

REPORT ON THE ARCHITECTURAL/HISTORIC SIGNIFICANCE  
OF THE KNOCKRABO SITE AND SETTING,  
MOUNT ANVILLE ROAD, DUBLIN 14

&

OBSERVATIONS ON THE IMPACT OF THE  
CURRENT PROPOSAL



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## **Report On the Architectural/Historic Significance of the Knockrabo Site and Setting, Mount Anville Road, Dublin 14 And Observations On The Impact Of The Current Proposal**

### **1. Introduction**

This report has been completed on instruction from Knockrabo Investments DAC. It provides an assessment of the significance of the Knockrabo site, Dublin 14, its setting and context, and identifies any associated special architectural and historic character and any other features which are of note. An evaluation of the chronology of the site is also included. The report schedules the proposed external and assesses the works' potential impact on the significance of the site. In preparation of the report the site was evaluated and photographically recorded internally and externally. In the preparation of this report the site was evaluated and photographically recorded externally. These photographs are appended to the report. The impact of the proposal on the significance and character of the site has been assessed in accordance with the 2000 Planning Act and the DoHLGH Guidelines on Architectural Heritage. Cedar Mount House, the Coach House and Knockrabo Gate Lodge (West) underwent alterations works in 2019 which were permitted under the planning permission D17A/1124. Those works have not been completed.

The subject development site encompasses two Protected Structures: Cedar Mount House, Reg. Ref. 783 and the Knockrabo Gate Lodge (West), Reg. Ref. 796. The inscription on the RPS retains three entries in order to clarify that the lodge as well as the gates and piers enjoy protection as separately inscribed Protected Structures.

It is adjacent to three Protected Structures which are located to the southwest along Mount Anville Road: Thendara, Reg. Ref. 812, The Garth, Reg. Ref. 819 and Hollywood House, Reg. Ref. 829.

The subject development site is zoned A under the Dún Laoghaire - Rathdown County Development Plan 2022-2028 (see Fig.1) with the objective "*To provide residential development and improve residential amenity while protecting the existing residential amenities.*"

The site does not form part of the Zone of Archaeological Potential.





Figure 1: Extract from the Dún Laoghaire – Rathdown Development Plan 2022-2028. The red outline indicates the subject development site and was added by David Slattery Conservation Architects. The yellow solid hatch shows the Protected Structures.

## 2. Context, Setting, Typology, Chronology

The subject site is situated along Mount Anville Road which extends Foster Avenue at the junction between Roebuck Road and Callary Road to the east and leads to the junction between Goatstown Road and Drummartin Road to the west.

The subject development site forms originally part of the lands of Roebuck Castle which is located to the north on the grounds of University College Dublin.

The Environmental Impact Statement report prepared by M. Tubridy Associates in June 2001 for additional information to the planning application Ref. Reg. D01A/0630 provides information on the landscape of the subject development site:

*"It may have been pasture, arable or even woodland in the 17<sup>th</sup> century as a survey of 1654 states that Roebuck lands included 360 acres of arable land, 28 acres of pasture, and 12 acres of meadow/plantation."*

The subject development site was farmed and probably in grassland before the construction of Mountanville House.

Peter Pearson in his book *"Between the Mountains and the Sea"* writes that a significant proportion of the houses in Roebuck dates from the 18<sup>th</sup> century while others were extended during the Victorian period. Mount Anville House is a Victorian House built by Henry Roe. The name was later changed to Knockrabo which is a corruption of the Irish *Cnoc Rabo*. The reason was to avoid confusion with Mount Anville Convent across the road. Christopher Palles, Lord Chief Baron of The Court of the Exchequer bought the house in 1885 where he lived until he died in 1920. The 1865-1866 OS map shows that the planting was concentrated between the house and Mountanville Road.

Mount Anville House was the Dublin Gas company sports ground from at least the 1950s. The planning report from Auveen Byrne & Associates dated from 18<sup>th</sup> July 2001 accompanying the planning application Ref. Reg. D01A/0630 explains that the house was destroyed by a fire in the 1950s. Bank of Ireland bought Mount Anville House in 1978 for its sport grounds. It was demolished in 1984 and replaced with sports buildings.

The Knockrabo Gate Lodge (West) appears on the 1908-1910 OS Map. This means that it was built between 1865 and 1910 as part of the Mount Anville House curtilage.

Cedar Mount House appears on the 1837-1838 OS Map and was initially named Mountanville Cottage. The Impact on Architectural Heritage prepared by Robin Mandal for the additional information for the planning application Ref. Reg. D01A/0630 indicates that Cedar Mount House was built c.1800-1820. It was extended to the north with the construction of a return between 1865 and 1910. The Coach House to the west is shown on the 1865-1866 OS Map and forms part of the curtilage of Cerdarmount House. It was built between 1837 and 1866. Bank of Ireland acquired Cedar Mount House in 1988 and included its grounds in the sporting facilities. The house accommodated offices. At the end of the 1990s Bank of Ireland sold the lands. Howley Hayes Architects wrote in the *2017 Conservation Report* (Planning Permission D17A/1124):

*"In 2003 Cedar Mount House was purchased by ... who restored and modified the house returning it to a residence for his own family use. Works undertaken to the house included – re-slating of the roof; replacement of all windows; installation of a new stair case in the former entrance hall; and the replacement of all internal fittings including skirtings, cornices and architraves. The ... also carried out extensive landscaping works to the garden including the erection of a number of stone garden structures, terraces and external steps. They also planted semi-mature trees."*

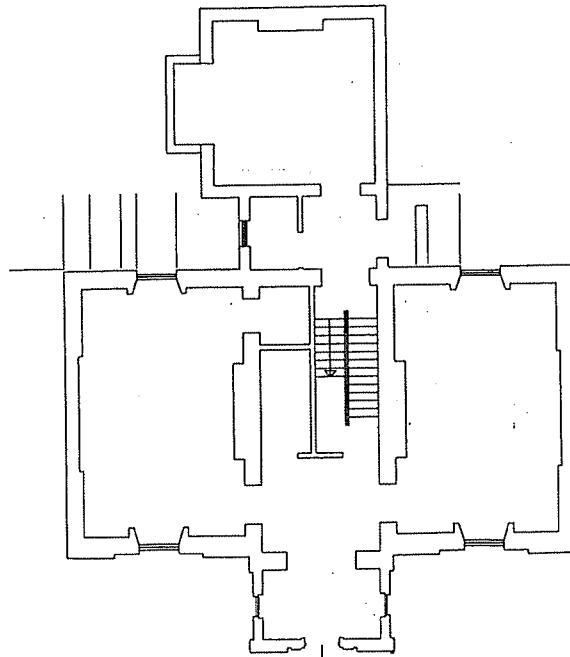
The same owner replaced the Edwardian wing to the north with the current extension, created a podium at the lower ground floor level and built the former conservatory to the west of the house. The planning permission was prepared by Howley Hayes Architects but another firm of Architects carried out the implementation of the works with changes to the design. The conservatory was taken down during the 2019 works (Planning Permission D17A/ 1124).

Howley Hayes Architects added about Knockrabo Gate Lodge (West) and the Coach House in the *2017 Conservation Report* (Planning Permission D17A/1124):

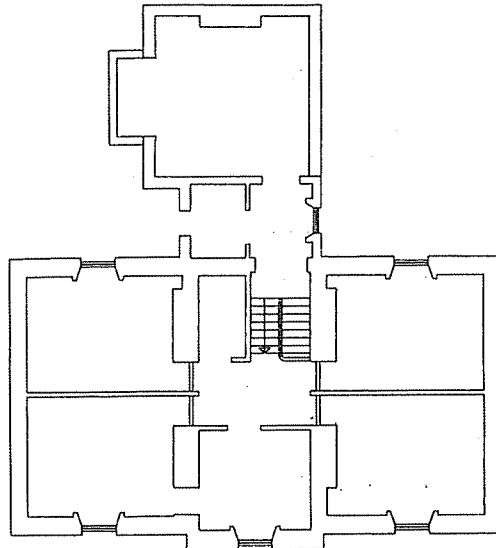
*"During the ownership of ... the land-holding around Cedar Mount was increased significantly by the purchase of the adjoining Mountanville House site. [...] The smaller gate lodge, Knockrabo Gate Lodge (West), (a protected structure) was poorly renovated and extended in*



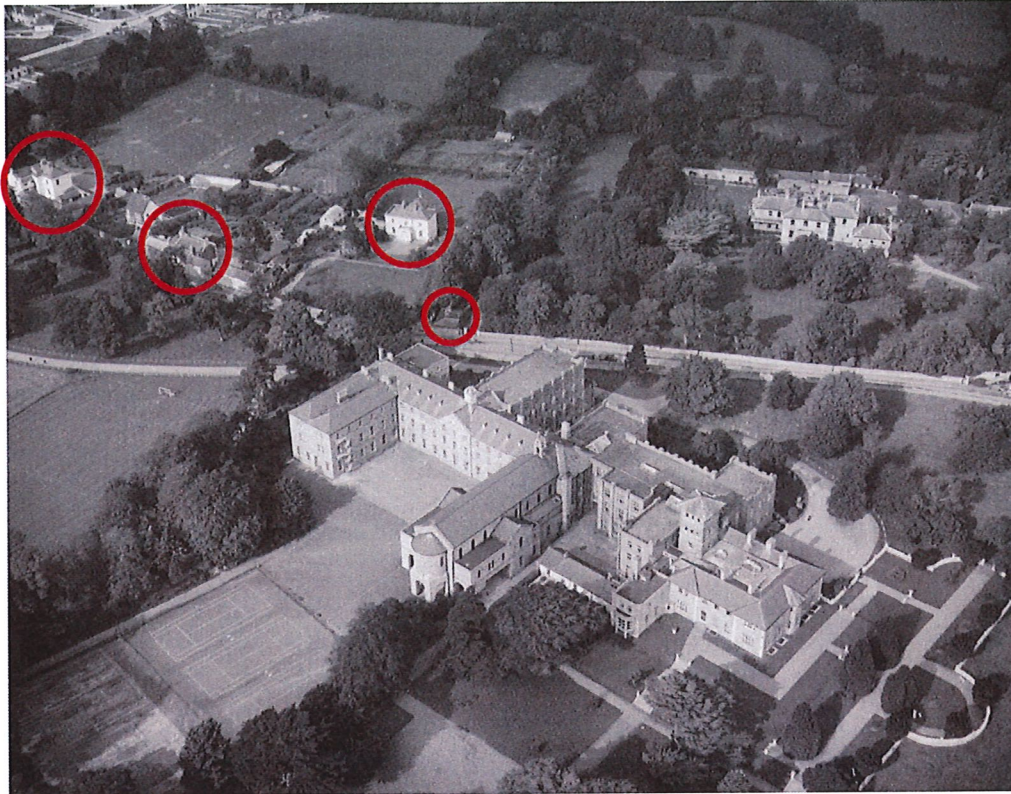
*the early 2000s as was the former coach house."*



*Figure 2: Cedar Mount House Existing Ground Floor Plan, Extract from Robin Mandal Impact on Architectural Heritage prepared in 2001. It shows the non-extant Edwardian Wing to the north.*



*Figure 3: Cedar Mount House First Floor Plan, Extract from Robin Mandal Impact on Architectural Heritage prepared in 2001. It shows the non-extant Edwardian Wing to the north.*



*Figure 4: Aerial photograph dated 1956. The red outline circles indicates the subject Protected Structures within and adjacent to the subject development site. Source: Morgan Aerial Photographic Collection.*





*Figure 5: Aerial photograph dated 1956. The red outline circles indicates the subject Protected Structures within and adjacent to the subject development site. Source: Morgan Aerial Photographic Collection.*

In order to determine the chronology of building on the subject site, a number of historic maps and images were consulted (the relevant plates are appended to the report and should be referred to). These are as follows –



2.1 1<sup>st</sup> Edition Ordnance Survey Map, 1837-1843

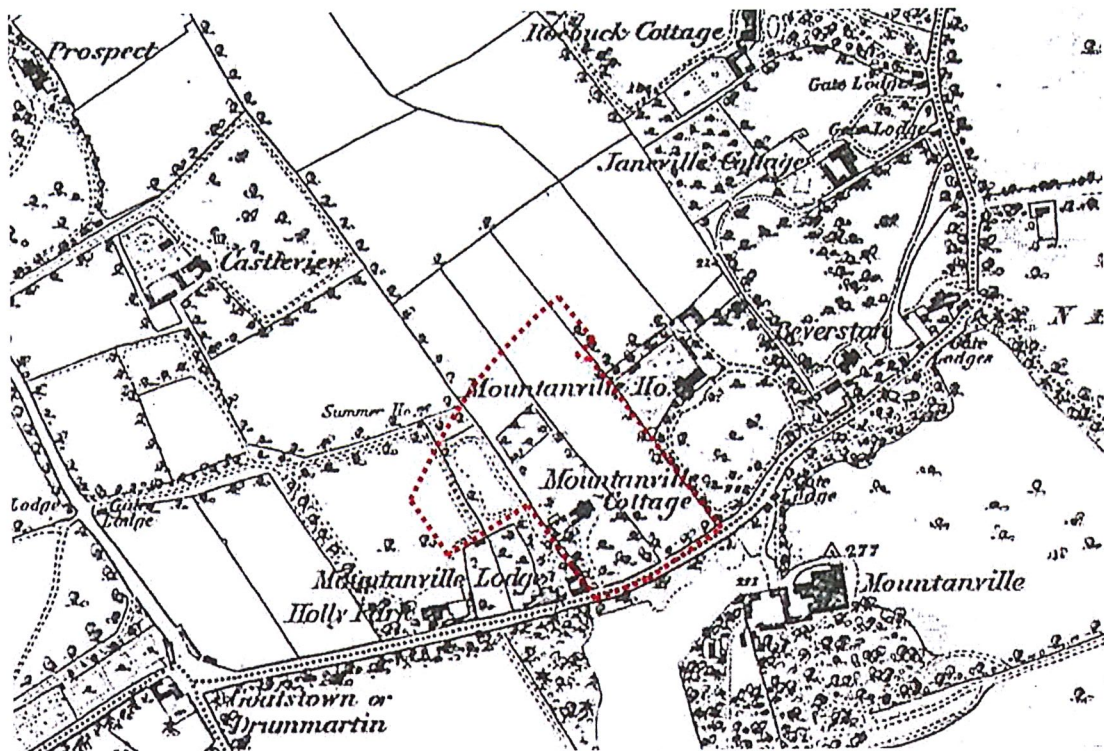


Figure 6: Extract from OS Map 1837-1843. The red dashed outline indicates the approximate subject development site.

This map shows that the subject development site overlaps with five different plots. The plots are described below from east to west.

There is Mountanville House to the east with two open field plots to the rear. Three narrow outbuildings and another one with an 'L' shaped plan layout seem to be drawn to the north of the House.

There is an open field between Mountanville cottage which is today Cedar Mount House and Mountanville House.

Mountanville Cottage which is called today Cedar Mount House appears on this map. It is located on a long plot. A garden is drawn to the front of the house. It appears that there is another one further back to the house. An entrance from Mount Anville Road with a path leading to the house is drawn on this map. Outbuildings seem to appear to the west of the house.

Mountanville Lodge which correlates today with 'Thendara' and 'The Garth' buildings is shown along Mount Anville Road. There is an access to the plot from Mount Anville Road which leads to the rear. Two outbuildings are shown to the east of this entrance. The plot seems to be landscaped with a path.

The subject development site encroaches to the west into the Holly Park plot which is today Hollywood House.

## 2.2 Ordnance Survey Map, 1865-1866

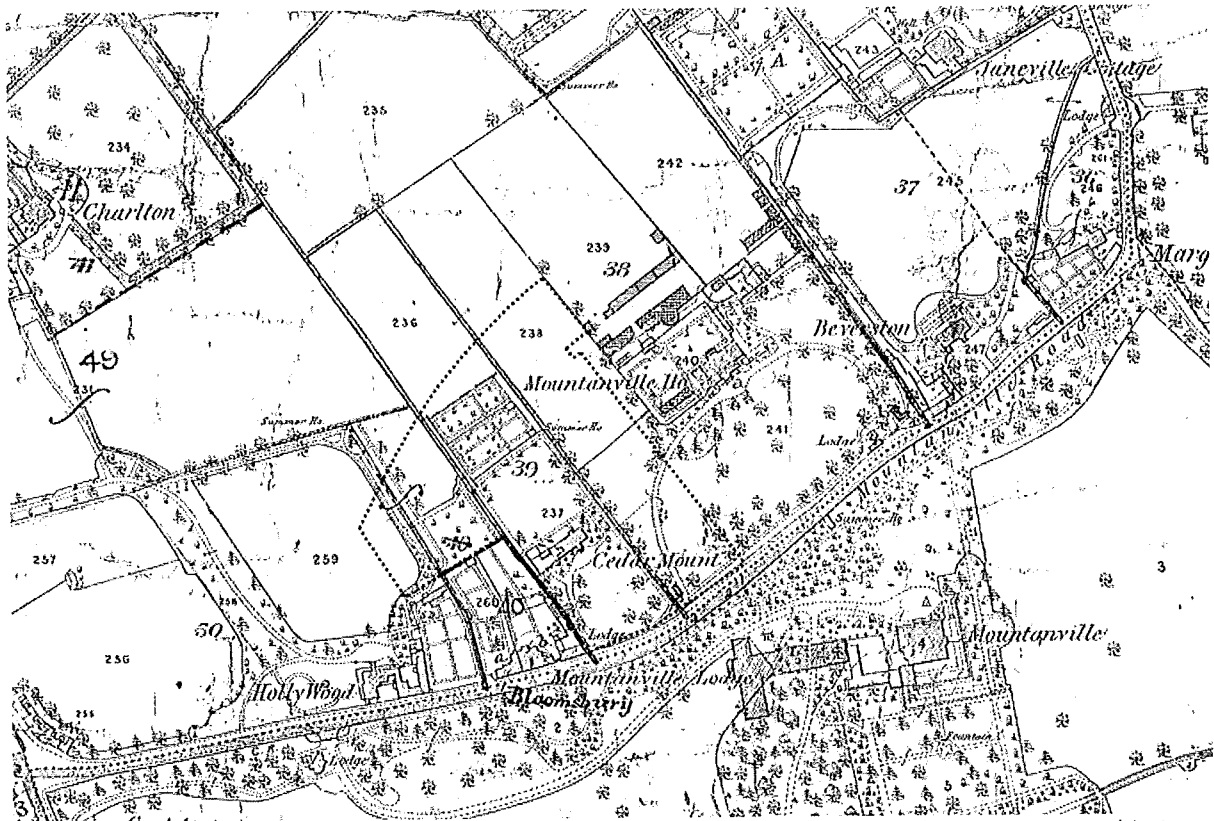


Figure 7: Extract from the OS Map 1865-1866. The red dashed outline indicates the approximate subject development site.

This map provides more details. Mountainville House seems to have been extended to the west. Outbuildings and conservatories appear to the northwest and west. A front garden with a path is clearly shown. Three gate lodges appear to the front, one on the southwest and two on the southeast. Boundary walls seem to be drawn to the east and west with a section to the north where it is written Summer House.

The name Cedar Mount House is indicated on this map. The structure seems to have been unchanged since the previous map. There are three outbuildings to the west. The front garden is clearly drawn. There is a gate lodge to the southwest. There is a path leading to the house and the outbuildings. There is a garden further north. Cedar Mount House plot has boundary walls to the east, west and north.

Mountainville Lodge (former 'Thendara' and the 'The Garth') plots seems to have been reduced to the north. There is a boundary wall to the east, west and north of those buildings. Paths appear to the rear. The west boundary wall extends all along the Hollywood House plot.

## 2.3 Ordnance Survey Map, 1908-1910

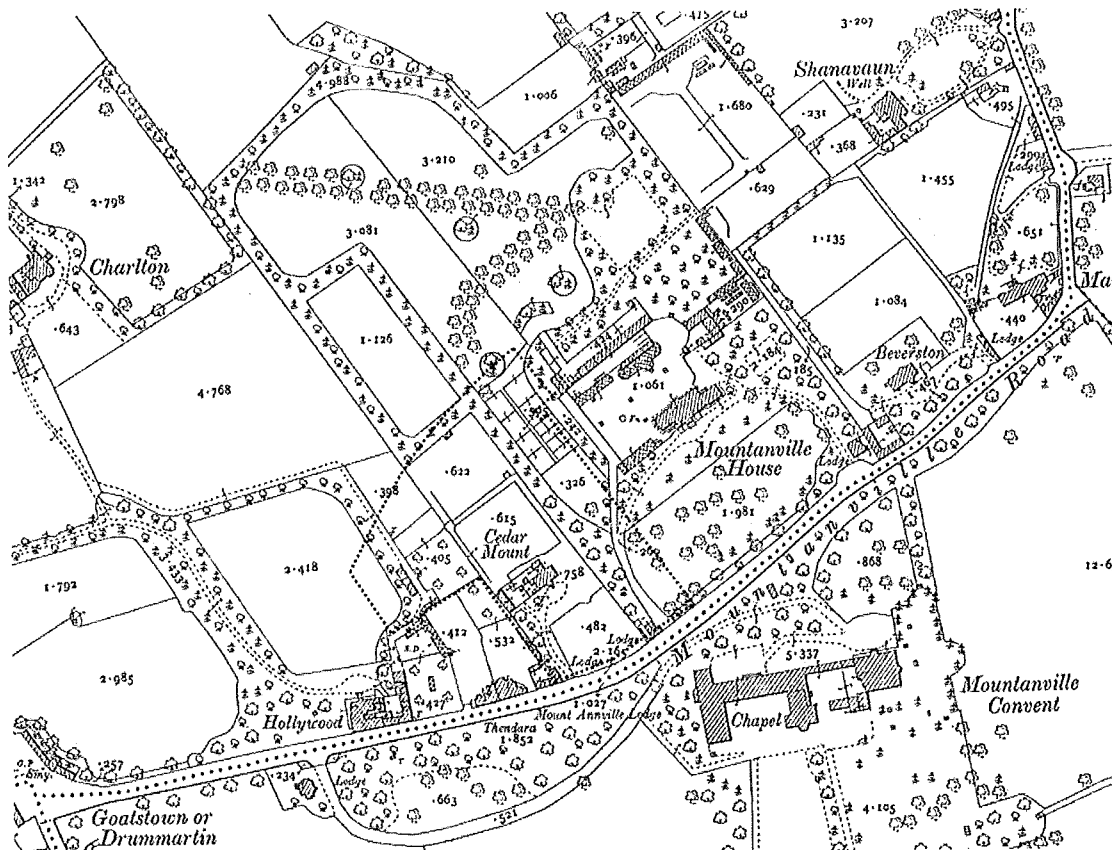


Figure 8: Extract from the OS Map 1908-1910. The red dashed outline indicates the approximate subject development site.

Mountanville House seems to have been extended to the east and west. There are additional outbuildings to the northeast and four narrower outbuildings. The lodge to the west of the eastern entrance which is drawn in the previous map is not shown anymore. The eastern gate lodge appears to have been extended. The entrance with the quadrant walls is shown. The lodge to the west has also been extended or replaced with a bigger lodge between 1865 and 1910. Mountanville House plot seems to have encroached into the plot at the back of Cedar Mount House.

Cedar Mount House has been extended with a rear return. The two outbuildings to the west seems to have been replaced with three smaller ones. A plot appears to the south where was previously the front garden.

The building to the west of Mount Anville Lodge is named 'Thendara' on the map. 'Thendara' and the Mount Anville Lodge (former 'The Garth') seems to have undergone no alterations nor their plots.

Hollywood House seems to have extended to the south.





Mount Anville House does not appear on this map as it was demolished in 1984 for the Bank of Ireland sports facilities. The first phase of Knockrabo Phase 1 with houses, apartments and associated landscaping was completed in 2016.

The only remaining structures from Mount Anville House is the Gate Lodge East which is part of Knockrabo Phase 1 and the Gate Lodge West which is part of Knockrabo Phase 2.

### **3. Description**

The subject site was evaluated and photographically recorded externally and externally in the preparation of this report. These photographs are appended below in the form of full photographic records, which should be read alongside this section.

#### Cedar Mount House

##### External

Cedar Mount House was built c. 1800-1820. The structure is a two-storey over basement three-bay wide detached house with a breakfront middle bay. The original finish has been removed exposing the rubble stone and brick construction of the external walls. The main entrance is located to the south and is highlighted by a one-story projecting porch which has a smooth render finish. The two flanking bays to the front elevation are recessed segmental arch panels that accommodate square-headed windows. There are square-headed windows on the first floor. The house is crowned with a parapet cornice. There are three over six sliding sash windows on the first floor. The entrance porch has leaded lights on each side. There is a concrete basement that appears to be modern. The roof is slated and hipped with clay ridge tiles. There is one chimney stack to the west which has a smooth render with clay chimney pots.

There is a modern extension to the north that was probably built in the 1980s during the Bank of Ireland ownership.

##### Internal

##### Lower Ground Floor

###### B1/01:

This room is the Hallway. The northern section is part of the 2006 extension. There is a concrete slab to the floor. The original section to the south shows from what can be seen a brickwork construction with what appears to be an original lime plaster. There is a remaining section of original skirting to the south end of the room. The non-original ceiling finish has been removed during the 2019 works (Planning Permission Ref. Reg. D17A/1124). The ceiling joists are non-original.

###### B1/02 & B1/03:

This room is the Play Room and is part of the 2006 extension. The south wall forms part of the original fabric and was originally external. It seems to be rendered with a cementitious ruled ashlar render.

B1/04:

This room is the Guest Bedroom 01 and is part of the 2006 extension. There is a section of the original wall with a cementitious ruled ashlar render.

B1/05:

This room is the Guest Bedroom 02 and is part of the 2006 extension. The eastern wall is part of the original fabric. It shows from what can be seen a brickwork construction with what appears to be a cementitious plaster.

B1/06:

The room is the Guest Kitchen and is part of the original house. There is a concrete floor slab. There is a plaster finish to the walls. The wall to the north shows from what can be seen a brickwork construction. The non-original skirtings have been removed during the 2019 works (Planning Permission Ref. Reg. D17A/1124).

B1/07:

The room is the Cinema Room and is part of the original house. There is a concrete floor slab. There is a plaster finish to the walls. The non-original skirtings have been removed during the 2019 works (Planning Permission Ref. Reg. D17A/1124). The window is non-original.

B1/08 & B1/09:

Those rooms are service spaces. There are ceiling vaults. The walls are brickwork with a limewash finish.

Ground Floor:

GF/01:

This room is the original entrance lobby. There is a non-original tiled floor. There is a remaining section of skirting similar to the original one in B1/01 but it seems to be a later addition. The walls are covered with a plaster with a paint finish. The ceiling appears to be a plaster ceiling with a paint finish. The coving appears to be original. The ten-panel timber door is original. The door opening to access the Hallway GF/02 has an original fanlight. There are 2 no. leaded windows.

GF/02:

This room is the original Entrance Hallway. The northern section is part of the 2006 extension. The floors are covered with non-original timber floorboards. The walls show from what can be seen a brickwork construction. The non-original skirtings, non-original timber panelling to the walls and non-original ceiling finish have been removed during the 2019 works (Planning Permission Ref. Reg. D17A/1124). The timber staircase is non-original.

GF/03:

This room was originally the dining room and is used as the Living Room. The non-original finish floor and non-original skirting have been removed during the 2019 works (Planning Permission Ref. Reg. D17A/1124). The walls appear to have a gypsum plaster finish with paint. The simple moulding cornices appear original and the ceiling seems to have a plaster finish with paint. Both show signs of moisture. The window is non-original but the window architrave and shutters are original. The external timber French door is not original. The internal doors to access GF/02 and GF/06 are not original and they have been removed and retained to be reinstated during the works concerning planning permission Ref. Reg. D17A/1124. Although



the door architrave cannot be seen as it is protected with timber boards, the *Knockrabo Phase 2 Cedar Mount House Room by Room schedule* prepared by Howley Hayes indicates that it is original. The fireplace has been protected with timber boards and appears to be original in the photographic record from the *Howley Hayes Conservation Report*.

**GF/04:**

This room was originally the Sitting Room and is used as the Kitchen. The non-original floorboards, non-original skirting, non-original ceiling finish and non-original cornice were removed during the 2019 works (Planning Permission Ref. Reg. D17A/1124). The walls appear to have a plaster finish with paint. The window is non-original but the window architrave and shutters are original. The internal door to access GF/02 is not original and was removed and retained to be reinstated during the 2019 works (Ref. Reg. D17A/1124).

**GF/05:**

This room is the Dining Room and is part of the 2006 extension. The southern wall is part of the original fabric. It shows a brickwork construction with a non-original pebble-dashed render.

**GF/06:**

This room is the Dining Room and is part of the 2006 extension. The southern wall is part of the original fabric. It shows a brickwork construction with a non-original pebble-dashed render.

**First Floor:**

**FL01/01:**

This room is the First Floor Landing. The northern section is part of the 2006 extension. The floor is covered with pigeon guano. The plasterboard finish, non-original skirting, modern carpet floor finish, non-original ceiling and non-original coving were removed during the 2019 works (Ref. Reg. D17A/1124). There is original plaster on the brickwork wall. The timber staircase is non-original.

**FL01/02:**

This room is part of the 2006 extension. The southern wall forms part of the historic fabric. It shows a brickwork construction with a non-original pebble-dashed render.

**FL01/03:**

This room is part of the 2006 extension. The southern wall forms part of the historic fabric. It shows a brickwork construction with a non-original pebble-dashed render.

**FL01/04 & FL01/05:**

Those rooms are used as Bedrooms. The floor is covered with pigeon guano. The modern carpet floor, the non-original skirtings, the non-original ceiling finish and the non-original cornice have been removed during the 2019 works (Ref. Reg. D17A/1124). The walls appear to have a plaster finish with paint. They are built with brickwork from what can be seen. There are 2 no. original fireplaces to the spine wall to the west. The windows are non-original. The shutters and window architraves appear to be original.

**FL01/06:**

This room is used as the Bathroom. The floor is covered with pigeon guano. The non-original finish floor, the non-original skirtings, the non-original ceiling finish and the non-original

cornice have been removed during the 2019 works (Ref. Reg. D17A/1124). The walls appear to have a plaster finish with paint. They are built with brickwork from what can be seen. The window is non-original. The shutters and window architraves appear to be original.

#### FL01/07 & FL01/08:

Those rooms are used as Bedrooms. The floor is covered with pigeon guano. The modern carpet floor, the non-original skirtings, the non-original ceiling finish and the non-original cornice have been removed during the 2019 works (Ref. Reg. D17A/1124). The walls appear to have a plaster finish with paint. They are built with brickwork from what can be seen. There are 2 no. original fireplaces to the spine wall to the east. The windows are non-original. The shutters and window architraves appear to be original.

### Coach House (within curtilage of Cedar Mount House)

#### External

The Coach House was built between 1837 and 1866 and is part of the curtilage of Cedar Mount House. It was renovated in the 2000s. The structure is a two-storey three-bay wide building. It is attached to an original rubble stone wall with stone piers to the south which links to Cedar Mount House and to the western boundary wall. The openings on the east elevation appear to be original. There is a wide door opening with a timber lintel and relieving segmental arch brick. There are two square-headed door openings and a square-headed window opening. The timber casement window is a later addition. The north gable has an oculus window opening. There is a two-slope slated roof window with modern rooflights.

The finish has been removed exposing the rubble stone and brick construction of the walls.

#### Internal

##### Ground Floor:

##### GF/01 & GF/02:

The ground floor accommodates the Living Room and WC. The floor is covered with a non-original tiled floor. There is a plasterboard finish with paint to the walls and ceiling. Doors and windows are non-original.

##### First Floor:

##### FL01/01 & FL01/02:

The First Floor is used as an En-suite Bedroom. The non-original partition between the bedroom and bathroom, non-original finish floor and non-original finish walls and non-original ceiling were removed during the 2019 works (Planning Permission D17A/1124). There are 2 no. non-original rooflights. The exposed walls show a random rubble uncoursed stone construction.

### Outbuilding between the Coach House and Cedar Mount House (within curtilage of Cedar Mount House)

#### External

This outbuilding is located between the Coach House and Cedar Mount House. This building seems to have an original section to the north which was built between 1865 and 1908. It is likely to have been extended after 1937.

The front elevation is built with stones and bricks to the northwest corner. The north elevation is built with rubble stones. There are two large modern window openings with a granite cill which is common to both openings. It has one sloped slated roof with two modern rooflight.

#### Internal

There is a concrete slab floor. The southern and western wall are built with modern concrete blocks. The northern and eastern wall shows a random rubble uncoursed stone constructions. Doors and windows are non-original.

### Knockrabo Gate Lodge (West)

#### External

Knockrabo Gate Lodge (West) was built between 1865 and 1910 as part of the Mount Anville House curtilage. It was renovated and extended in the 2000s. The structure is a one-storey detached building and has an 'L' shape layout. There is a ruled and lined render finish to the east and north elevations. The render has been removed from the west elevation exposing the rubble stone masonry. The main elevation to the east has a segmental arch door opening and two arch segmental window openings. The west elevation has two visible square-headed window openings which are boarded-up with timber panels. There is a hipped slated roof with clay ridges. There are two chimney stacks with clay chimney pots.

#### Internal

##### GF/01:

This room is the Entrance Hallway. There is a concrete floor slab. The walls appear to have a plasterboard finish with paint. The ceiling finish, non-original cornice, non-original timber floorboards and non-original skirtings were removed during the 2019 works (Planning Permission D17A/1124).

##### GF/02:

This room is used as a Bedroom. There is a plasterboard finish with paint to the walls. The ceiling finish, non-original cornice, non-original timber floorboards, non-original skirtings were removed and the non-original door was removed to be reinstated during the 2019 works (Planning Permission D17A/1124). The window and window architrave are non-original.

##### GF/03:

This room was not accessible during the site visit.

##### GF/04:

This room is used as the Bathroom. The walls appear to be covered with a plaster finish with



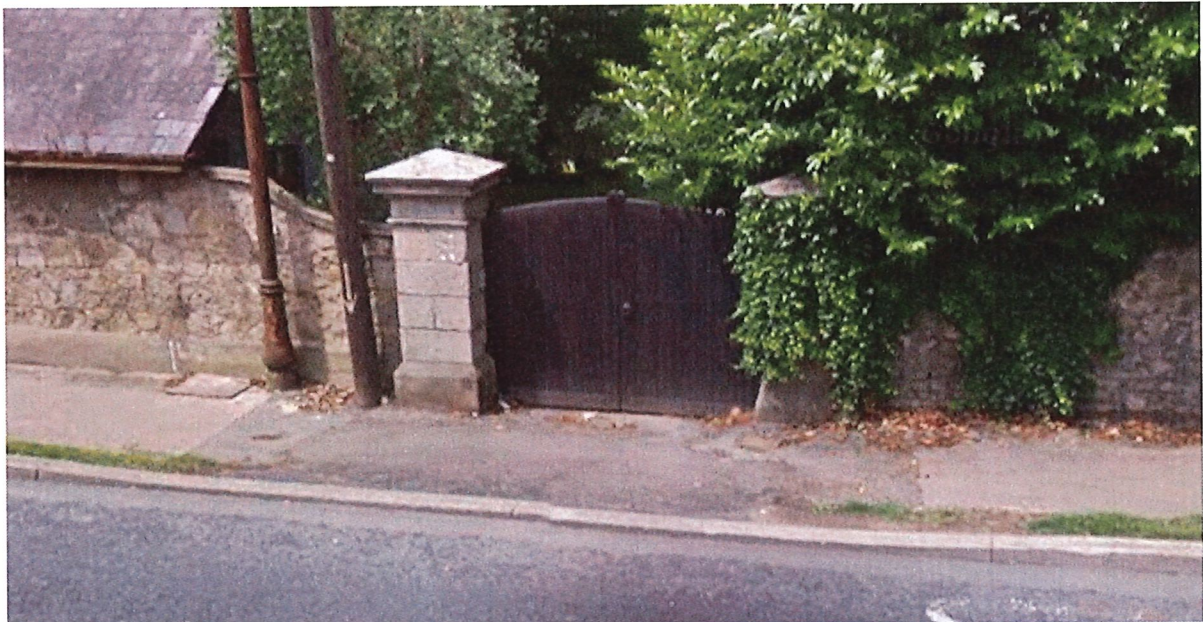
paint. There seems to be a concrete floor slab. The window and window architrave are non-original. The non-original door was removed to be reinstated during the 2019 works (Planning Permission D17A/1124).

GF/05:

This room is used as a Bedroom. The ceiling finish, non-original cornice, non-original timber floorboards, a part of the plasterboard finish and non-original skirtings were removed and the non-original door was removed to be reinstated during the 2019 works (Planning Permission D17A/1124). The plasterboard removal shows a plaster finish. The exposed northern wall shows an original fireplace which was blocked-up with concrete blocks. The window and window architrave are non-original.

#### Knockrabo Gate Lodge (West) – Gates and Entrance Piers

The carved granite piers and painted, boarded, timber gates to the east of the Gate Lodge are inscribed separately on the DLR RPS.



*Figure 11: View of gate piers and gates which appear not to be original.*

#### 'Thendara'

'Thendara' building predates 1837 as it appears on the 1837 OS Map and is attached to 'The Garth'. The elevation from Mount Anville Road encompasses two sections. The eastern section is two-storey and one bay wide and has a square-headed modern window opening. The western section is two-story and three-bay wide. It has three original square-headed window openings and an original round arch-headed window opening to the centre which correlates with the internal staircase and a modern square-headed window opening. There is a harling render. From Mount Anville Road, the roof has two slopes and is covered with clay roof tiles. A brick chimney stack sits between the two sections.

#### 'The Garth'

'The Garth' building predates 1837 as it appears on the 1837 OS Map and is attached to 'Thendara'. The elevation from Mount Anville Road encompasses two distinct sections. The eastern section is two-storey and three-bay wide with three original square-headed window openings and one original round arch window opening which correlates with the internal staircase. It has a harling render finish. The western section which appears to be Victorian is two-storey and two bay wide and has exposed brick. It has two original square-headed windows and a recessed round-arch. There are slated sloped roofs and a brick chimney stack to the western section and a rendered chimney stack to the eastern section.

### 'Hollywood House'

#### External

Hollywood House dates from c. 1820. The main elevation is located to the North. The elevation which is visible from Mount Anville Road is secondary.

## **4. Assessment of Cultural Significance**

The significance of Cedar Mount House (Reg. Ref. 783), Knockrabo Gate Lodge (West) (Reg. Ref. 796), 'Thendara' (Reg. Ref. 812), 'The Garth' (Reg. Ref. 819) and Hollywood House (Reg. Ref. 819) has been recognised in Dún Laoghaire - Rathdown County Council's decision to include them on the Record of Protected Structures.

### 4.1 Architectural Significance

#### Cedar Mount House

The subject building has architectural significance as an example of a country house. The main façade to the south has not been significantly altered despite the removal of the render. Coming from Mount Anville Road, the building has kept its central position in the current plot as it has kept its front garden undeveloped. It enjoys a visual connection with the front garden. The western elevation is associated with the Coach House and has a more functional character. This western façade is beautifully separated from the front garden by a rubble stone boundary garden wall and stone piers. The rear façade to the north is considered to be less significant as it has been significantly altered with the 80s extension. The garden to the east of Cedar Mount House has been undeveloped despite the east façade alteration.

The interior of the house was significantly altered in the 2000s. Few internal original features survive: the timber skirting to the south end of room B1/01, the ceiling cornice in room GF/04 and the window architraves and shutters.

#### Shed

This building is not considered to be of architectural significance as it was probably a later extension of an original 1837-1865 outbuilding that has been significantly altered. The west elevation has two modern wide window openings.

### Coach House

The subject building has architectural significance as an example of a Coach House typology associated with Cedar Mount House. The interior of the Coach House was significantly altered during the renovation in the 2000s.

### Knockrabo Gate Lodge (West)

The subject building was originally part of the Mount Anville House curtilage. It was deemed as a secondary gate lodge in contrast with the Knockrabo Gate Lodge (East) which is outside the subject development site for this planning application. Considering the external elevations, it is a relatively intact example of a gate lodge typology. The interior of the Coach House was significantly altered during the renovation and extension in the 2000s. There is no original internal features remaining today.

### Knockrabo Gate Lodge (West) – Gates and Entrance Piers

The carved granite piers are significant historic fabric and contribute to the character of the streetscape and as a logical context to the adjacent Gate Lodge. The timber gates do not appear to be original but are, nevertheless, inscribed on the RPS and should be retained and repaired.

### 'Thendara'

The Dún Laoghaire - Rathdown Council's Record of Protected Structures indicates only the external façade. The early 19<sup>th</sup> century elevation forms part of the streetscape along Mount Anville Road.

### 'The Garth'

The Dún Laoghaire - Rathdown Council's Record of Protected Structures indicates only the external façade. The early 19<sup>th</sup> century elevation forms part of the streetscape along Mount Anville Road.

### Hollywood House

The subject building has architectural significance as an example of a country house. The main façade is located to the north while the façade to Mount Anville Road is deemed secondary.

## 4.2 Historic Significance

### Cedar Mount House

Cedar Mount House is to be considered of historic significance as a country house that was built c.1820 and is a remnant of a 19<sup>th</sup>-century rural setting.

### Outbuilding between the Coach House and Cedar Mount House

This building is not to be considered of some historic significance as it is not original and has been significantly altered over time.



### Coach House

The Coach House appears on the 1865 OS Map indicating that it was built between 1837 and 1865. This building is to be considered of some historic significance as it is associated with Cedar Mount House.

### Knockrabo Gate Lodge (West)

This building is to be considered of some historic significance as one of the two remaining buildings with the Knockrabo Gate Lodge (East) associated with Mount Anville House which was demolished in 1984.

### Knockrabo Gate Lodge (West) – Gates and Entrance Piers

The carved granite piers are significant part of the historic fabric to the boundary on Mount Anville Road.

### 'Thendara'

This building is to be considered of some historic significance as part of the early 19<sup>th</sup> century streetscape of Mount Anville Road.

### 'The Garth'

This building is to be considered of some historic significance as part of the early 19<sup>th</sup> century streetscape of Mount Anville Road.

### Hollywood House

Hollywood House is to be considered of historic significance as a country house that was built c.1820 and is a remnant of a 19<sup>th</sup>-century rural setting.

#### 4.3 Cultural Significance

The subject buildings are not considered to be of cultural significance.

#### 4.4 Technical Significance

The subject buildings are not considered to be of any particular technical significance.

#### 4.5 Social Significance

The subject buildings are not considered to be of any social significance.

#### 4.6 Scientific Significance

The subject buildings are not considered to be of any particular scientific significance.

#### 4.7 Group Significance

### Cedar Mount House and the Coach House

Cedar Mount House originally comprised outbuildings one of which stands today, the Coach

House.

#### Outbuilding between the Coach House and Cedar Mount House

This building is part of the Cedar Mount House outbuildings. It has been significantly altered over time and does not contribute to the setting of Cedar Mount House.

#### Knockrabo Gate Lodge (West)

This building is to be considered of some group significance as one of the two remaining buildings with the Knockrabo Gate Lodge (East) associated with Mount Anville House which was demolished in 1984.

#### Knockrabo Gate Lodge (West) – Gates and Entrance Piers

The carved granite piers and entrance forms a group with the lodge.

#### 'Thendara' and 'The Garth'

Both buildings appear on the 1837 OS Map as Mount Anville Lodge and cannot be dissociated.

#### Hollywood House

Hollywood House comprises a complex of outbuildings.

### 4.8 Archaeological Significance

This report does not address archaeological issues.

### 4.9 Setting

#### 4.9.1 Front Setting

The front setting of Cedar Mount House survives without significant alteration since its construction. The avenue from the entrance to Cedar Mount House corresponds with original OS mapping. There is a lower wall separating the non-original tarmacked area from the garden. This is a later addition which is evident in the 1956 photograph from the Morgan Aerial Photographic Collection (See Fig. 3 in Section 2 Context, Setting, Typology). The setting has tarmac and grassed areas with some trees. It possesses no formal landscape features of architectural significance.

Knockrabo Gate Lodge (West) was originally part of the curtilage and front setting of Mount Anville House but has become part of the current Cedar Mount House site due to historic changes to boundaries and access. The 1865-1866 Revision to the OS shows that Knockrabo Gate Lodge (West) (with associated entrance) was originally separated from Cedar Mount House by a stone boundary wall with the lodge facing west towards Mount Anville House (now demolished). Therefore the Gate Lodge does not form part of a designed group with Cedar Mount House and the setting lying between the two structures is of somewhat lesser significance. Again the setting to the gate lodge comprises simple grassed and tarmac areas and lacks formal landscape features of architectural significance.

#### 4.9.2 Rear Setting

The original rear setting of Cedar Mount House has been lost as the rear gardens accommodated the Bank of Ireland Sports facilities.

#### 4.9.3 East setting of Cedar Mount House

The east setting is less important than the front setting. However, this area has been unbuilt over time and maintains the original setting with the mature trees.

#### 4.9.4 West setting of Cedar Mount House

This setting has a functional character due to the presence of the Coach House and it is separated from the front garden by a rubble stone wall with stone piers.

#### 4.9.5 'Thendara' and 'The Garth'

Those buildings contribute to the Mount Anville Road streetscape.

#### 4.9.6 'Hollywood House'

The front setting of Hollywood House is located to the north opposite Mount Anville Road.

### **5. Proposed Works**

The detail of this proposal is clearly illustrated on the accompanying documentation, prepared by O'Mahony Pike Architects. The drawings prepared by the architects should be consulted alongside the reading of this section. Refer to the site notice for the description of the works.

The proposed development includes conservation works including:

#### Internal

- Removal of non-original window units to Cedar Mount House, the Coach House
- Removal of sections of non-original and original wall to Cedar Mount House, Coach House, removal of internal partition wall to the Knockrabo Gate Lodge (West)
- Timber floorboard to be removed and retained for future use
- Original skirting in Cedar Mount House B1/01 to be used as sample for replacement/new skirting in Cedar Mount House.
- Repair wall plaster
- Hack-off non-original cementitious plaster and replace with a lime-based plaster
- New cornice coving in Cedar Mount House to match existing coving in GF/03
- Repair of non-original windows
- Repair of original shutters, casing and apron if required
- Retain and repair non-original doors
- Repair fireplace if required

#### External

- Clean fanlights in Cedar Mount House

- Repair of entrance door and doorcase
- Lime-based render to external walls of Cedar Mount House, Coach House
- Hack-off cementitious render to Knockrabo Gate Lodge (West) and replace with a lime-based render
- Repair to roofs
- Vegetation removal, hack-off cementitious render and replace with lime render to chimney stacks to Knockrabo Gate Lodge (West)
- Reinstatement of new chimney stacks to Cedar Mount House
- Clean granite entrance steps to Cedar Mount House and repoint if required
- Cedar Mount House entrance gate: existing stone pillars and section of walls to be dismantled and re-positioned/ assembled in new location and construction of new section of stone wall
- Garden wall to the west of Cedar Mount House: western section of wall to be dismantled and re-positioned/ assembled in new location, section of the eastern section to be removed to create opening and stone to be salvaged for construction of new section of stone wall to adjoin Cedar Mount House.
- Cast-iron watergoods repair

All conservation works will be carried out in accordance with the Conservation Specification (See Appendix 7).

### 5.1 Proposed Works to the subject development site

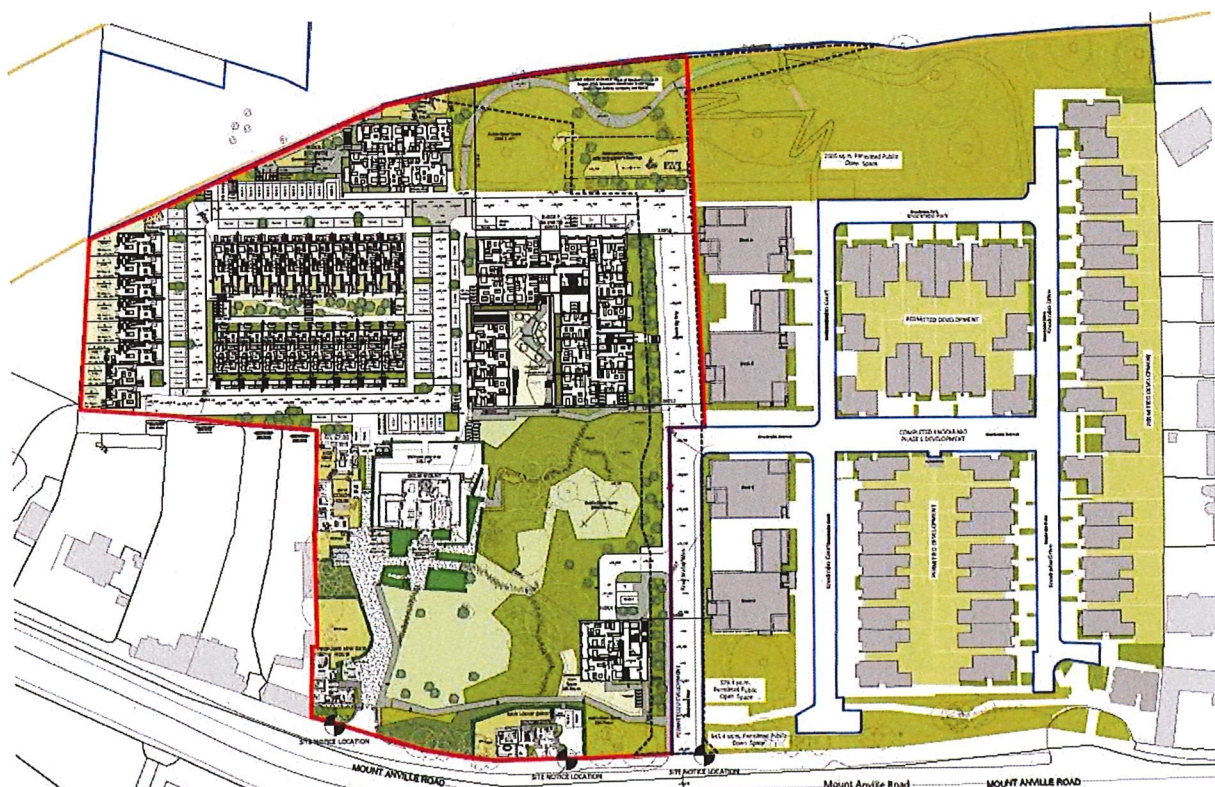


Figure 12: Proposed site plan. Source: O'Mahony Pike Architects

The following buildings will be developed to the north of Cedar Mount House:

- Block F to the northeast, part 2 to part 8 storeys including semi-basement podium



- apartment block at a distance of 21 meters distance.
- Duplex House and houses to the north and northwest of Cedar Mount House

Block E, a 5-storey including semi-basement podium level apartment block will be built to the south of the subject development site at a distance of 46 meters from Cedar Mount House.

A new proposed gate lodge will be built to the southwest of Cedar Mount House.

## 5.2 Proposed Works to Cedar Mount House

Cedar Mount House will accommodate a childcare facility at lower ground floor, community/leisure uses at ground floor level and two bed apartments at first floor level. A new brick leaf external walls will be added to the new rear extensions and new proposed one-storey conservatory structure will be added to the west elevation. The external walls will be rendered with a lime-based render.

### Lower Ground Floor:

#### B1/01:

The room will become the Entrance Hallway of the childcare facility and accommodate the sanitary facilities for the staff. The 2006 extension window to the north will be removed. The original plaster will be retained and repaired. The original skirting to the south will be retained and used as a sample for the new skirtings.

#### B1/02:

This room will accommodate the children area. The non-original ruled and lined render to the south will be hacked off and replaced with a lime based plaster. The 2006 extension windows to the east and north will be removed and an opening will be created to access the loggia.

#### B1/03:

This room will accommodate the children area. The non-original ruled and lined render to the south will be hacked off and replaced with a lime based plaster. An opening will be created to the 2006 extension wall and window to access the loggia.

#### B1/04:

This room will accommodate the children area. The 2006 extension internal partition wall will be removed and the 2006 extension windows will be replaced.

#### B1/05:

This room will accommodate the children area. The non-original render to the south will be hacked off and replaced with a lime based plaster. The 2006 extension internal partition walls will be removed and the 2006 extension windows will be replaced.

#### B1/06:

This room will accommodate the Guest Kitchen. The original plaster to the walls will be retained and repaired.

#### B1/07:

This room will accommodate 2 no. staff offices. The 2006 extension window will be removed with the apron wall. The original plaster to the walls will be retained and repaired.

B1/08:

This room will accommodate the Laundry Room.

B1/09:

This room will remain as the Plant Room.

Ground Floor:

GF/01:

This room will remain as the Entrance Lobby. The original plaster ceiling and cornice will be repaired. The original entrance door and fanlights will be repaired as well as the leaded-windows.

GF/02:

This room will remain as the Entrance Hallway. The non-original staircase will be replaced with a new one. New fire doors will be added to the north to separate the access to the apartments to the First Floor.

GF/03:

This room will accommodate a Gym Studio. The plaster to the wall will be repaired.

GF/04:

This room will become the Library/Office space. A salvaged 19<sup>th</sup> century chimneypiece or replica will be installed. The plaster to the walls will be repaired. The plaster ceiling and original cornice will be repaired.

GF/05:

This room will become the Meeting/ Bridge Room. The non-original cementitious pebble-dashed render to the south will be replaced with a lime-based plaster. The 2006 extension windows will be replaced with new ones.

GF/06:

This room will accommodate the Tea Station, Visitors WC and Cleaners Store. The non-original cementitious pebble-dashed render to the south will be replaced with a lime-based plaster. The 2006 extension windows will be replaced with new ones.

First Floor:

FL01/01 & FL01/06:

Those rooms will accommodate the sanitary facilities and entrance lobby for the apartments. A new partition wall will be installed. The non-original window, original shutters and original window architrave will be repaired. 2 no. openings will be created into the original spine walls.

FL01/02:

This room will accommodate the Kitchen/ Dining/Living Room. The 2006 extension windows will be replaced with new ones. 1 no. opening will be created to the original south wall. The non-original cementitious pebble-dashed render to the south will be replaced with a lime-based plaster.

FL01/03:

This room will accommodate the Kitchen/ Dining/Living Room. The 2006 extension windows will be replaced with new ones. 1 no. opening will be created to the original south wall. The

non-original cementitious pebble-dashed render to the south will be replaced with a lime-based plaster.

#### FL01/04 & FL01/05:

Those rooms will remain as bedrooms. The internal plaster will be repaired as well as the non-original windows, original window architraves and original shutters. 1 no. opening will be created to the spine wall.

#### FL01/07 & FL01/08:

Those rooms will remain as bedrooms. The internal plaster will be repaired as well as the non-original windows, original window architraves and original shutters. 1 no. opening will be created to the spine wall.

### 5.3 Proposed Works to the Coach House and Garden wall to the west of Cedar Mount House

The Coach House will accommodate a residential dwelling. The Ground Floor will accommodate the Kitchen/ Dining Room, the new staircase and WC. The non-original staircase will be removed. New openings will be created to the east and west walls to access the new extensions. The First Floor will remain used as a bedroom and bathroom. The non-original rooflights will be removed and replaced with a dormer.

The Garden wall to the west of Cedarmount House will have its western section dismantled and relocated to align with the eastern section. An opening will be created to the eastern section.

### 5.4 Proposed Works to the Knockrabo Gate Lodge (West)

The Knockrabo Gate Lodge (West) will accommodate a residential dwelling. There will be an extension to the east. The original internal partition between rooms GF/03 and GF/02 will be removed. An extension will be built to the west. The non-original window and door will be repaired.

### 5.5 Proposed Works to Gate Lodge Entrance Piers and Gates

These elements – Protected Structures – are to be retained in-situ with minor cleaning and repairs to the granite and repainting of the timber gates in accordance with the specifications submitted.

### 5.6 Proposed Works to the Entrance Piers, Gates and Front Boundary Wall to Cedar Mount House

The existing limestone piers and ironwork gates have already been removed and are being stored on site. These are to be reinstated to their new location and repaired and repainted in accordance with the specifications submitted. In addition, a section of the granite boundary wall (currently with a poor-quality strap joint in cement) is to be carefully taken down and reconstructed in a matching bond on a new alignment. The new alignment will have improved sight lines in order to allow safe entrance and exit to the site. All of the granite (retained and reconstructed) is to be repointed in lime to a flush joint. A new 'gate lodge' type is to be provided just to the north.

## 6. Assessment of the Architectural Heritage Impact of the Proposals

Current DLRCC Development Plan policies HER8, HER9, HER 10, HER20 and HER21 in relation to Heritage and Conservation are as follows -

Policy Objective HER8: Work to Protected Structures –

*It is a Policy Objective to:*

- i. Protect structures included on the RPS from any works that would negatively impact their special character and appearance.*

Response: The proposed development will have a positive impact on the Protected Structures within the subject development site. Cedar Mount House will keep its central status with its new use as a community facility for the proposed development. Its original architectural character will be reinstated as a lime-based render will be applied to the elevations and the western chimney stack will be reinstated. In addition, the new landscaped design will enhance its front setting. The new conservatory extension will take place to its eastern elevation which is deemed functional as it is in the proximity of the Coach House and is separated from the front setting by a rubble stone wall. The new duplex blocks will be located to the rear of the house which is the less significant setting as the north elevation was significantly altered by a modern extension. The conservation and maintenance of the Coach House will be ensured through its new use as an individual housing. The Gate Lodge (West) is the secondary gate lodge of the no-longer extant Mount Anville House and was part of its curtilage which has been lost today. The Gate Lodge (West) will have a proper new setting with the proposed designed landscape and new use as individual housing. The impact of the proposed Block E on the Gate Lodge (West) will be minimal as the extant mature trees will provide a screening between both buildings.

The proposed development will have a slight impact on the adjoining Protected Structures 'The Garth' and 'Thendara'. Only Block F will be slightly visible. The distance and the height of the proposed Block F will not detract from the architectural character of those Protected Structures (*See Figure 35 & 36*). In addition, the subject development will have no impact on the Hollywood House due to the distance, the boundary stone wall and the existing mature trees between this Protected Structure and the subject development site (*See Figure 37 & 38*).

- ii. Ensure that any development proposals to Protected Structures, their curtilage and setting shall have regard to the 'Architectural Heritage Protection Guidelines for Planning Authorities' published by the Department of the Arts, Heritage and the Gaeltacht.*

Response: The impact of the proposal on the significance and character of the site has been assessed in accordance with the DoHLGH Guidelines on Architectural Heritage.



*iii. Ensure that all works are carried out under supervision of a qualified professional with specialised conservation expertise.*

Response: This policy applies to the construction stage.

*iv. Ensure that any development, modification, alteration, or extension affecting a Protected Structure and/or its setting is sensitively sited and designed, and is appropriate in terms of the proposed scale, mass, height, density, layout, and materials.*

Response: Planning permission for the works to the Protected Structure Ref. Reg. D17/1124 was granted by DLRCC on the 6<sup>th</sup> September 2018.

*v. Ensure that the form and structural integrity of the Protected Structure is retained in any redevelopment and that the relationship between the Protected Structure and any complex of adjoining buildings, designed landscape features, or views and vistas from within the grounds of the structure are respected.*

Response: See response to *i.* above.

*vi. Respect the special interest of the interior, including its plan form, hierarchy of spaces, architectural detail, fixtures and fittings and materials.*

Response: Cedar Mount House, the Coach House and Knockrabo Gate Lodge were significantly altered in the 2000s. There are no surviving original features to the Coach House and Knockrabo gate Lodge (West). The only remaining original features in Cedar Mont House are the original window architraves and shutters, the ceiling and cornices in room GF/04, the skirting and internal plaster in room GF/02. They will be retained and repaired.

*vii. Ensure that new and adapted uses are compatible with the character and special interest of the Protected Structure.*

Response: See response to *i.* above.

*viii. Protect the curtilage of protected structures and to refuse planning permission for inappropriate development within the curtilage and attendant grounds that would adversely impact on the special character of the Protected Structure.*

Response: See response to *i.* above.

*ix. Protect and retain important elements of built heritage including historic gardens, stone walls, entrance gates and piers and any other associated curtilage features.*

Response: The entrance gates and piers to Mount Anville Road will be retained and slightly relocated. The stone wall and piers separating the east setting and front setting of Cedar Mount House will be retained as well as the stone boundary walls to Mount Anville Road and to the west.

*x. Ensure historic landscapes and gardens associated with Protected Structures are protected from inappropriate development (consistent with NPO 17 and RPO 9.30 of the RSES).*

Response: See response to *i.* above.

Policy Objective HER9: Protected Structures Applications and Documentation –

*'It is a Policy Objective to require all planning applications relating to Protected Structures to contain the appropriate level of documentation in accordance with Article 23 (2) of the Planning Regulations and Chapter 6 and Appendix B of the 'Architectural Heritage Protection Guidelines for Planning Authorities', or any variation thereof.'*

Response: The drawings prepared by O'Mahony Pike and this report are included in this planning application.

Policy Objective HER10: Protected Structures and Building Regulations –

*'It is a Policy Objective to protect the character and special interest of Protected Structures when considering or carrying out interventions to comply with the requirements of the Building Regulations - with particular reference to Part B and Part M.'*

Response: A DAC and FSC will be prepared.

Policy Objective HER20: Buildings of Vernacular and Heritage Interest –

*'It is a Policy Objective to:*

- i. Retain, where appropriate, and encourage the rehabilitation and suitable reuse of existing older buildings/structures/features which make a positive contribution to the character and appearance of the area and streetscape in preference to their demolition and redevelopment and to preserve surviving shop and pub fronts of special historical or architectural interest including signage and associated features.*

Response – See response to Policy *HER 8 i.* above.

- ii. Encourage the retention and/or reinstatement of original fabric of our historic building stock such as windows, doors, roof coverings, shopfronts, pub fronts and other significant features.*

Response – See response to Policy *HER 8 i.* above.

- iii. Ensure that appropriate materials be used to carry out any repairs to the historic fabric.'*

Response – Planning permission for the works to the Protected Structure Ref. Reg. D17/1124 was granted by DLRCC on the 6<sup>th</sup> September 2018.

Policy Objective HER21: Nineteenth and Twentieth Century Buildings, Estates and Features -

*'It is a Policy Objective to:*

- i. Encourage the appropriate development of exemplar nineteenth and twentieth century buildings, and estates to ensure their character is not compromised.*

Response – See response to Policy *HER 8 i.* above.

- ii. Encourage the retention and reinstatement of features that contribute to the character of exemplar nineteenth and twentieth century buildings, and estates such as roofscapes, boundary treatments and other features considered worthy of retention.*

Response – See response to Policy *HER 8 i.* above.

- iii. Ensure the design of developments on lands located immediately adjacent to such groupings of buildings addresses the visual impact on any established setting.'*

Response – See response to Policy *HER 8 i.* above

### 6.1 Impact on Cedar Mount House



*Figure 13: Proposed CGI 03. Cedar Mount House, looking north. Source: Model Works.*





Figure 14: Proposed CGI 07. Cedar Mount House, looking east. Source: Model Works.



Figure 15: Existing Viewpoint 2. Source: Model Works.





Figure 16: Proposed Viewpoint 2. Source: Model Works.

Cedar Mount House appears on the 1837-1838 First Edition to the OS and was likely constructed between c. 1800-1820. The 1865-1866 Revision to the OS shows that the original curtilage was defined to the front by Mount Anville Road, to the west by a boundary wall where the Coach House is located and to the east by a boundary wall that no longer exists - probably in line with where the mature trees stand today. The original curtilage to the rear extended far beyond the current site boundary. As such, the proposed Block E lies outside of the historic Cedar Mount House curtilage. The impact of Block E on Cedar Mount House and its front setting is minimal. The proposed Block E is five-storey high including a semi-basement podium level. It is located at some distance (46 m.) from Cedar Mount House. In addition, the existing mature trees provide screening between Block E and Cedar Mount House.

The subject development will positively impact on the Cedar Mount House site in terms of fabric, character and use. The front setting and east setting of Cedar Mount House will be enhanced through the new designed landscapes. The western chimney stack that was removed after 1956 will be reinstated and a lime-based render will be applied to the elevations to reinstate the original appearance of the house itself. The proposed new glazed extension to the east elevation of Cedar Mount House is considered to be a distinct and subordinate addition, appropriate to this elevation which has a functional character due to the Coach House proximity and its separation by the stone wall from the front setting. Crucially, Cedar Mount House will be restored to use as a community facility which will serve all of the new dwellings around it, allowing it to retain its primacy within the site.

#### Lower Ground Floor:

##### B1/01:

The works will have a positive impact as the original plaster will be retained and repaired. The removal of the windows will have no impact as they are part of the 2006 extension. In addition the original skirting will be used as an example for the new skirtings.

##### B1/02:

The works will have a positive impact as the non-original render will be replaced with a lime-

based render in accordance with the conservation specifications. The removal of the windows and section of wall will have no impact as they are part of the 2006 extension.

B1/03:

The works will have a positive impact as the non-original render will be replaced with a lime-based render. The removal of the windows and section of wall will have no impact as they are part of the 2006 extension.

B1/04:

The works will have no impact as they are part of the 2006 extension fabric.

B1/05:

The works will have a positive impact as the non-original render will be replaced with a lime-based render. The removal of the windows and internal partition wall will have no impact as they are part of the 2006 extension.

B1/06:

The works will have a positive impact as the existing plaster to the wall will be retained and repaired. In addition, the room will remain as a Kitchen.

B1/07:

The works will have a positive impact as the existing plaster to the wall will be retained and repaired. In addition, the window to be removed is non-original and the section of apron wall to removed is a minimal alteration.

B1/08 & B1/09:

The works will have no impact on those rooms as they will remain as services areas.

Ground floor:

GF/01:

The works will have a positive impact as the original features will be retained and repaired.

GF/02:

The works will have no impact as the room will remain as an Entrance Hallway. The new fire doors will comply with the Building Regulations.

GF/03:

The works will have no impact as there are no surviving original features left.

GF/04:

The works will have a positive impact as the original features will be retained and repaired. The proposed salvaged 19<sup>th</sup>-century chimneypiece or replica will contribute to the architectural character of the room.

GF/05:

The works will have no impact as they are part of the 2006 extension. The cementitious render which is inappropriate will be replaced with a lime-based plaster.

GF/06:

The works will have no impact as they are part of the 2006 extension. The cementitious render which is inappropriate will be replaced with a lime-based plaster.

#### First Floor:

##### FL01/01 & FL01/06:

The works will not impact the character of the First Floor Landing as no original skirtings or cornices are remaining.

##### FL01/02:

The works will have a minor impact on the original fabric as an opening will be created to the south. They will be necessary to accommodate the new apartment. The impact will be balanced by the hacking-off of the cementitious pebble-dashed render.

##### FL01/03:

The works will have a minor impact on the original fabric as an opening will be created to the south. They will be necessary to accommodate the new apartment. The impact will be balanced by the hacking-off of the cementitious pebble-dashed render.

##### FL01/04 & FL01/05:

The works will have a positive impact as the surviving original features will be retained and repaired.

##### FL01/07 & FL01/08:

The works will have a positive impact as the surviving original features will be retained and repaired.

#### 6.2 Impact on the Coach House and Garden wall to west of Cedar Mount House

The subject development will positively impact the Coach House as it will be maintained with the new dwelling use. The interior of the Coach House was significantly altered in the 2000s and there are no surviving original features. This use sits adequately in this east setting which is separated from the semi-public front garden by the original rubble stone wall. The rear setting of Cedar Mount House is less significant as it was significantly altered in the 80s with the extension. It is therefore appropriate to develop the new housing to the north of Cedar Mount House.

The works will have a positive impact on the Garden Wall to the west of Cedar Mount House as it will align with its eastern section. The new opening will be minor.



### 6.3 Impact on the Knockrabo Gate Lodge (West)



Figure 17: Proposed CGI 08. Proposed Block E and Knockrabo Gate Lodge (West), looking west. Source: Model Works.



Figure 18: Proposed CGI 10. Proposed Block E and Knockrabo Gate Lodge (West), looking east. Source: Model Works.

Knockrabo Gate Lodge (West) was built between 1865 and 1910 as the secondary gate lodge of the no-longer extant Mount Anville House. Its association with the former Mount Anville House contributes to its significance. However, this Gate Lodge lost its original curtilage with the demolition of Mount Anville House in 1984 and was cut from its curtilage due to the new



by-pass scheme. The works will have no effect on the interior of the Lodge as there are no surviving original features.

The main gate lodge, Knockrabo Gate Lodge (East) which is extant today shows more architectural elements of interest than Knockrabo Gate Lodge (West). Therefore, Knockrabo Gate Lodge (West) can be considered less significant. The effect of the proposed Block E on the subject building will be minimal as the extant mature trees will provide a screening between both buildings. The subject development will enhance this structure through a residential use and by providing a new proper setting through the new landscaped design with hedging.

#### 6.4 Impact on the Entrance and Gates Adjacent to the Knockrabo Gate Lodge (East)

The impact here will be to significantly enhance the character and fabric of these protected elements and to restore the entrance to use.

#### 6.5 Impact on the Entrance and Front Boundary Wall to Cedar Mount House



Figure 19: Existing Viewpoint 1. Source: Model Works.





Figure 20: Proposed Viewpoint 1. View towards the boundary wall which was part of the no-longer extant Mount Anville Road. Source: Model Works.

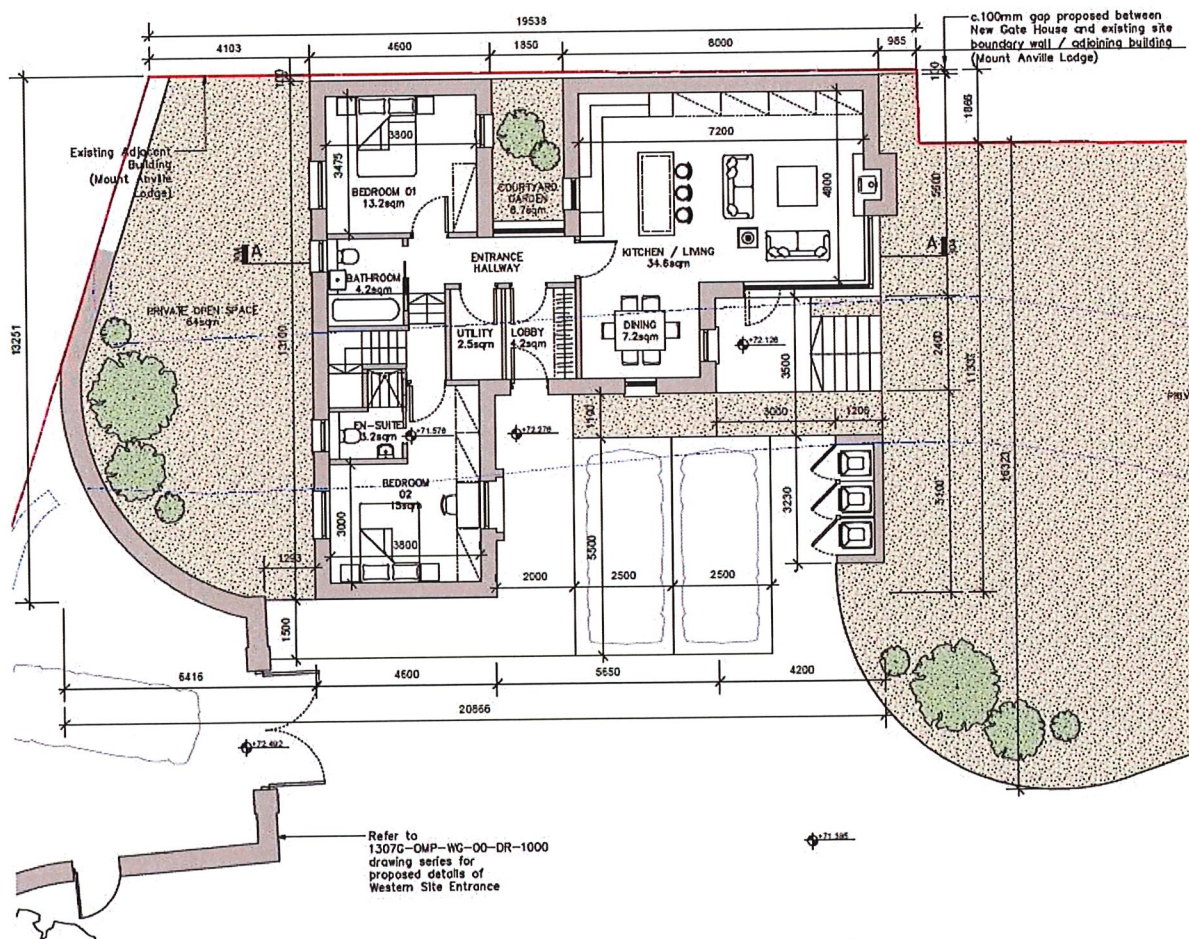


Figure 11: Gate Lodge, Proposed Ground Floor plan. Source: O'Mahony Pike Architects.



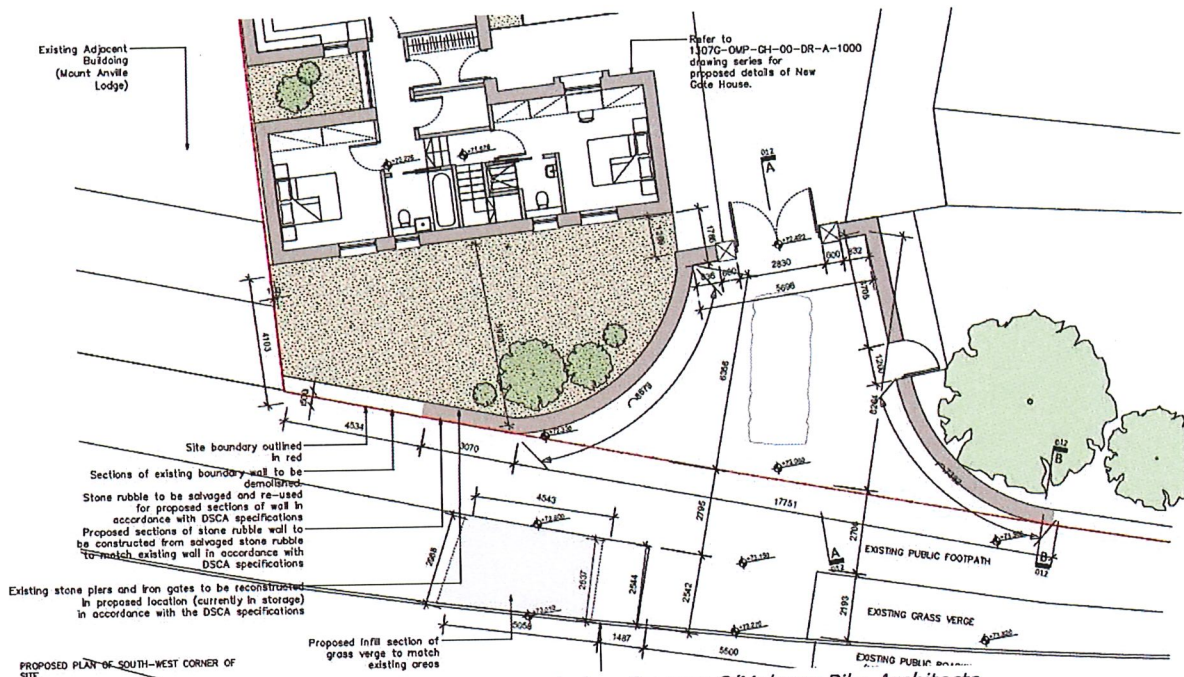


Figure 12: Entrance to Cedar Mount House proposed plan. Source: O'Mahony Pike Architects.

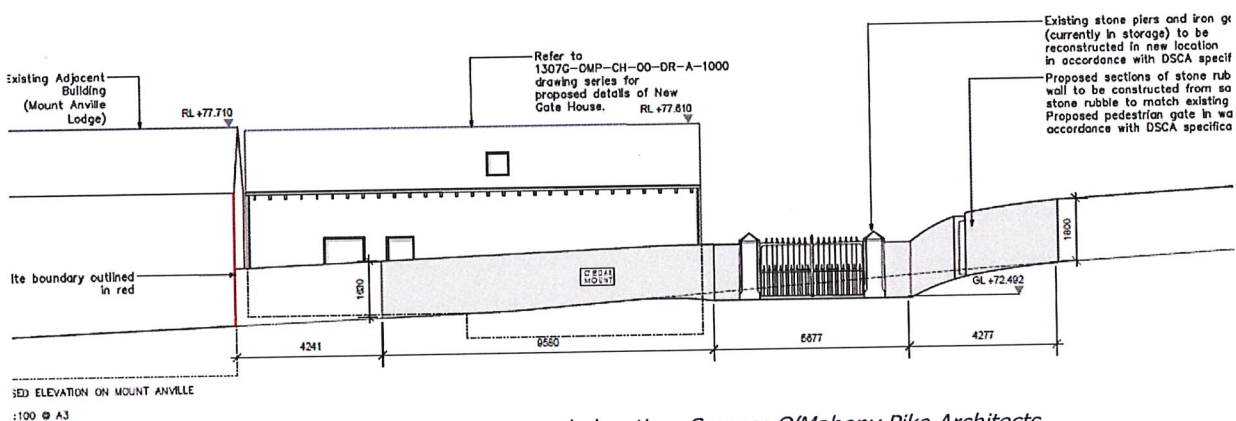


Figure 13: Entrance to Cedar Mount House proposed elevation. Source: O'Mahony Pike Architects.

The works including the relocation of a section of the wall and piers with the gate to the Entrance Gate will not be significant and are necessary for traffic engineering reasons. The removal of inappropriate cement-based ribbon pointing will be replaced with a lime-based mortar with a brush-backed flush finish. The works will ensure the maintenance of the front boundary wall and enhance its character and will be carried out in accordance with the Conservation specifications (See Appendix 7).

The proposed new Gate Lodge will be set back from the Entrance Gate and piers. It will have no impact. In addition, will have no impact on the setting as there was a Gate Lodge which is shown on the 1865 OS map and was demolished after 1937.



## 6.6 Impact on 'Thendara' and 'The Garth'



Figure 21: Existing Viewpoint 11. Source: Model Works.



Figure 22: Proposed Viewpoint 11. Source: Model Works.

The impact of the proposed development to the rear of those structures is likely to be imperceptible as they are separated from the subject development site by a high stone boundary wall which appears clearly on the 1865 OS Map.

The viewpoint 11 shows that the proposed Block F is partially visible from this view. However, the proposed development will not have a significant effect due to the distance from the proposed Block F to The Garth and Thendara and the height of the proposed block. The proposed development does not detract from the architectural character of the Protected Structures.



## 6.7 Impact on Hollywood House



Figure 23: Existing Viewpoint 12. Source: Model Works.



Figure 24: Proposed Viewpoint 12. Source: Model Works.

The effect on Hollywood House will be imperceptible as there is a 1837-1865 stone boundary wall running behind the plot of the 'Thendara' and 'The Garth' to the limit of Hollywood House. There is also a stone boundary walls running to the west of the subject development site. Those walls and the existing mature trees will provide a screening for Hollywood House.

## 7. Conclusion

The proposed development will restore much-needed new use and a new landscaped setting to a significant site containing a number of Protected Structures. The buildings on site including Cedar Mount House, the Coach House and Knockrabo Gate Lodge (West) and adjacent gates and piers will all be proudly enhanced by the proposed works to restore and reinstate fabric once carried out in accordance with the specifications submitted.

The original setting of Cedar Mount House will not be physically affected by the proposals given that Block E is located outside the original curtilage of the house. In addition the 46 m.

distance to the block and existing mature trees provide significant separation between both buildings. The front setting and west setting of Cedar Mount house is proposed to be retained without new building and will be enhanced by the works to the fabric, the restoration of use along with the new landscape design by DFLA.

Knockrabo Gate Lodge (West) has lost its original setting due to the demolition of Mount Anville House which it once addressed. The subject development will provide the Knockrabo Gate Lodge (West) with a dedicated new setting with mature, screening trees and hedging retained as part of the landscape design by DFLA.

In respect of adjacent architectural character lying outside the subject site, the effect will not be great. As set out in the LVIA prepared by DFLA, the proposed development will have a 'slight' impact on the adjoining Protected Structures: 'The Garth', 'Thendara'. It will have an 'imperceptible' effect on Hollywood House.

The proposals represent a high quality intervention to a vacant site which will significantly improve the amenity and character of the buildings and landscape along with conservation and restoration of historic fabric some of which is in poor condition.

## **8. Bibliography**

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## **9. Appendices**

1. Historic Maps
2. Key plans
3. External Photographs – Knockrabo site and setting
4. Internal Photographs – Cedar Mount House
5. Internal Photographs – Coach House & Shed
6. Internal Photographs – Knockrabo Gate Lodge (West)
7. Method Statement and Outline Specifications
8. CVs