ventilation of the buildings.
- New braced-and-ledged doors to all existing openings, except one remaining original timber door to the north end of building 2.

The works also included investigative works to the ground surface of the yards to expose, record and conserve the cobbles which still remain. Within the interior of the Cromwell's fort, some plaster from the vaulted ceiling was removed investigate the different phases of construction and to better understand its significance. The investigative works were monitored by Aisling Collins Archaeological Services (ACAS).

Rathfarnham Castle Outbuildings Conservation Development Strategy, Shaffrey Associates Architects, July 2018.

South Dublin County Council commissioned Shaffrey Architects to carry out a preliminary conservation plan assessment of the site, and informed by this to prepare a Preliminary Conservation Development Strategy report. The report sets out some principles, concepts and scenarios in graphic form for the restoration of the outbuildings complex. The objective of the studies was to ensure a sensitive and appropriate restoration of site to new uses which will complement and enhance the adjacent Castle and Demesne and to support the neighbouring Village.

The Building Dossier or Archival Record of these works which were done between March and October 2018, Feargal O Suilleabhain, December 2023. The report provides a summary of the conservation works completed by South Dublin County Council.

Conservation Strategies and Recommendations

Legacy of the Stabilisation Works

Photographs within the 2017 specification report for the stabilisation works demonstrate the extensive decay to the site prior to the works, including extensive ivy colonisation and dense vegetation causing damage to walls. Loose and decaying wall tops and unstable masonry threatened the future of the site. Most of the buildings were in a ruinous condition, with some partially collapsed.

The building dossier and archival record of the works prepared by Feargal O Suillleabhain for South Dublin County Council dated December 2023 describes the rationale for the works. The report also details the consideration given to using trussed rafters or cut roofs in the reconstruction of the roofs:

"The trussed rafters were chosen for reasons of lower cost although the 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."

Recommendations for Future Conservation Works

Short Term Priority Works

- Removal of redundant and unused items from Cromwell's Fort to allow floor and walls to be fully inspected and recorded
- Fit openings with a galvanised steel mesh and or other protective coverings which will maintain adequate natural ventilation to assist with drying out of the building, while preventing entry by vermin.
- Undertake a regular maintenance and repair regime throughout the buildings
- Check and clear gutters and downpipes regularly
- Monitor and repair any cracks with an appropriate lime mortar

Medium Term Works

- Repair damage to decorative stonework, particularly the Gibbsian stone surrounds to doorways on Buildings 1 and 2.
- Repair window joinery to bring timber sash windows back in use and fit with appropriate glazing.
- Remove plywood covering and reinstate existing opes to ensure buildings remain ventilated. Mesh could be introduced to prevent vermin access.
- Remove vegetation and inspect any protective weed barriers in Courtyards 1 and 2 and replace where damaged.
- Provide for maintenance access to loft spaces.

Medium-Long Term

- Bring buildings back in to use to prevent ongoing decay and loss of historic fabric.
- The temporary lightweight pressed metal roofs should be replaced with slate roof coverings and new timber roof structures at appropriate heights to allow for continued reuse.
- For more information on the scope and nature of further works recommended to allow the existing buildings to be brought back into use, please refer to Appendix D Outline Scope of Work and Method Statement for repair and conservation works at Rathfarnham Castle stables and yards.

Relevant Development Policy

South Dublin County Council is the planning control authority for Rathfarnham Castle Park, including the stables and courtyards 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.

As part of a county-wide strategy to develop the villages within south county Dublin economically and socially, 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 yards and outbuildings of Rathfarnham Castle into an economically viable mixture of appropriate public and visitor uses to include community, cultural, retail, café/ restaurant and tourist amenity.

The following are overarching objectives from 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.

The stables complex sits within an economically vibrant and historic part of Dublin, adjacent to Rathfarnham Castle and village. Though it sits within easy walking distance of this urban centre, it's relationship with the village was severely impacted by the construction of the by-pass in the twentieth century, which creates a visual and physical barrier between the two places. As a site for future development, considering its historic status and proximity to a village centre and local park it has excellent potential. A number of parameters must be considered within any development proposals for the site.

Development Potential

As a series of characterful, historic open spaces, the courtyards should be preserved and brought back into industrious use for community benefit; spaces to gather, socialize and interact with others. Historic boundary walls should be kept relatively intact, to ensure the quality and character of these enclosed spaces is maintained, though new openings could be considered, to improve connectivity with the park and village.

The most significant architectural structures on site, the residential building (Building 2) and the Seismograph Building should be retained and refurbished, and opportunities to better present these structures should also be explored. Only minimal modification to the façades and roofs of these buildings should be considered, though internally there is scope for alteration.

Cromwell's Fort, of archaeological, historic and social significance, has little physical historic fabric remaining, due to extensive alterations in the past. It is however an importance structure and should be celebrated and given prominence within any development schemes. Interpretation of this structure will be important.

The remaining structures are of lesser significance, and though externally they should be kept relatively intact, there is potential for limited alteration to their façades, to allow them to be more readily adapted and brought back into use.

New interventions should respect and complement the character and appearance of the existing fabric of the outbuildings and external spaces. Sitting within a series of courtyards, enclosed by historic walls, it would not be appropriate to introduce large scale development which would overwhelm the site. Historic maps indicate the presence of other buildings in the yards in the past, and generally these lost structures were long linear forms, constructed against the boundary walls. New insertions should be cognisant of this approach, and respect the size and scale of the existing buildings and open spaces.

Beyond the three courtyards, the recently developed Sean Keating garden, which does not contribute to the historic character of the stable complex, offers a potential opportunity site. Formally a part of the gardens, it once contained a number of rectilinear paths around planted beds. Today, this new garden is well maintained by SDCC but has low footfall and dwell time and appears to be mostly used as a local shortcut from

Figure 64 - Sean Keating Garden

Figure 65 - Carpark at Rathfarnham Road

Castleside Drive to the village. Its access points are unclear and its main entrance on the junction of Rathfarnham Road and Castleside Drive is locked.

Access, Traffic Movement & Parking

Currently most visitors to the site are locals who predominately travel by foot or by car due to poor availability of public transport. 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 forty minute 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 Sir John Rogerson's Quay in the city centre along the Dodder Valley through the local suburbs of Terenure, Rathfarnham, Templeogue and Tallaght to rural and upland Dublin concluding at the entrance to the Bohernabreena reservoirs at Glenasmole. The proposed Templeogue/ Rathfarnham to City Centre Bus Corridor Scheme will further support active travel bus, walking and cycling.

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 road and the line of the wall of the outbuildings and courtyards. The car park is one way, entered and exited off the outgoing traffic lane which can create issues if the carpark is full as drivers have to loop back out through Rathfarnham Road and the village. A vehicular and pedestrian entrance is located off Castleside Drive which is the earliest known entrance to the castle.

Parking provision should be considered within any future development proposals to ensure the long-term viability of any offering at this site. There are few potential locations for car-parking at the site presently, but one viable location could be the Sean Keating Garden, which has no discernible heritage value, and sits north of the stables complex beyond the garden wall.

Use

It is important to find an appropriate use for the buildings and site which will ensure that its cultural significance is not compromised or lost within the development scheme. This arises from a good understanding of the nature of the spaces on site, and the existing fabric which must be retained.

Formally highly *'productive'* spaces for the castle and demesne, functioning as a wholly self-sufficient entity, the stables are now quiet and unused. Cobbled courtyards which once served a great demesne and provided employment for Rathfarnham village now sit empty.

Figure 66 - Internal view of Cromwell's Fort

Figure 67 - Internal view of Building 4

The most striking opportunity for any future development is for it to become a catalyst for reconnecting the castle, farmyard and village, echoing their historically mutually beneficial relationship. By finding meaningful new uses for these largely forgotten historic structures, the farmstead and courtyards can once again become vibrant working spaces, linking with the castle and village. These uses should not compromise our understanding of their former purpose and this will be best be achieved by a sensitive conservation approach, which will adapt these buildings into 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.

At Rathfarnham, as with other historic stable complexes of this nature, the buildings are generally simple single or two-storey structures, which have been altered over the years to serve various requirements. The low floor to ceiling heights, and small linear nature of the internal rooms will limit the range of uses which can be accommodated within these structures, and they would not suit residential or certain commercial uses. There are no significant delicate interiors to be maintained, such as cornices or panelling, which would allow for some flexibility in terms of installing new fit-outs. Internally these buildings can be re-organised with lightweight reversible partitions and new, cleverly placed services.

The objective of SDCC is to develop the site for social and community use, which will open and link the complex with the castle, park and village.

Flexibility is important for historic sites such as these, which are not currently open to the public. Adaptability will be important if the initial uses do not prove viable.

A lack of community space in the local area was highlighted in recent public consultation. There is a real need for space for the arts, music, heritage and community 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 community event space and Building 2 into flexible spaces for community use, would address the lack of such facilities in the area. Each building could be readily adapted to provide a variety of uses with suggestions of arts/ music/heritage events, community events, artist studios, yoga studios, men's shed, repair shops or working hubs.

There is scope at Rathfarnham to incorporate retail elements into several of the existing outbuildings, providing viable reuse without compromising the historic structures. This will also draw the public into the courtyards, and securing tenants to provide retail facilities, is a sound economical approach, to ensure ongoing use. In particular some of the buildings of Courtyard 2 could serve as smaller retail offerings, creating an active hub. Retail uses would also echo the former historic uses of the farmyards and gardens, which were productive centres, focused on developing and distributing valuable produce. This proposed retail offering would provide a welcome alternative to the large car dependant shopping centres in the area.

Figure 68 - Seismograph Building, west facade

Figure 69 - Courtyard 1, as viewed from above looking south.

Establishing an anchor use or tenant is also a sound financial model, and the provision of food and beverage facilities could be accommodated in Courtyard 3, which has the greatest scope for new insertions. A new single room depth and single storey lean-to structure containing a café/ restaurant offering could be constructed against the perimeter boundary wall.

Though the majority of the buildings are single storey, the Seismograph building, formally a residential building, contains a first floor, served by windows to the courtyard side only. Following the loss of its original timber stair, a larger, more cumbersome timber stair was installed in one of the two main ground floor rooms, effectively converting this room into a stairwell. The usable floor area of this building has been reduced, and the first floor is not currently accessible to all users. This building will be difficult to adapt in its current internal arrangement, and consideration should be given to removal of the stair and reorganisation of the internal spaces.
There is also no public toilet provision in the park, which is likely impacting on dwell times. The public currently use the toilets within the tearooms of Rathfarnham Castle which is unsatisfactory and does not have the same opening times as the park. Publicly accessible toilets could be housed within the stable complex.

Accessibility

Accessibility & movement must be considered in relation to any future development at this site. Although protected structures, the courtyards will be open to the public and should be made accessible where reasonably practical. The area

around and within the yards and outbuildings is relatively level or gently sloping and level access should be possible from an adjacent carpark and into the main entrances of all buildings at grade with little intervention. It would be difficult to provide full access to the first floors in some buildings, such as the Seismograph building, and Building 2, though this would not necessarily be required, due to the protected status of the structures. Any publicly accessible facilities should be made available at ground floor level.

Opportunities

By activating the courtyards and buildings, the public would have an opportunity to visit, and generate a greater understanding and appreciation of the history of the castle, demesne and village.

A more sympathetic intervention on the Sean Keating site, which defers to the historic demesne could take its cue from the early ordnance survey maps. Reinstatement of the historic paths on this sites may also generation improved connections with the site boundaries and walls, improving links with the wider area. If this space served as a much-needed carpark, the parking bays could be formed of grasscrete, with planting and permeable surfaces to reduce any visual impact from the park and surrounding streets. Any loss of public space would be counter balanced by the significant gain in new public space within the courtyards, and improved access and links to the castle, park and village.

The existing carpark should be retained and upgraded to create generous circulation and entrance areas to the redeveloped courtyards.

The consideration of a wider connection – through physical, visual and complementary uses – with the village will further reinvigorate and enliven the outbuildings and courtyards. A new raised pedestrian crossing table should also be considered by SDCC as part of the carpark works linking the complex to Rathfarnham village and to the Dodder Greenway beyond.

Conclusion

Rathfarnham castle and park provides an important local and visitor amenity function. Expanding the facilities within the park to include access to an appropriately restored historic outbuildings complex, will further enhance the attraction of both castle and village for locals and visitors alike. A high-quality design solution, which is cognisant of the cultural significance of the site, will result in the adaptive reuse of these important structures within the curtilage of Rathfarnham castle.

Figure 70 - View to courtyard 3 from courtyard 2

Appendix A

Sources

Primary

Maps

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Photographs, Ephemera

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Appendix B

Photographic Survey

Building 1
Cromwell's Fort

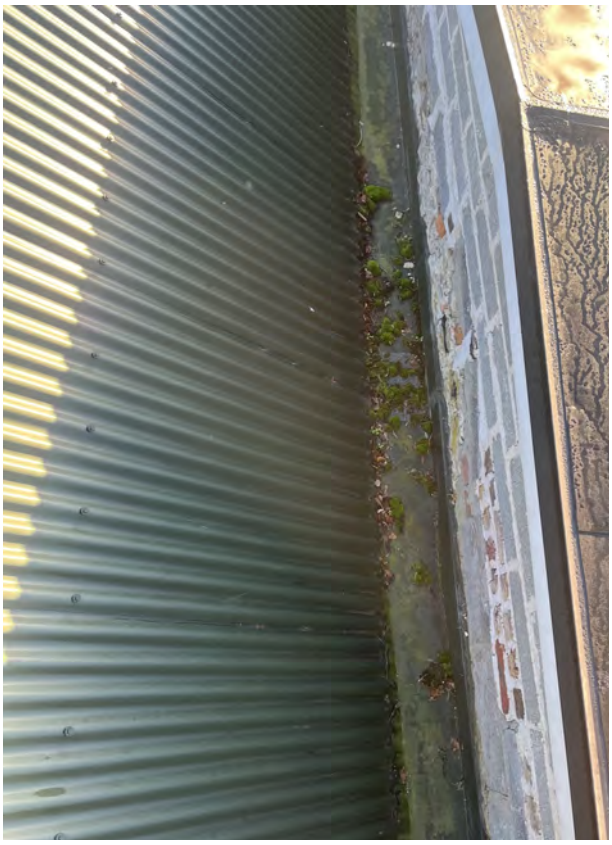
Photographic Survey - Exterior

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



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

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

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 arch-way. This was visible running the length of the eastern facade.

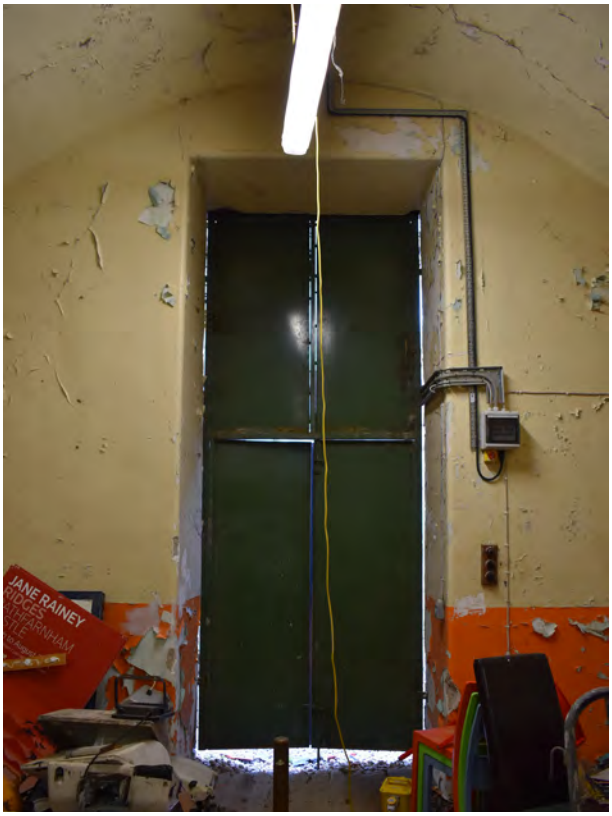
Downpipe out of alignment with gutter outlet.

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.

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.

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.

Detail of revel 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

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

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

Modern timber roof structure and roof deck visible.

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 9: Timber framed window, opaque glass.

Ope 8: 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.

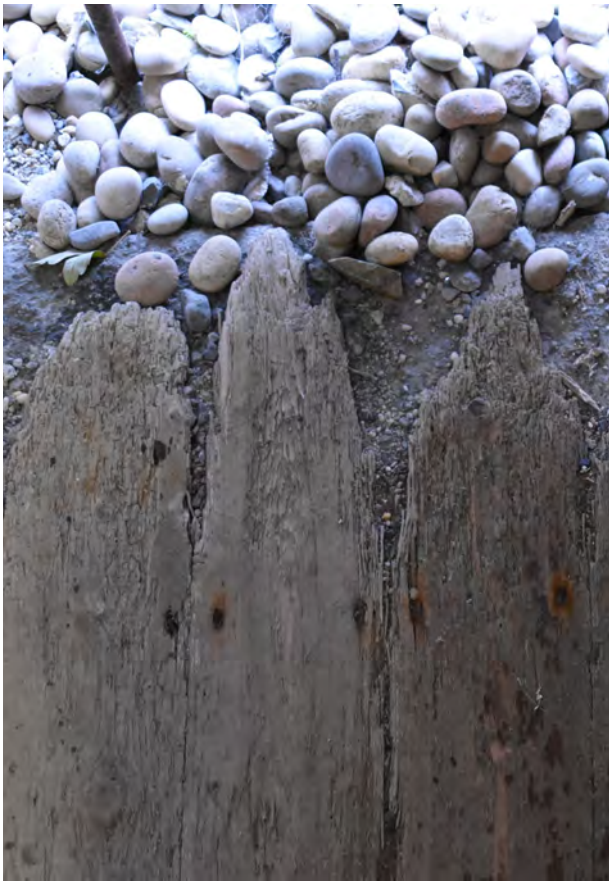
Wall projection approx 1m hight at base of eastern and western walls.

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.

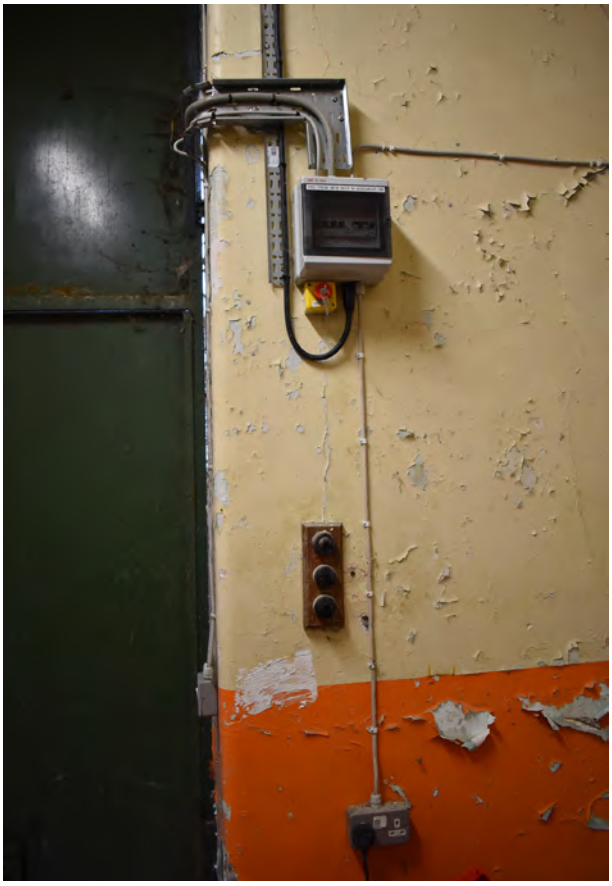
Extensive damage to paintwork throughout, including peeling and growth to walls indicating dampness internally.

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.

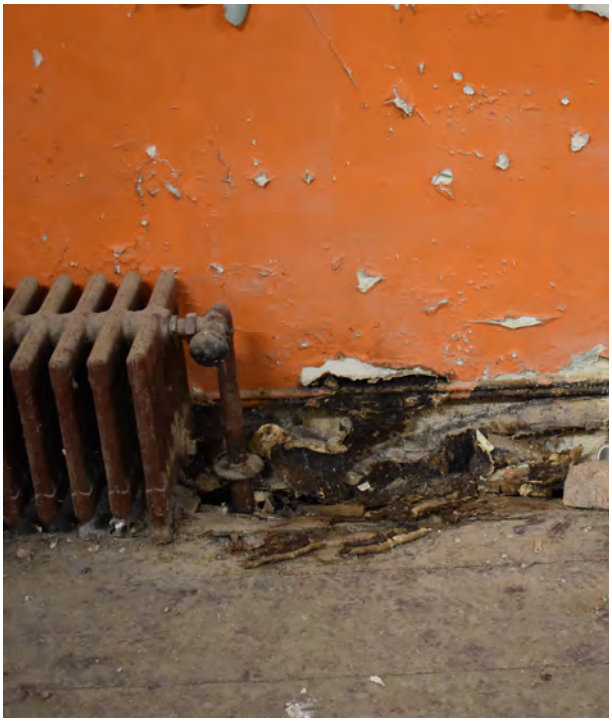
Metal bars, rusted, exposed at top of vaulted ceiling arch.



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 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.

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

Building 1
Cromwell's Fort

Photographic Survey - Interior, Room 2

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

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.

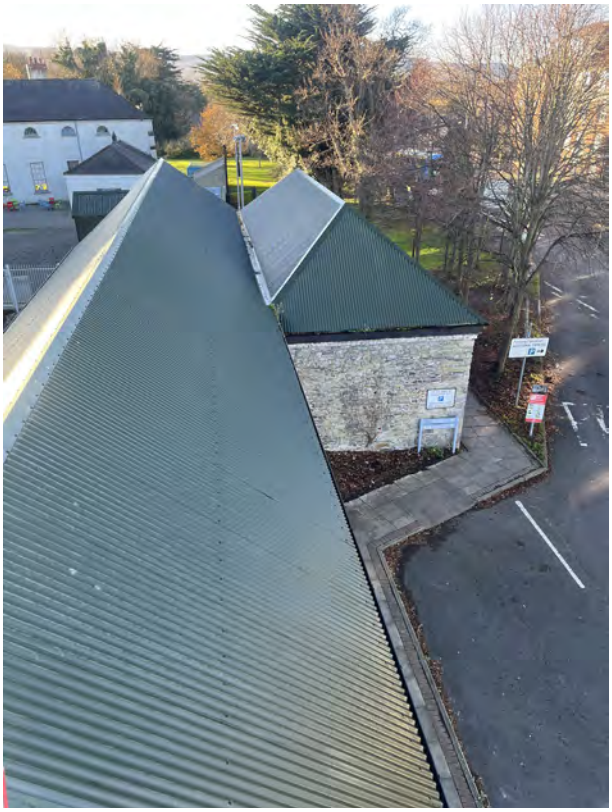
East Elevation, view from Courtyard 1. Dormer roof above entrance to 2.1

East 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.

East Elevation, Dormer roof above entrance to 2.7

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

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 stone doorway surround at entrance to 2.6

Damage to stone doorway surround at entrance to 2.7

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 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.

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

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)

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 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.

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.

Concrete floor with brick channel detail (Room 2.1)

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

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.

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

View of Building 3 from interior of Courtyard 2.

West Facade

North Facade

Western gable wall.

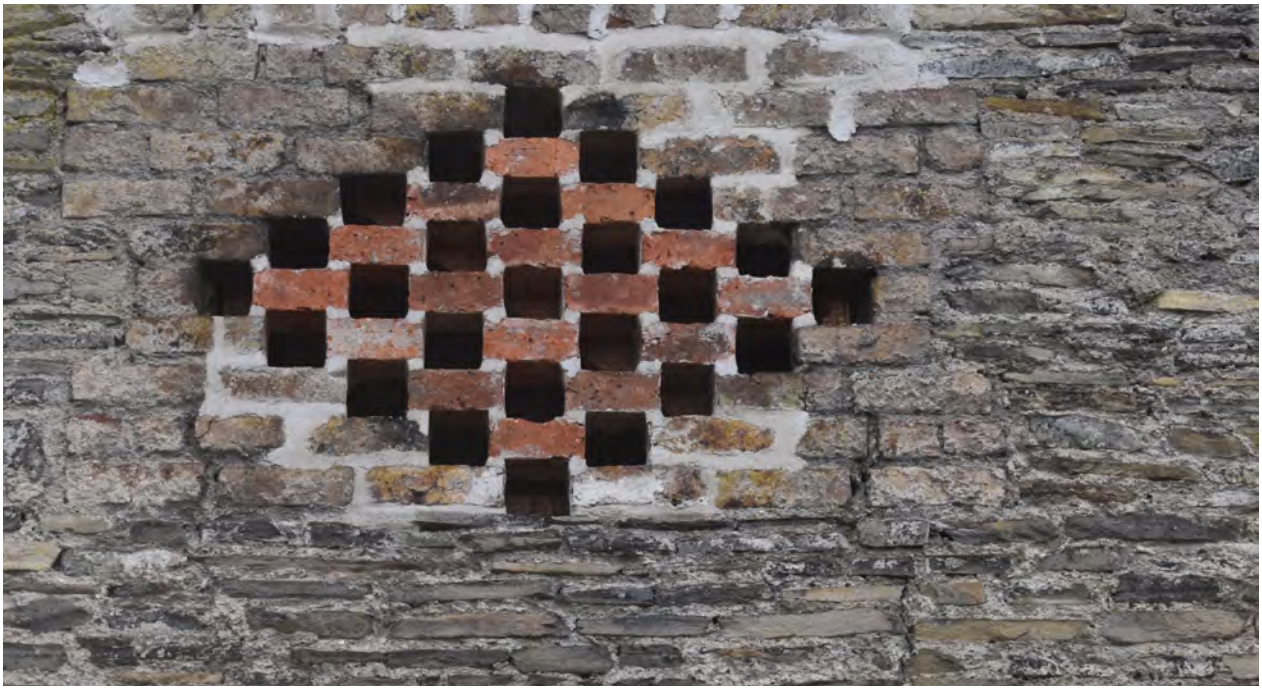
East Facade forming part of perimeter wall to Castle demense.

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.



Diamond shaped brick in a perforated checker-board pattern.

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

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, paritially covered with a concrete covering, mostly damaged.

Interior Building 3, Room 2.

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 1. Low wall indicating location of former animal stalls.

Building 4

Photographic Survey - Exterior

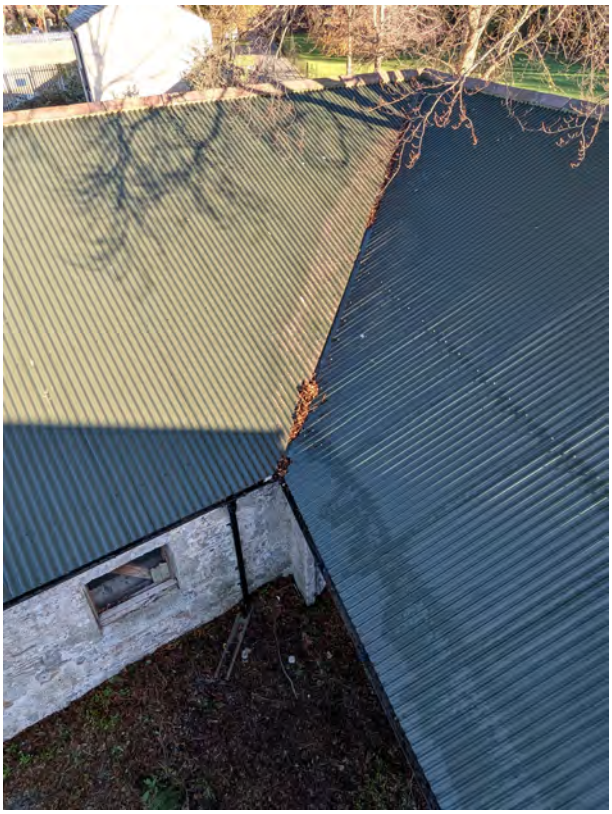
Stone trough at south-west corner of southern elevation.

Exterior of Building 4, viewed from Courtyard 2.

Rendered brick capping to projecting pier at west gable wall.

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

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

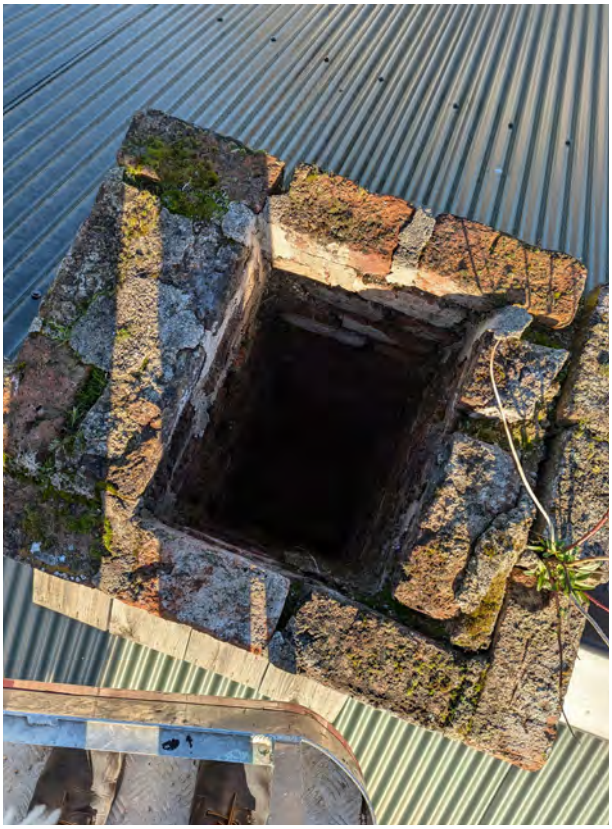
Photographic Survey - Interior

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

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

Building 5

Photographic Survey - Exterior



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

Building 5 north facade.

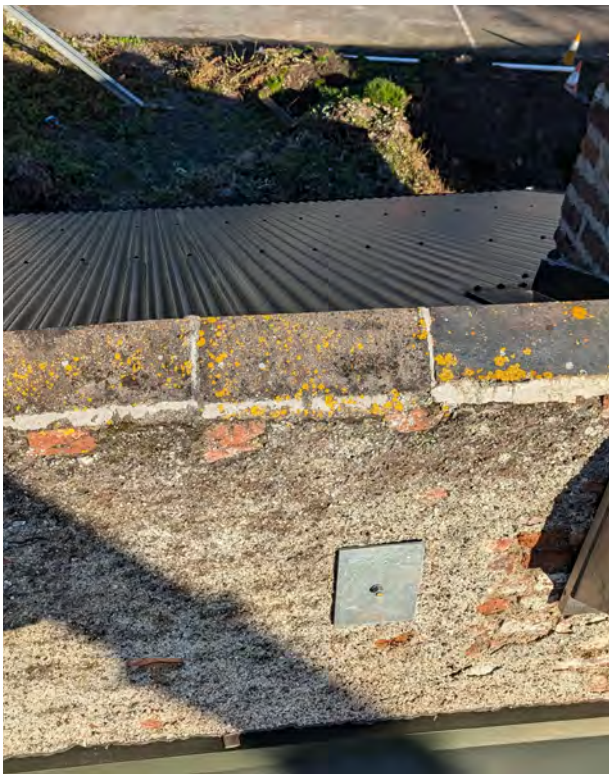
Nesting boxes positioned on shared wall between Building 5 and Building 6.

Building 5, north-east corner.

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

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

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



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 (A) looking east.

Interior View building 5 (A) looking west.

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

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

Interior view Building 5 (B), north wall

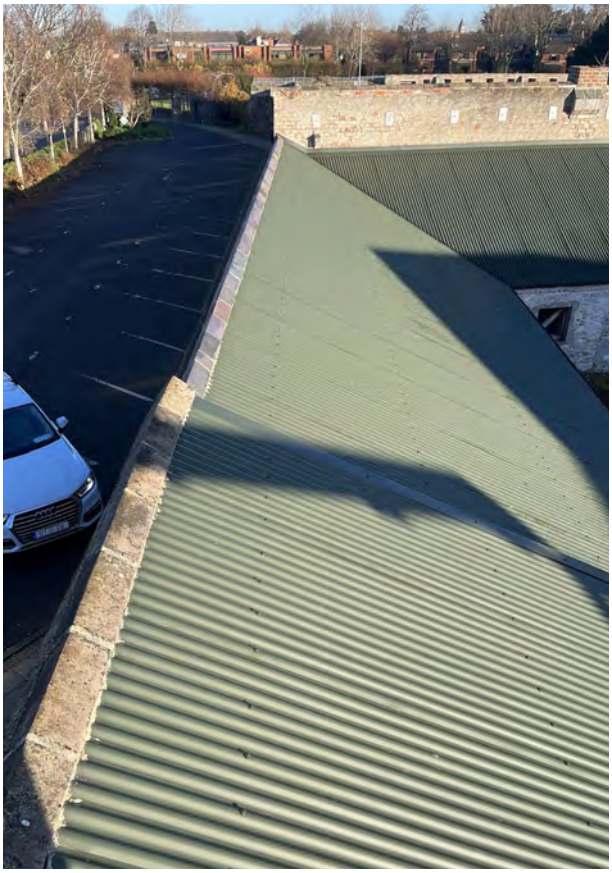
Interior view Building 5 (B), east wall, entrance door. Damage to plaster-work where lintel has previously been replaced.

Building 6

Photographic Survey - Exterior

West Range, view from Courtyard 2.

West and North Ranges, viewed 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.

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.

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

Rounded south-east corner of building 6.

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

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.

Rectangular window openings within east facing gable wall.

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

Building 6

Photographic Survey - Interior

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

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.

Drainage channel formed in stone setts.

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.

Remains of milking stalls.

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.

Square-headed door opening leading to west range.

Blind archway filled with stonework.

Archway fitted with timber bracing and door.

Vegetation growth in archway to northern end of west range.

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

Building 7

Photographic Survey - Exterior

Seismograph House, west elevation facing Courtyard 3.

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.

Damp staining to north facing gable.

Rusticated granite Gibbsian door surround to west facing entrance.

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 habe 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.

The render to the base of the southern chimney appears loose

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

Untidy services stack and electrical wiring.

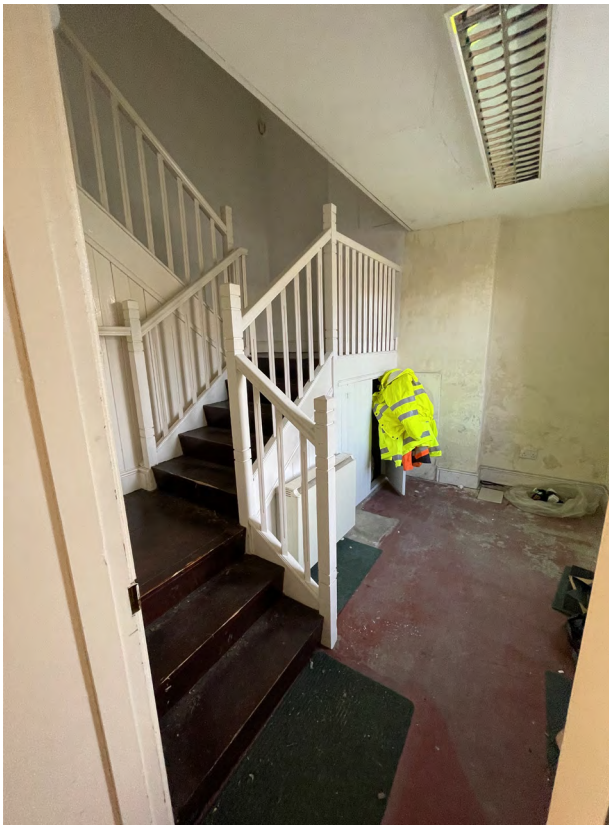
Slipped slate above gutter line. Note large format slates along the bottom course.

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

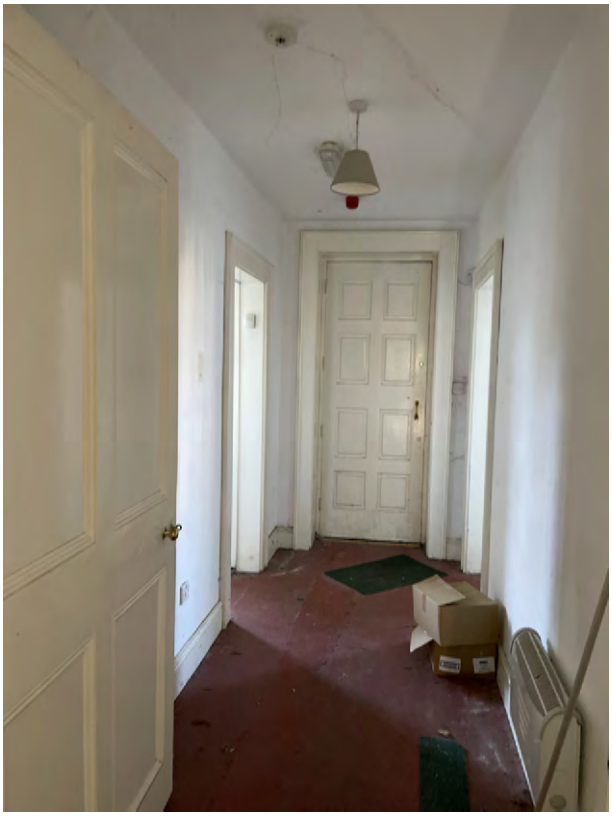


Timber stairway leading to the first floor.

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.

Window at ground floor within the south room.

Window at ground floor within the north room.

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

Bathroom window.

First floor landing.

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

Appendix C

Structural Report by
CORA Consulting Engineers

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CORA
CONSULTING ENGINEERS

Civil and Structural Condition report

for the four courtyards and the buildings within at Rathfarnham Castle, Co. Dublin

December 2024 **Project 2332** **Issue No. Rp01**

Document Issue Record:

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Contents

1. Introduction

1.1. Background and Brief

CORA Consulting Engineers were appointed by South Dublin County Council as part of the team led by Howley Hayes Cooney Architecture to formulate a Conservation Management Plan for the four r existing Courtyards at Rathfarnham, just to the north of the Castle.

This report looks specifically at the Structural Condition of the Existing buildings and Courtyard walls that make up the four courtyards that originally formed the farm complex associated with the Castle. The structures described and reported on is shown in the key diagram below.

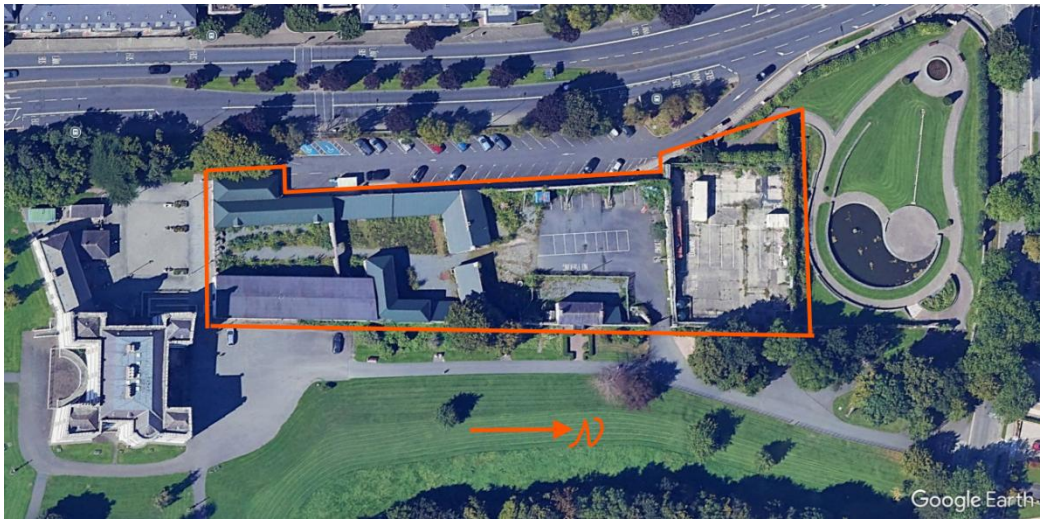


Fig 1.1 Ariel view of the site c/o Google earth

1.2. Brief description of the courtyard complex

The Courtyard complex is formed of four separate courtyards, the first closest to the castle consists of substantial two storey masonry buildings and 'Cromwell's Fort'. The second courtyard is a mix of masonry walled buildings of single and double storey. The third courtyard houses the Seismograph building and the previous forge. The most northerly courtyard now contains no buildings, and its perimeter walls only are referred to in this report. All four courtyards are fully enclosed with masonry walls, in many places these form part of the respective buildings.

The courtyard and building referencing used in this report are as shown below.

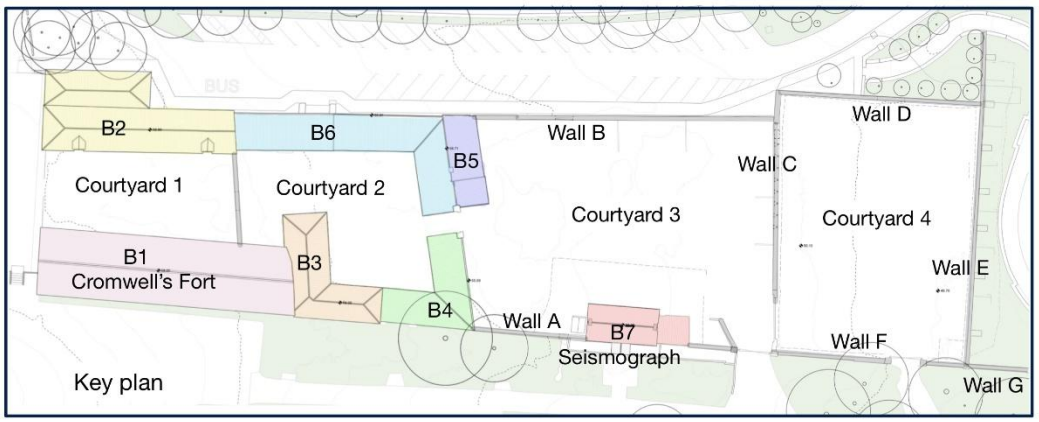


Fig 1.2 Courtyard, building and wall referencing

2. Site conditions and existing services

2.1 Sub soil, ground conditions + service routing

The underlying bedrock is Limestone - Palaeozoic, Carboniferous, Mississippian classed as "*65, Marine basinal facies (Tobercolleen & Lucan Fms - "Calp"); Dark-grey argillaceous & cherty limestone & shale"*
This is overlain with silty gravelly clays and the site drainage is thus poor.

The site falls to the north towards the River Dodder.

During Archaeological Monitoring previous service routes were identified including ESB service trench running from south to north assumed to service Seismograph Buildings and most northerly courtyard and a Fibre optics service trench running to the east of the power supply.

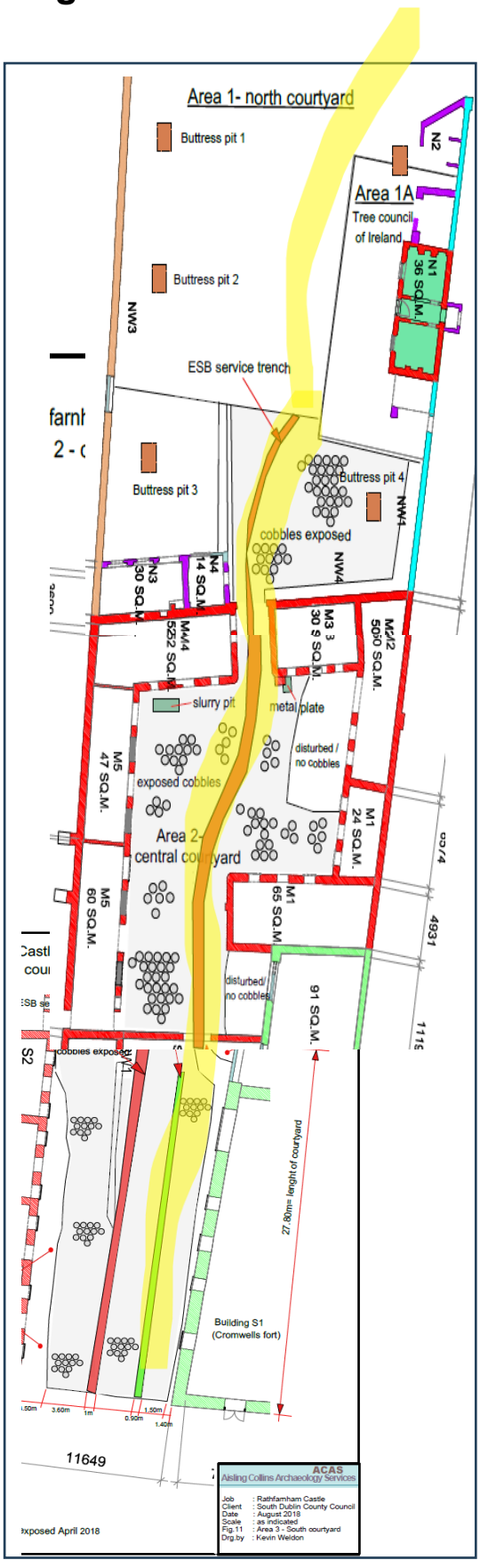


Fig 2.1.1 Diagrams from Archaeological Monitoring report A. Collins Dec 2018 Power cable highlighted in yellow

The surfaces in the courtyards are mixed.

Starting with predominantly historic undisturbed cobbles to the southern courtyards with some service trenching.

Courtyard 3 is mostly tarmac with some cobbles at the seismograph buildings.

The most northerly courtyard is predominantly concrete finish.

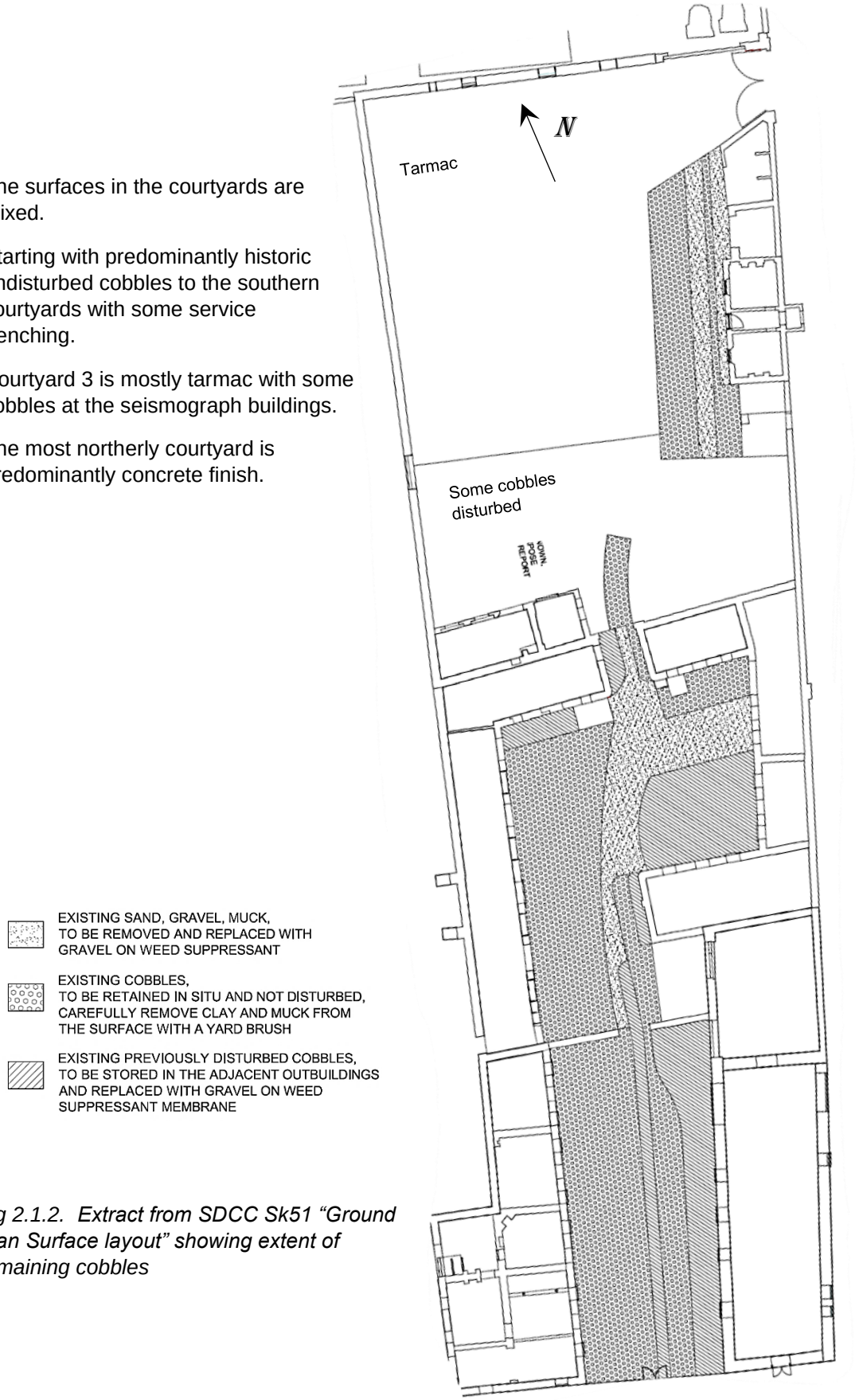


Fig 2.1.2. Extract from SDCC Sk51 "Ground Plan Surface layout" showing extent of remaining cobbles

2.2 Stormwater management

The clay layer is an impediment to good drainage as the soak rate through this soil type is slow. This coupled with what appear to be undersized and insufficiently numbered downpipes needs to be addressed in the proposed scheme.

There is an existing surface water pipe located to the north of the site, and this can be utilised to deal with any surface water overflow - See Fig 2.6 below.

There is a storm water sewer running to the north side of the park which outfalls to the Dodder to the north of the site and another storm sewer to the southwest of the courtyard area draining southwards.

2.3 Foul Drainage

As established in detail during CCTV survey the foul drainage runs through courtyards 3 and 4 and then heads towards the northeast to join the public sewer in Castleside Drive.

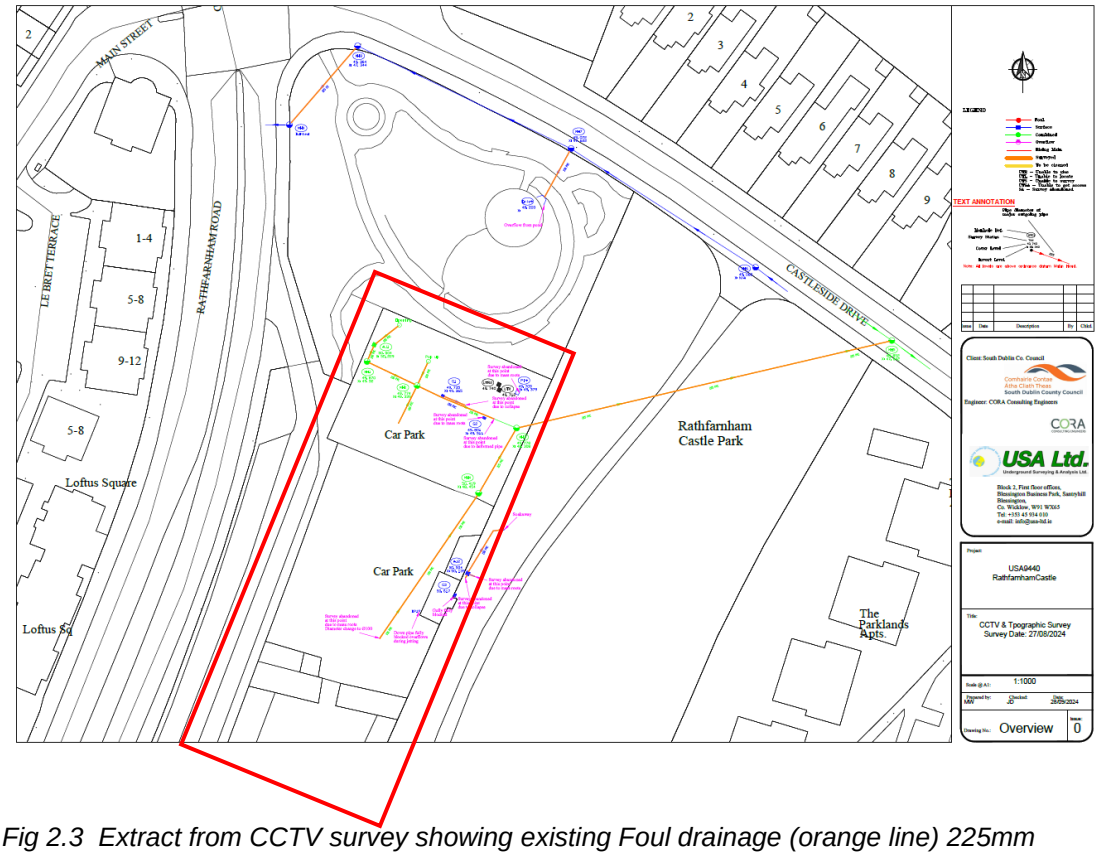


Fig 2.3 Extract from CCTV survey showing existing Foul drainage (orange line) 225mm uPVC routing to public sewer in Castleside Drive and storm sewer to north side of public

2.4 Water Supply

The water supply on the site consists of a watermain running with a fire hydrant alongside the eastern boundary of the courtyards.

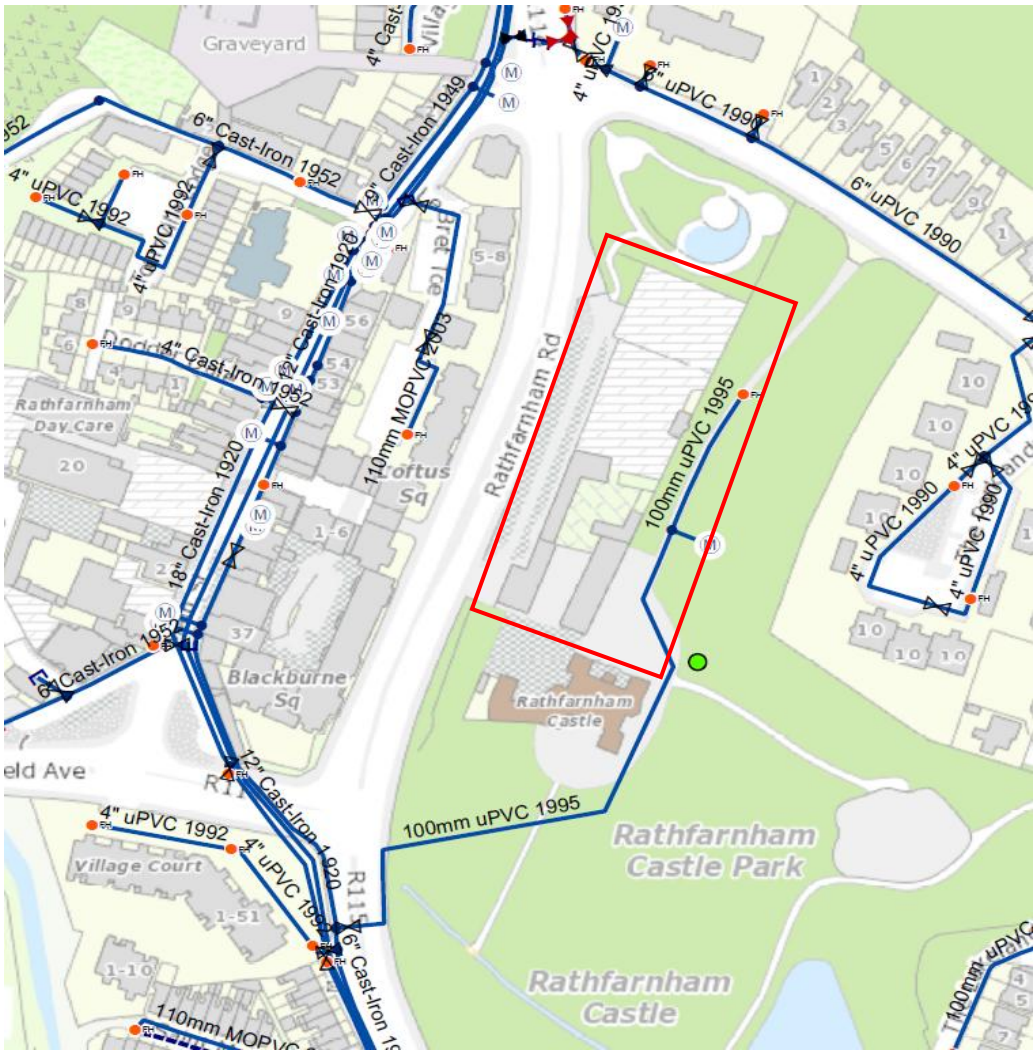


Fig 2.4 Extract from Uisce Eireann maps showing watermains.

The stage 1 report touches on all aspects of water services.

3. Historical use and previous condition

In assessing the buildings, it is useful to understand their original purpose and previous alterations, times of dereliction and any repairs.

The complex history of the site will be dealt with by others, here just some of the key events effecting the upstanding remains will be touched on.

3.1 Historical Uses

The historical functions of the buildings included accommodation areas, dairy, cow sheds and storage.

In the first courtyard Cromwell's Fort is a bit of an enigma and possibly predates all the other structures on the site and indeed may have had a military use. The southern portion of the building is formed of a very robust thick-walled barrel vault. The northern part has particularly substantial walls but later alterations forming very large windows. This building was sufficient robust to support an additional three storeys through much of the twentieth century, however as indicated by the name it is thought to have been built three centuries before that.

The second courtyard historically contained buildings associated with food production for the Castle such as the Dairy with hayloft over and single-story animal sheds.

The third courtyard houses the Seismograph building and the previous forge. There were also other buildings in this courtyard, the remains of which can be seen in the boundary walls.

The most northerly courtyard contains no buildings, however the first edition OSI 6 inch and the 25-inch maps show a building to the southern end of the east wall. This is gone by the last edition of the 6-inch OSI mapping and trees are denoted.

The last most northerly area, currently park is referred to as the Walled Garden in previous correspondence, however only the south wall shared with the courtyard 4 and the east wall remain thus only these will be dealt with in this report.

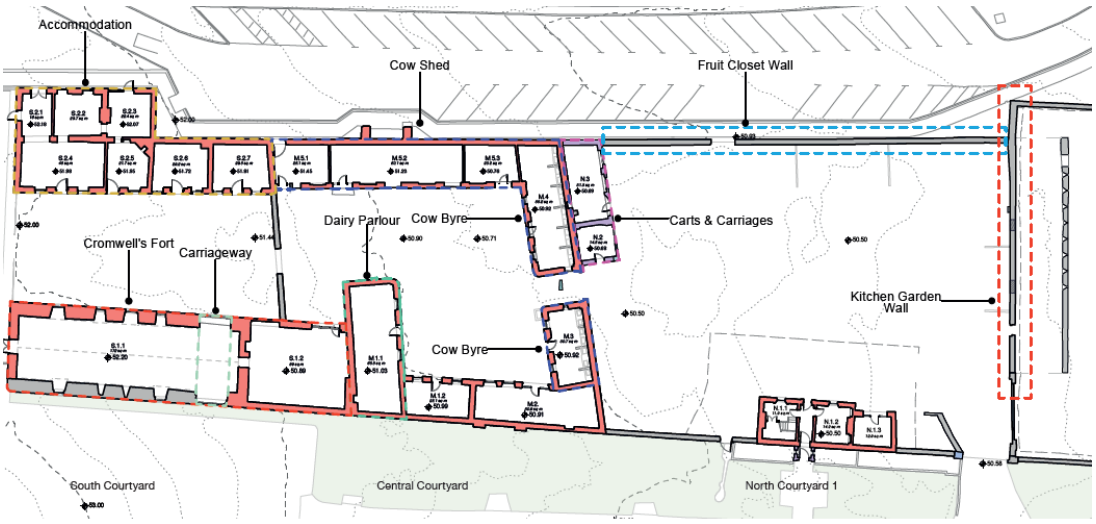


Fig 3.1 Historical uses as extracted from HHC Masterplan document 2024

3.2 Dereliction pre-2018

Reporting by Paul Arnold Architect in 2000 mentions roofs about to imminently collapse (B2 Domestic Buildings)

Google maps from 20014 show all the buildings apart from Cromwell's Fort and the Seismograph roofless and completely enveloped in vegetation.

By 2017 some clearance is noted, and it is assumed that this was a precursor to the extensive structural renovations that happened 2017-2018.

Fig 3.2 Condition of Courtyards circa 2017
Extract from Feargal Ó Súilleabháin report 2023 on the conservation works carried out.

3.3 Recent repair to Buildings

The building repairs carried out 2017-2018 by South Dublin County Council overseen by Feargal Ó Súilleabháin Conservation Grade 1 Architect were extensive and encompassed structural repairs and re-roofing.

LMC Consulting Engineers represented by Norman Irvine were employed by South Dublin County Council as Structural Engineers. James Oliver Hearty and Sons (JOH) carried out the works.

The buildings were not redeveloped during these works and a meanwhile use was not progressed.

The buildings are dry and ventilated and typically ready for redevelopment for re-use. Further detail on each buildings detail and condition is contained in section 4 of this report.

Fig 3.3.1 Google Street view ~ 2018

There are some areas of masonry repairs still outstanding such as where mezzanine floor used to be Cromwell's Fort and some pockets of degradation building B2

Fig 3.3.2 Photo from FO'S report 2023 on the 2017-2018 works

3.4 Recent repair to walls

Courtyard 1 / 2 Archway and Walls A, B and C were also repaired, braced in places and given new flaunched tops as part of the 2018 works.

The walls of Courtyard 4 however were not including in the 2018 works.

Further detail on each wall condition is contained in section 5 of this report.

Fig 3.4 Courtyard 4 Photos c/o HHC Wall top survey 26th November 2024

4. Building Appraisal

In assessing the buildings, it is useful to understand their original purpose and previous alterations, times of dereliction and any repairs.

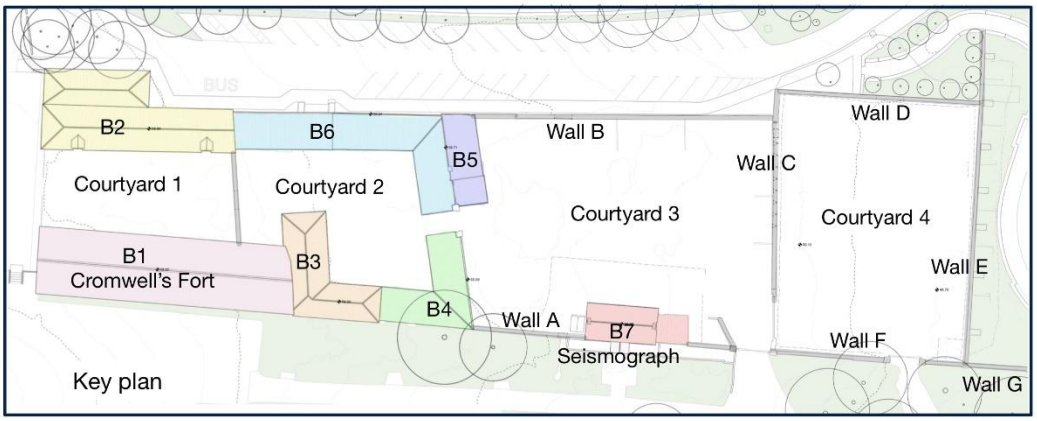


Fig 4.0 Courtyard, building and wall referencing

4.1 B1 Cromwell's Fort and Carriageway (S1)

Cromwell's Fort is a substantial masonry construction circa 37m x 9.5m. It is now a tall single storey building, with the ground level split by up to a metre. The building was in a very different form up to the 1980's as can be seen in n the photo below.

Fig 4.1.1 Cromwell's fort to right hand side, pictured Mid 20th Century.
Upper levels ringed in red built approximately 1920's and removed in 1980's .
Information extracted from Archaeological monitoring report A. Collins Dec 2018.

Cromwell's Fort can be read in three distinct parts.

The most southerly portion is a single-story barrel-vaulted room with numerous windows through its thick side walls. The floor is solid and is likely a build up of many iterations of ground bearing slabs. It was re roofed approx 6 years ago with a flat cut timber roof bearing on the vault. The vault may well have been in a saturated condition in places as it is noted from google maps that portions of the sheeting were missing from 2014 through to 2017. However, the masonry is likely now drying out.

Fig 4.1.2 Southern portion of Cromwell's Fort

Monitoring of moisture in this thick masonry fabric would be a worthwhile exercise with drying promoted by way of increased ventilation if moisture levels are found to be concerning. There have been some recent opening up to parts of the walls, but these would appear to have concentrated on finding previous window openings and have stopped short of investigating the current lintel details.

A full survey of the existing lintel condition is recommended prior to developing proposed repair works drawings as it is suspected that there may be some issues with the current lintels. Replacement hardwood timber or precast concrete should be allowed for.

The middle bay has large side openings and no over vault. It therefore gives potential for through access to the southern courtyard. It was also reroofed 2018 with a steel beam and cut timber flat roof. The masonry arch to the east wall is rendered and painted and appears to be functioning. The opening to the west wall however has been re-bridged with galvanised RHS steel sections as part of the 2018 works.

The northern most portion is the most structurally altered and currently fragile section with tall walls with large openings to the west side, the reveals of which have been compromised and now need repair. There are remains of a dismantled previous mezzanine slab again requiring localised masonry repairs. There is no ground floor. The foundations can be seen extending to at least 600mm below the external ground levels leaving some surety about the footings.

Any new ground floor could be either suspended timber or composite deck on tassel walls or alternatively a ground bearing buildup in either modern insinuation and concrete slab or a limecrete floor. This part was also reroofed in 2018 with steel beams and a cut timber roof to nominal falls. The roof weathering although not seen would appear to be serving its function as no water ingress was noted.

Fig 4.1.3 Northern portion of Cromwell's Fort

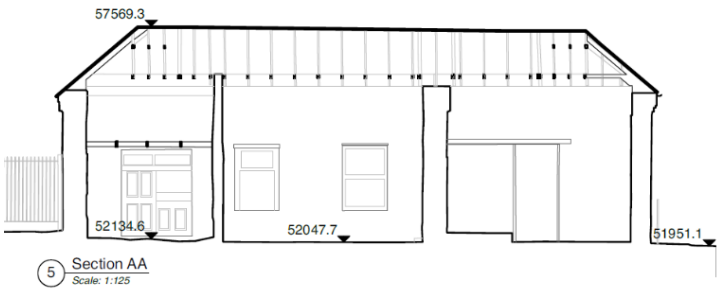
4.2 B2 Two Storey Domestic Building (S2)

Approx 28m x 6.2m with 15m x 5.2m rear return, 1 ½ storey building with mezzanine floors across part of the footprint. With a mix of random rubble brick and ashlar granite masonry and masonry corbelled eaves detail. Recent refurbishment works 2017/2018 included new trussed rafter timber roofs with a lightweight corrugated roof sheeting. For typical trussed rafter loading capacities see next section for Building B3. The masonry has been repaired, in general but some areas have been missed, for instance adjoining one door opening, and will need to be picked up as part of any redevelopment. New precast concrete lintels have been inserted over the majority of the openings.

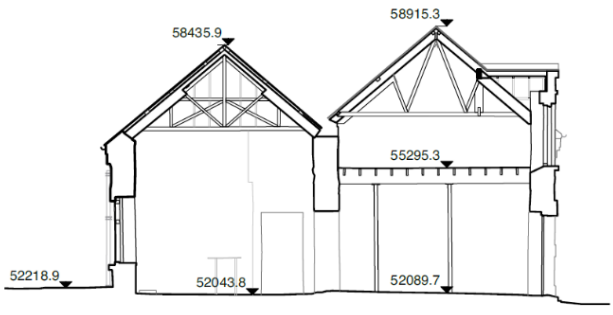
The mezzanine floor insertion appears to have been carried out to provide a lateral restraining diaphragm and is thus helping stabilise the walls. Removal of the Mezzanine floors can be considered but additional tie rods may be required to compensate.

There is some back propping to one of the Mezzanine floor beams which will need to be interrogated if that mezzanine floor beam is to be retained.

Fig 4.2.1 east elevation of previous accommodation



5 Section AA
Scale: 1:125



7 Section BB
Scale: 1:125

Fig 4.2.2 Typical sections building B2 , c/o HHC

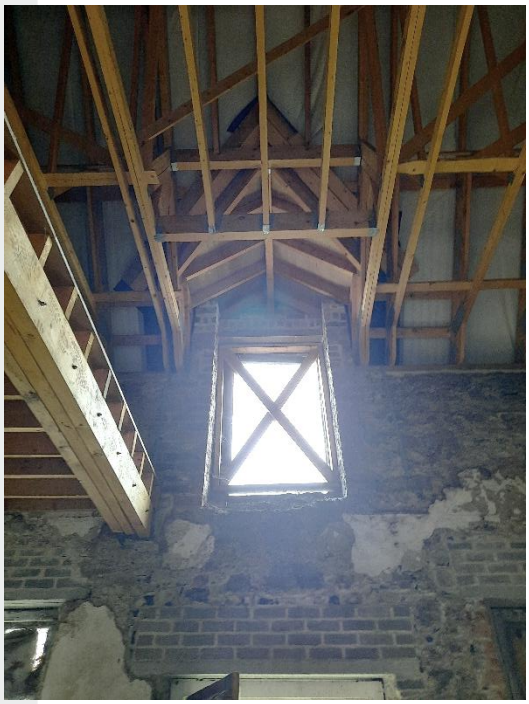


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Fig 4.2.3 Internal view of Dormer c/o HHC

Fig 4.2.4 Back propping to Mezzanine Beam noted photo HHC

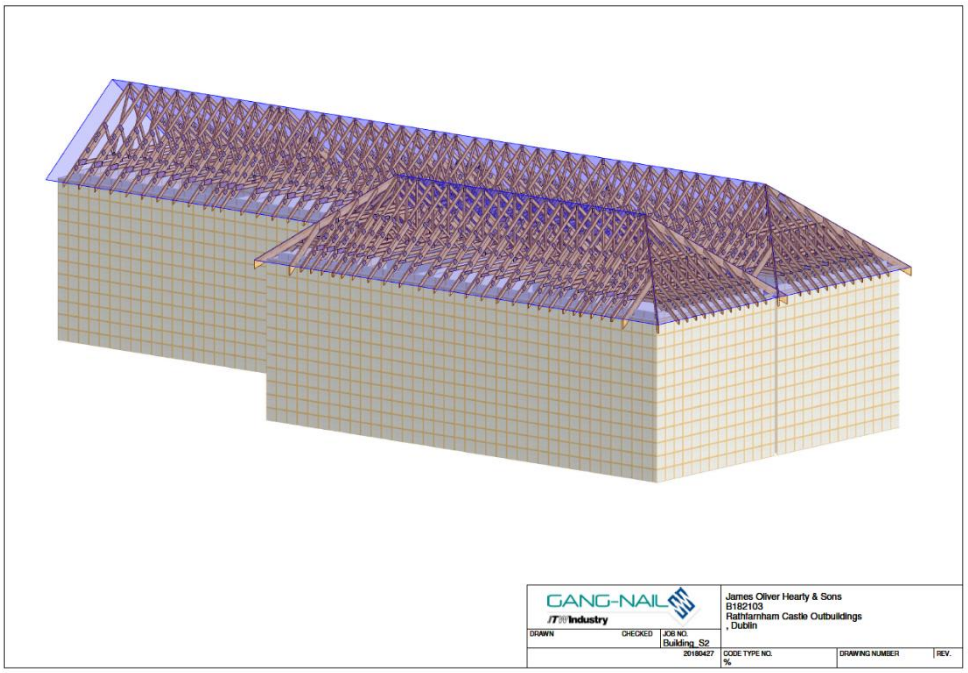


Fig 4.2.5 Isometric of Building B2 roof c/o fabrication set of drawings from JOH & Sons Contractors for 2017/2018 works

4.3 B3 Dairy Parlour with hay loft over (M1)

This building is approx 15m x 5m and 6.5m x 5m plan area and extends over two storeys.

The new floor is formed of 225x44 C24 joists at 300mm centres and can take domestic loadings, possibly a little more for the 4750mm clear span.

Fig 4.3.1 Photos of recently installed first floor joists and trussed rafter roof, c/o HHC

Fig 4.3.2 North wall of Cromwell's fort – note pattress plates at first floor level that tie Building B3 and plates at high level that support trussed rafter roof to B3.

The roofs to all the buildings B2 through to B6 have been designed as trussed rafter roofs with loading allowances for a 700N/m2 for roof finishes and also a generous ceiling finish load.

General Settings:	
RAFTER DEAD LOAD:	700 N/m²
SNOW LOAD (BASE VALUE):	750 N/m²
CEILING DEAD LOAD:	250 N/m²
CEILING LIVE LOAD:	750 N/m²
TANK LOADING (N):	900
MAX. T/C RESTRAINT:	360mm
OTHER LOADS AS PER CALC. PRINT-OUT	

Fig 4.3.3 Extract HFP Ltd, drawing Building M1 trussed rafters showing design loadings.
Those for building B3 (M1) include for water tanks – not all the trussed rafters allow for such.

A typically Blue Bangor slate of size 500x250mm wide at 4-5mm thick would weigh about 35kg/m2 laid on the slope. The rafter loads themselves and battens and felt would typically equate to approx 10 kg/m2 on slope so the “rafter dead load” here is sufficient, however if something like the Penryn Celtic grade slate was chosen at 9mm nominal thickness the roof loadings would need to be carefully assessed.

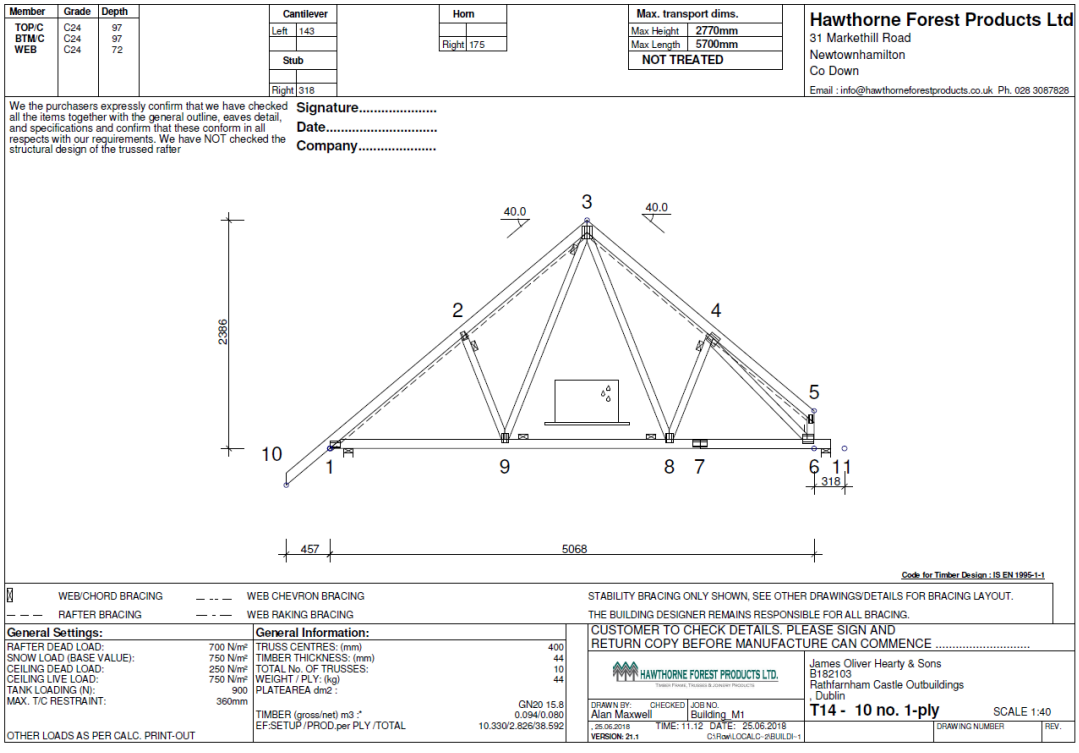


Fig 4.3.4. Extract Hawthorne Forest Products Ltd, drawing Building M1 truss type T14.

4.4 B4 Single Storey Cow Byre (M2 & M3)

Building is L shaped approximately 13m x 5m and 9.2m x 5m, with a low storey height

The walls are constructed form a mix of stone and brick and appear to be in good condition. The original cobbled floors are partially visible, covered with a concrete screed which has a significant slope. It is noted that there is no insulation or services in these buildings.

Trial pits to establish the base of the wall will be carried out as part of the site investigations and this will inform the feasibility of reducing the floor levels.

As for the previous buildings B2 and B3 there are detailed drawings of the trussed rafter roof construction. In this case whilst slate roof loading and a loading for ceiling finishes has been allowed for, it would appear that water tank loadings have not been included.

The trussed rafter roof design is limiting if removal of lower members is required to improve head height and if this is the case replacement with a cut timber roof should be considered.

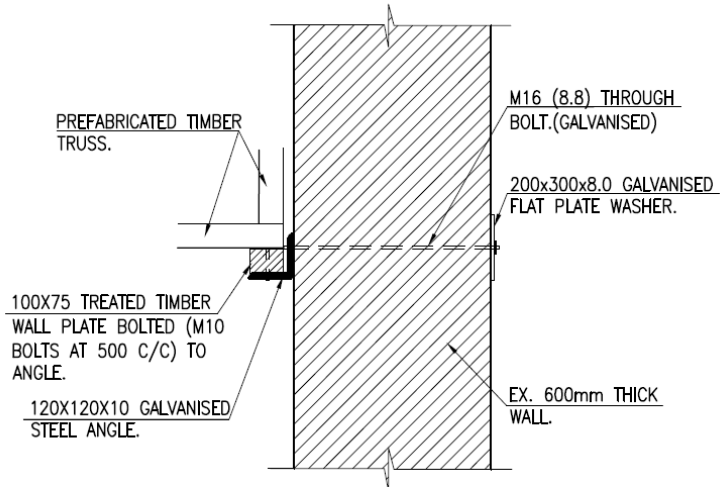


Fig 4.4.1. Through-bolt detail at angle wall plates for Trussed rafter support Extract LMC Consulting Engineers Drawing No. 5274-03-C1 May 2017

Weed and vegetation control is required, and the roof valleys and gutters need debris removing on a regular basis particularly with the location of the large tree immediately to the north east.

Fig 4.4.2 Elevation onto courtyard 02, note debris in valley and gutters.

4.5 B5 Forge and Cart store (N2 & N3)

This building is approx 13.5m x 4.2m, unlike many of the other buildings it has a generous head height, likely as it was previously used as a forge rather than cow byre.

There is an interconnecting door to building B6 in courtyard 02.

Fig 4.5.1. North elevation of forge taken during wall top inspection 26-11-24 c/o HHC

The trussed rafter roofs loads are as for the other trussed rafters but without water tank capacity. The roof pitch is circa 26 degrees.

Fig 4.5.2. Chimney piece and hearth. Note interconnecting door.

Fig 4.5.2. Chimney piece and hearth. Note tall ceiling height.

4.6 B6 Single Storey Cow byre (M4 & M5)



Fig 4.6.1 shallow pitched roofs and steps in roofs along elevation. There may be some capacity to raise roof to north (rhs) section against flank wall of Building 5

This L shaped building is approximately 26.5m x 5.3m and 13.5m x 5m and has distinct similarities to Building B3. Most of the points made for Building 3 should be applied here.

In addition, this building has three cross walls, two of timber stud and plywood and a third formed of blockwork built over a low original wall. These walls serve as cross braces for overall building stability and their alteration and or removal requires careful consideration.

Unlike B3 this building roof appears to have been designed with some water tank allowance at the corner intersection. The roof pitch is circa 26 degrees.

However as for building 3 any requirements to improve head room will likely entail removing the current roof and replacing with a cut timber roof

Fig 4.6.2. Detail of timber cross wall and low ceiling height trussed rafter roofs. Photo HHC

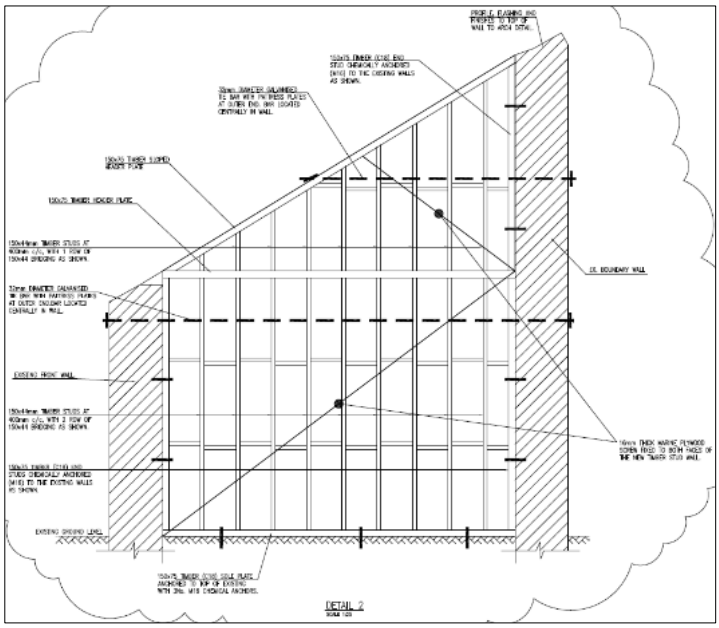


Fig 4.6.3 Timber stud and plywood structural cross wall braces long elevations. Extract LMC Consulting Engineers Drawing No. 5274-06-C2 May 2017

4.7 B7 Seismograph (N1)

This building is approximately 10.2m x 5m over two storeys albeit the upper story is partly within the roof profile. The stair seems to occupy much of the floor space.

This building appears to have been non derelict at the time of the recent 2017 /2018 works and therefore does not feature in the suite of drawings for those works.

Although entry to the building is from the east this elevation seems subservient to the west courtyard elevation, however the treatment of the east elevation is very detailed. The brittle render and dash is now suffering and needs some careful attention to repair all the fine cracks that are leaching lime from the building fabric.

There is a lean-to to the north side of approx 4.4 x 4.3m, which was re-roofed 2017/2018 with a cut timber roof.

Fig 4.7.1. West courtyard elevation

Fig 4.7.2. 1st flr – staining at chimney

Fig 4.7.3. East Elevation detail – note cracked lime leaching render

5. Courtyard Wall Appraisal

In assessing the buildings, it is useful to understand their original purpose and previous alterations, times of dereliction and any repairs.

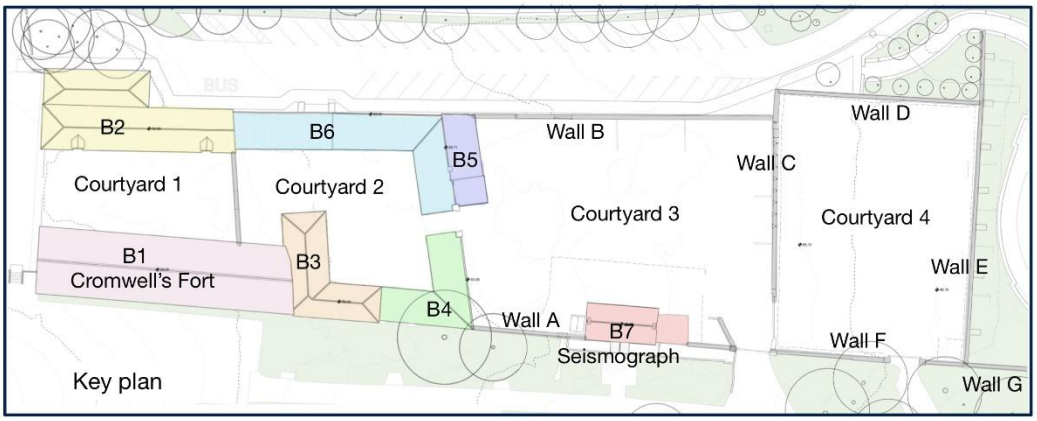


Fig 5.0 Courtyard, building and wall referencing

5.1 Walls to Courtyards 1 and 2 and Archway between (SW1)

The buildings form the walls to courtyards 1 and 2 and therefore the walls are generally well restrained and protected by those buildings. The condition of the courtyard walls for those two courtyards should be considered as dealt with in the consideration of each outbuilding.

In addition, there is a dividing wall with large brick arch between courtyards 1 and 2. This was substantially rebuilt in the 2017-2018 works and needs little additional attention. The mortar integrity should be checked to the wall top and any loose or cracked joints refilled.

The arch provides an impediment to the movement of large vehicles between the two courtyards and its presence should be highlighted to any works contactors and appropriate protection measures put in place during any construction works.

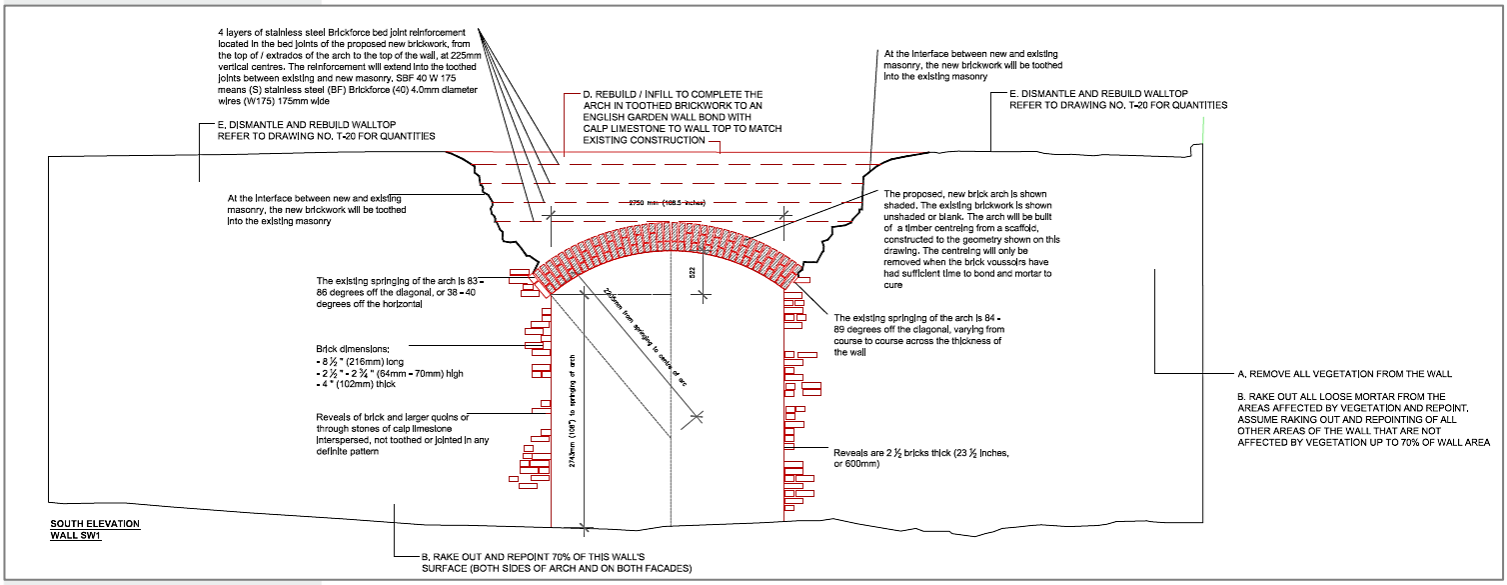


Fig 5.1 Extract South Dublin County Council Drawing Sk23 rev01 from 2018 showing works to SW wall between courtyards 1 and 2

5.2 Wall A (NW1)

Heading out of courtyard 02 into courtyard 03 it can be seen that the tall boundary walls are currently freestanding. In places they are offered some restraint by galvanised steel braces, fixed through the wall to pattress plates on the external faces of the walls.

The east wall “A” is mostly occupied by the Seismograph House and these flank walls and previous outbuildings, and the stability of the wall is controlled by being integrated with the Seismograph House.

The general condition of this wall is serviceable, there are no excessive deflections. The wall and wall top present well to the east side adjoining the castle main driveway but to the courtyard side there is some plant growth and wall top repairs are required. There are also plants growing from the return wall at the north end that formed the perimeter to a previous outbuilding. Localised repairs will be required along with reinterpretation of the outbuildings to the north of the Seismograph House.

In the immediate short-term Vegetation growing on the west side of this wall within courtyard 03 needs to be managed and should be undertaken as part of general maintenance now before the end of February 2025.

Fig 5.2.1 East side of Wall A - presents well to Castle access road.

Fig 5.2.2 West side of Wall A - Vegetation control; wall top and localised repairs required.

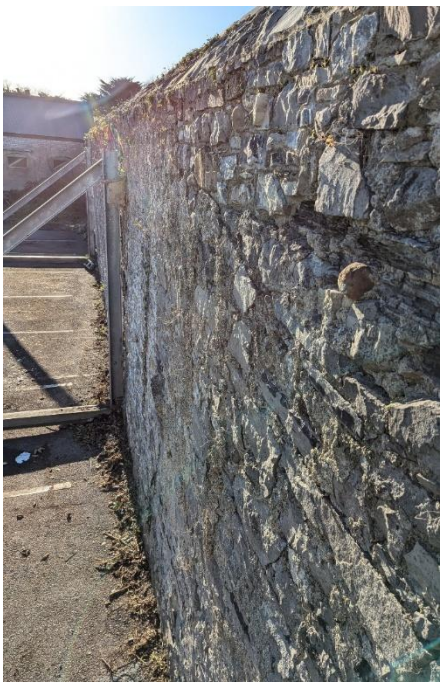
5.3 Wall B (NW3)

The west wall of courtyard 03 has received significant repairs as part of 2017/2018 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.

The vegetation growth is being allowed to return albeit this was cleared off again for the wall inspection 26th November 2024. There is a build up of soil against the south end of the wall which is detrimental to the wall health and should be removed.

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.

Fig 5.3.1 East face of west wall to courtyard 03 as it presented September 2023



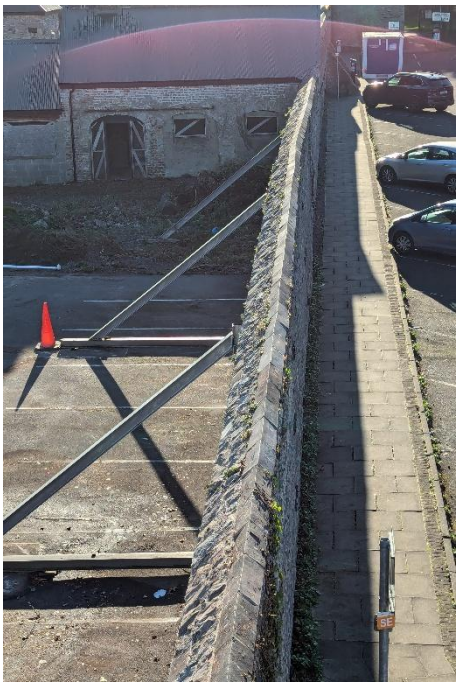


Fig 5.3.2 Bracing to Wall A as seen during wall inspection 26-11-2024 photos c/o HHC

5.4 Wall C (NW2)

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.

Details of the wall repairs are well recorded in the previous works drawings as seen in the extract below. The removal of the steel bracing should be coordinated with the design for the future use to replace the restraint offered by the current bracing and also check the long-term lateral stability of the wall. The wall top flaunching is showing some signs of degradation and should be repaired as part of new iteration.

There is a large chunk of much more recent construction to the east end of this wall. This whilst appearing robust and serviceable perhaps offers the opportunity for more connection between courtyards 03 and 04 as its removal will not likely initiate any conservation issues.

Some immediate benefit to the wall could be gained by removing the banked up stored soil from against the wall base. The small section of the wall to the west end should also have the vegetation removed – ref works to west end of Courtyard 04

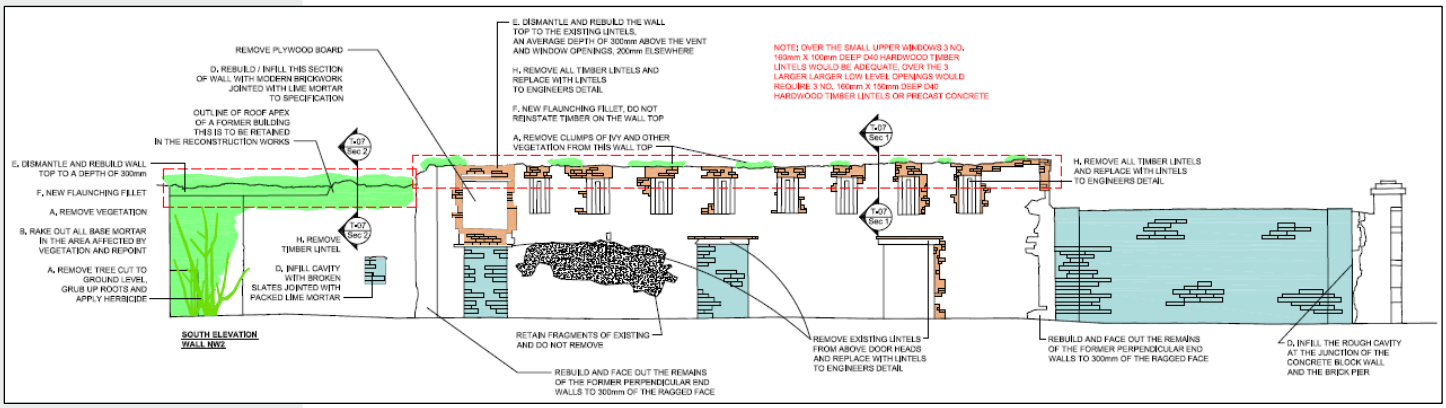


Fig 5.4.1 Extract from Drg T-07 Wall NW2 May 2017

Fig 5.4.2 Photo c/o HHC from wall inspection 26th Nov 2024

5.5 Walls D, E, and F (DW1, DW2 and DW3)

The walls to most northerly courtyard 04 are in the most precarious condition. The eastern wall is serviceable, and the southern wall is dealt with in the section above. However, the north and west walls are in particular disorder.

The full condition of the north wall is hard to assess particularly on the outer north side being buried under extensive, prolific vegetation and on the south side part obscured by portacabins. It should however be assumed 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. The nature and extent of rebuild should be considered alongside both existing and proposed changes in levels at the north end of the site.

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. A more detailed assessment of this west wall alongside the proposed new entrances into the proposed service building need to be made. It is likely that that the northern portion of this west wall will also need to be rebuilt.

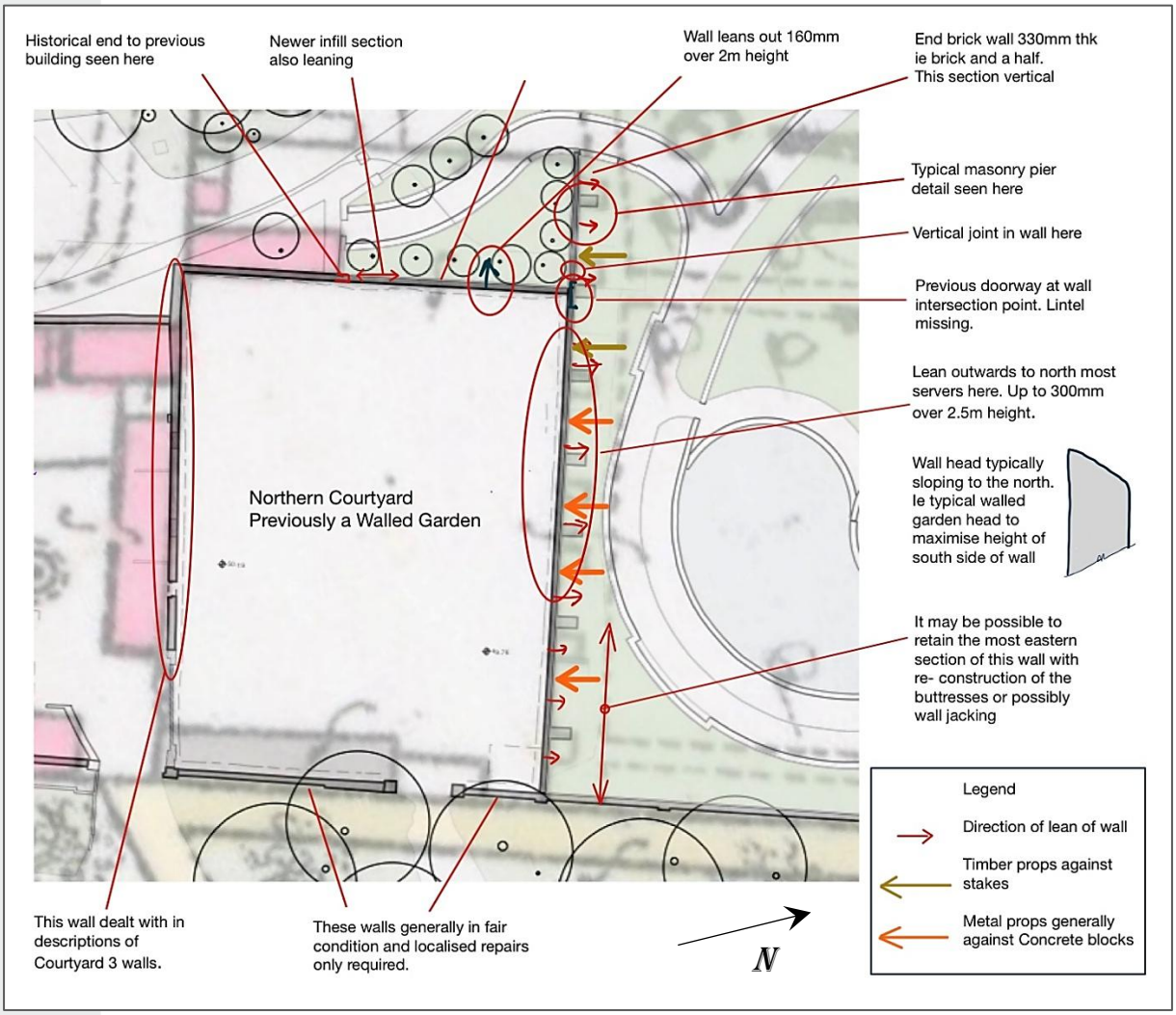


Fig 5.5.1 Key plan of most northerly; courtyard with indications of current propping and condition

The most immediate productive action regarding these west and north walls is to cut the vegetation back hard January / February 2025 before the 1st of March wildlife act deadline to allow full detailed assessment of and if necessary, some emergency propping to prevent a collapse of the walls

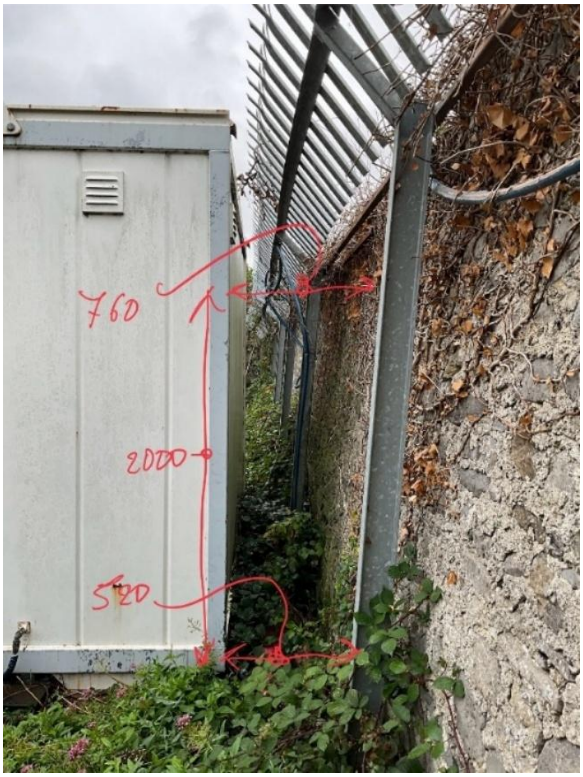


Fig 5.5.2 South face of north wall of most northerly courtyard. Photo and measurements taken October 2024 show up to 240mm deflection over 2m height.

Fig 5.5.3 View of east face of west wall, note blockwork sections and vegetation growth.

Fig 5.5.4 View of north face of north wall, Courtyard 04

5.6 Wall G (GW1)

The wall to the east of the park forms part of the historical layering

This wall is in fair condition, but its most northerly end is unravelling and needs stabilisation and its brick top ‘weathering hat’ detail needs attention. It is recommended that the end and top vegetation is carefully removed, the exact wall top detail established and such reconstructed in lime mortars to effectively weather this wall top. It is assumed that the original wall top detail is as the sketch below.

Cutting back the excess of vegetation growing on the wall should be carried out now before the 1st of March 2025 to allow masonry works to occur in the next appropriate lime works season.

Fig 5.6.1 Wall G running to east side of park, part of historic layering.

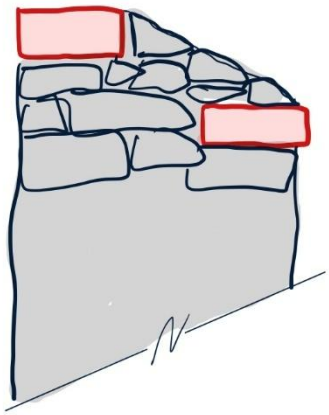


Fig 5.6.2 Likely wall top detail to be discovered below the vegetation. Brick on edge to east face (lhs) and brick on flat corbel to west face (rhs).

Appendix D

Outline Scope of Work and Method Statement for repair and conservation works at Rathfarnham Castle stables and yards.

Howley
Hayes
Cooney

Outline Scope of Work and Method Statement for Repair and Conservation works at Rathfarnham Castle stables and yards

April 2025

The following Outline Scope of Work and Method Statements describes recommended works to bring the existing structures within the Rathfarnham Castle outbuildings and yards back into use.

As the use of each building will be developed separately as part the site masterplan and stakeholder engagement process, as well as subsequent more detailed design stages, the Outline Scope of Works and Method Statements are based on the proposed uses being suitable and sensitive, ie. requiring minimal changes to the existing structures. As the existing buildings are simple linear, mostly single storey structures with multiple entrances from the existing courtyards or surrounding landscape, a wide variety of uses could be considered suitable and sensitive.

The historic fabric of the existing structures consists mainly of calp limestone and brick masonry walls of varying levels of detail and condition, with existing windows to the courtyard side of Building 2 and smaller areas of stone flags, cobblestones and other elements spread throughout the complex. Building 1, known as Cromwell's Fort, is much older and more significant than the other farm buildings, so the conservation approach to this building is slightly different.

ARCHITECTURE

It is noted that emergency repair works were carried out in 2018 to stabilise the existing structures, including new temporary roof coverings on timber trusses throughout. The outline works below do not include temporary measures while the buildings remain unoccupied; refer to the CMP for recommended short and medium term priority works.

It is assumed that the energy efficiency of the existing buildings will be improved where possible while retaining breathability, especially where new elements of the building envelope are introduced. General strategies include:

- Insulation to new parts of the building envelope, such as new insulated floor slabs, new slate roofs and new external doors and windows.
- Air tightness will be improved through use of membranes/tapes in new elements (roofs, floors), around doors/windows, internal lime render on existing walls and new or repaired windows and doors. Where windows are retained, these will be repaired and draught-proofed where possible.
- New energy efficient services installed.

Method statements have been included to outline the works to the masonry walls and existing windows.

Scope of works – Building 1, Cromwell's Fort

- Removal of existing temporary fiberglass roof and construction of new timber framed zinc roof and rainwater goods.
- Insertion of breathable insulation and ceiling lining to underside of new roof.
- Modern concrete blockwork infill removed from existing openings.
- Localised repairs to existing masonry walls, including lime pointing and lime render to match existing where required. Existing stone and brick reveals to be cleaned, repaired and repointed with lime mortar as required.

- New timber framed insulated doors and windows
- Existing internal lime render carefully repaired following further consultation with archaeologist.
- Existing non-original floors removed and insertion of insulated slab to long vaulted room and suspended floor to northern room.
- Insertion of traditional lead flashings and valley gutter along junction with adjoining building to north.
- Removal of existing services and careful insertion of new services

Scope of works – Building 2

- Removal of the corrugated metal roof and trussed timber framing. Existing clay ridge tiles to be carefully removed and set aside for reuse.
- Construction of a traditional timber framed, cut rafter natural slate roof with lead flashings and cast iron or aluminium rainwater goods. Existing clay ridge tiles to be reused alongside matching new/salvaged clay ridge tiles if necessary.
- Insertion of breathable insulation and ceiling lining to underside of new roof.
- Reinstatement of lime render to internal walls
- Existing areas of cut stone floor slabs and tiles to be carefully lifted and set aside for possible reuse
- Insertion of new insulated floor slab
- Temporary bracing, mezzanine floor and blockwork infill to be removed
- Existing calp limestone/brick masonry walls to be consolidated, repaired, raked out and repointed with lime mortar to match existing where required. Existing stone and brick reveals to be cleaned, repaired and repointed with lime mortar as required, particularly the Gibbsian stone surrounds to doorways.
- Existing sash windows repaired, reglazed and draught-proofed
- Insertion of new timber framed insulated doors and windows elsewhere
- Removal of existing services and careful insertion of new services

Scope of works – Building 3

- Removal of the corrugated metal roof. Existing clay ridge tiles to be carefully removed and set aside for reuse.
- New natural slate roof with lead flashings and cast iron or aluminium rainwater goods. Existing clay ridge tiles to be reused alongside matching new/salvaged clay ridge tiles if necessary.
- Insertion of breathable insulation and ceiling lining to underside of trussed roof structure.
- Reinstatement of lime render to internal walls
- Removal of the concrete floor slab and insertion of new insulated floor slab
- Temporary bracing, mezzanine floor and blockwork infill to be removed
- Existing rubble calp limestone/brick masonry walls to be consolidated, repaired, raked out and repointed with lime mortar to match existing where required. Existing stone and brick reveals to be cleaned, repaired and repointed with lime mortar as required.
- Insertion of new timber framed insulated doors and windows
- Removal of existing services and careful insertion of new services

Scope of works – Building 4

- Removal of the corrugated metal roof and trussed timber framing. Existing clay ridge tiles to be carefully removed and set aside for reuse.
- Construction of a traditional timber framed, cut rafter natural slate roof with lead flashings and cast iron or aluminium rainwater goods. Existing clay ridge tiles to be reused alongside matching new/salvaged clay ridge tiles if necessary.

- Insertion of breathable insulation and ceiling lining to underside of trussed roof structure.
- Reinstatement of lime render to internal walls
- Removal of the concrete floor slab and insertion of new insulated floor slab.
- Existing former agricultural equipment such as damaged troughs and stepped concrete floor to be removed.
- Temporary bracing, mezzanine floor and blockwork infill to be removed
- Existing rubble calp limestone/brick masonry walls and pier to be consolidated, repaired, raked out and repointed with lime mortar to match existing where required. Existing stone and brick reveals to be cleaned, repaired and repointed with lime mortar as required.
- Insertion of new timber framed insulated doors and windows
- The eaves level of Building 4 is relatively low, and a raised roof level above any new entrances would need to be considered to accommodate the minimum required head height to comply with Part B and Part M.
- Removal of existing services and careful insertion of new services

Scope of works – Building 5

- Removal of the corrugated metal roof and trussed timber framing. Existing clay ridge tiles to be carefully removed and set aside for reuse.
- Construction of a traditional timber framed, cut rafter natural slate roof with lead flashings and cast iron or aluminium rainwater goods. Existing clay ridge tiles to be reused alongside matching new/salvaged clay ridge tiles if necessary.
- Insertion of breathable insulation and ceiling lining to underside of trussed roof structure.
- Reinstatement of lime render to internal walls
- Removal of the concrete floor slab and insertion of new insulated floor slab.
- Existing former agricultural equipment such as damaged troughs and stepped concrete floor to be removed.
- Temporary bracing, mezzanine floor and blockwork infill to be removed
- Existing rubble calp limestone/brick masonry walls, pier and chimney to be consolidated, repaired, raked out and repointed with lime mortar to match existing where required. Existing stone and brick reveals to be cleaned, repaired and repointed with lime mortar as required.
- Insertion of new timber framed insulated doors and windows
- Removal of existing services and careful insertion of new services

Scope of works – Building 6

- Removal of the corrugated metal roof and trussed timber framing. Existing clay ridge tiles to be carefully removed and set aside for reuse.
- Construction of a traditional timber framed, cut rafter natural slate roof with lead flashings and cast iron or aluminium rainwater goods. Existing clay ridge tiles to be reused alongside matching new/salvaged clay ridge tiles if necessary.
- Insertion of breathable insulation and ceiling lining to underside of trussed roof structure.
- Reinstatement of lime render to internal walls
- Removal of the concrete floor slab and insertion of new insulated floor slab.
- Existing former agricultural equipment such as damaged troughs and stepped concrete floor to be removed.
- Temporary bracing, mezzanine floor and blockwork infill to be removed
- Existing rubble calp limestone/brick masonry walls to be consolidated, repaired, raked out and repointed with lime mortar to match existing where required. Existing stone and brick reveals to be cleaned, repaired and repointed with lime mortar as required.
- Insertion of new timber framed insulated doors and windows

- The eaves level of Building 6 is relatively low, and a raised roof level above any new entrances would need to be considered to accommodate the minimum required head height to comply with Part B and Part M.
- Removal of existing services and careful insertion of new services

Scope of works – Building 7, Seismograph House

- As the Seismograph House is more intact than the farm yard buildings, the scope of work will depend to some extent on a closer inspection of the building fabric closer to the time of refurbishment, and also to the proposed use. This will impact the works done internally more so than external works, which would be more straightforward repairs/replacement of existing elements.
- Allow for further assessment of the existing roof and rainwater goods at the time of works, to determine if replacement or repair is required. If the roof is replaced, the existing slates and clay ridge tiles should be carefully removed and set aside for reuse as far as possible.
- Removal and replacement of the small flat roof to the eastern entrance porch with lead roofing of an appropriate grade, with lead flashing to the surrounding stone parapets. The buildup below this area of roof should be inspected and may need to be replaced. The stone surrounds should be cleaned, repaired and repointed with lime mortar. Drainage from this roof should be inspected and repaired/improved if considered necessary.
- Insertion of breathable insulation and associated membranes/linings in the attic.
- Removal of the corrugated metal roof and trussed timber framing to the outbuildings directly to the north of the Seismograph House and replacement with a traditional timber framed, cut rafter natural slate roof with lead flashings and cast iron or aluminium rainwater goods. Existing clay ridge tiles to be reused alongside matching new/salvaged clay ridge tiles if necessary.
- Existing external render finish to be inspected and checked for soundness. Unsound areas to be removed and replaced with lime render to match existing. Existing render to be steam cleaned.
- Chimneys to be inspected, including within the attic space as internal damp patches have been noted internally. If the chimneys are going to be used a CCTV inspection should be carried out. To be cleaned, repaired, raked out, repointed with lime mortar and rendered with lime mortar to match existing. New lime flaunching and terracotta vents to chimney pots. Chimney pots to be repaired in situ. New lead flashings to the roof.
- Existing rubble calp limestone/brick masonry walls to adjoining buildings and yard walls to be consolidated, repaired, raked out and repointed with lime mortar to match existing where required.
- Existing exposed stone including cills, quoins and reveals to be cleaned, repaired and repointed with lime mortar as required.
- Existing doors and windows to be inspected, repaired, reglazed and draught-proofed. Internal historic timber reveals and shutters should be kept, repaired and redecorated. A maintenance routine for inspecting and painting the windows on an annual basis should be put in place.
- Removal of existing services and careful insertion of new services. Modern external drainage pipes should be relocated internally and loose electricity wires should be tidied.
- Dampness is evident internally in a number of locations and requires further investigation. Existing internal plaster should be checked for soundness and replaced with new lime plaster where required. Additional measures may be needed to deal with damp issues, but further detailed investigation would be needed to identify these.
- Internal modifications will depend on the proposed use. Accessibility and fire escape will need to be considered from the upper floor. Modern finishes and the non-original staircase could all be removed.
- The granite reveals and lintel to the fireplace should be kept and cleaned/repaired.

- The circular opening to hold the former seismograph should ideally be kept, even if not visibly.

Scope of works – Perimeter Walls

- Most perimeter/yard walls were stabilised as part of the 2018 emergency works. Some of the walls to Courtyard 4 were not repaired at this time and require rebuilding to stabilise them.
- For recommended structural repairs, refer to the CORA Consulting Engineers 'Rathfarnham Courtyards Structural Condition Report' in Appendix C of the Conservation Management Plan.
- Recurring vegetation growth should be managed on an annual basis.
- In general, the existing rubble calp limestone/brick masonry walls should be inspected at the time of works occurring and consolidated, repaired, raked out and repointed with lime mortar to match existing where considered necessary. Sections of concrete blockwork should ideally be removed and replaced with brick in lime mortar, depending on the proposed use. Particular attention should be given to the cappings or lime render to the top of walls to ensure water is shed effectively.

Facades, perimeter/yard walls and internal exposed stone/brick walls

- Light steam of all facades, perimeter/yard walls and
- Where existing external render or internal lime plaster is unsound, removal of existing render/plaster and clean down of masonry substrate. Note any works to the internal vault areas of Building 1 Cromwell's Fort will be reviewed with the archaeologist prior to any works being carried out.
- Application of new lime based render to replace existing, to NHL 2 or NHL 3.5 mix using local or Wexford sand. Minimum of three samples for each 'type' of render to be prepared on site for inspection by architect, ie. Building 1, Building 7 plain/ruled, Building 7 pebble dashed.
- Where a new lime render is applied to the Building 7 Seismograph House, it will be to match the existing render, ie. pebble dash/ruled.
- Repointing of exposed decorative stone using natural hydraulic lime in flaunched tapped joint.

Supervised trial panels should always be undertaken to assess the skills of those undertaking the works and approve the tools, equipment and method of approach to be used.

Treatment Cleaning

Where localised cleaning is required beyond the initial steam clean, e.g. to decorative granite quoins, reveals and sills:

1. Trial areas of the methods proposed below should be carried out to agree the most appropriate method and level of cleaning. Trial areas may be needed on a number of different stone types/areas. Note brickwork is to be steam cleaned only.
2. Prewet the surface in order to fill the gaps in the masonry with water to prevent cleaning product penetrating the brick.
3. Using an airless sprayer apply cleaning product, e.g. 'intachem Algae Rem' to the surface of the masonry, working from the top down.
4. The cleaning product is then allowed to act and lightly power wash off using DOFF system in order to remove algae staining & dirt deposits at a pressure of no less than 500 psi.
5. Brush down all areas to remove all loose debris and dust.
6. Alternately Torc cleaning can be trialled up to 2.5 bar with dolomite or calcium carbonate.

Repointing masonry elements, including brick and stone
The stone/brickwork walls will be repointed where required, both internally and externally:

1. Joint shall be raked out to a minimum depth of 25mm or 1+1/2 times the width of the joint, whichever is greater, and all debris and dust to be removed from the raked joints with stiff bristle brushes to ensure they are fully cleaned out.
2. The pointing mortar shall be 2.5 : 1 washed plaster sand: NHL 2 mix, or similar approved on site. Only washed sharp sand should be used. Large samples min. 1m x 1m to be approved on site.
3. All raked joints shall be wetted prior to repointing.
4. The pointing mortar is to be well compacted in the joint and no traces of mortar should be left anywhere on the exterior of the brick. The mortar should be checked for signs of shrinkage or cracking.

Protection

1. New pointing should be protected from frost rapid drying and direct rain with the use of monoflex secured to scaffolding and heaters if necessary.
2. New work should be damped down and protected from frost with the use of hessian cloth as required.
3. Sand and lime are to be stored in a clean dry environment where there is no risk of contaminate or damage.
4. Note there should be a space between the ends of scaffold bars and the existing structures, which should have a rubber cap.

Replacement Brickwork
Replacement brick may be required in the existing masonry walls.

1. The brick will be assessed and it will be determined if replacement is required.
2. The brick will be carefully cut out – it should be noted that surrounding bricks may be affected by the process, requiring the removal of 1-2 adjacent bricks.
3. A suitable sized imperial salvaged brick will be sourced as a replacement option for the brickwork, preferably from demolition works on site.
4. Samples of the brickwork will be reviewed on site by the conservation architect prior to selection of the replacement bricks.

Repair or replacement Stonework
Repair or replacement stonework may be required in the existing masonry walls.

1. The stone will be assessed and it will be determined if repair or replacement is required. Generally repair will be preferable on dressed stone elements. Both structural, aesthetic and weathering considerations will be taken into account.
2. Resin or mortar repairs: To generally be used to fill cracks and chips, especially where water ingress could lead to future cracking through the freeze/thaw process. Proprietary resin or mortar products to be agreed with specialist stone mason, ie. Remmers. Colour and finish to be agreed by way of samples/benchmark.
3. Stone graft repairs: The same type of stone is to be used as the existing stone, with stainless steel pins and resin to joints. To be agreed through benchmarks
4. Stitching type repairs: Helifix details where required by the Structural Engineer to be concealed within the masonry walls.
5. Stone replacement: The stone will be carefully cut out – it should be noted that surrounding stones may be affected by the process, requiring the removal of 1-2 adjacent stones. The same type of stone should be used as a replacement, ideally from elsewhere on site. Samples of the stone will be reviewed on site by the conservation architect prior to selection of the replacement stones.

6. All stone repairs/replacement to be agreed prior to works and benchmarks of each type of repair/replacement agreed on site prior to proceeding.

Access and Survey

1. Following erection of the scaffold the conservation architect will inspect the façade and prepare a survey record of the required repairs throughout. This will include a photographic record.