

**ARCHITECTURAL HERITAGE OVERVIEW
OF THE
RATHFARNHAM TO RATHMINES CBC,
DUBLIN**

**ON BEHALF OF:
DBFL CONSULTING ENGINEERS**

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1 INTRODUCTION

1.1 GENERAL

The following report details an architectural heritage overview undertaken in order to investigate the feasibility of developing a CBC from Rathfarnham to Rathmines, within Dublin City (Figure 1). This assessment has been carried out to ascertain the extent of recorded architectural heritage sites that exist along the proposed route and within a possible land take required to widen the road. The assessment was undertaken by Faith Bailey and Dr Karen Dempsey of Irish Archaeological Consultancy Ltd, on behalf of DBFL Consulting Engineers.

The architectural assessment primarily involved a detailed study of the Record of Protected Structures for County Dublin City along with the National Inventory of Architectural Heritage survey and available cartographic and documentary sources.

1.2 THE DEVELOPMENT

The proposed scheme would involve the construction of a CBC along the streets of Terenure Road East, Rathgar Road and Rathmines Road Lower. A provisional land take has been proposed, which is required to widen the existing streets in order to accommodate a bus lane. This provisional land take is illustrated in Figures 2 to 8.

1.3 METHODOLOGY

The primary document that was used to inform the assessment of the architectural heritage resource was the Dublin City Development Plan (2016-2022). This document contains a catalogue of all the Protected Structures within the city as well as Architectural Conservation Areas and policies and objectives relating to the architectural heritage of the City. Protected structures are subject to statutory protection under the Planning and Development Act (2000) and should be considered as key constraints when assessing the feasibility of the proposed scheme.

An historical overview of the area has also been provided, which draws on documentary sources, historic mapping, aerial photographs and the National Inventory of Architectural Heritage.

2 RESULTS OF STUDY

2.1 HISTORICAL BACKGROUND

Rathmines is a suburb south of the city of Dublin. It encompasses an area south of the Royal Canal along Rathmines and up along Rathgar Road as far as the village of the same name. Although it now appears fully developed and urban it was once a riverine landscape as the Dodder and the Swan Rivers and their tributaries crisscrossed the area. Owing to this it is likely that people settled here in the distant past to utilise resources provided by the rivers.

Rathmines, which was known as Cuallu was inhabited from the early medieval period (400-800 AD). The most common indicator of settlement during the early medieval period is the ringfort or *ráth*. These are a type of homestead comprising a central site enclosed by a number of circular banks and ditches (typically one). There are hundreds of early medieval enclosures or ringforts within County Dublin and whilst none have been identified within the vicinity of the proposed development area, the element of 'ráth' in the name Rathmines or in Gaelic, *Ráth Maonais*, which means 'Rath of Maonas') signifies a potential for the occurrence of such a place.

During the later medieval period, from the late 13th century, Rathmines was held by the De Meones family. It is believed that the area was enclosed, although evidence for this is not conclusive. Later, Rathmines was part of the large ecclesiastical parish of Cullenswood (derived from Cuallu) which was in turn part of the manor of St Sepulchre, a liberty of the Archbishop of Dublin. One of the most significant events in the historic past of this area was in 1649 when a battle took place during the Confederate Wars (Curtis 2011, 26).

The creation of the Royal Canal in the 1740s firmly delineated the suburb of Rathmines and provided a new transportation route into this area of the city. The provision of trams augmented the transportation routes from the city centre to Rathmines and beyond in the later 19th and early 20th centuries.

Rathmines would later become a Unionist stronghold and in following this tradition in 1847, an Act of Parliament created the Rathmines Township which was to uphold the independence and cultural values of its inhabitants (Curtis 2011, 57). Street names are reflective of this: Palmerston, Kensington, Cambridge and York Roads. In 1861, it was re-formed (with some opposition) as Rathgar and Rathmines Township and subsequently went on to include Harold's Cross, Ranelagh, Sandymount and Milltown. This township was created under the Towns Improvement Acts. From this point onwards, development surged in the area, led by Frederick Stokes and Terence Dolan, buoyed by an ever-increasing demand for residential accommodation as the upper middle classes moved from the declining city centre to Rathmines. Initially development was concentrated along the main arteries including Rathmines Road Lower, Highfield, Rathgar and Palmerston Road. However, as space became more limited the open areas were gradually filled in with more compact, high density

development for the lower middle classes in the late 19th century. The provision of houses for working class families remained very low.

The houses that formed the township of Rathmines were built speculatively by developers, either individually or part of a terrace. A number of different styles of houses exist in Rathmines from Georgian-era large houses to smaller mid-19th century Regency era villas often with their distinctive chimneys rising far above the rooftops.

The town houses are typically two-bay wide and three storeys over basement and faced with yellow or brown brick. Along some areas, the basement is rendered rather than comprising a brick face. The main entrance is reached via a flight of granite steps with columns flanking the formal entrance which is set within an arched opening with leaded fanlights framing the composition from above. Whilst these houses, for the most part, are relatively plain there is a great variance in the provision of doorways, fanlights and the surrounding ironworks such as boot-scapers and door knockers. The windows are six-over-six paned sliding sash windows. The roofs, are recessed below the upper limits of walling of the façade and are not visible from the ground. The houses are set back from the street and the front space occupied by a garden. These are enclosed with decorative railings of various types that are mounted on granite footings or plinth walls. The wall composition also varies from rubble masonry or a rendered finish to exposed brickwork that appears contemporary with the house. For the most part, the walls are capped with granite. Originally, the houses contained only pedestrian access to the front as mews buildings accommodated the carriages and services to the rear. Later vehicular access was provided at a number of the houses by breaking through the front walling and into the garden space (Curtis 2011, 57-78).

In Rathmines, there are a number of prominent buildings such as the Town Hall and its clock tower which was designed by Thomas Drew and finished c. 1899. It was in this building that the township had their council buildings. Rathmines library was one of the many constructed throughout Ireland as part of the Carnegie Foundation philanthropy. It was designed in the Baroque style and finished c. 1913. Modern construction such as the Kodak Buildings were constructed in the Art Deco style c. 1930 and add to the complex character of the historic area of Rathmines. Other earlier buildings of 19th century date frame the intersections of roadway such as the former Belfast Banking Company, later part of the Trustee Savings Bank on Wynnefield Road and Rathmines Road Lower or the later YMCA building at Grove Park and Rathmines Road Lower.

Rathgar Road had not been formally laid out until the early 19th century when it was known as 'New Road'. It is not depicted on Rocque's map of 1756. Surrounding roads such as Highfield and Rathgar Avenue were in existence. Rathgar Avenue was once the main thoroughfare, which passed the now demolished Rathgar Castle. As the township grew, more of the streets leading off the main route ways became developed, such as Frankfort Avenue c. 1843, Leicester Avenue c. 1845, Bellevue and Auburan c. 1865.

Rathgar Road contained a number of country style residences dating for the most part from the early 19th century onwards. The houses along this road are, for the most part, the large three storey townhouses with gardens to the front. However, there are a number of villa-style houses dating from c. 1830 such as Number 156 Rathgar Road. These are set in large plots, off the road. The buildings are single-storey over basement with large chimneys.

Moving towards Rathgar and along Terenure Road East the Georgian style houses become more infrequent and are replaced with Victorian redbrick buildings, large-scale Edwardian houses and finally to post-war 1940s houses.

2.2 CITY DEVELOPMENT PLAN: PROTECTED STRUCTURES

2.2.1 Terenure Road East (Figure 2)

This section of the proposed scheme travels for c. 650m along Terenure Road from the junction of Rathfarnham Road to the junction with Rathgar Road. It is provisionally intended to widen the route way to the north. A total of 36 protected structures front onto the road to the north and 44 front onto the road from the south. These are described below and indicated on Figure 2.

2.2.1.1 Northern Side of Road

RPS NUMBER	LOCATION	CLASSIFICATION	ADDITIONAL INFORMATION/ FEATURES
RPS_8061	9 Terenure East	Bank	Baroque style purpose built bank early 20th century
RPS_8063	12 Terenure East	House and railings	Historic granite footings for railings
RPS_8065	14 Terenure East	House	Historic granite footings for railings
RPS_8067	16 Terenure East	House, including railings	Historic granite footings for railings
RPS_8069	18 Terenure East	House, including railings	Historic granite footings for railings
RPS_8070	19 Terenure East	House	11-29 consistent granite footings with historic railings. Vehicular access with stone setts marking area
RPS_8071	20 Terenure East	House, including railings	Historic granite footings, Potential Historic Stone Setts,
RPS_8073	22 Terenure Road East	House, including railings	Historic granite footings for railings
RPS_8075	24 Terenure Road East	House	Historic granite footings for railings
RPS_8077	26 Terenure Road East	House	Historic granite footings for railings
RPS_8079	28 Terenure Road East	House	Historic granite footings for railings
RPS_8081	30 Terenure Road East	House	Historic granite footings for railings
RPS_8085	36 Terenure Road East	House	Historic railings and granite footings. No vehicular access

RPS_8087	38 Terenure Road East	House	Historic railings and granite footings. No vehicular access
RPS_8091	44 Terenure Road East	House	Historic footings with walling that is rendered.
RPS_8093	46 Terenure Road East	House	Historic footings with walling that is rendered.
RPS_8095	48 Terenure Road East	House	Mixed walling with historic and contemporary amalgamation. Historic railings to front with granite footings and vehicular access
RPS_8097	50 Terenure Road East	House	Partial rubble masonry walling but replacement modern redbrick pillars
RPS_8099	52 Terenure Road East	House	Surrounded by a wall contemporary with the houses completed with red brick and granite capping. Similar to the houses, yellow brick is incorporated as two diamond shaped patterns
RPS_8101	54 Terenure Road East	House	Surrounded by a wall contemporary with the houses completed with red brick and granite capping. Similar to the houses, yellow brick is incorporated as two diamond shaped patterns
RPS_8103	56 Terenure Road East	House	Modern curtilage
RPS_8105	58 Terenure Road East	House	Historic granite footings for railings
RPS_8108	62 Terenure Road East	Hildon Park	Appears to contain original walling in places but with modern stone setts / cobblelock.
RPS_8110	64 Terenure Road East	House	Historic railing and footings
RPS_8112	66 Terenure Road East	House	Historic railings with granite footings and red brick pillars with granite caps. All contemporary with house.
RPS_8114	68 Terenure Road East	House	Historic railings with granite footings and red brick pillars with granite caps. All contemporary with house.
RPS_8116	70 Terenure Road East	House	Historic railings with granite footings and red brick pillars with granite caps. All contemporary with house.
RPS_8117	72 Terenure Road East	House	Historic railings with granite footings and red brick pillars with granite caps. All contemporary with house.
RPS_8118	74 Terenure Road East	House	A mixture of contemporary and historic walling and railings with poss. Modern render.
RPS_8119	76 Terenure Road East	House	Likely to be original walling and railings which have been subject to some changes including the pebbledashing or other types of render.
RPS_8120	77 Terenure Road East	House	Historic railing and granite footings
RPS_8121	78 Terenure Road East	House	Likely to be original walling and railings which have been subject to some changes including the pebbledashing or other types of render.
RPS_8127	86 Terenure Road East	Shop	Footpath comprises some stone flags with granite kerbing and cast iron pedestals bollards.

RPS_8128	88 Terenure Road East	Shop	Footpath comprises some stone flags with granite kerbing and cast iron pedestals bollards.
RPS_8129	90 Terenure Road East	Shop	Footpath comprises some stone flags with granite kerbing and cast iron pedestals bollards.
RPS_8130	92 Terenure Road East	Shop, including shopfront	Footpath comprises some stone flags with granite kerbing and cast iron pedestals bollards.
RPS_8131	94 Terenure Road East	Shop, including shopfront	Footpath comprises some stone flags with granite kerbing and cast iron pedestals bollards.
RPS_8132	96 Terenure Road East	Shop, including shopfront	Footpath comprises some stone flags with granite kerbing and cast iron pedestals bollards.
RPS_8134	98 Terenure Road East	Shop	Footpath comprises some stone flags with granite kerbing and cast iron pedestals bollards.

2.2.1.2 Structures of merit that are not protected

LOCATION	CLASSIFICATION	DESCRIPTION
32 Terenure East	House	Looks to be in keeping with flanking buildings. Historic railings and pillars
34 Terenure East	House	Uncertain, but looks to be in keeping with flanking buildings. Historic railings and pillars
40 Terenure East	House	Modern building but with historic railings and granite footings
64 A Terenure Road East	House	Identical to 64 with same curtilage

2.2.1.3 Southern Side of Road

RPS NUMBER	LOCATION	CLASSIFICATION	ADDITIONAL INFORMATION/ FEATURES
RPS_8062	11 Terenure East	House	11-29 granite footings with historic railings. Vehicular access with stone setts marking area
RPS_8064	13 Terenure East	House	11-29 granite footings with historic railings. Vehicular access with stone setts marking area
RPS_8066	15 Terenure East	House	11-29 granite footings with historic railings. Vehicular access with stone setts marking area
RPS_8068	17 Terenure East	House	11-29 granite footings with historic railings. Vehicular access with stone setts marking area
RPS_8070	19 Terenure East	House	11-29 granite footings with historic railings. Vehicular access with stone setts marking area
RPS_8072	21 Terenure Road East	House	11-29 granite footings with historic railings. Vehicular access with stone setts marking area
RPS_8074	23 Terenure Road East	House	11-29 granite footings with historic railings. Vehicular access with stone setts marking area
RPS_8076	25 Terenure Road East	House	11-29 granite footings with historic railings. Vehicular access with stone setts marking area
RPS_8078	27 Terenure Road East	House	11-29 granite footings with historic railings. Vehicular access with stone setts marking area
RPS_8080	29 Terenure Road East	House	11-29 granite footings with historic railings. Vehicular access with stone setts marking area
RPS_8082	31 Terenure	House	Dunlewy House is larger than 11-29. Contains a

	Road East		surrounding brick wall contemp. with house with granite footings. Granite pillars with shaped panels flank vehicular access which is defined with stone setts. Contains an historic pair of gates.
RPS_8083	33 Terenure Road East	Hopeton House	Double vehicular entrance with historic granite wall footings and railings. Entrances are marked out by stone setts and are both flanked by brick pillars with granite capstones
RPS_8084	35 Terenure Road East	Clevedon House	Seems to contain brick walling contemporary with house. Vehicular access marked with stone setts and granite pillars which contain the house name 'Clevedon'
RPS_8086	37 Terenure Road East	House	Contains historic railings with granite footings. Modern vehicular access has altered access and walling
RPS_8088	39 Terenure Road East	House	Masonry walling, render obscures age
RPS_8089	41 Terenure Road East	House	Masonry walling, render obscures age
RPS_8090	43 Terenure Road East	House	Brick walling, likely contemporary with house. Stone pillars (possibly granite) Granite capstones. Narrow vehicular access.
RPS_8092	45 Terenure Road East	House	Brick walling, likely contemporary with house. Stone pillars (possibly granite) Granite capstones. Narrow vehicular access.
RPS_8094	47 Terenure Road East	House and offices	Brick walling, likely contemporary with house. Granite capstones.
RPS_8096	49 Terenure Road East	House	No vehicular access. Historic railings with granite footings
RPS_8098	51 Terenure Road East	House	Historic granite footings for railings. Vehicular access.
RPS_8100	53 Terenure Road East	House	No vehicular access. Historic railings with granite footings
RPS_8102	55 Terenure Road East	House	Historic granite footings for railings. Vehicular access.
RPS_8104	57 Terenure Road East	Victoria Lodge	Curtilage covered by vegetation. Possibly original masonry wall. Tarmac driveway
RPS_8106	59 Terenure Road East	House	Stratford House now known as Argus house. Neoclassical style pillars contemporary with house.
RPS_8107	61 Terenure Road East	House	Brick walling with granite capping and footings with stone pier flanking a two vehicular access routes. All contemporary with house.
RPS_8109	63 Terenure Road East	House	Modern interferences. Granite capping removed from brick walling that was contemporary with house. Now painted red, and concrete marks vehicle access.
RPS_8111	65 Terenure Road East	Villas: house	Cremorne Villas: historic curtilage, potential redbrick that was later rendered
RPS_8113	67 Terenure Road East	Villas: house	Cremorne Villas: historic curtilage, potential redbrick that was later rendered
RPS_8115	69 Terenure Road East	House	Lodge House to Cremorne Villas
RPS_8120	77 Terenure Road East	House	Historic railing and granite footings
RPS_8122	79 Terenure Road East	House	Historic railing and granite footings
RPS_8123	81 Terenure Road East	House	Historic railing and granite footings

RPS_8124	83 Terenure Road East	House	Historic railing and granite footings
RPS_8125	85 Terenure Road East	House	Former Gate Lodge to Greenmount Villas, granite footing and metal railing of uncertain date. Masonry has been rendered with pebbledashing
RPS_8126	St Joseph's Church	Catholic church	Masonry walling with railing contemporary with church
RPS_8133	97 Terenure Road East	Shop	Comprises flags with granite kerbing and cast iron pedestals bollards. The flags are of various dates they are interspersed with poured concrete as well as modern paving.
RPS_8135	99 Terenure Road East	Shop	Comprises flags with granite kerbing and cast iron pedestals bollards. The flags are of various dates they are interspersed with poured concrete as well as modern paving.
RPS_8136	101 Terenure Road East	Shop	Comprises flags with granite kerbing and cast iron pedestals bollards. The flags are of various dates they are interspersed with poured concrete as well as modern paving.
RPS_8137	103 Terenure Road East	Shop	Comprises flags with granite kerbing and cast iron pedestals bollards. The flags are of various dates they are interspersed with poured concrete as well as modern paving.
RPS_8138	105 Terenure Road East	Shop	Comprises flags with granite kerbing and cast iron pedestals bollards. The flags are of various dates they are interspersed with poured concrete as well as modern paving.

2.2.1.4 Structures of merit that are not protected

LOCATION	CLASS	DETAILS
71 Terenure Road East	Lodge House to Cremore Villas	Historic curtilage, potential redbrick that was later rendered

2.2.2 Rathgar Road (Figure 3, 4 and 5)

This section of the proposed scheme travels for 1.3km along Rathgar Road from the junction of Terenure Road East to the junction with Rathmines Road Lower and Upper. It is provisionally intended to widen the route way to the west. A total of 58 protected structures front onto the road to the west and 65 onto the road from the east. These are described below and as the road is of significant length they are indicated over three figures (Figure 3, 4 and 5).

- Figure 3 covers the area from the intersection with Terenure Road East as far as 71 Rathgar Road on the west and 135 Rathgar Road east side.
- Figure 4 covers the area from 72 Rathgar Road on the west and 136 Rathgar Road east side as far as 34 Rathgar Road on the east and 158 Rathgar Road on the west side.
- Figure 5 covers the area from 34 Rathgar Road on the east and 185 Rathgar Road east side to the junction of Rathgar Road with Rathmines Road Lower.

2.2.2.1 Rathgar Road, western side (Figure 3)

RPS NUMBER	LOCATION	CLASSIFICATION	ADDITIONAL INFORMATION/ FEATURES
RPS_7069	71 Rathgar Road	House	Front walling extends outwards further than other properties. This is a Regency era villa and perhaps its walling is original or at least in the original location. Granite capping looks relatively modern.
RPS_7070	76 Rathgar Road	House	Historic railing and granite footings
RPS_7071	77 Rathgar Road	House	Historic railing and granite footings
RPS_7072	78 Rathgar Road	House	Historic railing and granite footings
RPS_7073	79 Rathgar Road	House	Historic railing and granite footings
RPS_7074	80 Rathgar Road	House	Historic railing and granite footings
RPS_7075	81 Rathgar Road	House	Possibly modern walling but render obscures detail
RPS_7076	82 Rathgar Road	House	Possibly modern walling but render obscures detail
RPS_7077	83 Rathgar Road	House	Possibly modern walling but render obscures detail
RPS_7078	84 Rathgar Road	House	Possibly modern walling but render obscures detail
RPS_7079	85 Rathgar Road	House	Possibly modern walling but render obscures detail
RPS_7080	86 Rathgar Road	House	Possibly modern walling but render obscures detail
RPS_7081	87 Rathgar Road	House	Possibly modern walling but render obscures detail

2.2.2.2 Rathgar Road, eastern side (Figure 3)

RPS NUMBER	LOCATION	CLASSIFICATION	ADDITIONAL INFORMATION/ FEATURES
RPS_7083	114 Rathgar Road	House	Historic walling and railings. Walls rendered in pebbledash now.
RPS_7084	116 Rathgar Road	House	Historic walling and railings
RPS_7085	117 Rathgar Road	House	Historic railings with granite footings
RPS_7086	118 Rathgar Road	House	Historic railings with granite footings
RPS_7087	119 Rathgar Road	House	Historic railings with granite footings
RPS_7088	120 Rathgar Road	House	Historic railings with granite footings
RPS_7089	121 Rathgar Road	House	Historic railings with granite footings
RPS_7090	122 Rathgar Road	House	Historic railings with granite footings
RPS_7091	123 Rathgar Road	House	Historic railings with granite footings

RPS_7092	124 Rathgar Road	House	Possibly 1940s brick entrance. Post war.
RPS_7093	125 Rathgar Road	House excluding main part of main avenue	Uncertain if historic in character
RPS_7094	127 Rathgar Road	House	Uncertain if historic in character
RPS_7095	128 Rathgar Road	House	Historic railings and granite footings. Carpark in front of house
RPS_7096	129 Rathgar Road	House	Historic railings and granite footings. Carpark in front of house
RPS_7097	130 Rathgar Road	House	Historic railings and granite footings. Vehicular access is broken through
RPS_7098	131 Rathgar Road	House	Historic railings and granite footings. Vehicular access is broken through
RPS_7099	132 Rathgar Road	House	Masonry walling encompassing front of 132-135. Large Baroque style pillars graduate in reducing size from outside to inside this stretch of house front. Vehicular access likely provided by removing one side of the pedestrian entrance and enlarging opening
RPS_7100	133 Rathgar Road	House	This may be modern replacement to look similar to historic
RPS_7101	134 Rathgar Road	House	Masonry walling encompassing front of 132-135. Large Baroque style pillars graduate in reducing size from outside to inside this stretch of house front. Vehicular access likely provided by removing one side of the pedestrian entrance and enlarging opening
RPS_7102	135 Rathgar Road	House	Masonry walling encompassing front of 132-135. Large Baroque style pillars graduate in reducing size from outside to inside this stretch of house front. Vehicular access likely provided by removing one side of the pedestrian entrance and enlarging opening

2.2.2.3 Structures of merit that are not protected

LOCATION	CLASSIFICATION	ADDITIONAL INFORMATION
107-93 Rathgar road	House	Not listed but of historic character with some historic shopfronts
99-97 Rathgar Road	House	Not listed but of historic character with some historic shopfronts
93-92 Rathgar Road	House	Not listed but of historic character with historic railings and granite footings

2.2.2.4 Rathgar Road, western side (Figure 4)

RPS NUMBER	LOCATION	CLASSIFICATION	ADDITIONAL INFORMATION/ FEATURES
RPS_7035	34 Rathgar Road	House	Historic railings and granite footings. This may be modern.
RPS_7036	35 Rathgar Road	House	Historic railings and granite footings.
RPS_7037	36 Rathgar Road	House	Historic railings and granite footings.
RPS_7038	38 Rathgar	House	Historic railings and granite footings.

	Road		
RPS_7039	39 Rathgar Road	House	Historic railings and granite footings.
RPS_7040	40 Rathgar Road	House	Historic railings and granite footings.
RPS_7041	41 Rathgar Road	House	Is interesting as the vehicular access that clearly has been broken through original walling is very narrow perhaps indicating it occurred at an early date. This coupled with the slim neoclassical pedestal type gate pillars that flank the property boundaries may demonstrate this.
RPS_7042	42 Rathgar Road	House	contains no vehicular access but appears to contains contemporary railings with a Georgian fleur motif
RPS_7043	43 Rathgar Road	House	contains no vehicular access but appears to contains contemporary railings with a Georgian fleur motif
RPS_7044	44 Rathgar Road	House	similar to below but in bad repair. It may retain more historic fabric but it has been rendered. It does not contain vehicular access
RPS_7045	45 Rathgar Road	House	Similar to 46, the granite footings remain but railings are gone and the space is now occupied by a relatively recent wall
RPS_7046	46 Rathgar Road	House	46 retains some historic walling especially visible at the base where there appears to be granite footing. These may have been the original footing railings which are now lost.
RPS_7047	47 Rathgar Road	House	47 is a significant marker building along the route. It is a large detached Victorian House that is the sole occupant of a large plot which is flanked by Rathgar Road to the east, Leicester Avenue to the south and Grosvenor Road to the north. It appears to contain original walling surrounding the entire plot.
RPS_7048	49 Rathgar Road	House	Masonry walling with contemporary railing and potential Regency era gateway
RPS_7049	50 Rathgar Road	House	Redbrick walling with contemporary railing and gate. No vehicular access
RPS_7050	51 Rathgar Road	House	Historic railing and granite footings. Stone setts mark vehicular access
RPS_7051	52 Rathgar Road	House	Historic railing and granite footings. Stone setts mark vehicular access
RPS_7052	53 Rathgar Road	House	Historic railing and granite footings. Stone setts mark vehicular access
RPS_7053	54 Rathgar Road	House	Historic railing and granite footings. Stone setts mark vehicular access
RPS_7054	55 Rathgar Road	House	Historic railing and granite footings. Slim granite pillars for historically added vehicular access.
RPS_7055	56 Rathgar Road	House	Historic railing and granite footings. Slim granite pillars for historically added vehicular access.
RPS_7056	57 Rathgar Road	House	Historic railing and granite footings. Slim granite pillars for historically added vehicular access.
RPS_7057	58 Rathgar Road	House	Historic railings and granite footings.
RPS_7058	59 Rathgar Road	House	Historic railing and granite footings. Slim granite pillars for historically added vehicular access. Front area cobbled likely modern
RPS_7059	60 Rathgar	House	Historic railing and granite footings. Slim granite pillars

	Road		for historically added vehicular access.
RPS_7060	62 Rathgar Road	House	Masonry walling. Render obscures walling. Side boundary walls are rubble construction. Render flaking from pillar which appear to be of redbrick. Granite capping visible along some of walling. Material of all not clear.
RPS_7061	63 Rathgar Road	House	Masonry walling. Render obscures walling. Side boundary walls are rubble construction. Render flaking from pillar which appear to be of redbrick. Granite capping visible along some of walling. Material of all not clear.
RPS_7062	64 Rathgar Road	House	Pillar between 65 and 64 is granite in modular block with a pedestal cap. The brick walling contains historic granite footings and caps
RPS_7063	65 Rathgar Road	House	Modern walling and likely modern railings in historic style. Modern cobblelock pathways
RPS_7064	66 Rathgar Road	House	Modern walling and likely modern railings in historic style. Modern cobblelock pathways
RPS_7065	67 Rathgar Road	House	Historic railings and contemporary brick wall to house.
RPS_7066	68 Rathgar Road	House	Historic railings and contemporary brick wall to house.
RPS_7067	69 Rathgar Road	House	Historic railings and contemporary brick wall to house.
RPS_7068	70 Rathgar Road	House	Historic railings and contemporary brick wall to house.
RPS_7069	71 Rathgar Road	House	Front walling extends outwards further than other properties. This is a regency era villa and perhaps its walling is original or at least in the original location. Granite capping look relatively modern.

2.2.2.5 Structures of merit that are not protected

LOCATION	CLASSIFICATION	ADDITIONAL INFORMATION/ FEATURES
48 Rathgar Road	Church	Rathgar Road Church of the Three Patrons is not a protected structure

2.2.2.6 Rathgar Road eastern side (Figure 4).

RPS NUMBER	LOCATION	CLASSIFICATION	ADDITIONAL INFORMATION/ FEATURES
RPS_7103	136 Rathgar Road	House	Rubble masonry walling with pillars and capping. Vehicular access. May have been rendered in the past.
RPS_7104	137 Rathgar Road	House	Rubble masonry walling with pillars and capping. Vehicular access. May have been rendered in the past.
RPS_7105	138 Rathgar Road	House	Rendered masonry walling with historic railing
RPS_7106	139 Rathgar Road	House	Rendered masonry walling with historic railing
RPS_7107	140 Rathgar Road	House	Modern walling but vehicular access likely in same position as it corresponds with carriageway arch
RPS_7108	141 Rathgar Road	House	Modern walling but vehicular access likely in same position as it corresponds with carriageway arch

RPS_7109	142 Rathgar Road	House	Masonry walling of uncertain date. House contains carriageway arch.
RPS_7110	143 Rathgar Road	House	Masonry walling of uncertain date but contains historic stone setts in narrow driveway. House contains carriageway arch.
RPS_7111	144 Rathgar Road	House	Masonry walling of uncertain date
RPS_7112	145 Rathgar Road	House	Masonry walling of uncertain date but house contains carriageway arch. Stone setts in drive.
RPS_7113	146 Rathgar Road	House	Masonry walling of uncertain date but house contains carriageway arch.
RPS_7114	147 Rathgar Road	House	Masonry walling of uncertain date but house contains carriageway arch.
RPS_7115	148 Rathgar Road	House	Masonry walling of uncertain date
RPS_7116	149 Rathgar Road	House	Masonry walling of uncertain date
RPS_7117	150 Rathgar Road	House	Redbrick walling contemporary with house. Modern cobblelock driveway.
RPS_7118	151 Rathgar Road	House	Walling similar to 148-151 which appear to have been rendered.
RPS_7119	152 Rathgar Road	House	Redbrick walling contemporary with house. No vehicular access.
RPS_7120	153 Rathgar Road	House	Redbrick walling contemporary with house. Rubble Masonry north boundary along Frankfort Avenue.
RPS_7121	158 Rathgar Road	House	Historic wall. It is probably contemporary with the house, a Regency era villa. Could have been previously rendered and/or augmented in height. Southernmost entrance likely new to accommodate the construction of new properties with the old garden who now use the original entrance
RPS_7122	159 Rathgar Road	House	Low masonry wall with moulded capping. The wall may have been reduced in size or was previously finished with railings. Modern carpark in front area (tarmac)
RPS_7123	160 Rathgar Road	House	Low masonry wall with moulded capping. The wall may have been reduced in size or was previously finished with railings. Modern carpark in front area (tarmac)
RPS_7124	161 Rathgar Road	House	Low masonry wall with moulded capping. The wall may have been reduced in size or was previously finished with railings. Modern carpark in front area (tarmac)
RPS_7125	162 Rathgar Road	House	Brick walling with granite capping surmounted by historic railing. Crazy paving driveway
RPS_7126	163 Rathgar Road	House	Heavy interference in front walling. Painted, truncated reduced and almost entirely removed. Modern tarmac driveway.
RPS_7127	164 Rathgar Road	House	Original walling potentially still present beneath modern re-facing of cut stone, surmounted with historic railing. Stone setts of uncertain date mark vehicular access.
RPS_7128	165 Rathgar Road	House	Historic walls, railing and potential stone setts marking vehicular access
RPS_7129	166 Rathgar Road	House	Historic walling with granite footing and capping and railing. Pedestrian access only. Historic gateway still present as are granite steps to pedestrian access.
RPS_7130	167 Rathgar Road	House	Possibly refaced historic walling. Historic railing

RPS_7131	168 Rathgar Road	House	Possibly refaced historic walling.
RPS_7132	169 Rathgar Road	House	Brick walling with historic railing
RPS_7133	170 Rathgar Road	House	Brick walling with historic railing
RPS_7134	171 Rathgar Road	House	Brick walling with historic railing

2.2.2.7 Structures of merit that are not protected

LOCATION	CLASSIFICATION	ADDITIONAL INFORMATION/ FEATURES
156 Rathgar Road	House	Not listed but clearly of historic character. In the Regency style similar to 157, 158. Historic wall has been reduced in height and modern railing surmount it.
157 Rathgar road	House	Not listed but clearly of historic character. In the Regency style similar to 157, 158. Historic wall is intact as well as gateway. May have been rendered in the past.

2.2.2.8 Rathgar Road, western side (Figure 5)

RPS NUMBER	LOCATION	CLASSIFICATION	ADDITIONAL INFORMATION/ FEATURES
RPS_7024	21 Rathgar Road	House	Brick walling with granite caps. Vehicular access as well as pedestrian gates. Unsure of vehicular access is fully contemporary
RPS_7025	22 Rathgar Road	House	Brick walling with granite caps. Vehicular access as well as pedestrian gates. Unsure of vehicular access is fully contemporary
RPS_7026	23 Rathgar Road	House	Brick walling with granite caps. Vehicular access as well as pedestrian gates. Unsure of vehicular access is fully contemporary
RPS_7027	24 Rathgar Road	House	Brick walling with granite caps. Vehicular access as well as pedestrian gates. Unsure of vehicular access is fully contemporary
RPS_7028	25 Rathgar Road	House	Brick walling with granite caps likely contemporary with house. Pillars flanking vehicular access are modern as are gates.
RPS_7029	26 Rathgar Road	House	Brick walling. Uncertain date. A number of joins indicate possible modern additions. Modern cobblelock driveway
RPS_7030	27 Rathgar Road	House	Historic railings and granite footings. Unsure if redbrick wall is contemporary with house. Looks modern
RPS_7031	28 Rathgar Road	House	Historic railings and granite footings. Modern cobblelock driveway
RPS_7032	29 Rathgar Road	House	Historic railings and granite footings.
RPS_7033	30 Rathgar Road	House	southern side is modern. Front facing curtilage is historic brick contemporary with house.
RPS_7034	31 Rathgar Road	House	Historic railings and granite footings. This may be modern.

2.2.2.9 Structures of merit that are not protected

LOCATION	CLASS	DETAILS
1-18 Rathgar Road	Historic premises	With commercial function, adjacent to 'Key District Area'

2.2.2.10 Rathgar Road, eastern side (Figure 5)

RPS NUMBER	LOCATION	CLASSIFICATION	ADDITIONAL INFORMATION/ FEATURES
RPS_7135	172 Rathgar Road	House	Walling with modern render but underneath is possibly brick. Surmounted by historic railing. Vehicular access marked with cobbles.
RPS_7136	173 Rathgar Road	House	Walling with modern render but underneath is possibly brick. Surmounted by historic railing. Vehicular access marked with cobbles.
RPS_7137	174 Rathgar Road	House	Walling with modern render but underneath is possibly brick. Surmounted by historic railing. Vehicular access marked with cobbles.
RPS_7138	175 Rathgar Road	House	Brick walling contemporary with house surmounted by historic railing. Vehicular access added and flanked with historic pillars that are not original to the house
RPS_7139	176 Rathgar Road	House	Brick walling contemporary with house surmounted by historic railing. Vehicular access added and flanked with historic pillars that are not original to the house
RPS_7140	177 Rathgar Road	House	Rubble walling of uncertain date. Render on 177-179 potentially covers rubble masonry walling
RPS_7141	179 Rathgar Road	House	Masonry walling of uncertain date as obscured with render. Little historic material remains but render potentially covers rubble masonry walling
RPS_7142	180 Rathgar Road	House	Masonry walling of uncertain date as obscured with render. Little historic material remains but render potentially covers rubble masonry walling
RPS_7143	181 Rathgar Road	House	Lovely terrace of houses with historic granite footings and railings. Pedestrian access only.
RPS_7144	182 Rathgar Road	House	Lovely terrace of houses with historic granite footings and railings. Pedestrian access only.
RPS_7145	183 Rathgar Road	House	Lovely terrace of houses with historic granite footings and railings. Pedestrian access only.
RPS_7146	184 Rathgar Road	House	Malakoff Villas, 184 Rathgar Road named after Crimean War. Beautiful historic home. Historic footings and railings.
RPS_7147	185 Rathgar Road	House	Malakoff Villas, 185 Rathgar Road named after Crimean War. Beautiful historic home. Historic footings and railings with some modern additions

2.2.2.11 Structures of merit that are not protected

LOCATION	CLASSIFICATION	ADDITIONAL INFORMATION
178 Rathgar road	House	Appears historic but may be a modern construction in the historic style

2.2.3 Rathmines Road Lower (Figure 6 and 7)

This section of the proposed scheme travels for 910m along Rathmines Road Lower from the junction of Rathgar Road and Rathmines Road Lower to La Touche Bridge on the Royal Canal just before Portobello. It is provisionally intended to widen the route way to both the west and east. A total of 22 protected structures front onto the road to the west and 77 onto the road from the east. These are described below and as the road is significant in length they are indicated over three figures (Figure 6, 7 and 8).

- Figure 6 covers the area from the intersection with Rathgar Road and Rathmines Road Upper as far the junction with William's Park on the west and Parker Hill on the east side.
- Figure 7 covers the area from with William's Park on the west and Parker Hill on the east side as far as St Mary's College on the west and Richmond Hill on the east side.
- Figure 8 covers the area from St Mary's College on the west and Richmond Hill on the east side as far as La Touche Bridge over the Royal Canal.

2.2.3.1 Rathmines Road Lower, western side (Figure 6)

RPS NUMBER	LOCATION	CLASSIFICATION	ADDITIONAL INFORMATION/ FEATURES
RPS_7149	College	Rathmines College and Library	Historic granite steps. Vehicular access
RPS_7228	175 Rathmines Road Lower	Bank	Historic sandstone footings and railings. Contemporary with building
RPS_7230	177 Rathmines Road Lower	House	Historic granite footings and railings. No vehicular access
RPS_7232	179 Rathmines Road Lower	House	Historic granite footings and railings. No vehicular access
RPS_7234	181 Rathmines Road Lower	Three-storey over basement terraced house, including steps and railings	Historic granite footings and railings. No vehicular access
RPS_7236	183 Rathmines Road Lower	Three-storey over basement terraced house, including steps and railings	Historic granite footings and railings. No vehicular access
RPS_7238	185 Rathmines Road Lower	Three-storey over basement terraced house, including steps and railings	Modern shop to front
RPS_7245	211 Rathmines Road Lower	Business Premises	Former bank of Ireland. Abuts street
RPS_7246	221-223 Rathmines Road Lower	Bank	Comprises flags with granite kerbing and cast iron pedestals bollards. The flags are of various dates they are interspersed with poured concrete as well as modern paving.
RPS_4754	1 Leinster	House	This house does not front onto the PR but its curtilage

	Square		abuts. Historic walling with render of uncertain date. Large pillar on north and south of Leinster Square mark the entrance into the 'estate'.
RPS_4780	37 Leinster Square	House	This house does not front onto the PR but its curtilage abuts. Historic walling with render of uncertain date. Large pillar on north and south of Leinster Square mark the entrance into the 'estate'.

2.2.3.2 Structures of merit that are not protected

LOCATION	CLASSIFICATION	ADDITIONAL INFORMATION/ FEATURES
219-189 Rathmines Road Lower	Historic premises	with commercial function, adjacent to 'Key District Area'
161-159 Rathmines Road Lower	Historic premises	with commercial function, adjacent to 'Key District Area'

2.2.3.3 Rathmines Road Lower, eastern side (Figure 6)

RPS NUMBER	LOCATION	CLASSIFICATION	ADDITIONAL INFORMATION/ FEATURES
RPS_7148	Former Town Hall	Purpose built town hall	Abuts street and steps lead from path into building
RPS_7223	166 Rathmines Road Lower	Business Premises	Historic railings with granite footings. Pedestrian access.
RPS_7224	168 Rathmines Road Lower	House	Possibly modern walling with railings. Pedestrian access
RPS_7225	170 Rathmines Road Lower	Business Premises	Scant remains of historic walling. Pedestrian access and inserted vehicular access.
RPS_7226	172 Rathmines Road Lower	House	Brick walling contemporary with house and historic railing with pedestrian access gate. Walling painted grey
RPS_7227	174 Rathmines Road Lower	House	Vehicular access added. Little remains of historic walling. Historic railings possibly from 1930/1940s
RPS_7229	176 Rathmines Road Lower	Business Premises	Abuts street. Shopfront relatively intact. Access to house from north side of shop via lane
RPS_7231	178 Rathmines Road Lower	House	House contains shop to front
RPS_7233	180 Rathmines Road Lower	Business Premises	House contains shop to front
RPS_7235	182 Rathmines Road Lower	House	Shopfront heavily interfered in modern time
RPS_7237	184 Rathmines Road Lower	Business Premises	House contains shop to front

RPS_7239	186 Rathmines Road Lower	House	Not visible
RPS_7240	188 Rathmines Road Lower	House	Abuts street. Shopfront relatively intact. Access to house from north side of shop via lane
RPS_7241	190 Rathmines Road Lower	House	Historic granite footings and railings. No vehicular access. Cover way access to north to provide overall access to rear property
RPS_7242	192 Rathmines Road Lower	Business Premises	Shopfront abuts road
RPS_7243	194 Rathmines Road Lower	House	Shopfront abuts road
RPS_7244	196 Rathmines Road Lower	Business Premises	Shopfront abuts road

2.2.3.4 Rathmines Road Lower, western side (Figure 7)

RPS NUMBER	LOCATION	CLASSIFICATION	ADDITIONAL INFORMATION/ FEATURES
RPS_7205	103-105 (odd) Rathmines Road Lower	Historic building	Former Kelso Laundry buildings: façade only

2.2.3.5 Structures of merit that are not protected

LOCATION	CLASSIFICATION	ADDITIONAL INFORMATION/ FEATURES
101 Rathmines Road Lower	Historic premises	Redbrick commercial premises
141-133 Rathmines Road Lower	Historic premises	Edwardian era premises constructed in brick with framed with

2.2.3.6 Rathmines Road Lower, eastern side (Figure 7)

RPS NUMBER	LOCATION	CLASSIFICATION	ADDITIONAL INFORMATION/ FEATURES
RPS_8718	86 Rathmines Road Lower	Front facade	Ornamental front gate between Blackbird pub (82 Rathmines Lower) and Dominos pizza (84)
RPS_7197	88 Rathmines Road Lower	Business Premises	Little historic features remains
RPS_7198	90 Rathmines Road Lower	House and business premises	Little historic features remains
RPS_7199	92 Rathmines Road Lower	House and business premises	Little historic features remains

RPS_7200	94 Rathmines Road Lower	House and business premises	Little historic features remains
RPS_7201	96 Rathmines Road Lower	House and business premises	Little historic features remains
RPS_7202	98 Rathmines Road Lower	House	Historic walling and railings
RPS_7203	100 Rathmines Road Lower	House	Historic walling and railings
RPS_7204	102 Rathmines Road Lower	House	Historic walling and railings with lovely neoclassical tapered pillars flanking pedestrian entrance
RPS_7206	104 Rathmines Road Lower	House and business premises	Commercial premises of uncertain date situated to fore of historic homes. Historic material remains in boundaries
RPS_7207	106 Rathmines Road Lower	House	Commercial premises of uncertain date situated to fore of historic homes. Historic material remains in boundaries
RPS_7208	108 Rathmines Road Lower	House and business premises	Commercial premises of uncertain date situated to fore of historic homes. Historic material remains in boundaries
RPS_7209	110 Rathmines Road Lower	House	Commercial premises of uncertain date situated to fore of historic homes. Historic material remains in boundaries
RPS_7210	112 Rathmines Road Lower	Business Premises	Commercial premises of uncertain date situated to fore of historic homes. Historic material remains in boundaries
RPS_7211	114 Rathmines Road Lower	Business Premises	Commercial premises of uncertain date situated to fore of historic homes. Historic material remains in boundaries
RPS_7212	116 Rathmines Road Lower	House and business premises	Commercial premises of uncertain date situated to fore of historic homes. Historic material remains in boundaries
RPS_7213	118 Rathmines Road Lower	House and business premises	Commercial premises of uncertain date situated to fore of historic homes. Historic material remains in boundaries
RPS_7214	120 Rathmines Road Lower	House and business premises	Commercial premises of uncertain date situated to fore of historic homes. Historic material remains in boundaries
RPS_7215	122 Rathmines Road Lower	House and business premises	Commercial premises of uncertain date situated to fore of historic homes. Historic material remains in boundaries
RPS_7216	124 Rathmines Road Lower	Business Premises	Commercial premises of uncertain date situated to fore of historic homes. Historic material remains in boundaries
RPS_7217	126 Rathmines Road Lower	House and business premises	Not identifiable within mapping
RPS_7218	128 Rathmines Road Lower	House	Possesses modern walling
RPS_7219	130 Rathmines	House	Walling of historic character. In poor repair. Original pedestrian access retained with historic granite steps

	Road Lower		flanked by decorated pillars. All rendered.
RPS_7220	132 Rathmines Road Lower	House	Walling of historic character. In poor repair. Original pedestrian access retained with historic granite steps flanked by decorated pillars. All rendered.
RPS_7221	134 Rathmines Road Lower	House	Walling of historic character. In poor repair. Original pedestrian access retained with historic granite steps flanked by decorated pillars. All rendered.
RPS_7222	136 Rathmines Road Lower	House	Walling of historic character. In poor repair. Original pedestrian access retained with historic granite steps flanked by decorated pillars. All rendered.

2.2.3.7 Rathmines Road Lower, western side (Figure 8)

RPS NUMBER	LOCATION	CLASSIFICATION	ADDITIONAL INFORMATION/ FEATURES
RPS_8721	1-13 (odd) Rathmines Road Lower	Mixed use buildings	Single-storey building (at junction with Grove Road, Grand Canal House, including flanking buildings with archways Abuts Street
RPS_7163	19-21 (odd) Rathmines Road Lower	Brick buildings and including boundary treatment	Railings and steps
RPS_7168	27-29 (odd) Rathmines Road Lower	Former Post Office	Abuts street with steps
RPS_7171	31 Rathmines Road Lower	House	Historic granite footings and railings. Pedestrian access only
RPS_7173	33 Rathmines Road Lower	House	Historic granite footings and railings. Pedestrian access only
RPS_7175	35 Rathmines Road Lower	House	Historic granite footings and railings. Pedestrian access only
RPS_7177	37 Rathmines Road Lower	House	Historic granite footings and railings. Pedestrian access only
RPS_7179	39 Rathmines Road Lower	House	Historic granite footings and railings. Pedestrian access only
RPS_7181	41-43 (odd) Rathmines Road Lower	Former Kodak building (at junction with Blackberry Lane)	Beautiful buildings in the Art Deco style. Completed c. 1930 and designed by Donnelly, Moore and Keating.

2.2.3.8 Structures of merit that are not protected

LOCATION	CLASSIFICATION	ADDITIONAL INFORMATION/ FEATURES
25-23 Rathmines Road Lower	Historic premises	Redbrick commercial premises

2.2.3.9 Rathmines Road Lower, eastern side (Figure 8)

RPS NUMBER	LOCATION	CLASSIFICATION	ADDITIONAL INFORMATION/ FEATURES
RPS_7151	2 Rathmines Road Lower	House	Historic granite wall footings and railings
RPS_7153	4 Rathmines Road Lower	House	Historic granite wall footings and railings
RPS_7156	6 Rathmines Road Lower	House	Historic granite wall footings and railings
RPS_7157	8 Rathmines Road Lower	House	Historic granite wall footings and railings
RPS_7158	10 Rathmines Road Lower	House	Little remains of former railings and walling
RPS_7159	12 Rathmines Road Lower	House	Little remains of former railings and walling
RPS_7160	14 Rathmines Road Lower	House	Historic granite wall footings and railings
RPS_7161	16 Rathmines Road Lower	House	Railings of uncertain date but no granite footings
RPS_7162	18 Rathmines Road Lower	House	Railings of uncertain date. Evidence of granite footings
RPS_7164	20 Rathmines Road Lower	House	Historic railings and granite footings
RPS_7165	22 Rathmines Road Lower	House	No evidence of any historic material
RPS_7166	24 Rathmines Road Lower	House	Front walling and railings removed. Side boundary railings and footings of historic character remains
RPS_7167	26 Rathmines Road Lower	House	Front walling and railings removed. Side boundary railings and footings of historic character remains
RPS_7169	28 Rathmines Road Lower	House	Historic railings and granite footings
RPS_7170	30 Rathmines Road Lower	House	Front walling and railings removed. Side boundary railings and footings of historic character remains
RPS_7172	32 Rathmines Road Lower	House	Partial low masonry walling remains to front. Likely that historic walling and railings removed. Side boundary walling remains, character uncertain
RPS_7174	34 Rathmines Road Lower	House	Front walling and railings removed. Side boundary railings and footings of historic character remains
RPS_7176	36 Rathmines Road Lower	House	Brick walling of uncertain date, possibly contemporary with house. Historic railings.
RPS_7178	38 Rathmines Road Lower	House	Front walling and railings removed. Side boundary railings and footings of historic character remains
RPS_7180	40 Rathmines Road Lower	House	Front walling and railings removed. Side boundary railings and footings of historic character remains
RPS_7182	42 Rathmines Road Lower	House	Partial removal of front walling. Brick walling and historic railings remain around pedestrian access way
RPS_7183	44 Rathmines Road Lower	House	Laneway rear access between 42-44. Original brick walling and historic railings
RPS_7184	Church of Our Lady of Refuge	Church of Our Lady of Refuge	Curtilage defined by historic walling and railings c. 1880
RPS_7185	52 Rathmines	Presbytery	Curtilage defined by historic walling and railings

	Road Lower		
RPS_7186	54 Rathmines Road Lower	House	Brick walling contemporary with house surmounted by historic railing. No vehicular access
RPS_7187	56 Rathmines Road Lower	House	Brick walling contemporary with house surmounted by historic railing. No vehicular access
RPS_7188	58 Rathmines Road Lower	House	Brick walling contemporary with house surmounted by historic railing. No vehicular access
RPS_7189	60 Rathmines Road Lower	House	Brick walling contemporary with house surmounted by historic railing. No vehicular access
RPS_7190	62 Rathmines Road Lower	House	Brick walling contemporary with house surmounted by historic railing. No vehicular access
RPS_7191	64 Rathmines Road Lower	House	Brick walling c contemporary with house surmounted by historic railing. No vehicular access
RPS_7192	66 Rathmines Road Lower	House	Brick walling contemporary with house surmounted by historic railing. No vehicular access
RPS_7193	68 Rathmines Road Lower	House	Brick walling contemporary with house surmounted by historic railing. No vehicular access
RPS_7194	70 Rathmines Road Lower	House	Brick walling contemporary with house surmounted by historic railing. No vehicular access
RPS_7195	72 Rathmines Road Lower	House	Shop abuts street

2.3 CITY DEVELOPMENT PLAN: CONSERVATION AREAS

None of the streets are located within an Architectural Conservation Area as designated within the City Development Plan. However, the development plan does contain the following objective:

***CHCO2:** To designate further Architectural Conservation Areas within the identified phase 1 priority areas (as set out in section 11.1.4 The Strategic Approach) of special historic and architectural interest. Phase 2 of the survey and review, based on the rationale set out in subsection 11.1.4 (bullet point 1), will include; areas adjacent to phase 1 priority areas; extension of the Thomas Street ACA; Pembroke / Rathmines Lower & Upper (IAC emphasis) / Belgrave Square; Stoneybatter/Oxmanstown/Arbour Hill; Ranelagh Village.*

Whilst the plan does not define a proposed ACA boundary for ‘Rathmines Upper/Lower’, it is possible that one or more of the streets containing the proposed scheme may be included within this ACA, when it is established in the future.

The northern tip of the proposed scheme is located within a Conservation Area that has been established along the path of the Grand Canal. Within these areas, it is the policy of Dublin City Council that:

***CHC4** To protect the special interest and character of all Dublin’s Conservation Areas (11.1.5.4). Development within or affecting all conservation areas will contribute positively to the character and distinctiveness; and take opportunities to protect and enhance the character and appearance of the area and its setting, wherever possible.*

2.3.1 Paved Areas and Stone Kerbing and Setts

Dublin City Development Plan 2016-2022 reads as follows:

CHC15 To preserve, repair and retain in situ, where possible, historic elements of significance in the public realm including railings, milestones, city ward stones, street furniture, ironmongery, and any historic kerbing and setts identified in Appendices 7 and 8 of the Development Plan, and promote high standards for design, materials and workmanship in public realm improvements. Works involving such elements shall be carried out in accordance with the Department of Arts, Heritage and the Gaeltacht Advice Series: Paving, the conservation of the historic Ground Surfaces.

Stone Setts

Appendix 7 of the Dublin City Development Plan 2016-2022 is headed “Stone setts to be retained, restored or introduced” and lists a number of streets and bridges. The text along with this list reads:

Works pertaining to this schedule of streets pertaining to: paved areas; granite paving flags and kerbing; original coal-hole covers; traditional pattern manhole covers; and stone and cast-iron protective bollards; shall be retained in situ or restored and included in the City Council’s implementation of the Historic Street Surfaces in Dublin: Conservation Study and Guidance Manual (2009).

None of the streets that form part of the proposed scheme are listed in Appendix 7.

Paved areas

Appendix 8 of the Dublin City Development Plan 2016-2022 lists locations where there are paved areas – listed in appendix 8.1 – and paved areas and streets with granite kerbing – listed in appendix 8.2. The text that accompanies this appendix reads:

Works pertaining to this schedule of streets pertaining to: paved areas and streets with granite kerbing, concrete flags or brick, and /or some other traditional features, such as coal-hole covers, and stone and cast-iron protective bollards, to be retained or restored and included in the City Council’s implementation of the Historic Street Surfaces in Dublin: Conservation Study and Guidance Manual (2009).

Appendix 8.1: Paved areas and streets with granite paving slabs and kerbing, original coal-hole covers, traditional pattern manhole covers, and stone and cast iron protective bollards, to be retained or restored and included in the city council’s programme for restoration:

None of the streets containing the proposed scheme are listed within this appendix.

Appendix 8.2: Paved areas and streets with granite kerbing, concrete flags or brick and/or some other traditional features such as coal-hole covers, manhole covers, and

stone and cast iron protective bollards, to be retained or restored and included in the city council's programme for restoration:

None of the streets containing the proposed scheme are listed within this appendix.

2.4 NATIONAL INVENTORY OF ARCHITECTURAL HERITAGE

The NIAH survey for the section of Dublin City that will contain the proposed scheme has yet to be published.

2.5 FIELD INSPECTION

The field inspection sought to assess the existing built heritage resource, the topography and any additional information relevant to the report. During the course of the field investigation the route of the proposed scheme and its immediate surrounding environs were inspected.

The proposed scheme would involve the construction of a CBC along the streets of Terenure Road East, Rathgar Road and Rathmines Road Lower. A provisional land take has been proposed, which is required to widen the existing streets in order to accommodate a bus lane.

Specific structures of that are recorded, along with unrecorded structures of architectural merit, are described in the above tables. However, the field inspection aided in an assessment of the overall built heritage environment and character of each street.

Terenure Road East contains a significant amount of protected structures, most of which are set back some distance from the street with garden boundary treatments that are contemporary to the houses. There are a number of mature trees within the gardens and as such the street possesses a sylvan quality that often does not survive within the suburbs of Dublin City. Whilst the existing road surface is modern, the street is flanked by footpaths that contain historic fabric such as granite kerbs and stone flags. Historic post boxes are also present, along with some modern structures, to the south and southwest of the street.

Rathgar Road is similar in form to Terenure Road East, mainly consisting of residential properties set back from the road with contemporary garden boundary treatments. The sylvan character continues with a number of mature trees located along the road. The street is flanked by footpaths that contain historic fabric such as granite kerbs and stone flags. Historic post boxes are also present. The northern part of the street contains less protected structures, with the street frontage dominated by shops. However, many of these shops are within historic structures that retain architectural merit. This is particularly the case on the northern side of the road. The buildings on the southern side of the road in this area are more recent in date.

Rathmines Road is generally narrower than the other streets and contains more modern development in the form of office and apartment blocks. However, sections of the street do retain the setback residential properties that are found along

Terenure Road and Rathgar Road. Whilst it is clear the architectural character of the street has suffered due to the removal of many of these structures, those that remain are protected and some retain their original gardens and contemporary boundaries, whereas others now contain modern single storey shops that front directly onto the street. Much of the historic fabric within the footpaths has been replaced, although in many instances good quality granite kerbs have been used. The very northern part of the street contains some mature trees, but the environment is much more urban in character than Rathgar Road and Terenure Road.

3 SUMMARY

An architectural heritage overview has been carried out to assist in ascertaining how viable the development of the Rathfarnham to Rathmines CBC would be. This review has shown that there are multiple protected structures located along the three streets that are included in the proposed scheme. These are mainly characterised by terraced or semi-detached residential properties that are set back from the street with an associated front garden. A large majority of these structures retain their contemporary garden boundaries, which consist of masonry or brick walls surmounted by railings – all of which vary in height and extent.

The setback properties create a pleasant suburban environment characterised by wide streets and mature trees. This is apparent along Terenure Road East and Rathgar Road. However, it is not so apparent along Rathmines Road, which has been affected by modern development and is far more urban in character. This street possesses less protected structures as many of the historic buildings have been lost or affected by modern development. However, where these structures do exist, they represent important survivals, giving an indication of the street character prior to modern urbanisation.

The character of the built environment is also enhanced by the presence of historic street furniture, such as granite kerbs, stone flags, stone setts, bollards, lamp stands and pox boxes. These elements survive in better condition along Rathgar Road and Terenure Road East.

Whilst the proposed scheme will not pass through any ACAs, it is an objective of the Dublin City Development Plan to establish an ACA at ‘Rathmines Upper/ Lower and Pembroke’. The extent of any ACA has not been defined in the plan, but may include one or more of the streets that the CBC would travel along.

Protected Structures are subject to statutory protection under the Planning and Development Act. As such, they should be seen as key constraints and avoided by any proposals to widen the road, which may have a direct impact on the structure. This includes the seven structures fronting onto the northern side of Terenure Road East, at the very western end of the proposed scheme. In addition, it is important that the setting of the protected structures, and attendant structures, be maintained as these are also offered protection under the Planning and Development Act. It may be possible to remove and then carefully rebuilt garden boundaries associated with the protected residential structures that are located within the footprint of the proposed scheme. However, this would require consultation with the Dublin City Conservation Officer in the first instance to discuss viability of same followed by a detailed impact assessment once the footprint of the scheme was decided. This may lead to additional mitigation, such as measured survey (required to record and enable rebuilt of boundaries).

Any such consultations should also take into consideration impacts on structures that possess architectural heritage merit but are not protected and the re-use of any historic street furniture that may be disturbed by the scheme. These elements would also need to be included within a detailed impact assessment once the footprint of the proposed scheme was decided.

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Petty's Down Survey Map, 1654–56, Barony of Rathdown

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Ordnance Survey maps of County Dublin, 1837, 1864, 1886 and 1909

ELECTRONIC SOURCES

www.archaeology.ie – DoAHRRGA website listing all SMR/NIAH sites with aerial photographs

www.osiemaps.ie – Ordnance Survey aerial photographs dating to 1995, 2000 & 2005

www.googleearth.com – Aerial photographs of the proposed development area

www.bingmaps.com – Aerial photographs of the proposed development area

APPENDIX 1 LEGISLATION PROTECTING THE ARCHITECTURAL RESOURCE

The main laws protecting the built heritage are the *Architectural Heritage (National Inventory) and National Monuments (Miscellaneous Provisions) Act 1999* and the *Local Government (Planning and Development) Acts 1963–1999*, which has now been superseded by the *Planning and Development Act, 2000*. The Architectural Heritage Act requires the Minister to establish a survey to identify, record and assess the architectural heritage of the country. The background to this legislation derives from Article 2 of the 1985 Convention for the Protection of Architectural Heritage (Granada Convention). This states that:

For the purpose of precise identification of the monuments, groups of structures and sites to be protected, each member state will undertake to maintain inventories of that architectural heritage.

The National Inventory of Architectural Heritage (NIAH) was established in 1990 to fulfil Ireland's obligation under the Granada Convention, through the establishment and maintenance of a central record, documenting and evaluating the architecture of Ireland (NIAH Handbook 2005:2). As inclusion in the inventory does not provide statutory protection, the survey information is used in conjunction with the *Architectural Heritage Protection Guidelines for Planning Authorities* to advise local authorities on compilation of a Record of Protected Structures as required by the *Planning and Development Act, 2000*.

PROTECTION UNDER THE RECORD OF PROTECTED STRUCTURES AND COUNTY DEVELOPMENT PLAN

Structures of architectural, cultural, social, scientific, historical, technical or archaeological interest can be protected under the Planning and Development Act, 2000, where the conditions relating to the protection of the architectural heritage are set out in Part IV of the act. This act superseded the Local Government (Planning and Development) Act, 1999, and came into force on 1st January 2000.

The act provides for the inclusion of Protected Structures into the planning authorities' development plans and sets out statutory regulations regarding works affecting such structures. Under new legislation, no distinction is made between buildings formerly classified under development plans as List 1 and List 2. Such buildings are now all regarded as 'Protected Structures' and enjoy equal statutory protection. Under the act the entire structure is protected, including a structure's interior, exterior, attendant grounds and also any structures within the attendant grounds.

The act defines a Protected Structure as (a) a structure, or (b) a specified part of a structure which is included in a Record of Protected Structures (RPS), and, where that record so indicates, includes any specified feature which is in the attendant grounds of the structure and which would not otherwise be included in this definition.

Protection of the structure, or part thereof, includes conservation, preservation, and improvement compatible with maintaining its character and interest. Part IV of the act deals with architectural heritage, and Section 57 deals specifically with works affecting the character of Protected Structures or proposed Protected Structures and states that no works should materially affect the character of the structure or any element of the structure that contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest. The act does not provide specific criteria for assigning a special interest to a structure. However, the National Inventory of Architectural Heritage (NIAH) offers guidelines to its field workers as to how to designate a building with a special interest, which are not mutually exclusive. This offers guidance by example rather than by definition:

ARCHAEOLOGICAL

It is to be noted that the NIAH is biased towards post-1700 structures. Structures that have archaeological features may be recorded, providing the archaeological features are incorporated within post-1700 elements. Industrial fabric is considered to have technical significance, and should only be attributed archaeological significance if the structure has pre-1700 features.

ARCHITECTURAL

A structure may be considered of special architectural interest under the following criteria:

- Good quality or well executed architectural design
- The work of a known and distinguished architect, engineer, designer, craftsman
- A structure that makes a positive contribution to a setting, such as a streetscape or rural setting
- Modest or vernacular structures may be considered to be of architectural interest, as they are part of the history of the built heritage of Ireland.
- Well-designed decorative features, externally and/or internally

HISTORICAL

A structure may be considered of special historical interest under the following criteria:

- A significant historical event associated with the structure
- An association with a significant historical figure
- Has a known interesting and/or unusual change of use, e.g. a former workhouse now in use as a hotel
- A memorial to a historical event.

TECHNICAL

A structure may be considered of special technical interest under the following criteria:

- Incorporates building materials of particular interest, i.e. the materials or the technology used for construction
- It is the work of a known or distinguished engineer
- Incorporates innovative engineering design, e.g. bridges, canals or mill weirs

- A structure which has an architectural interest may also merit a technical interest due to the structural techniques used in its construction, e.g. a curvilinear glasshouse, early use of concrete, cast-iron prefabrication.
- Mechanical fixtures relating to a structure may be considered of technical significance.

CULTURAL

A structure may be considered of special cultural interest under the following criteria:

- An association with a known fictitious character or event, e.g. Sandycove Martello Tower, which featured in Ulysses.
- Other structure that illustrate the development of society, such as early schoolhouses, swimming baths or printworks.

SCIENTIFIC

A structure may be considered of special scientific interest under the following criteria:

- A structure or place which is considered to be an extraordinary or pioneering scientific or technical achievement in the Irish context, e.g. Mizen Head Bridge, Birr Telescope.

SOCIAL

A structure may be considered of special social interest under the following criteria:

- A focal point of spiritual, political, national or other cultural sentiment to a group of people, e.g. a place of worship, a meeting point, assembly rooms.
- Developed or constructed by a community or organisation, e.g. the construction of the railways or the building of a church through the patronage of the local community
- Illustrates a particular lifestyle, philosophy, or social condition of the past, e.g. the hierarchical accommodation in a country house, philanthropic housing, and vernacular structures.

ARTISTIC

A structure may be considered of special artistic interest under the following criteria:

- Work of a skilled craftsman or artist, e.g. plasterwork, wrought-iron work, carved elements or details, stained glass, Stations of the Cross.
- Well-designed mass produced structures or elements may also be considered of artistic interest.

(From the NIAH Handbook 2003 & 2005 pages 15–20)

The Local Authority has the power to order conservation and restoration works to be undertaken by the owner of the protected structure if it considers the building to be in need of repair. Similarly, an owner or developer must make a written request to the Local Authority to carry out any works on a protected structure and its environs, which will be reviewed within three months of application. Failure to do so may result in prosecution.