

Appendix A16.6 Designed Landscapes Located Within the Receiving Environment

A desk based assessment of demesnes and gardens within the County Dublin has been completed by the NIAH. This was reviewed as part of this assessment to gain an insight into the possible significance of the surviving demesnes within the receiving environment of the proposed scheme. Twenty-six designed landscapes or demesnes are located within the receiving environment.

A total of 16 of these (Cappoge House, Kildonan House, Dubber House, Ballymun House, Edendale, Upper Middleton, Lower Middleton, Kinsaley House, St. Doolagh's Park, Wellfield Cottage, Snugborough Cottage, Merton, Drumnigh Lodge, Mayne House, Silloge House and Heathfield House) are not included within the survey.

The NIAH Site Survey Report includes:

Initial Overview: general comment on the overall site and impact of any recent development;

Architectural Features: the presence and survival of the principal buildings and other structures such as gatehouses and garden buildings.

Movement within Site: the presence of drives, walks and avenues and changes in these since the maps were made.

Landscape Features: the presence of key features such as walled gardens, woodland, orchards, formal gardens, vistas, lakes and rivers. A short comment will normally be provided on the character and condition of the landscape.

In the Initial Overview there is a reference to the Feature Richness Index. This is a figure that can range from 1 to 16 and represents the total number of major traditional garden features identified. It could be a high figure for a site that is partially destroyed, but could also be a low figure for a site that is virtually complete and unchanged. *The Feature Richness Index is not an indication of heritage significance or merit.* It should also be noted that features could survive that are not visible on the aerial photography as this is only a desk based assessment (NIAH survey, www.buildingsofireland.ie).

There are five possible options identified for the Statement of Condition:

Main features substantially present: - no loss of integrity

Main features substantially present: - some loss of integrity

Main features substantially present:- peripheral features unrecognisable

Main features unrecognisable: - peripheral features visible

Virtually no recognisable features

NIAH Garden Survey Results

Site Name:	Townland:	NIAH Feature index rating:	Statement of Condition:
Abbotstown House (BH 4) demesne DL 1	Abbotstown, Sheephill, Deanstown	5	Main features substantially present - peripheral features unrecognisable
Comment:	Several industrial units built throughout the demesne. Old entrance to south blocked by major road, new entrances added. Area of woodland reduced.		
Distance from proposed scheme:	The proposed Orbital Sewer runs along the demesne lands in a southwest-northeast direction. The main structure of Abbotstown House (BH 4) is present c. 310m northwest of the pipeline. The construction of the M50 has already impacted on the demesne, along with the construction of a large hospital, residential estates, aquatic centre and industrial units. A mound that is planted with trees is located within the demesne to the immediate northwest of the pipeline corridor. This may be a demesne feature, but has been classified as AAP 1 for the purposes of this assessment as it may possess a greater antiquity.		

Site Name:	Townland:	NIAH Feature index rating:	Statement of Condition:
Hillbrook House (UHB 1) demesne DL 2	Dunsink	5	Main features unrecognisable - peripheral features visible
Comment:	Major road runs down western edge of site. Tree cover reduced.		
Distance from proposed scheme:	The proposed Orbital Sewer passes through the northwest corner of the original demesne lands associated with Hillbrook House. This corner of the demesne has already been truncated by the M50, which also removed the walled garden and gate lodge. The main house is located c. 160m southeast of the Orbital Sewer. It is not included in the NIAH/RPS.		

Site Name:	Townland:	NIAH Feature index rating:	Statement of Condition:
Elmgreen House (BH 3) and demesne DL 3	Dunsink	3	Virtually no recognisable features
Comment:	Golf course covering whole of parkland area.		
Distance from proposed scheme:	The edge of the demesne landscape associated with Elmgreen House (BH 3) is located c. 200m southeast of the Orbital Sewer. The main house and outbuildings are located c. 440m southeast of the pipeline. The demesne has been heavily impacted upon by the development of a golf course as noted in the NIAH survey.		

Site Name:	Townland:	NIAH Feature index rating:	Statement of Condition:
Springhill House (BH 14) and demesne DL 4	Springhill/ Burgage	6	Main features substantially present - some loss of integrity
Comment:	Landscape degraded, now mainly arable with only a few hedgerow trees remaining.		
Distance from proposed scheme:	Demesne is to the immediate east of the WwTP. The main house is still extant (BH 14) and located c. 400m east of the proposed WwTP.		

Site Name:	Townland:	NIAH Feature index rating:	Statement of Condition:
Baskin Hill (UHB 11) and demesne DL 5	Baskin	1	Virtually no recognisable features
Comment:	Southern area appears to be a quarry. It should be noted that the NIAH survey failed to identify the fact that the main house is present along with entrance avenue and demesne planting.		
Distance from proposed scheme:	Principal house c. 880m NNW of treatment works, demesne c. 595m NNW		

Site Name:	Townland:	NIAH Feature index rating:	Statement of Condition:
Belcamp (BH 8) & demesne DL 6	Belcamp	3	Main features unrecognisable - peripheral features visible
Comment:	Garden enclosure visible apparently not in use.		
Distance from proposed scheme:	The demesne lands are located c. 300m south of the WwTP. The lands have become denuded and the southern boundary removed by a modern road. This includes the original entrance and gate lodge. The main house was located c. 400m south of the WwTP. However, the house was damaged by fire before 2002 and was demolished in between 2008 and 2009.		

Site Name:	Townland:	NIAH Feature index rating:	Statement of Condition:
Woodlands (BH 7) & demesne DL 7	Clonshagh	4	Main features unrecognisable - peripheral features visible
Comment:	New entrance from the north.		
Distance from proposed scheme:	Demesne is c. 480m southwest of the WwTP and house (BH 7) is c. 610m southwest of WwTP. The northern side of the demesne has been impacted on by the construction of a large roundabout and the N32.		

Site Name:	Townland:	NIAH Feature index rating:	Statement of Condition:
Belcamp House (BH 9) & demesne (BH 10-13) DL 8	Clonshagh/Belcamp	5	Main features substantially present - some loss of integrity
Comment:	Woodland to north no longer evident. Garden enclosure visible apparently not in use.		

Site Name:	Townland:	NIAH Feature index rating:	Statement of Condition:
Distance from proposed scheme:	The edge of the demesne is located c. 480m southeast of the WwTP. The principal house (BH 9) is located c. 880m to the southeast. There are four additional structures listed within the NIAH/RPS (BH 10-13) that are associated with the main structure.		

Site Name:	Townland:	NIAH Feature index rating:	Statement of Condition:
Emsworth (BH 18) & demesne DL 9	Bohammer	7	Main features substantially present - some loss of integrity
Comment:	A new layout has been created on the site using mass planting of ornamental trees.		
Distance from proposed scheme:	The Outfall Pipeline – land-based travels through the northwest portion of the original demesne lands. The house (BH 18) is located c. 30m south of the pipeline.		

Site Name:	Townland:	NIAH Feature index rating:	Statement of Condition:
Abbeyville House demesne DL 10	Abbeyville/Kinsaley	7	Main features substantially present - some loss of integrity
Comment:	Ornamental areas and shelterbelts still evident. Tree cover reduced.		
Distance from proposed scheme:	The southern part of the demesne is located c. 150m north of the Outfall Pipeline – land-based. The principal structure is located over 500m to the north.		

Description of Demesnes and Designed Landscapes not included in NIAH survey

Site Name:	Townland:	Condition:
Cappoge House (AAP 4) DL 12	Cappoge	No visible remains
Comment:	The house is marked on the historic maps as 'Cappoge' and possesses a tree-lined drive and gate lodge as well as an orchard. The later OS map editions show more out buildings to the north of the house, but no trees. Today all built remains have been demolished and any trace of designed landscape has been subsumed back into the landscape.	
Distance from proposed scheme:	Principal building was located to the immediate north of the proposed Orbital Sewer.	

Site Name:	Townland:	Condition:
Kildonan House (UBH 5) DL 13	Kildonan	Main features present.
Comment:	Marked on the first edition map as 'in ruins', but possessing a small orchard and tree-lined entrance avenue, by the time of later editions a larger house (still standing) is present with a number of outbuildings. The tree lined avenue remains and partially survives today.	
Distance from proposed scheme:	Principal building is c. 150m west of proposed Orbital Sewer. Edge Of demesne is 260m WSW of corridor.	

Site Name:	Townland:	Condition:
Dubber House (BH 26, AH 13) DL 14	Dubber	Main features present.
Comment:	Marked on the first edition map as a small building with a number of outbuildings, to the south of the site of Dubber Castle (AH 14). Tree lined entrances to house marked as well as tree lined boundaries. By later editions the western access has been removed and a larger number of outbuildings are shown. Today the principal structure survives along with some of the outbuildings. Mature planting remains along boundaries. The house is a protected structure and included within the RMP (BH 26, AH	

Site Name:	Townland:	Condition:
	13).	
Distance from proposed scheme:	Principal building is c. 95m north of Orbital Sewer. Edge Of demesne is to the immediate north of the pipeline.	

Site Name:	Townland:	Condition:
Ballymun House DL 15	Ballymun	No visible remains
Comment:	Marked on the first edition OS map as 'Ballymun House' within a small demesne landscape. A number of outbuildings are shown surrounding the house and a garden is shown to the immediate east of the main house. By the time of later maps the outbuildings have increased in number, but no trees are indicated. Today a large scale industrial site occupies the site of the house and there is no trace of any built remains or the demesne landscape.	
Distance from proposed scheme:	The original demesne was located to the immediate north of the Orbital Sewer.	

Site Name:	Townland:	Condition:
Edendale DL 16	Clonshagh	Demesne layout still apparent, principal structure gone.
Comment:	Edendale House is marked on the first edition OS map within a small demesne, which is surrounded by tree belts. A garden is shown to the west of the house along with outbuildings. There is a gate lodge marked at the entrance to the demesne. By the time of later map editions little has changed although the planting is no longer marked on some of the maps. Today the principal house has been removed and the outbuildings are ruinous. A modern house is located within the demesne and the gate lodge has also gone. However, the mature tree belts still surround the original demesne and make the layout easy to distinguish.	
Distance from proposed scheme:	c. 300m north of the Orbital Sewer, c. 355m WNW of the WwTP	

Site Name:	Townland:	Condition:
Upper Middletown DL 17	Middletown	No visible remains
Comment:	The first edition OS map shows the main house within a shaded demesne to the immediate east of Edendale. There is a gate lodge at the entrance and a turret is marked to the east of the house. Numerous trees are shown within the demesne and surrounding it. By the time of later maps the house and demesne features have been removed. A small rectangular structure is shown in the approximate location where part of the main house was located. Today no trace of the demesne or buildings remain.	
Distance from proposed scheme:	Demesne boundary to immediate north of the WwTP	

Site Name:	Townland:	Condition:
Lower Middletown (UBH 10) DL 18	Middletown	Principal building and outbuilding present, boundaries removed.
Comment:	Today the main house and the majority of outbuildings are present, which are also marked on the historic maps. Some of the outbuildings are derelict and the surrounding demesne features almost entirely removed due to very recently. All the field boundaries have disappeared and just a small amount of trees remain bordering the entrance road from the west.	
Distance from proposed scheme:	Demesne located to the immediate north of the WwTP. Principal house c. 250m northwest	

Site Name:	Townland:	Condition:
Kinsaley House (BH 19) DL 19	Kinsaley	Principal house still present along with some demesne features
Comment:	Present on the first edition OS map, the house is still present today although some of the outbuildings have been removed. Some of the demesne features survive in the form of tree belts. The main entrance has been moved and the demesne impacted on by modern farm buildings.	

Site Name:	Townland:	Condition:
Distance from proposed scheme:	The demesne boundary is located to the immediate northeast of the Outfall Pipeline – land-based. Principal structure is located c. 155m northwest of the pipeline.	

Site Name:	Townland:	Condition:
St. Doolagh's Park (BH 25) (DL 20)	Saintdoolaghs	Principal house still present along with some associated features. Modern development present.
Comment:	The main house was constructed in 1850 and as such is not marked on the first edition. The demesne incorporated elements of the existing landscape associated with St. Doolagh's Lodge, located just outside of the receiving environment. It also included the demesne and site of Wellfield Cottage (DL 21), which is present on earlier mapping. Today the main house survives, along with some tree belts. However, the area surrounding the house has been impacted upon by modern development and the landscape to the east has lost its demesne character and been subsumed back into an arable landscape.	
Distance from proposed scheme:	The Outfall Pipeline – land-based - travels through the eastern part of the former demesne lands. Principal house located c. 515m to the west.	

Site Name:	Townland:	Condition:
Wellfield Cottage (AAP 17) (DL 21)	Saintdoolaghs	No surviving remains
Comment:	The house and demesne is marked on Rocque's map of 1760 and on the first edition OS map. A gate lodge and drive are shown to the south of the house site. The lands and the site of the house were then incorporated into the designed landscape associated with St. Doolagh's Park (DL 20). Today nothing remains of the Wellfield Cottage landscape.	
Distance from proposed scheme:	The Outfall Pipeline – land-based - travels through the northern part of the former demesne lands.	

Site Name:	Townland:	Condition:
Snugborough Cottage (DL 22)	Snugborough	Principal house present along with some associated features
Comment:	The house and demesne is marked on the first edition OS map. The house is relatively small and fronts onto a road to the south. It possesses a small demesne. The lands and the site of the house were then incorporated into the designed landscape associated with St. Doolagh's Park (DL 20). Today nothing remains of the Snugborough Cottage landscape.	
Distance from proposed scheme:	Former demesne boundary c. 70m SSW of the Outfall Pipeline – land-based.	

Site Name:	Townland:	Condition:
Merton (UBH 15) (DL 23)	Drumnigh	Main house and some associated features still present
Comment:	The house and demesne is marked on the first edition OS map within a small demesne. By the time of later editions, the house and outbuildings have been extended and there is a gate lodge at the entrance to the demesne. Today the house and most of the original tree belts survive, although the gate lodge is no longer extant.	
Distance from proposed scheme:	Demesne boundary c. 155m NNE of the Outfall Pipeline – land-based. Principal structure located c. 205m NNE.	

Site Name:	Townland:	Condition:
Drumnigh Lodge (UBH 14) (DL 24)	Drumnigh	Main house and some associated features still present. Modern development has taken place in demesne.
Comment:	The house and demesne is marked on the first edition OS map within a small demesne to the immediate south of Merton (DL 23). By the time of later editions, there is a gate lodge at the entrance to the demesne. Today the house and most of the original tree belts survive, although the gate lodge is no longer extant. A modern house has been constructed in the south-east corner of the demesne.	

Site Name:	Townland:	Condition:
Distance from proposed scheme:	Demesne boundary c. 10m NNE of the Outfall Pipeline – land-based. Principal structure located c. 105m NNE.	

Site Name:	Townland:	Condition:
Mayne Lodge (UBH 18) (DL 25)	Maynetown	Main house and some associated features still present.
Comment:	The house and demesne is marked on the first edition OS map but is not named. A small amount of planting surrounds the house and outbuildings, although a demesne as such, is not shaded. By the time of the later editions, the house is named and larger outbuildings shown to the rear as well as some planting. Today the main structure is still present, although it has been impacted upon by unsympathetic alterations. The outbuildings are present, with modern additions. Some mature trees survive in the grounds.	
Distance from proposed scheme:	Demesne boundary c. 45m SSW of the Outfall Pipeline – land-based. Principal structure located c. 105m south.	

Site Name:	Townland:	Condition:
Heathfield House (DL 26)	Cappoge	Main structure incorporated into a hospital complex that occupies most of the original demesne.
Comment:	The main house, which is present within a shaded demesne on the first edition OS map, has been incorporated into Cappagh Hospital. Some of the outbuildings survive in a poor condition in the north-west portion of the complex, which dominates the former demesne landscape. The gate lodge has been removed, but mature trees are still located around the entrance and drive to the hospital.	
Distance from proposed scheme:	Demesne boundary c. 145m southeast of the Orbital Sewer. Principal structure located c. 185m SSW.	

Site Name:	Townland:	Condition:
Silloge House (UBH 8) (DL 27)	Silloge	Main house has been removed and the landscape has lost most of its designed character
Comment:	This house is marked on Rocque's map of 1760 with outbuildings and an indication of a designed landscape. By the time of the first edition OS map the house and one outbuilding is shown with a possible orchard to the east. It is not named on the map. Many of the boundaries are planted with trees, giving an indication of design rather than a specific demesne landscape. Today the house has gone and the ruins of one shed survive along with some modern derelict farm buildings. Mature planting survives along the boundaries surrounding the built remains.	
Distance from proposed scheme:	Demesne boundary c. 15m north of the Orbital Sewer.	