

15.0 Archaeology, Architecture & Cultural Heritage

15.1 Introduction

The following Chapter details an archaeological, architectural and cultural heritage appraisal undertaken in respect of the proposed development of the National Maternity Hospital at St. Vincent's University Hospital Campus, Dublin 4. The appraisal aims to ascertain any potential likely significant impacts that the proposed development may have on the existing archaeological, architectural and cultural heritage resource. The appraisal was undertaken by Faith Bailey of Irish Archaeological Consultancy Ltd., on behalf of the HSE.

This chapter of the EIS identifies and analyses, as far as reasonably possible from existing records, the nature of the archaeological and architectural heritage resource in, and within the vicinity of, the development area using appropriate methods of study.

A desk-based appraisal has been undertaken which encompassed study of the historic environment within a specified area that addressed research and conservation objectives and, in this instance, consisted of an analysis of existing written, graphic, photographic and electronic information in order to identify the likely heritage assets, their interest and significance and the character of the study area, including appropriate consideration of the settings of heritage assets (Institution of Field Archaeologists 2012). In order to compile a complete baseline, a site inspection was also carried out on 15th September 2015 to complement the results of the desk-based assessment. This leads to the following:

- Determining the presence of known archaeological/ architectural heritage sites that may be affected by the proposed development;
- Appraisal of the likelihood of finding previously unrecorded archaeological remains during the construction programme;
- Suggested mitigation measures based upon the results of the above research.

The study involved detailed interrogation of the archaeological and historical background of the development area. This included information from the Record of Monuments and Places of County Dublin; the City Development Plan; the topographical files of the National Museum of Ireland, the National Inventory of Architectural Heritage (NIAH) and cartographic and documentary records. A field inspection was carried out on the 15th September 2015 in order to identify any known archaeological and architectural heritage features, along with previously unrecorded features, structures and/or archaeological artefacts within the proposed development area.

The proposed development comprises the development of the National Maternity Hospital at St. Vincent's University Hospital Campus, Elm Park, Dublin 4. The proposed new National Maternity Hospital building will be located at the eastern side of the hospital campus and comprises the construction of a building that rises to 5 and 6 storeys above ground level, with one partial basement level, plus additional ancillary plant areas at the roof level. The proposed development also includes an extension to the existing multi-storey car park at the north of the campus. The proposed development will be constructed in a sequential manner that allows for the continual operation of the Hospital Campus and, as such, includes the phased demolition of existing buildings at St. Vincent's University Hospital Campus to facilitate clearing the site for the proposed development and the construction of temporary accommodation to facilitate construction sequencing (including a single storey temporary canteen, catering staff changing facilities, household services store and carpenters workshop). The full detail of the nature and extent of the proposed development is set out in Chapter 2 of this EIS and the Draft Construction Management Plan is appended to same.

15.1.1 Definitions

In order to assess, distil and present the findings of this study, the following definitions apply: 'Cultural Heritage' where used generically, is an over-arching term applied to describe any combination of archaeological, architectural and cultural heritage features, where –

- The term 'archaeological heritage' is applied to objects, monuments, buildings or landscapes of an (assumed) age typically older than AD 1700 (and recorded as archaeological sites within the Record of Monuments and Places).
- The term 'architectural heritage' is applied to structures, buildings, their contents and settings of an (assumed) age typically younger than AD 1700
- The term 'cultural heritage', where used specifically, is applied to other (often less tangible) aspects of the landscape such as historical events, folklore memories and cultural associations. This designation can also accompany archaeological or architectural designation.

15.1.2 Impact Definitions

Imperceptible

An effect capable of measurement but without noticeable consequences

Not significant

An effect which causes noticeable changes in the character of the environment but without noticeable consequences

Slight

An effect which causes noticeable changes in the character of the environment without affecting its sensitivities.

Moderate

An effect that alters the character of the environment in a manner that is consistent with existing or emerging trends.

Significant

An effect which, by its character, magnitude, duration or intensity alters a sensitive aspect of the environment.

Very Significant

An effect which, by its character, magnitude, duration or intensity alters the majority of a sensitive aspect of the environment.

Profound

An effect that obliterates sensitive characteristics.

Significance of Effects as defined by the Environmental Protection Agency draft 2015 Guidelines (pg 42).

Additional information on impacts and mitigation measures can be found in Appendices 15.5 and 15.6 of this Environmental Impact Statement.

15.1.3 Consultation

During scoping and research for the assessment and Environmental Impact Statement (EIS) a number of statutory and voluntary bodies were consulted to gain further insight into the cultural background of the receiving environment, as follows:

- Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs – the Heritage Service and Policy Unit, National Monuments Service: Record of Monuments and Places; Sites and Monuments Record; Monuments in State Care Database; Preservation Orders and Register of Historic Monuments;
- National Museum of Ireland, Irish Antiquities Division: topographical files of Ireland;
- Dublin City Council: Planning Section;
- Dun Laoghaire Rathdown County Council: Planning Service

15.2 Methodology

Research for this assessment was undertaken in two phases. The first phase consisted of a records survey of all available archaeological, historical and cartographic sources. The second phase involved a field inspection of the site.

15.2.1 Records Survey

- Record of Monuments and Places for County Dublin;
- Sites and Monuments Record for County Dublin;
- Monuments in State Care Database;
- Preservation Orders;
- Topographical files of the National Museum of Ireland;
- Cartographic and written sources relating to the study area;
- Dublin City Development Plan 2016-2022;
- Dun Laoghaire Rathdown County Development Plan 2016-2022;
- Excavations Bulletin (1970-2016);
- National Inventory of Architectural Heritage.

Record of Monuments and Places is a list of archaeological sites known to the National Monuments Section, which are afforded legal protection under section 12 of the National Monuments Act, 1994 and are published as a record. Any recorded sites are listed in Appendix 15.1 of this Environmental Impact Statement.

Sites and Monuments Record holds documentary evidence and field inspections of all known archaeological sites and monuments. Some information is also held about archaeological sites and monuments whose precise location is not known e.g. only a site type and townland are recorded. These are known to the National Monuments Section as 'un-located sites' and cannot be afforded legal protection due to lack of locational information. As a result these are omitted from the Record of Monuments and Places. Site

and Monuments Record sites are also listed on the Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs (DoAHRRGA) website – www.archaeology.ie.

National Monuments in State Care Database is a list of all the National Monuments in State guardianship or ownership. Each is assigned a National Monument number whether in guardianship or ownership and has a brief description of the remains of each Monument.

The Minister for the DoAHRRGA may acquire National Monuments by agreement or by compulsory order. The State or Local Authority may assume guardianship of any National Monument (other than dwellings). The owners of National Monuments (other than dwellings) may also appoint the Minister or the Local Authority as guardian of that monument if the State or Local Authority agrees. Once the site is in ownership or guardianship of the State, it may not be interfered with without the written consent of the Minister.

Preservation Orders List contains information on Preservation Orders and/or Temporary Preservation Orders, which have been assigned to a site or sites. Sites deemed to be in danger of injury or destruction can be allocated Preservation Orders under the National Monuments Act 1930 Act. Preservation Orders make any interference with the site illegal. Temporary Preservation Orders can be attached under the National Monuments Act 1954 Act. These perform the same function as a Preservation Order but have a time limit of six months, after which the situation must be reviewed. Work may only be undertaken on or in the vicinity of sites under Preservation Orders with the written consent, and at the discretion, of the Minister.

Topographical Files of the National Museum of Ireland is the national archive of all known finds recorded by the National Museum. This archive relates primarily to artefacts but also includes references to monuments and unique records of previous excavations. The find spots of artefacts are important sources of information on the discovery of sites of archaeological significance. Any finds of archaeological significance are listed in Appendix 15.2 of this Environmental Impact Statement.

Cartographic sources are important in tracing land use development within the development area as well as providing important topographical information on areas of archaeological potential and the development of buildings. Cartographic analysis of all relevant maps has been made to identify any topographical anomalies or structures that no longer remain within the development area.

Documentary sources were consulted to gain background information on the archaeological and architectural landscape of the proposed development area.

Development Plans contain a catalogue of all the Protected Structures and archaeological sites within the county. The Dublin City Development Plan 2016-2022 was consulted to obtain information on any cultural heritage sites on the site of the proposed development or within the immediate vicinity. The Dun Laoghaire Rathdown County Development Plan was also examined (2016-2022) due to the proximity of the boundary that separates the two Local Authorities.

Excavations Bulletin is a summary publication that has been produced every year since 1970. This summarises every archaeological excavation that has taken place in Ireland during that year up until 2010 and since 1987 has been edited by Isabel Bennett. This information is vital when examining the archaeological content of any area, which may not have been recorded under the Sites and Monuments Record and Recorded Monument or Place files. This information is also available online (www.excavations.ie) from 1970-2016.

The National Inventory of Architectural Heritage under the aegis of the Department of Arts, Heritage and the Gaeltacht, is tasked with making a nationwide record of significant local, regional, national and international structures, which in turn provides County Councils with a guide as to what structures to list within the Record of Protected Structures. The architectural survey for the area that contains the proposed development has yet to be completed. The National Inventory of Architectural Heritage have also carried out a nationwide desk based survey of historic gardens, including demesnes that surround large houses. This has been completed for Dublin and was examined in relation to the surviving demesnes within the surrounding area of the proposed development.

15.2.2 Field Inspection

Field inspection is necessary to determine the extent and nature of archaeological and architectural heritage remains and can also lead to the identification of previously unrecorded or suspected sites, portable finds and structures through topographical observation and local information. A field inspection was carried out on the 15th September 2015. There have been no changes within the receiving environment since that inspection date.

The field inspection entailed:

- Inspecting the proposed development area and its immediate environs;
- Recording the terrain type and land usage;
- Recording the presence of features of archaeological and/or architectural heritage significance and potential significance;
- Verifying the extent and condition of any recorded sites/ structures;
- Visually investigating any suspect landscape anomalies to determine the possibility of their being anthropogenic in origin.

15.3 Receiving Environment

15.3.1 Archaeology

15.3.1.1 Archaeological Background

Prehistoric Period (7000 BC-AD 500)

The Mesolithic Period (c. 7000-4000BC) is the earliest time for which there is clear evidence for prehistoric activity in Ireland. During this period people hunted, foraged and gathered food and appear to have had a mobile lifestyle. The most common evidence found to show the presence of Mesolithic communities at a site are scatters of worked flint material, a by-product from the production of flint implements. During this period people made crude flint tools, which are now classed as implements belonging to Broad Blade Technology. Small numbers of these flakes have been found to the south of the area of proposed development at Dalkey Island, Dun Laoghaire, Rathfarnham and Loughlinstown and may indicate small-scale transient settlement along the riverbanks and seashores. Coastal areas from Killiney to Bray and north of Greystones, which were probably important areas for flint pebbles as well as food, have been subjected to a large amount of erosion, which may have had a high impact on potential Mesolithic archaeology (Corlett 1999, 10).

During the Neolithic period (c. 4000-2400BC) communities became less mobile and their economy appears to have become based on the rearing of stock and cereal cultivation. This transition was accompanied by major social change. Agriculture demanded an altering of the physical landscape, with forests rapidly cleared and field boundaries constructed. The earliest archaeological evidence from this period in the area is a polished stone axe found in Sandymount to the north of the site (National Museum of Ireland Ref.: IA/54/76).

The Bronze Age (c. 2400-600BC) was marked by the widespread use of metal for the first time in Ireland. As with the transition from Mesolithic to Neolithic the transition into the early Bronze Age was accompanied by changes in society. Megalithic tombs were no longer constructed and the burial of the individual became typical. Cremated or inhumed bodies were often placed in a cist, which is a small stone box set into the ground or a stone lined grave. These burials were often accompanied by highly decorated pottery.

Fragments of two gold torcs (National Museum of Ireland Ref.: 107,108) were discovered in Donnybrook located to the northwest of the proposed development. These torcs fall into the Bronze Age period and most importantly can be placed in the Bishopsland Phase, which may also have affinities with the later Iron Age type (Waddell, 1998, 196). A bronze pin is also recorded from the Donnybrook area (National Museum of Ireland Ref.: 5286:W139).

Early Medieval Period (AD 500-1100)

An early name given to the whole of Dublin and Wicklow Mountains was *Cualu*. There is a tradition that the area was famous for its ale and was controlled by the *Dal Messin Corb*, a leading Leinster tribe. St. Kevin of Glendalough was a member of this tribe and also responsible for helping to spread Christianity during the 6th century. During the 8th century it was the *Ui Briuin* tribe that ruled much of southeast Dublin. They arrived from the north of Kildare, bringing with them the influence of the famous monastery in Kildare, which was devoted to St. Brigid c. AD 500.

This period was also characterised by defended settlements that are known as ringforts. These were circular enclosures defined by one or more earthen banks and outer ditches to make the settlement difficult to attack. There are few defended enclosures to be found within the south Dublin area, which is unusual as it was likely to have been a relatively densely populated area. It is probable that any surviving ringforts may have been destroyed during the medieval and post medieval/ modern periods.

The Vikings arrived in Ireland in the 9th century and founded Dublin, their most important town, in AD 917. The development of Dublin as a major centre of trade and industry had implications on the lands to the south, which were known as *Dyflinarskiri* and extended as far as Greystones. Many Vikings settled in this area and by AD 980 most had converted to Christianity. Although there were attacks on the Vikings by the native Irish, it appears that the Scandinavians left a lasting impression within the Rathdown area, located to the immediate south of St. Vincent's Hospital. Many place names such as 'Windgates' and 'Coolnagad' preserve the Norse word *gata*, meaning 'street'.

Medieval Period (AD 1100-1600)

The beginning of the medieval period is characterised by political unrest that originated from the death of Brian Borumha in 1014. Diarmait MacMurchadha, deposed King of Leinster, sought the support of mercenaries from England, Wales and Flanders to assist him in his challenge for kingship. Norman involvement in Ireland began in 1169, when Richard de Clare and his followers landed in Wexford to support MacMurchadha. Two years later de Clare (Strongbow) inherited the Kingdom of Leinster and by the end of the 12th century the Normans had succeeded in conquering much of the country. The initial stage of the invasion of the country is marked by the construction of Motte and Bailey castles.

In 1173 Strongbow granted all the lands of Donnybrook, which included *Tracht Muirbtean* (Merrion) and *Chorco* (part of Mount Merrion), to Walter de Rideleford who erected an earthen rampart and castle. The rampart was made up of a stout thorn fence, which led to it being given the name Thorncastle. He then built a roadway between this castle and his headquarters at Donnybrook. This roadway was evident in places between Donnybrook and Merrion, and formed the Parliamentary boundary between the same two points. The existing road from Merrion to Blackrock is its continuation.

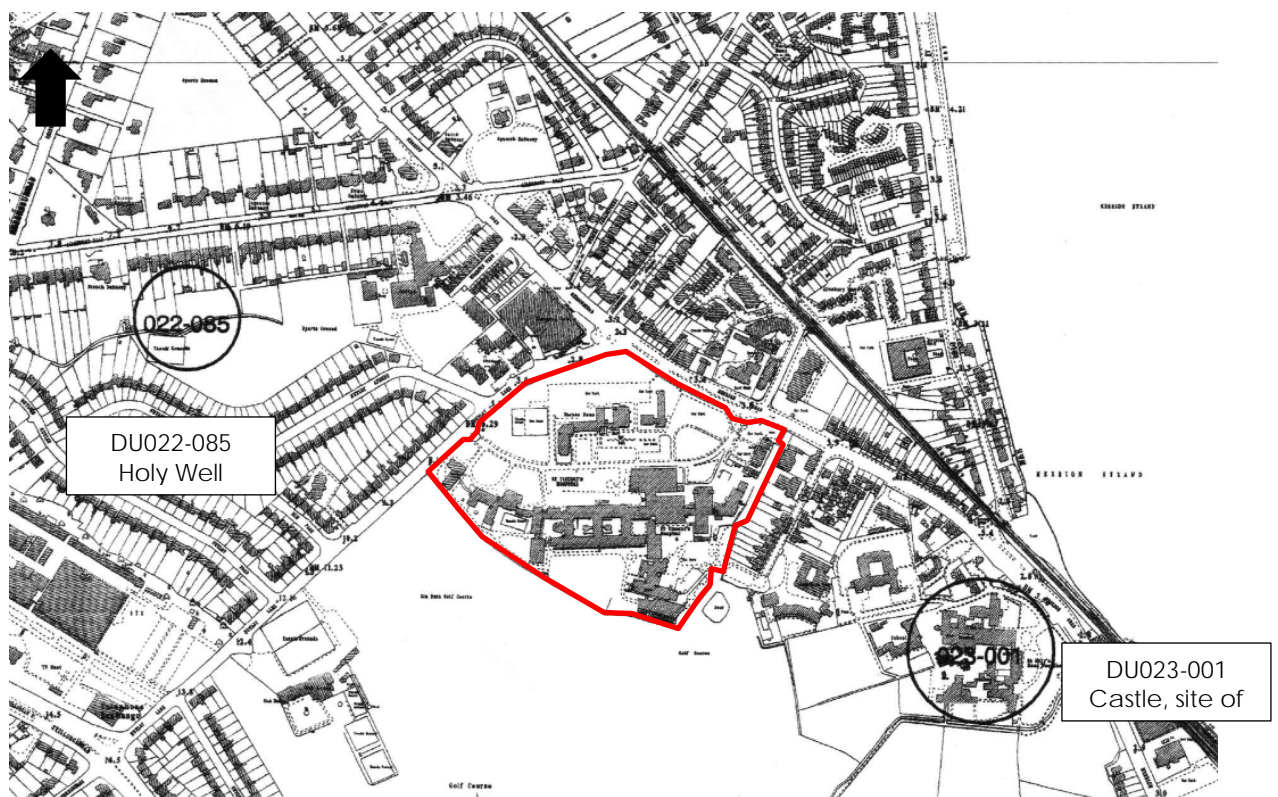
The garrison of the castle was to be made up of de Rideleford's planted tenants. As a result, he decided not to plant them apart, as had been the norm previously, but to house them close together in a village. This arrangement led the locals to refer to the settlement as *Baile an Bothair*, or 'the town on the road'. This became modified to *Ballybothair* and became anglicised as Booterstown, c. 1.23km southeast of the proposed development area.

De Rideleford's property passed through several hands during the 13th and 14th centuries, and eventually came into the possession of the Fitzwilliam family. During this time the village of *Ballybothair* had been completely destroyed and all the tenants killed. De Rideleford petitioned the King for a remission of rent in 1435 that he might rebuild the village and also erect a fortified castle, to replace Thorncastle, which was destroyed by the Irish. His petition was granted, and works on the new castle started in 1449. This castle (DU023-001) is located c. 360m to the southeast of the proposed development (Figure 15.1). It was situated near a shallow stream, which most likely fed a defensive moat that surrounded the castle. Its prominent position helped to control the shores and lands at Dublin bay (Pearson, 1998, 265).

Merrion Castle was the ancestral home of the Fitzwilliam family from the 15th century, until the family moved to Mount Merrion House and the castle was subsequently demolished in

c. 1780, although the ruins apparently survived for some time. Duncan's map of 1821 records it as surviving and it appears to be indicated as a building on the first edition OS map of 1838 (Figure 15.4). Excavation to the south of the castle site in 2004 revealed evidence for medieval occupation likely to be associated with the medieval manor of Merrion, which predated the construction of the Fitzwilliam Castle (Bennett 2004:0559, Licence Ref.: 04E0272).

Figure 15.1: Extract from the Record of Monuments & Place map showing the proposed development area



15.3.1.2 Summary of Previous Archaeological Fieldwork

A review of the Excavations Bulletin (1970-2016) has revealed that several archaeological investigations have been undertaken in the vicinity of the proposed development area. These are summarised below:

In 2000 archaeological testing was carried out at the site of a proposed development adjacent to the site of Merrion Castle, c. 360m southeast of the proposed development (Bennett 2000:0279, Licence Ref.: 00E0886). Nothing of archaeological significance was identified. However, during 2002 archaeological testing was carried out on a large site to

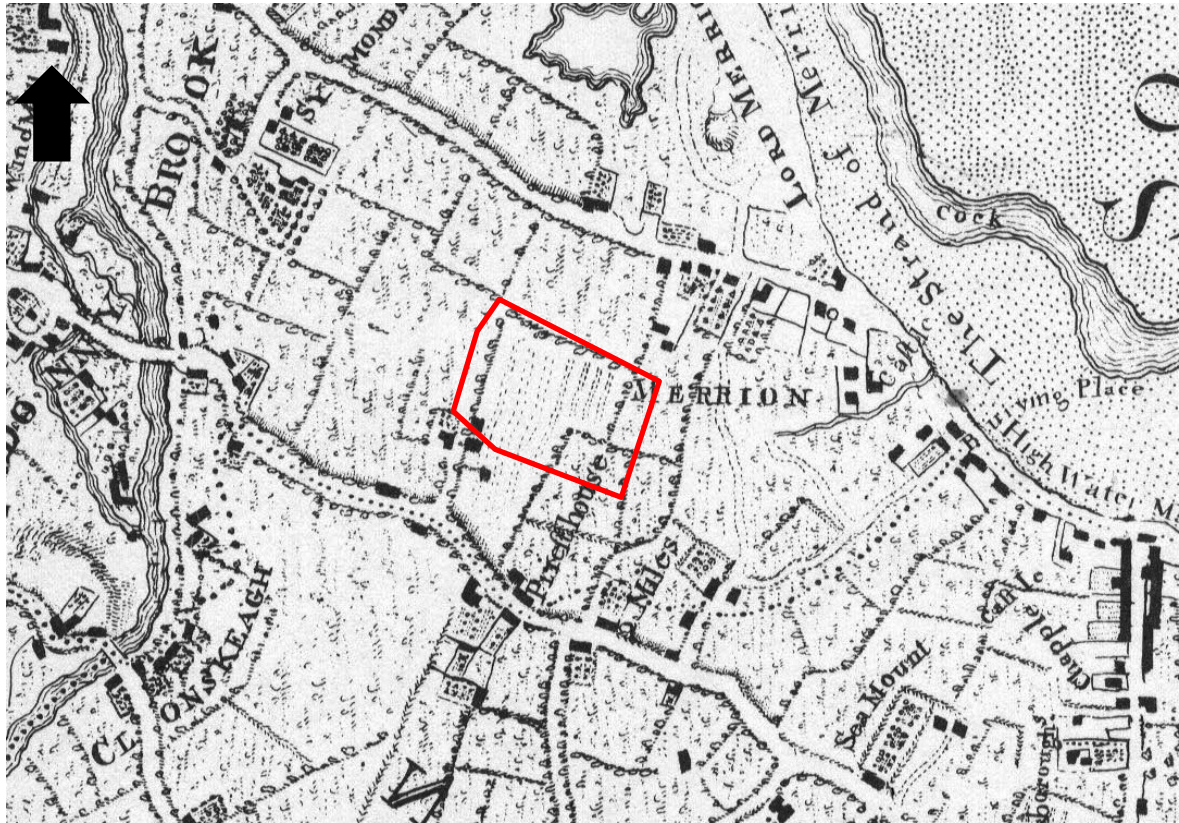
the south of the castle and c. 460m southeast of the proposed development (Bennett 2002:563, Licence Ref.: 02E1260). A low density of archaeological features were identified across the site, including some undated ditches. In 2004 monitoring of site disturbances during construction was carried out (Bennett 2004:0558, Licence 04E0167). A number of post medieval features were identified across the site. However, some medieval activity was identified in the southern section of the area (c. 540m southeast of the development area). This was excavated under licence 04E0272 (Bennett 2004:0559). Numerous medieval pits were excavated, along with metalled surfaces and drainage ditches. The material assemblage was dominated by pottery, preliminarily identified as Leinster cooking ware, datable from the late 12th to mid-14th centuries. The metal artefacts recovered were also of this date range and were associated with ironworking, carpentry and horse shoeing. Radiocarbon dates indicate occupation of the site from the late 13th to the early 15th century. It is highly likely that the site was associated with the Manor of Merrion.

15.3.1.3 Cartographic Analysis

Rocque's Map of County Dublin, 1760 (Figure 15.2)

This map is very general showing the area of Merrion located southeast of the city centre. Merrion strand is depicted to the east with the villages of Irishtown to the north, Clonskeagh to the west and Brooke (present Donnybrook) to the northwest. "Lord Merrion Brick Fields" are marked to the north. The Merrion road is extant at this time and is shown in the same position as today running in a northwest-southeast direction to the northeast of the proposed development area (Figure 15.2). There are no buildings marked within the area of proposed development, although several buildings are marked either side of Merrion Road to the north and east. Merrion Castle (DU023-001) is shown at this time with a stream running to the south of it.

Figure 15.2: Extract from Rocque's Map of County Dublin (1760), showing the approximate location of the proposed development area



Taylor's Map of the Environs of Dublin, 1816

This map shows that some development has been carried out within the area in which the proposed National Maternity Hospital development will be located. The area is shown as being located within a demesne landscape associated with a house labelled as Elm Park. A long drive from the Merrion Road is shown running across the demesne, with is flanked by trees. Several buildings are shown in the northeast of the demesne, with further structures fronting onto the Merrion Road.

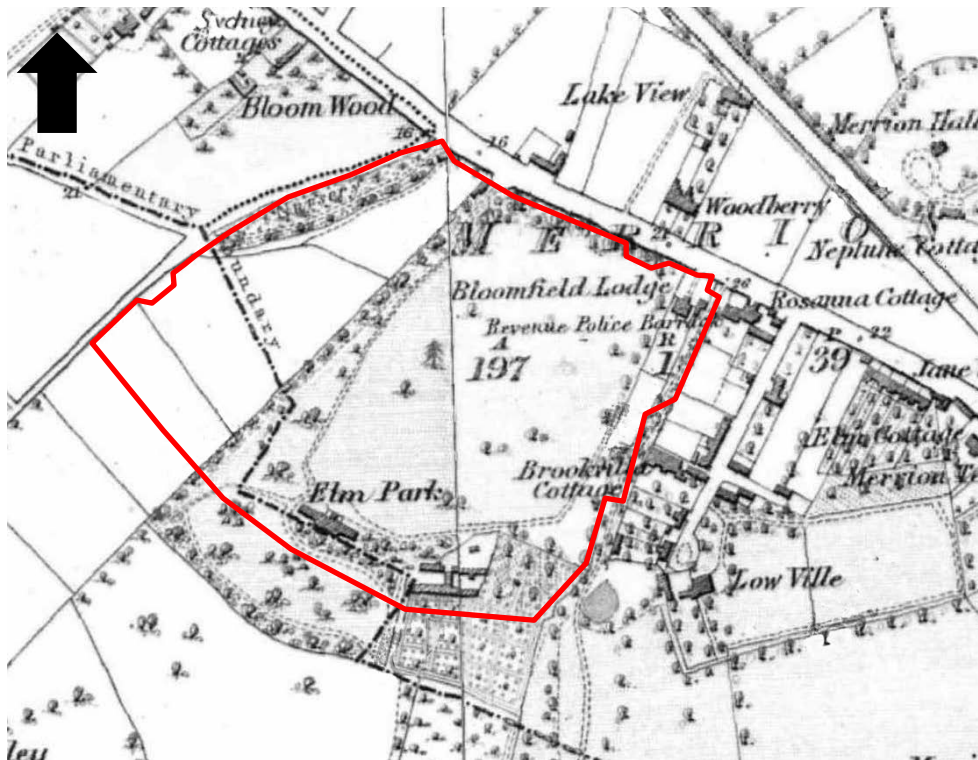
William Duncan's Map of the County of Dublin, 1821

There are no major changes to note within the cartography of this map that relate to the proposed development area. The area continues to be shown within the demesne associated with Elm Park House and a number of buildings are still marked within the northeast of the demesne.

First Edition Ordnance Survey Map, 1838, scale 1:10,560 (Figure 15.3)

This is the first detailed cartographic depiction of the proposed development area. The majority of the site is still located within the northern part of the demesne associated with Elm Park House, which is situated c. 100m southwest of the proposed development. A gate lodge is marked at the entrance to the demesne, adjacent to the Merrion Road and within the development area. However, a large amount of structures and other demesnes are shown within the surrounding area. To the east of the site numerous structures are shown, including Brookville Cottage, Bloomfield Lodge and Rosanna Cottage. A house named as Low Ville is shown within a demesne c. 80m to the east-southeast. The building that was erected adjacent to the site Merrion Castle (DU023-001) is also shown within a demesne landscape to the southeast. To the north of the proposed development area more residential buildings are marked, including Merrion Lodge, Lake View, Woodberry and Neptune Cottage.

Figure 15.3: Extract from the first edition OS map (1838) showing the proposed development area



Ordnance Survey Map, 1866, scale 1:2500

There are no major changes to note within the cartography of this map that relate to the proposed development area. Elm Park House is still present and the demesne remains present. White's Avenue (Herbert Avenue) is now labelled to the east-southeast of the development area and whilst a number of properties front onto the street, it has not been fully developed.

Ordnance Survey Map, 1911, scale 1:2500 (Figure 15.4)

Again there are no major changes to note within the cartography of this map that relate to the proposed development area. However, the wider landscape has become more developed in nature in terms of residential development.

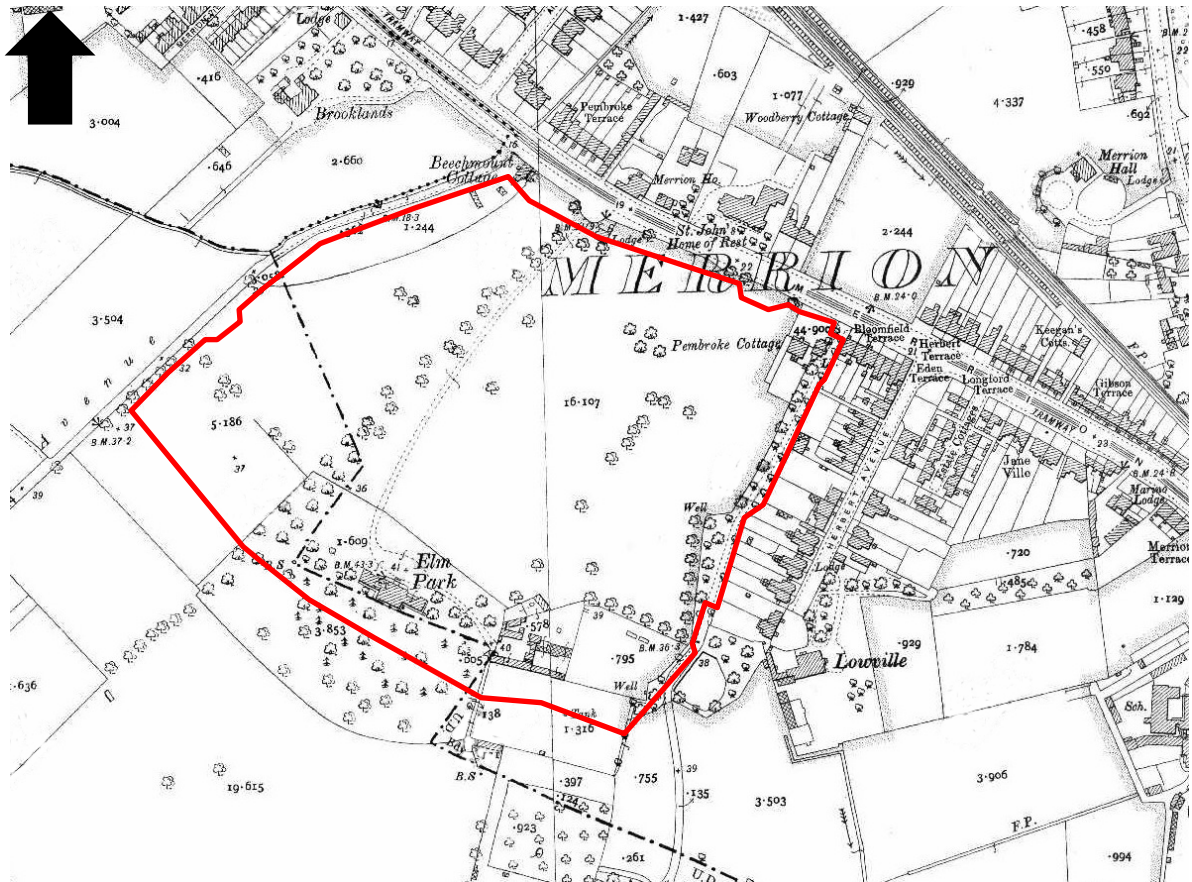
15.3.1.4 Dublin City Development Plan 2016-2022

The Dublin City Development Plan recognises the statutory protection afforded to recorded monuments. The closest monument to the proposed development consists of the site of Merrion Castle (DU023-001), which is located c. 360m to the southeast. The site is clearly marked on the mapping included within the Development Plan (Map H). Policies and Objectives relating to the archaeological heritage of Dublin City are included in Appendix 15.3 of this Environmental Impact Statement.

15.3.1.5 Aerial Photographic Analysis

Inspection of the aerial photographic coverage of the proposed development area held by Ordnance Survey Ireland, Google Earth and Bing Maps was undertaken. This clearly illustrates that the proposed development area has been developed as St. Vincent's University Hospital since prior to 1995.

Figure 15.4: Extract from the 25 inch OS map (1911) showing the proposed development area



15.3.1.6 Field Inspection

The field inspection considered the proposed development area, its previous and current land use, the topography and any additional information relevant to the Report. The field inspection was carried out on the 15th September 2015.

The proposed development area is characterised by existing hospital structures of varying functions. Many are of a prefabricated nature and extensive services run throughout the site, along with car parking. The main clinical services block is one of the largest buildings on the Campus. A two storey car park is located to the north of the clinical services building, which will be extended to provide additional parking. To the immediate west of this structure and adjacent to the Nutley Lane entrance, an area of green space was observed (Plate 15.1). However, services markers were clearly visible in this area, which has been disturbed by services and landscaping.

Plate 15.1: Green area, facing northwest



No areas of features of archaeological potential were noted during the course of the field inspection. The site has been thoroughly disturbed and it is likely that if any archaeological remains did survive within the area that they have been removed by subsequent development.

15.3.2 Architecture

15.3.2.1 Architectural Background

During the 18th century the area of Merrion and Booterstown became a fashionable place to live resulting in an increased number of houses being built. This boom in building included the construction of large country residences by the wealthy as country retreats set in large landscaped demesnes and included such houses of St Helen's (now a hotel) and Willow Park purchased by Blackrock College in 1925 and opened by as a preparatory school.

The large country house was only a small part of the overall estate of a large landowner and provided a base to manage often large areas of land that could be located nationwide. Lands associated with the large houses were generally turned over to formal gardens, which were much the style of continental Europe. Gradually this style of formal avenues and geometric gardens designs was replaced during the mid-18th century by the

adoption of parkland landscapes – to be able to view a large house within a natural setting. Although the creation of a parkland landscape involved working with nature, rather than against it, considerable constructional effort went into their creation. Earth was moved, field boundaries disappeared, streams were diverted to form lakes and quite often roads were completely diverted to avoid travelling anywhere near the main house or across the estate.

During the 18th century the Fitzwilliam family owned all the land at Merrion. Here they developed vast brick fields where clay was dug and bricks were baked. The Fitzwilliams used their strong position to take full advantage of the large scale building which was taking place at this time. They were able to supply the building materials required and exploited their position as land owners to meet the demand for land in the area. They were also the developers and owners of Merrion Square, Fitzwilliam Square and a large proportion of Dublin 4.

The Fitzwilliams lived at Merrion Castle until the late 18th century, when the castle was demolished. An 18th century house was built to the south of the castle site and a carved plaque bearing the coat of arms of the Fitzwilliam family and a stone head believed to be medieval in date have been incorporated into a more recent building. The 18th century house and demesne was purchased by the sisters of charity in 1866. The sisters increased the size of the original house by adding a convent, school and large granite church. Most of the original 18th century house has now gone, and only the projecting bay of the eastern wing remains incorporated into a later 19th century extension, which was added to the building by the sisters. This building is not listed as a Protected Structure under the current Development Plan.

The proposed development area occupies the site of a demesne that was once associated with Elm Park House (Figures 15.3 and 15.4). The site of the house is located to the south of the proposed development and is now under part of the Hospital Campus. The property, which was set in a 22 acre demesne was owned by the French family until it was purchased in 1924 by Louis McMullen. McMullen wanted to establish a golf and sports club, which he did, but this fell into financial difficulty and the house and grounds were sold in 1933 to the Irish Sisters of Charity, for a new hospital. The golf club later managed to acquire a lease on Nutley House and demesne to the immediate north of Elm Park and the golf course is still extant today along with Nutley House. The house, which is located c. 390m southwest of the development area is used as a club house, but is not a Protected Structure.

Elm Park house itself was demolished after being acquired by the Irish Sisters of Charity. However, it appears to have been a substantial property, with the central part of the house consisting of a two storey, five bay structure, which was flanked by single storey wings. Today nothing of the house or grounds survives within the Hospital Campus.

Within the wider area of the proposed development area, the built heritage resource is characterised by residential properties dating to the 19th and early 20th centuries along with the occasional larger structure such as the Spanish Embassy (Protected Structure), which is located c. 350m north of the proposed development area (Figure 15.5). This was originally known as Ailesbury House and occupied a demesne, which was situated between the railway and Merrion Road. Despite the fact that part of the demesne is now occupied with residential housing, the demesne retains many original characteristics, including the entrance, demesne wall and mature planting.

A number of more modest structures of architectural heritage merit are also located within the landscape surrounding the proposed development, which are not included within the list of Protected Structures. These include a number of 19th century houses that flank Herbert Avenue to the east of the Hospital Campus as well as a number of terraced red brick houses and slightly early single storey houses, which front onto the northern side of Merrion Road, where it passes to the north of the Hospital Campus (Figure 15.6).

Figure 15.5: Extract from City Development Plan mapping, showing the proposed development area and protected structures (red stars)

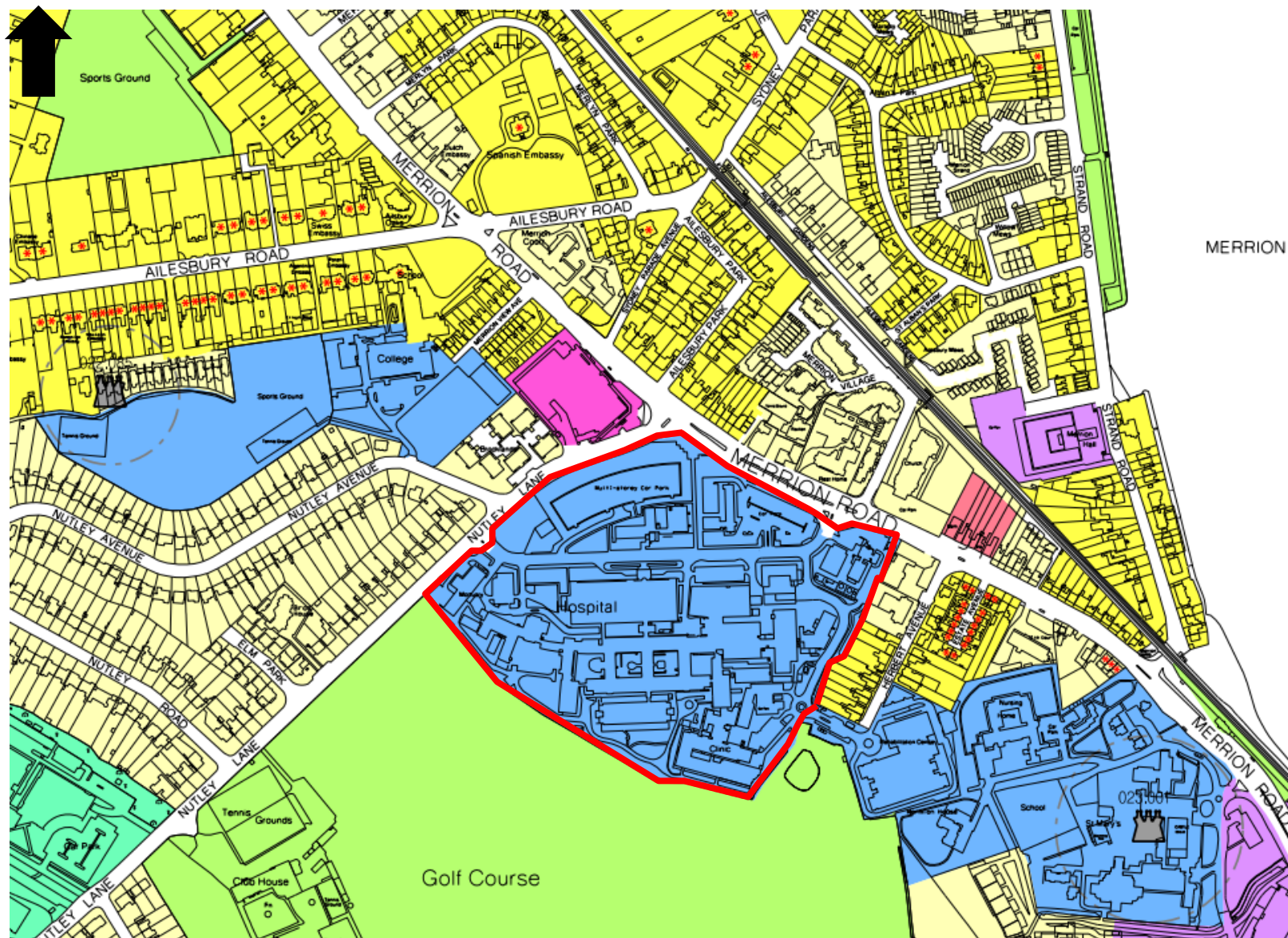
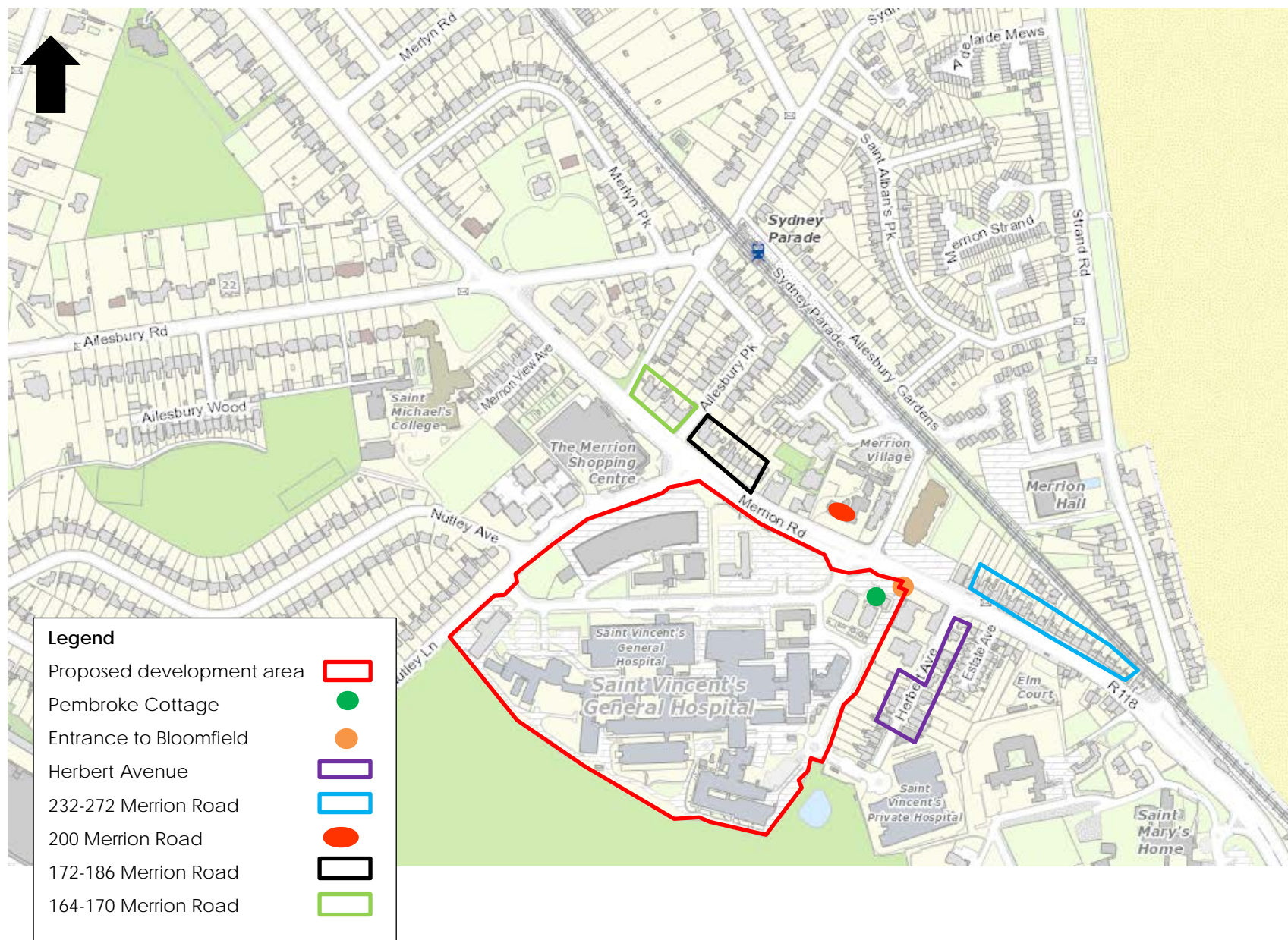


Figure 15.6: Extract from modern map showing structures with architectural heritage merit



15.3.2.2 Dublin City Development Plan 2016-2022

Protected Structures

The Development Plan recognises that the City possesses a significant built heritage resource and the mechanism that is used to protect it is the designation of protected structures within the Development Plan. These are subject to statutory protection under the Planning and Development Act. Relevant plans and policies are included in Appendix 15.4 of this Environmental Impact Statement. There are a total of seven groups or individual structures located within 500m of the proposed development (Figure 15.5). These are listed below:

Table 15.1: Protected Structures within 500m of the proposed development

RPS No.:	Location:	Classification:	Dist. from development:
2654-2667	5-18 Estate Avenue	18 semi-detached 19 th century cottages	c. 100m east-southeast
47	1a Ailesbury Road	House, formerly 'Williamstadt'	c. 225m north
5092-5094	179, 181, 183 Merrion Road	3 terraced cottages	c. 265m east-southeast
No ref	Ailesbury Rd/ Merlyn Park	Ailesbury House (Spanish Embassy)	c. 350m north-northwest
48-86	St. Michael's School, 1-51 Ailesbury Rd (ex. 22, 24, 26, 28, 30)	School & residential properties	c. 275-500m northwest
7914, 7915, 6288, 6290-6295	8-10 Sydney Parade & 72, 74, 76-81 Park Avenue	Residential properties	c. 390-500m north
7858, 7859	149-151 Strand Road	Residential properties	c. 500m northeast

Conservation Areas

Conservation Areas have been designated in the City in recognition of their unique architectural character and important contribution to the heritage of the City. The mechanisms within the Development Plan that are used to designate areas of particular conservation value are 'Land-use zonings' and 'Architectural Conservation Areas'.

Land-use zonings highlight 'Residential Conservation Areas' (zoning Z2) and 'Architectural and Civic Design Character Areas' (zoning Z8). These are highlighted on the Development Plan maps along with red-hatched areas that show 'Conservation Areas'.

Architectural Conservation Areas are designated where it is intended within the Development Plan to preserve the special character of streetscapes that are of architectural, historical, archaeological, artistic, cultural, scientific, technical or social

interest. These areas are hatched with green within the Development Plan maps.

The proposed development area is not located within either a Z2 or Z8 zoning. The closest Conservation Area focuses on the corridor of the River Dodder c. 1.07km to the west-northwest.

There are no Architectural Conservation Areas located within the landscape containing the proposed development. The closest Architectural Conservation Area within Dublin City jurisdiction is located c. 2.9km east-northeast (Dartmouth Square). It should be noted that the closest within Dun Laoghaire-Rathdown jurisdiction is located c. 1.42km to the southeast of the proposed development (Pembroke Cottages) (Dun Laoghaire-Rathdown County Development Plan, 2016-2022).

15.3.2.3 National Inventory of Architectural Heritage

Building Survey

The building survey for County Dublin has and is being carried out in a number of phases. Whilst County Fingal, South County Dublin have been completed, only a portion of central Dublin City has been finalised. This part of the survey does not include the area that contains the proposed development.

Garden Survey

The National Inventory of Architectural Heritage has completed a desk based survey for demesne landscapes that are identifiable as shaded areas from the first edition six inch mapping, which was produced by the Ordnance Survey during the mid-19th century. The survey is based on 2005 aerial photography of the first edition map, although later mapping is sometimes referred to. The aim of the survey is to identify the demesnes and provide a statement of condition.

Whilst it is appropriate that the survey form part of the baseline, the data sometimes needs revisiting as not all demesnes are included and in some instances the data provided is inaccurate. Therefore the analysis below includes the results of the survey, along with revisions where additional information was deemed to be necessary.

Table 15.2: Garden Survey Results

Name:	Location:	Dist. from development:
Elm Park	Priesthouse & Merrion	0m
Demesne description: The current Campus of St Vincent's University Hospital is located within what was the demesne associated with Elm Park House (Figure 15.3). The house has been demolished and nothing survives of the demesne, other than a small portion of the southern section, which is now located within the Elm Park Golf Course. The demesne is not included within the NIAH survey.		
Bloomfield	Priesthouse & Merrion	45m southeast
Demesne description: The demesne associated with Bloomfield House has been incorporated into the Elm Park Golf Course and as a result has lost a large part of its original form. A pond and some specimen planting remain within the golf course, but the main building and outbuildings have been demolished. Interestingly, the demesne was reached from the Merrion Road, via a lengthy drive that ran down the eastern side of Elm Park demesne. The original entrance into this drive is still extant along the southern side of Merrion Road c. 60m east of the proposed development.		
<p>The entrance consists of an elaborate crenelated gateway with a central gothic arched entrance and two flanking pedestrian entrances (Figure 15.6). The openings all retain their original wrought iron gates and the name 'Bloomfield' is inscribed on plaques that have been mounted over the pedestrian entrances. Sections of brick walling that lined the drive are also apparent beyond the entrance.</p> <p>The demesne has been included within the NIAH survey as having 'virtually no recognisable features' (Ref.: DU-50-O-193306).</p>		
Nutley	Priesthouse	c. 220m southwest
Demesne description: The later 25 inch mapping that dates to the turn of the 20 th century indicates that Nutley demesne abutted Elm Park to the southwest and as such covered a larger area than indicated on the first edition OS map. The principal structure is still present but the surviving demesne has been incorporated into the Elm Park golf course and as such little of the original character survives. A large amount of houses have also been erected within the southwestern part of the demesne and features such as lodges and entrances have been lost due to the development of the road network. The NIAH survey records the demesne as 'Main features substantially present - peripheral features unrecognisable'. However, it is clear from the sources that the main features of the demesne are clearly not present within the landscape.		
Low Ville	Merrion	c. 75m east
Demesne description: Up until relatively recently the Low Ville house was present within the landscape until it was demolished to make way for the construction of St. Vincent's Private Hospital (Figures 15.3 and 4). Prior to demolition the house and a small section of garden survived, although the remaining section of the demesne had already been developed. No trace of the site or demesne remain today and the demesne was not included within the NIAH survey.		
Merrion Castle	Merrion	c. 150m southeast
Demesne description: The first edition map shows a large house labelled as 'Merrion Castle' to the south of the site of Merrion Castle (DU023-001). The demesne is located to the south of Low Ville and to the west of Bloomfield. A fish pond is marked to the southeast of the house and a stream passes through the southern part		

of the demesne. By the time of later mapping, the house appears within a similar form, although the footprint appears to have been realigned. This appears to be a correction in the surveying rather than a rebuild of the main structure. The early 20th century mapping shows that the main structure has been significantly extended as it is now marked as an asylum. The demesne remains relatively intact. However, today a large part of the original character has been lost. The original structure shown on the first edition map has been removed and modern development has taken place throughout the demesne. The earlier asylum buildings are still present along with a chapel. However, little of the demesne features survive with the exception of the occasional specimen tree. The NIAH survey records the site as 'Main features substantially present - peripheral features unrecognisable'. However, it is clear from the sources that the main features of the demesne are clearly not present within the landscape.

Ailesbury House	Merrion	c. 275m north
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Demesne description: This house and demesne are not present on the first edition OS map but the later 25 inch mapping show the house with a modest demesne. The landscape is surrounded by belts of trees and a gate lodge is shown adjacent to the entrance. Outbuildings and a possible orchard are shown to the north of the house. Today the main structure is still extant and was added to the register of Protected Structures in June 2015. The northern and eastern part of the demesne has been impacted upon by the construction of houses. However, the area immediate to the house retains its planting, along with outbuildings and a gate lodge. The demesne has not been included within the NIAH survey.

15.3.2.4 Cartographic Analysis

See Section 15.3.1.3

15.3.2.5 Field Inspection

As illustrated in Section 15.3.1.6 of this Chapter, the proposed development area has already been subject to a high level of disturbance due to existing buildings on site. No buildings of architectural heritage merit were identified within the proposed development area. However, several individual or groups of structures were identified within the surrounding environs that possess architectural heritage merit. These are described below with their locations shown on Figure 15.6:

Table 15.3: Buildings of Architectural Heritage Merit

Site:	Location:	Description:	Dist. from development:
Pembroke Cottage	St. Vincent's University Hospital Campus	19 th century, 3 bay, 2 storey former house. Two storey double projecting bays to front. Extended to rear. Rendered with replacement window fittings.	c. 30m southeast
Entrance to Bloomfield	St. Vincent's University Hospital Campus	Former entrance to Bloomfield House – now demolished. Extant entrance in gothic style with crenulations over central vehicular arch. Flanked by two pedestrian entrances. Name plaque of house erected above pedestrian entrances. Portion of flanking brick wall that once lined the drive still present.	c. 50m east
Ten structures	Herbert Avenue	A mixture of potentially four late 18 th century houses (14, 15, 30, 31) and later 19 th and 20 th century houses (semi-detached) that vary in style. Interspersed with modern development.	c. 40-100m east
23 structures	232-272 Merrion Road	Five two storey late 19 th century structures now in use as shops, and a row of terraced single storey mid-19 th century houses, all 3 bays wide over basement.	c. 110-270m east
Former Rest Home	200 Merrion Road	Victorian red brick structure originally 'St John's Home of Rest'. 7 bay, 2 storey building with one turreted two storey bay and one projecting gabled bay. Hipped slate roof with clay ridge tiles. Significantly extended to rear.	c. 40m northeast
Eight structures	172-186 Merrion Road	A group of six terraced houses. The northwest pair of mid-19 th century, whereas the remainder date to the latter part. The later buildings are red brick, being 3 bays wide and 2 storeys over basement. The earlier buildings are also red brick, but 2 bays and 2 storeys with no basement. The northern most two semi-detached structures are also in red brick but date to the turn of the 20 th century. These have gabled projections to the front, being 4 bays wide with 2 storeys.	c. 70m north-northeast
Four structures	164-170 Merrion Road	A pair of large red brick semi-detached houses dating to the turn of the 20 th century. 164/66 possess elaborate Dutch style gables to the front and have 4 bays and 2 storeys. 168/170 are smaller in scale with projecting gables, with 4 bays and 2 storeys.	c. 90-120 north

15.4 Characteristics of the Proposed Development

As outlined in Section 15.0, the proposed development comprises the development of the new National Maternity Hospital at St. Vincent's University Hospital Campus. The full detail of the nature and extent of the proposed development is set out in Chapter 2 of this EIS and the Draft Construction Management Plan is appended to same.

15.5 Potential Impact of the Proposed Development

15.5.1 Construction Phase

15.5.1.1 Archaeology

Due to the highly developed nature of the proposed development area, it is considered that any archaeological deposits that did survive within this area have since been removed. As such no potential adverse negative impacts upon the archaeological resource are anticipated during the course of construction works.

15.5.1.2 Architecture

There are no protected structures or structures of architectural heritage merit located within the proposed development area. As such no potential adverse negative impacts upon the architectural resource are anticipated during the course of construction works.

15.5.1.3 Cultural Heritage

No specific sites of cultural heritage merit have been identified within the proposed development area. As such no potential adverse negative impacts upon the cultural heritage resource are anticipated during the course of construction works.

15.5.2 Operational Phase

15.5.2.1 Archaeology

No potential adverse negative impacts on the archaeological resource are anticipated during the operational phase of the proposed development.

15.5.2.2 Architecture

No potential adverse negative impacts on the architectural resource are anticipated during the operational phase of the proposed development. This is due to the nature and scale of the existing large scale hospital buildings adjacent to the proposed development area, including the Clinical Services Building and the Private Hospital. The nature of the receiving environment will not be subject to significant change.

15.5.2.3 Cultural Heritage

No potential adverse negative impacts on the cultural heritage resource are anticipated

during the operational phase of the proposed development.

15.6 Mitigation Measures

15.6.1 Construction Phase

15.6.1.1 Archaeology

No mitigation measures are deemed to be necessary during the construction phase of the proposed development.

15.6.1.2 Architecture

No mitigation measures are deemed to be necessary during the construction phase of the proposed development.

15.6.1.3 Cultural Heritage

No mitigation measures are deemed to be necessary during the construction phase of the proposed development.

15.6.2 Operational Phase

15.6.2.1 Archaeology

No mitigation measures are deemed to be necessary during the operational phase of the proposed development.

15.6.2.2 Architecture

No mitigation measures are deemed to be necessary during the operational phase of the proposed development.

15.6.2.3 Cultural Heritage

No mitigation measures are deemed to be necessary during the operational phase of the proposed development.

15.7 Predicted Impact of the Proposed Development

15.7.1 Construction Phase

No construction phase impacts upon the archaeological, architectural or cultural heritage

resource are predicted to arise from the proposed development.

15.7.2 Operational Phase

No operational phase impacts upon the archaeological, architectural or cultural heritage resource are predicted to arise from the proposed development.

15.7.3 'Do Nothing' Scenario

If the proposed development were not to proceed, there would be no adverse impact on the archaeological, architectural or cultural heritage resource.

15.7.4 'Worst Case' Scenario

No worst case impacts have been identified as the proposed development will not impact on the archaeological, architectural or cultural heritage resource.

15.8 Monitoring

As no mitigation measures are deemed to be necessary as part of the proposed development, monitoring is not applicable.

15.9 Reinstatement

Reinstatement is not applicable to the archaeological, architectural and cultural heritage resource.

15.10 Interactions and Potential Cumulative Impacts

15.10.1 Interactions

Potential interactions exist between the architectural heritage aspect and the landscape and visual assessment. As such, photomontages presented as part of the EIS and the landscape and visual assessment (Chapter 14) have been reviewed and taken into account. This assessment concluded that whilst there are structures of architectural heritage merit located within the receiving environment of the proposed development, only minor or neutral impacts are predicted at operation stage.

15.10.2 Potential Cumulative Impacts

There are no potential cumulative impacts upon the archaeological, architectural or cultural heritage resource arising from other plans or projects in combination with the proposed development.

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