

## **Appendix 7.1**

# **Appraisal Of Architectural Significance**

**APPRAISAL OF ARCHITECTURAL SIGNIFANCE**

**APPENDIX 7.1**

ATTACHED TO EIAR CHAPTER 7.0 ARCHITECTURAL HERITAGE

**MILLTOWN PARK, SANDFORD ROAD, DUBLIN 6**

July 2025

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Please note that this record has been updated from that first taken in 2019 and repeated in 2023. Given the passage of time, certain original images are retained to overcome inclusion of potentially unclear images influenced by sustained vacancy, where the essence of the image remains unchanged.

### Appendix 7.1.1. INTRODUCTION

This document expands on a summarised history of the site contained in Chapter 7 of an EIAR accompanying a planning application for the residential redevelopment of the former Jesuit Community Milltown Institute and seeks to describe and interpret the heritage significance of the site, further to detailed site and archival analysis.

The subject building grouping at Milltown Park contains a variety of building scales and purposes, ranging in origin from the late-18<sup>th</sup> century through to the mid-20<sup>th</sup> century. None of the structures are scheduled in the Record of Protected Structures, nor are they included in the National Inventory of Architectural Heritage. The site is not in an Architectural Conservation Area.

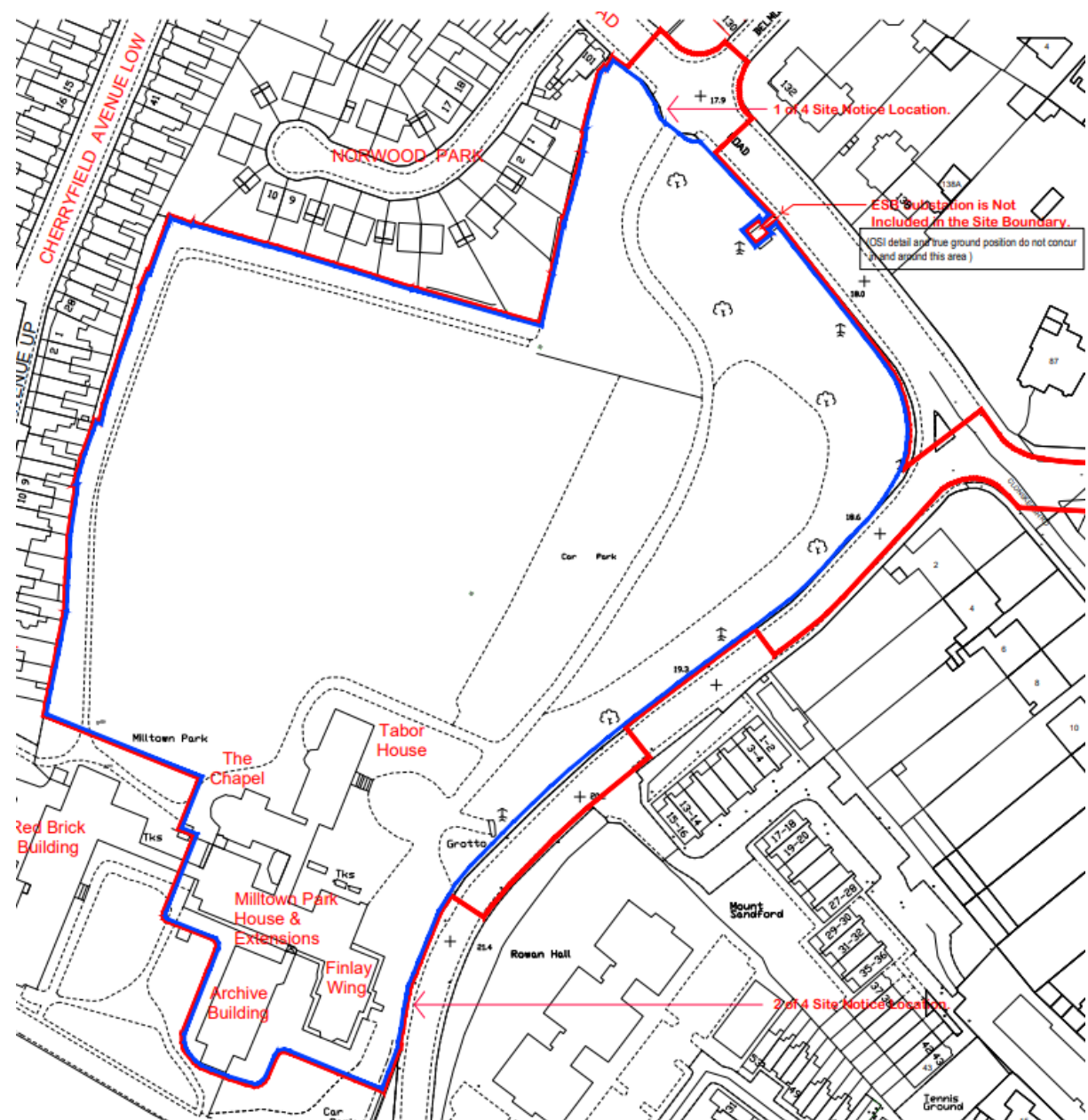


Fig.1 Applicant site boundary enclosing the existing Milltown Park building range.

- A Milltown Park House
- B Rear Extension
- C Tabor House
- D Chapel
- E Finlay Wing
- F Archive



Fig. 1 Outline of building range- identifying each building element

## Appendix 7.1.2. BRIEF HISTORY OF THE EVOLUTION OF MILLTOWN PARK

### 2.1 Eighteenth and early nineteenth century development

The surviving early elements of the house suggest a late-eighteenth- or early-nineteenth-century date and this provides a likely indication as to when the house was built and by whom.

The mapping evidence is sparse, there being no maps of County Dublin produced in the sixty-year period between those prepared by John Roque in the 1750s and John Taylor in 1816. John Rocque's map of the county was published in 1760, though the scale is small, and the future site of Milltown Park was depicted with greater clarity at a larger scale on his map of Dublin Bay, which was published in 1757. The extract reproduced below shows the road now known as Sandford Road running from the top left and turning through a right angle into what is now Milltown Road. Coldblow Lane, running off to the top of the image, is the present Belmont Avenue.

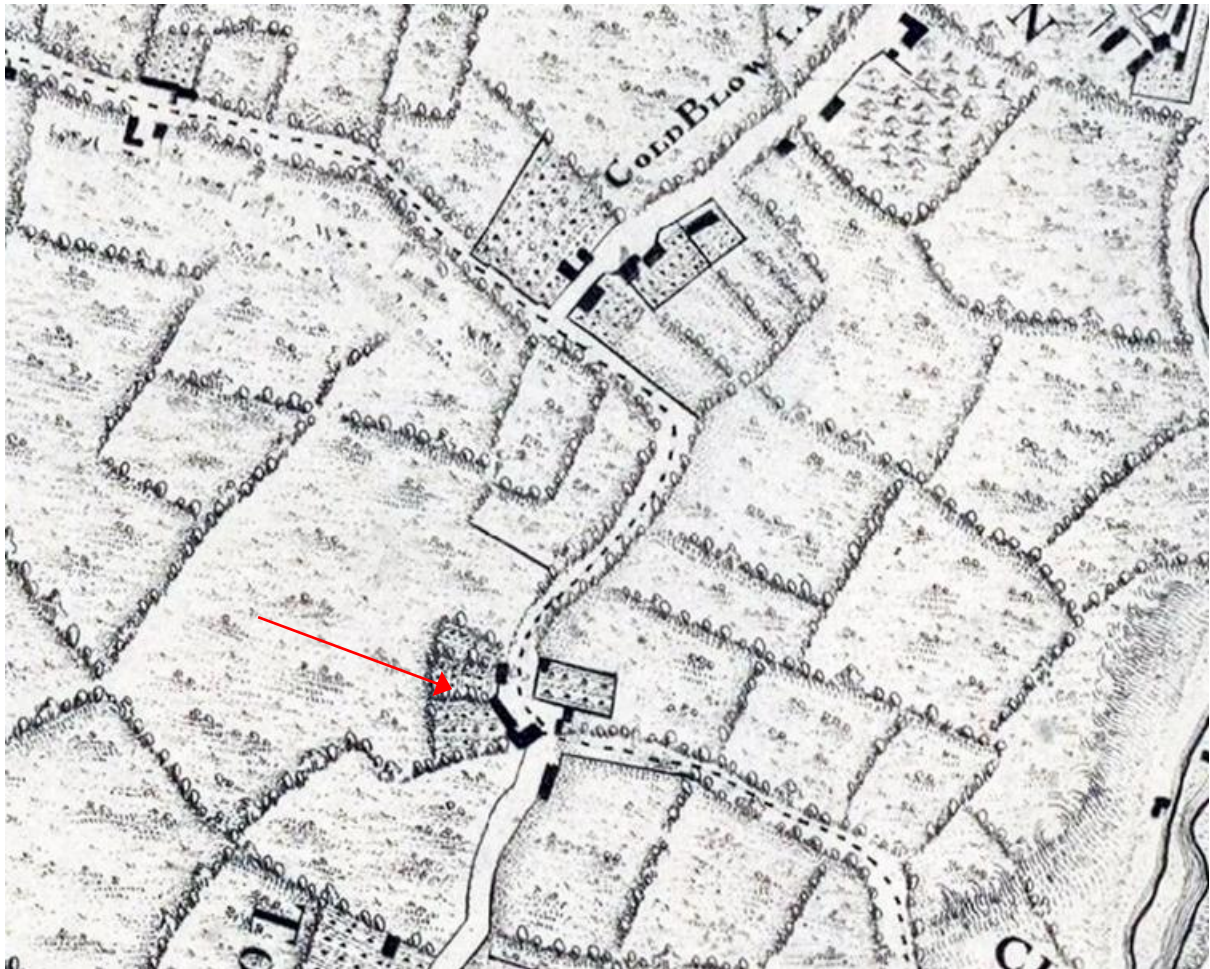


Fig. 2 Detail of John Roque's map of 1757, with structure evident to south of the present-day Milltown Park House

Running off to the right from Milltown Road in this map is the former road leading to Clonskeagh Bridge, now represented by Prospect Lane. The only buildings shown on the western side of Milltown Road were located opposite Prospect Lane, while the site of Milltown Park is not yet developed.

George Taylor and Andrew Skinner's *Maps of the Roads of Ireland* includes maps at a very small

scale, though they do tend to indicate the locations of the larger houses, as these were occupied by the prospective purchasers of their book. Milltown Park is not depicted on either the 1778 edition or the expanded edition of 1783.



Fig. 3 Detail of John Taylor's map of 1816

The first map of County Dublin to be produced after Rocque's 1760 edition was published by John Taylor in 1816. This was a speculative venture and was not commissioned by the Dublin County Grand Jury. As the detail from this map that is reproduced above shows, there is no sign of a house at Milltown Park on Taylor's map. The scale is small, but the original farmhouse on the lands is still visible at the bend of the road just to the south of the number 2, while the dashed line opposite represents the line of Prospect Lane.

While John Taylor was working on the surveys prior to the publication of his map the County Dublin Grand Jury commissioned another surveyor, William Duncan, to produce a map of the county. This map was finally published in 1821 and is in a similar style to Taylor's, though with a heavier use of hachuring to depict sloping ground. This map shows a driveway opening off Sandford Road opposite Belmont Avenue and leading southward to a house of some substance. The house is enclosed within a rectangular site and the property is labelled "Coldblow Demesne". Coldblow was the name for a small village on Sandford Road and the area in its vicinity; the village was later subsumed into the village of Ranelagh.



Fig. 4 Detail of William Duncan's map of 1821

A similar layout of the driveway, house and rectangular boundary was subsequently depicted on a map prepared by the Boundary Commission in 1832 and reproduced overleaf.

The evidence from mapping suggests that Milltown Park was built at some time between 1816 and 1821. However, some qualification of these dates is advised, as it often took some years for surveys to be carried out covering an entire county and the information on maps such as these should not be taken as meaning literally what was on the ground at the date of publication. Furthermore, these maps cannot be taken as equivalent to Ordnance Survey maps, as the surveyors did not have the resources of staff or finances that were later commanded by the Ordnance Survey and they also lacked the legislative backing that permitted entry to private land to carry out surveys.

During the eighteenth century the part of Milltown on which Milltown Park was later built was farmed by the Doyle family and it seems likely that the buildings on the western side of Milltown Road opposite Prospect Lane were the farmhouse and outbuildings occupied by that family. This land, extending to almost eight hectares, was held under a lease granted in 1741 by Joseph Leeson, later Earl of Milltown and in 1795 the property was assigned to Denis George. In the following year, Denis George was granted a lease of a further area of land at Milltown, adjoining the road from Dublin by John Roberts, and this amounted to a little over five hectares. Denis George was a barrister and in 1785 he had been appointed Recorder of Dublin, which was a judicial position, in which he presided over the Quarter Sessions in Dublin City. In 1794 he was appointed Baron of the Court of Exchequer. The timing of this

appointment coincides with his acquisition of the first plot of land in Milltown and as he was the first person holding a high position to occupy the land it would seem likely that it was Denis George who built Milltown Park. The property did not change hands again until 1829, by which time William Duncan's map had made it clear that a house had been built on the site. The absence of the house from John Taylor's map is more likely to be a mapping error or oversight than that Denis George acquired the land and did not build on it for more than twenty years.



Fig. 5 Detail of Boundary Commission map showing the house

## 2.2 Nineteenth century development

Following Denis George's death the property at Milltown was inherited by his son, Edward George, though for a time another son, Denis George junior, was living in the house, which was known as Coldblow.

In 1829 Rev Edward George conveyed the property at Milltown to Richard Connery, a Dublin merchant. Richard Connery was in business as Richard Connery and Son, timber and general merchants, with their premises on City Quay and with other properties in the Sir John Rogerson's Quay area. However, his occupation of the property in Milltown was brief. He was carrying on a business arrangement with a firm in London, which involved mortgaging all of his properties to them for the sum of £10,000, which compares with the £3,500 he had paid for the Milltown property, and he overstretched his finances and was declared bankrupt in 1831.

Once Richard Connery's affairs had been resolved, his Milltown property was sold to George Fitzjames Russell in 1833 for £3,500 and it appears that it was at this time that the house became known as Milltown Park. George Russell was not in residence for very long. As soon as he acquired the property he signed it over to his father-in-law, Francis Hodgkinson, as security for a debt of £2,600 and a year later he borrowed a further £1,266. By the mid-1830s Francis Hodgkinson was in possession of the property. George Russell's interest was confined to the southernmost part of the land, where he built a terrace of four houses and named them Milltown Colonnade and also built a house called Milltown Cottage, to the north of Milltown Colonnade and to the south of the original farmhouse.

Francis Hodgkinson was a fellow of Trinity College Dublin. He had been Senior Lecturer in the college in the opening years of the nineteenth century and was appointed Vice Provost in 1821. He also held the chair of Modern History and the Regius Professor of Civil Law, the former described as "a complete sinecure" and the latter involving only "some trivial examining duties". At the time that his son-in-law acquired Milltown Park Francis Hodgkinson was in his mid-70s and had been on the board of the college since the late eighteenth century. It is said that in his position on the board "he was no trouble to anybody so long as he accumulated enough sinecures, dispensations and leaves of absence". This included stepping down from the post of Vice Provost to become Senior Proctor for the year 1832; this was the year that the Reform Act gave all who held an MA from the college a vote in elections, resulting in a substantial increase in the numbers of graduates taking up their MA, each paying a fee of £2 10s to Hodgkinson for the privilege.<sup>1</sup>

Following Francis Hodgkinson's death Milltown Park was sold in 1841 to William Tighe Hamilton, a barrister who had been called to the bar in 1830. His father was Charles Hamilton of Hamwood, County Meath, while his mother was Marianne Caroline Tighe of Rosanna, County Wicklow and Woodstock, County Kilkenny. In 1834, William T Hamilton married Louisa Ponsonby, daughter of Sir William Ponsonby, who had been killed at Waterloo, and niece of Viscount Ponsonby. William T Hamilton's career was boosted in 1834 when he was appointed one of the commissioners to investigate the state of the Anglican church, following which he became Second Remembrancer of the Court of Exchequer. He retained this position until 1850, when he moved to France and settled in Nice, where he took to writing, publishing two pamphlets relating to land law.

During the time that Francis Hodgkinson had been in residence at Milltown Park the Ordnance Survey carried out its field work in the Milltown area and throughout County Dublin. The first manuscript version of the resulting six-inch map was prepared in 1837 in a version known as the fair plan, a detail of which is reproduced above. The map clearly shows the entrance leading off Sandford Road opposite Belmont Avenue. The house at Milltown Park is seen close to the bend in Milltown Road, while the original group of farm buildings are still visible opposite Mount Prospect. Further to the south the map shows the four houses at Milltown Colonnade, while Milltown Cottage has not yet been built. The demesne of Milltown Park has a belt of trees running around the western, northern and eastern sides and a number of

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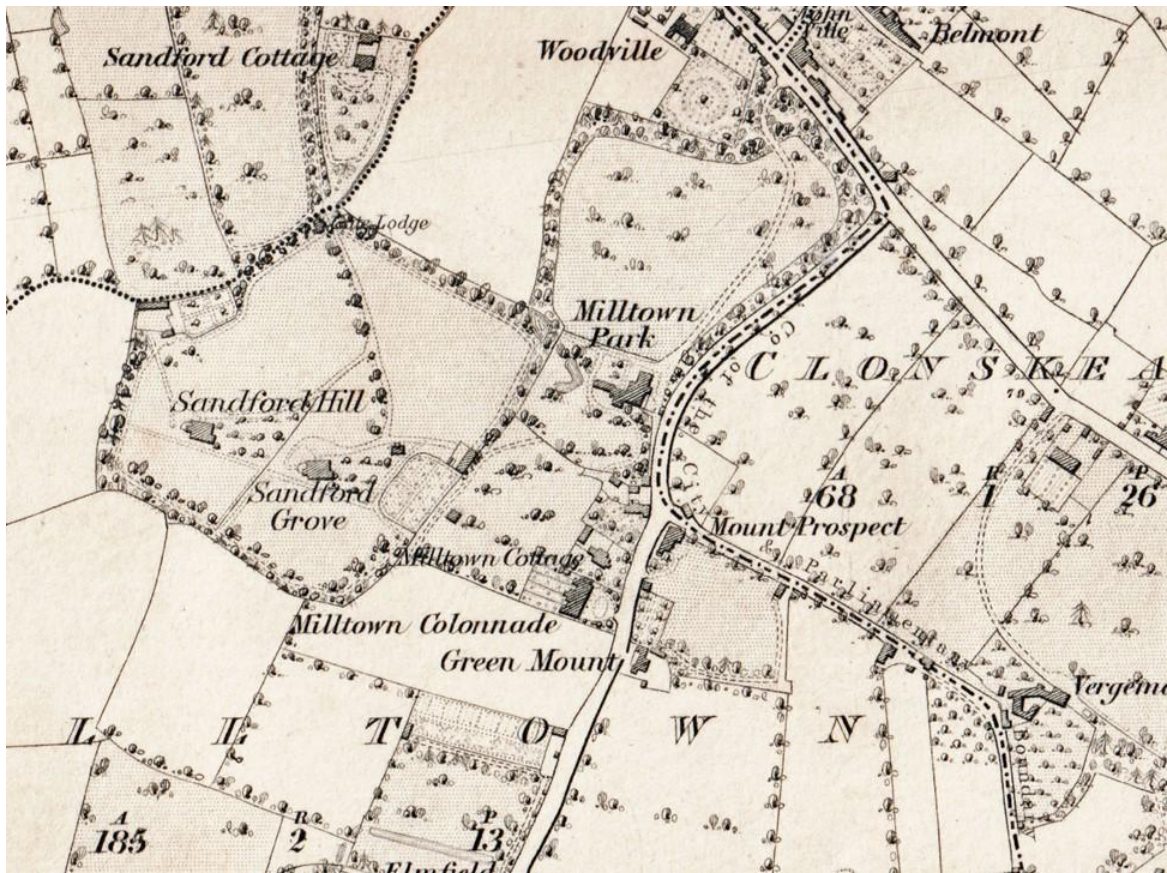
<sup>1</sup> McDowell and Webb, pp. 97-100.

individual trees scattered through the grounds.



Fig. 6 Detail of Ordnance Survey fair plan of 1837

The printed version of the first Ordnance Survey six-inch maps of Dublin were published in 1843 and the area around Milltown Park as shown on sheet 22 of that map is reproduced below. While the layout is essentially the same as had been shown on the manuscript fair plan six years before, some notable changes had occurred. George Russell had built Milltown Cottage, to the south of Milltown Park and two large houses in their own grounds had been built to the west of Milltown Park. This appears to have been another development sponsored by George Russell and the occupiers were two members of the Bewley family. Of most relevance to the present project, the printed map shows a structure projecting to the rear of the house at Milltown Park, on its western side. It is possible that this was a detail that was missed on the original survey, but this seems unlikely and it is probable that represents structures built by William Tighe Hamilton shortly after his acquisition of the property in 1841.



*Fig. 7 Detail of first edition Ordnance Survey six-inch map, 1843. The entrance gates and avenue are largely in existence to the present day. Note the continued presence of a building group, assumed to be the Cold Blow farmstead opposing the junction with Prospect Lane*

William T Hamilton was succeeded at Milltown Park by John Calvert Stronge, a police barrister and Magistrate of College Street Police Office, who had recently married Margaret Zoe Caulfield, sister of the Earl of Charlemont. The garden at Milltown Park was kept to a high standard and flowers grown there won various prizes at flower shows. When, in 1858, the Stronges sold the property the various plants were auctioned off, along with the garden tools and other equipment. J Calvert Stronge moved to live at Mount Temple, Donnycarney, and in 1866 he was appointed solicitor to the Inland Revenue, retiring from that position in 1879 at the age of sixty-six. He inherited a baronetcy in 1885 and moved to live on the family property at Hockley House, near Armagh, where he died in 1899.

Following the departure of the Hamiltons Milltown Park was acquired for the Society of Jesus in 1858 as part of a plan to establish a retreat house, novitiate and school. This required the enlargement of the premises and soon after acquiring the property the Society built a substantial extension to the rear of the house, while an additional floor was added to Milltown Park. This new structure is clearly seen on the Ordnance Survey's larger scale map, published at the scale of 1:2500 in 1864 and reproduced below. The original house is seen at the right-hand end of the enlarged building, with its projecting porch on the eastern side. Multiple internal modifications appear to date from that time with a generation of new openings to connect the original structure with its rear extension. This substantial addition brought the ratable value of the buildings up from £81 to £150.



Fig. 8 Detail of Ordnance Survey map, sheet 22-4, 1864

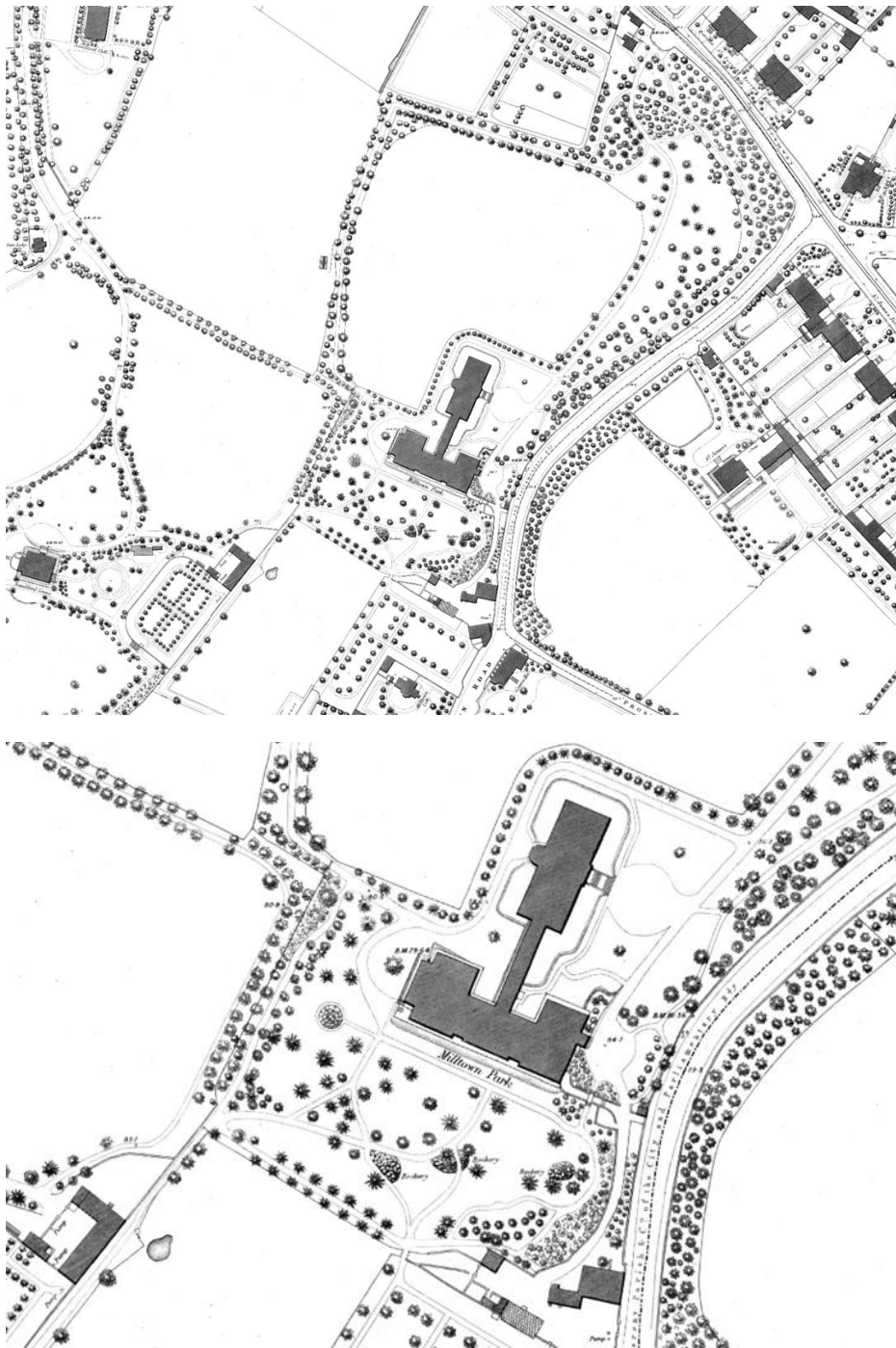
### 2.3 Development on the site post acquisition by the Jesuit Order in 1858

The Milltown Park House demesne was acquired by the Society of Jesus (the Jesuit order) in 1858, in its efforts to establish a retreat house, novitiate and school. The Society acquired the adjoining Elm Hall demesne in 1884, which incorporated lands later leased to Shamrock Rovers AFC (Glenmalure Park). A portion of the neighbouring Sandfort (Sandford) Demesne and its two houses, owned by the Bewley family, was acquired circa 1949, with Gonzaga College founded on this site shortly thereafter.

The Novitiate was founded at Milltown Park between 1860-84; the Philosophate between 1881-88; 1889-92 and 1918-30; and the Juniorate between 1892-96, with the Theologate established between 1892-96; 1910-12.

Increased presence at Milltown Park required an ambitious programme of building expansion. The first phase of construction occurred shortly after the acquisition of the demesne.

Archival research and examination of the building fabric suggest that the first venture arose in the construction of an extension to the rear and south of Milltown Park House c1860, with an additional floor level above the existing building also added. Multiple internal modifications appear to date from that time with a generation of new openings to connect the original structure with its rear extension. Close cartographic review suggests that the rear western wing (matching the southern gable of the house) together with a link building was constructed first (1860-74), with the space between the H-block infilled to its present configuration in a later 20<sup>th</sup> century phase of development (1933).



*Fig. 9 Detail of Ordnance Survey map, sheet 22-08, 1889*

A second phase of development followed at the end of the 19<sup>th</sup> century, in the construction of Tabor House 1875 and the Chapel 1895. The Chapel boasts stained glass panelling and a rose window by various studios including Mayer & Co. of Munich / London and Clarke Studios.



Fig. 10 Photograph of a deed map from 1903 showing the boundary of Theologate property at that time. Note: map is reproduced upside down to remain consistent with the other maps for comparison purposes.

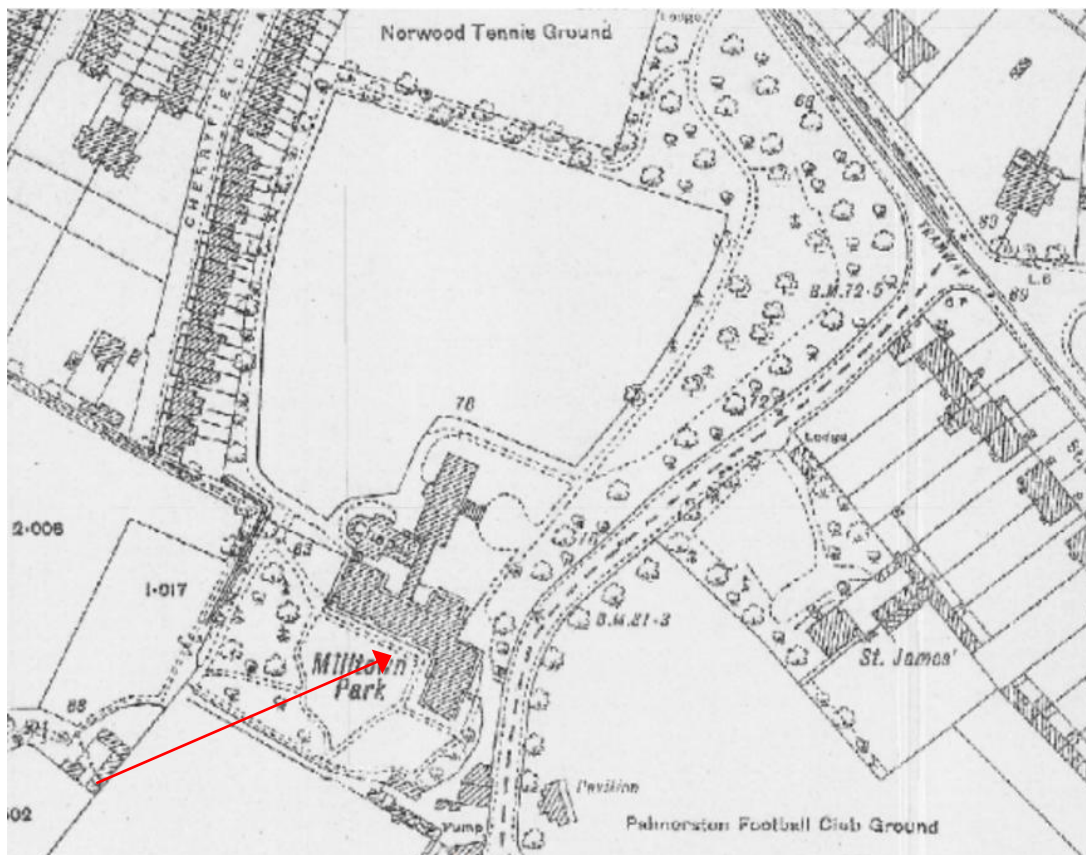


Fig. 11 1936-43 25inch Ordnance Survey. Development largely consistent with the previously recorded iteration, however, the gardens and parkland are depicted in greater detail. The Finlay Wing has now been constructed to the south east of the grouping.



Fig. 12 *Milltown Park, (Tabor House photographed shortly after its construction)*

The photograph above, taken by Robert French, probably soon after Tabor House was built, shows the two-storey link to the earlier buildings. On the left-hand side the northern end of Milltown Park is seen and the difference in colour of the top floor indicates the addition of that floor some years earlier. This photograph also confirms that the upper floors of the central section of the rear extension of MPH was not yet constructed by this time.



Fig. 13 *The Bishop of Cloyne, Robert Browne, with a family grouping at the steps of Tabor House in 1915*

### 2.2.1. Summary record of the construction of the Chapel

There were a number of smaller chapels within the buildings over the years and in 1896 construction commenced on a dedicated Community/Domestic or House Chapel. The building is accessed from a link corridor within Tabor House. No plans or drawings exist, with archive notes based on correspondence.

The first extant letters of 1891 from William Hague, architect, to Fr. Walsh who was Rector at the time, mention the price of £3,000 for the proposed chapel. On the 25<sup>th</sup> of May 1891, Hague acknowledged that a figure of £3,000 will be the limit of expenditure. By the 6<sup>th</sup> of June he enquired whether it is intended to project the chapel at right angles to the Retreat House corridor. By 20<sup>th</sup> of June plans had progressed. On 6<sup>th</sup> of November, Richard Toole, Builder, provided an estimate to Fr. Walsh of £4,400 for the construction of the chapel.

Correspondence continued from 1893 to 1895 with much argument about the building costs and design. In 1896 the Jesuits continue to argue that costs were too high and Hague's counter argument was that rates had increased and, furthermore, a strike was imminent for higher wages for all tradesmen. Toole later quoted a slightly reduced price and stated that if this did not meet with approval he would have to withdraw from the work and seek payment for the small amount already executed. Gradually matters were resolved and the proposed cost reduced by modifications to the design including a decision, confirmed by Fr. Tomkin on 8<sup>th</sup> of April 1896, to continue the work in rubble masonry with cement facing and not to project the organ gallery onto the roof of the existing corridor.

An agreement was signed on 21<sup>st</sup> of September 1896 between Richard Toole and Fr. Patrick Keating, the Provincial, stating that the chapel was to be finished on or before 1<sup>st</sup> of March 1898 at the agreed contract cost of £5,783. There was a separate specification of works, signed on that date, and prepared by William Hague. This 22-page document referred to plans which now seem to be lost. It gave technical details such as the use of rubble granite and Portland cement in the walls, the work to be done in cut granite, and that the floor, ceiling and organ gallery were to be of pitch pine. The shafts in the chancel arch were to be of polished Galway granite, with polished Sicilian marble bases, while Sicilian marble was also to be used in the pilasters to the jambs of the side chapels.

In 1897 Musgrave & Co. Ltd. of Belfast sent specifications of the heating apparatus for the chapel and work must have been well advanced by 1898 as Musgrave sent their bill for heating apparatus in November and were paid on 19<sup>th</sup> of April the following year. In 1897 Toole was paid the first instalment for his work. On 3<sup>rd</sup> of February, Hague wrote to say that payment was due for the marble high altar and four side altars, and by 2<sup>nd</sup> of June the payment was completed to Thomas Ryan & Sons, sculptors, 30-32 Lr. Dominick Street.

The chapel must have been consecrated in 1900 although the only reference found in the archives was an indirect one by Fr. Keating. There is also a large cash book in the archives which summarises the final total building costs as:

Builder Toole	£5,770
Architect Hague	£315
Quantity Surveyor	£100
Heating	£174
Altar from Ryan's (Dominick St)	£765
Total	£7,124

The cash book also details a list of principal benefactors who donated for the organ, Roman vestments, gas standards and lamps and the stained glass windows. In 1927 the building was redecorated. The works included the provision of a new altar and tabernacle, an organ (presented by Lord Chief Baron Pallas) and walls paneled with Siense marble. Harry Clarke painted the eight 'Angels' that adorn the sanctuary wall behind the altar, which have since been removed by the National Gallery of Ireland, and he also painted the Sacred Heart Chapel (1911) ceiling light blue with gold stars. This ceiling was later painted over during renovations to the Chapel in the 1974. The interior was later modified to incorporate a carved altar and hanging tabernacle by Ray Carroll (sculptor and painter).

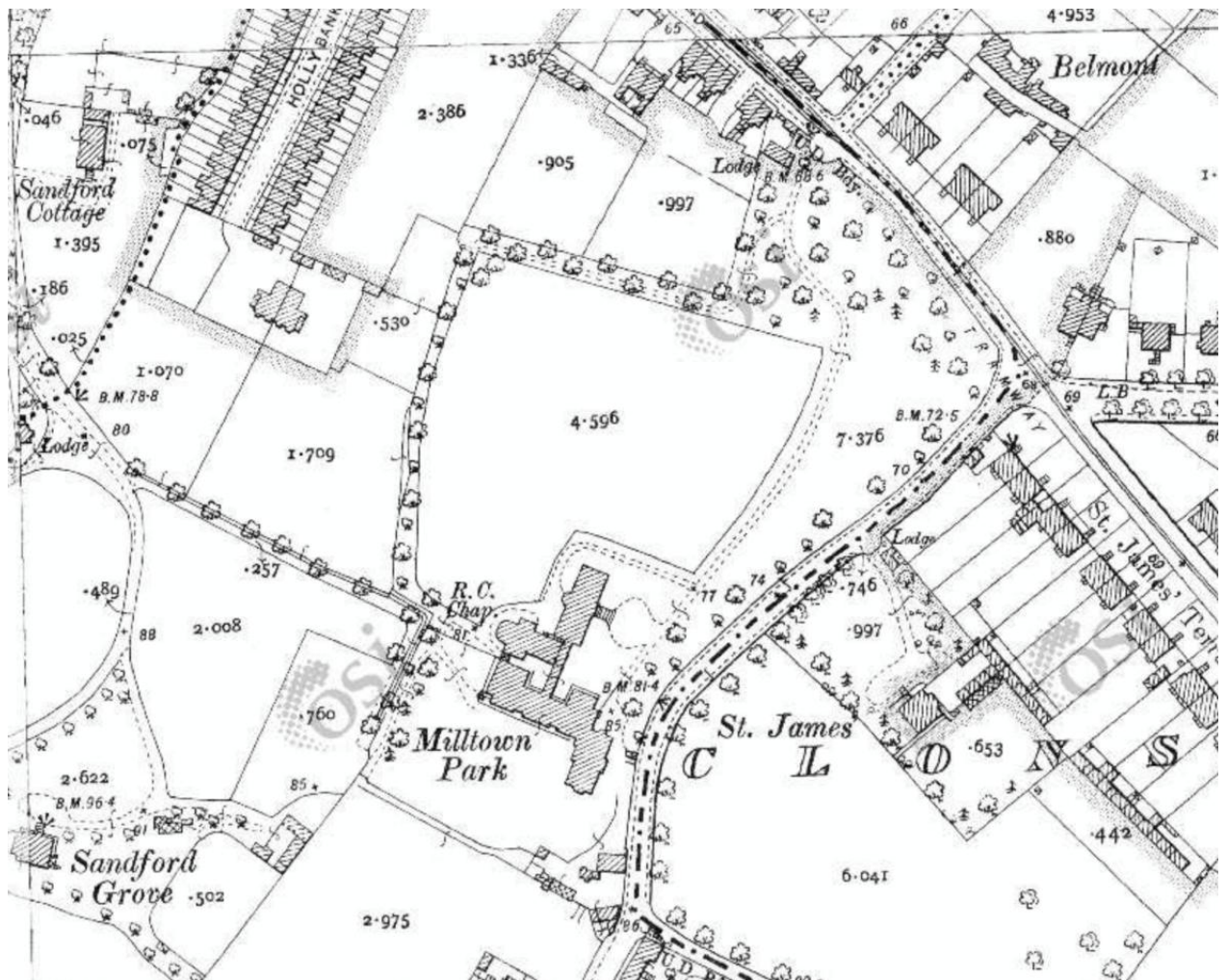


Fig. 14 Detail of 1909 Ordnance Survey. Milltown Park House by this time was acquired by the Society of Jesus, with the first wave of development evident with the exception of the Archive. Note the indentation between the Chapel, the link building and the Milltown Park House rear extension block, indicating that the domed sanctuary was not yet constructed. The map also suggests the continued existence of a group of structures

*south of the subject Milltown Park grouping where it is assumed Cold Blow farmstead/ Coldblow House existed.*

The new buildings erected in the closing years of the nineteenth century and the opening years of the twentieth were depicted on the Ordnance Survey map published in 1909 at a scale of 1:2500, an extract from which is reproduced above. This shows the chapel extending to the west of the link between the main building and Tabor House and it also shows Finlay House at the south-eastern end of the building complex, between Milltown Park and Milltown Road.

### **2.3 Twentieth century development**

The building programme continued into the twentieth century, as the community became established and more prosperous. The Jesuit House of Studies and Spiritual Exercises, now known as Finlay House, was added in about 1905 to 1908 and was named in honour of Fr Peter Finlay, who became Rector at this time. This once comprised a large-scale three-storey-over basement building. The construction of a lobby to the north of the original entrance to the house at Milltown Park was provided to connect the house with the new wing, and to provide enhance entrance facilities for visitors. The builder was Mackey and the architect was James Purcell Wrenn (1872-1955) The building cost was recorded as £5,980, with the ceiling in the refectory costing £75 and the lights £40.

An extract from the Irish Builder of July 1907 states:

*The Jesuit Fathers contemplate erecting a large additional wing to the House of Retreat, Milltown Park. The plans and specifications have been prepared by Mr. J.P. Wrenn M.R.I.A.I., 16 Nasseau St. Dublin. Messrs. Mumby & O'Rourke, Dame Street, are the quantity surveyors and all the work will shortly be offered for tender.*

A later entry in October 1907 wrote;

*A new wing to the house of retreat, Milltown Park is at present in course of erection by Mr. Thomas Mackey, Lower Camden St., from the plans and specifications of M.J.P. Wrenn architect M.R.I.A.I., Quantities were prepared by Messrs. Mumby & O'Rourke*



Fig. 15 Extract from the front page of the Irish Times, following the 1949 fire within the Finlay Wing and subsequent loss of life of Reverend James Johnstown.

On the morning of 11<sup>th</sup> February 1949 a fire swept through Finlay House. At that time there were two floors above the hall, containing the rooms of 32 members, while the hall itself was the community refectory with kitchens beneath. There was an explosion and one Jesuit was killed. By the time the fire was brought under control the upper floors were completely destroyed and had to be demolished. It was subsequently reconstructed in its present configuration as a single volume theatre at entrance level, with cellular rooms at basement level. In 1950 work began on rebuilding the Finlay Wing with further work in 1951-53 and then a final stage in 1962-63, as follows:

- 1950 Part of the Finlay wing was rebuilt
- 1951 Work began on the 1<sup>st</sup> stage of the new wing
- 1953 1<sup>st</sup> stage of new wing complete
- 1962 2<sup>nd</sup> stage of new wing begun
- 1963 New wing complete



Fig. 16 *The fire damaged exterior of the Finlay Wing, indicating its original height of three storey over basement with pitched roof over.*

The Sacred Heart Chapel / side chapel to the south of the main chapel was constructed in 1911, and is accessed off the corridor linking to the Tabor House wing. It was built under Fr. Power and costs are summarized as:

Builder	£560
Altar (Early & Co)	£380
Decorations (Early & Co)	£115
8 stained glass windows (Early)	£75
Statue of Sacred Heart	<u>£70</u>
Total	£1,200

It was later modernized in 1974 at the same time as the larger, domestic chapel.

General repair and further development works at Milltown were described in the August 1915 edition of the Irish Builder as follows:

*Mr. MJ Greene, builder, Donnybrook, has just started a contract at Milltown Park College for the Jesuit fathers. The work embraces the restoration of the roofs, and floors or a large wing of the buildings, containing refectory and classrooms etc. Mr.C.B. Powell, C.E., 107 Rathmines, is the architect*

In May, 1932, the Irish Builder describes additional works:

*...in a large extension to the Milltown College for the Jesuit Fathers, the patent glazing of Messrs Mellows & Co. Sheffield is being used in the roofs and lantern lights...*



Fig. 17 *The exterior of the Milltown Archive, taken shortly after its opening in 1940*



Fig. 18 *The interior of the Archive following its opening in 1940 showing central stacks. Whilst the building endures as designed and reflected in this image, the private religious Archive has been relocated to the Jesuit buildings in Leeson Street, leaving the archive building empty of all material.*

A subsequent report in July of that same year stated:

*Additions to Milltown Park College consisting in the removal of the present roof of the Archive section of the college and adding a new building which will contain 26 rooms with two corridors. The walls are constructed in reinforced concrete, plastered and covered with Cabot's sound deafening triple quilt. Vulcanite and tarmacadam will be used for the roof with three circular dome lights. The work which will cost about 5,000 pounds is being carried out from the plans and specifications of C. Powell, architect, 107 Upper Rathmines. Messrs M.J.Greene & Sons Donnybrook are the contractors. The steel beams are supplied by Messrs Smith and Pearson.*

The mass concrete Archive was constructed in 1938 reflecting the scarcity of traditional building masonry of the era. Development continued on the site in the 1950s acquisition of the two houses to the west of Milltown Park at Sandford Hill and Sandford Grove, and with it the construction of a community house, connected with the existing buildings by way of a single-storey link. Gonzaga College was founded at Sandford during this period. The Community building range, together with Gonzaga College, are outside the present site and do not form part of this assessment.

The Milltown Institute was closed in the summer of 2019, culminating over 150 years of Jesuit presence on the subject site. The archives were relocated to the Jesuit premises in Leeson Street.

## 2.4 Summary of chronological development

Figure 19 below depicts the general era of construction of each element of the existing building range.



Fig. 19 Approximate chronology of each building element cited in Fig. 2 above

A detailed chronology is contained in Appendix A7.3. It demonstrates elements within Milltown Park House, in particular, which was subject to most change externally and internally since its construction.

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O'Donnell, Edward E, *The Jesuits in Dublin*, (including photographs from the Francis Browne Collection).

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Irish Architectural Archive

Registry of Deeds

National Library of Ireland, Lawrence Collection

National Archives of Ireland

Valuation Office

Irish Newspaper Archives

Irish Times Archive

## Appendix 7.1.3. OUTLINE BUILDING ASSESSMENT

### 3.1 Summary of key dates in the history of the development of the subject building group

#### 1782 Reference to a dwelling on the subject lands

A private archive owned by the Jesuit Community contains notes indicating that in 1782 a house existed in very much the same position as the 'Ministers House', which we know as Milltown Park House. Neither Roque's 1760 map nor Taylor and Skinner's 1778 and 1783 expanded edition map depict a building on the subject site. The evidence from cartography sources suggests that Milltown Park was built at some time between 1816 and 1821. During

the 18<sup>th</sup> century the land on which Milltown Park was later built was farmed by the Doyle family and it seems likely that the buildings on the western side of Milltown Road opposite Prospect Lane depicted on Taylor's 1816 map were the farmhouse and outbuildings occupied by that family. This land, extending to almost eight hectares, was held under a lease granted in 1741 by Joseph Leeson, later Earl of Milltown.

**1795 Cold Blow Demesne**

The private archive files reference various small holdings and their ownership to the end of 1795. In that year it says the Right Hon. Denis George, fourth Baron of the Exchequer, bought up the interest in John Hewston's land on 8<sup>th</sup> December 1795. Some months later he purchased the ground belonging to John Roberts and formed a single demesne which was called 'Cold Blow'. This name had existed in the neighbourhood for many years and Belmont Avenue had been known as 'Cold Blow Lane' for at least thirty years prior to that time. It appears that Coldblow as a name was common in the vicinity. Belmont House, located at the top of Belmont Avenue, dates from 1760. It was originally called Cold Blow House until the avenue was renamed Belmont Avenue. Another Coldblow-named house at Nos 132/134 Sandford Road was demolished in late 1870s.

Baron George laid out the park, planted trees and dug a trench/ dyke as a boundary separating the Cold Blow Demesne from the neighbouring Sandfort Demesne (later renamed 'Sandford Demesne').

**1819 Change in occupancy of the Cold Blow Demesne**

In 1819, on the death of Baron George, Cold Blow passed to his eldest son, Rev. Edward George. William Duncan's map of 1821 shows a driveway opening off Sandford Road opposite Belmont Avenue and leading southward to a house of some substance. The house is enclosed within a rectangular site and the property is labelled "Coldblow Demesne"

**1829 Cold Blow Demesne re-mortgaged**

In 1829 Edward George let the property to a Mr. Richard Connery, a wealthy timber merchant of Sir John Rogerson's quay. Richard Connery's occupation of the property in Milltown was brief. He was carrying on a business arrangement with a firm in London, which involved mortgaging all of his properties to them for the sum of £10,000, which compares with the £3,500 he had paid for the Milltown property, and he overstretched his finances and was declared bankrupt in 1831.

**1833 Cold Blow Demesne renamed as Milltown Park**

In 1833 Mr. George Fitzjames Russell, who had bought the property, for £3,500 and reportedly renamed it Milltown Park. George Russell was not in residence for very long. As soon as he acquired the property he signed it over to his father-in-law, Francis Hodgkinson, as security for a debt of £2,600 and a year later he borrowed a further £1,266.

By the mid-1830s Francis Hodgkinson was in possession of the property. George Russell's interest was confined to the southernmost part of the land, where he built a terrace of four houses and named them Milltown Colonnade and also built a house called Milltown Cottage, to the north of Milltown Colonnade and to the south of the original farmhouse. The 1827 Ordnance Survey Map depicts the entrance leading off Sandford Road opposite Belmont Avenue. The house at Milltown Park is seen close to the bend in Milltown Road, while the original group of farm buildings are still visible opposite Mount Prospect.

**1841**

Following Francis Hodgkinson's death Milltown Park was sold in 1841 to William Tighe Hamilton, a barrister who had been called to the bar in 1830. His father was Charles Hamilton of Hamwood, County Meath, while his mother was Marianne Caroline Tighe of Rosanna, County Wicklow and Woodstock, County Kilkenny.

The 1843 Ordnance Survey map depicts some alterations to Milltown Park House. It shows a structure projecting to the rear of the house at Milltown Park, on its western side. It is probable that represents structures built by William Tighe Hamilton shortly after his acquisition of the property in 1841.

William T Hamilton was succeeded at Milltown Park by John Calvert Stronge, a police barrister and Magistrate of College Street Police Office, who had recently married Margaret Zoe Caulfield, sister of the Earl of Charlemont. The garden at Milltown Park was kept to a high standard and flowers grown there won various prizes at flower shows. When, in 1858, the Stronges sold the property the various plants were auctioned off, along with the garden tools and other equipment.

**1858****Milltown Park acquired by the Jesuit Community**

The property was purchased with the intention that it would serve as a House of Studies and a Novitiate. No plans exist of the house acquired with the lands, but early maps show the footprint of adjoining structures to the south and an extended wing to the rear, possibly an orangery or outbuildings. It is likely that the original house was extended shortly after acquisition and we know the original house chapel or domestic chapel was built in 1860.

In 1858 Milltown Park was offered for sale although the Jesuits did not purchase it directly. Instead Mr. Denis Redmond of Belmont Lodge (father of the late Fr. James Redmond, and of Sir. Joseph Redmond) acted as trustee and agent for the Jesuits. Milltown Park was purchased from Mr. J. Calvert Stronge on June 9<sup>th</sup> 1858, for the sum of £4,500. On October 22<sup>nd</sup>, 1858, Mr. Redmond formally transferred Milltown Park to the Jesuits in a deed declaring that in the previous transactions he had only acted as their agent.

- 1860 Milltown Park House Rear Extension: The original Domestic Chapel**  
As mentioned above, the original domestic chapel, which is now the reading room, is positioned behind the original Milltown Park House and absorbed within its rear extension.
- 1860-95 The Rear Extension: Phase 1, the 'H-plan' structure**  
The rear extension was originally constructed as a 'H-plan' four storey element, known as the Juniorate, mirroring the extended original house and the Minister's House which were linked via a two-storey corridor past the former domestic chapel. Each of the individual building components had pitched roofs. The lower, central section was subsequently extended, in 1932, over the former chapel to match the heights of the end blocks.
- 1875 Tabor House and the link corridor**  
Known as Retreat House by the Jesuits it was built, with 43 rooms and 2 parlours, and furnished at a cost of £8,752.50 by Messrs. Donnelly Builders and John Butler Architects. Building commenced in 1873 and it was completed in 1875 and the building was later known as Tabor House.
- 1896 Community Chapel**  
A dedicated Community/Domestic or House Chapel is constructed to replace earlier smaller chapels attached to Milltown Park House.
- 1905 Finlay House**  
A 'House of Studies and Spiritual Exercises' was constructed (present day Finlay Wing). The upper floors of the house were destroyed by a fire in 1949, and subsequently rebuilt in 1950, with further work undertaken in 1951-53.
- 1911 Sacred Heart Chapel**  
The Sacred Heart Chapel / side chapel to the south of the main chapel is constructed.
- 1932-33 Rear Extension: Phase 2**  
The extension of the lower element of the 'H-plan- structure, above the former Chapel was referred to as 'the Power House' after Fr. Cyril Power who became rector in 1933. It extends to four storeys above the original Domestic Chapel and link corridor.
- 1938 Archive wing**  
The Archive was built in 1938 to house the vast collection of books/ records held by the Community at the time. A single storey extension to the south was added in the 1970's to facilitate book- binding.
- c1955 The red brick building, connected to the west gable of the rear extension**  
The link structure connecting the Milltown Park building range with a later Community

building range, transverses the ownership boundary lines between the Community and the developer.

### **3.2 Introduction to the building group**

There are seven distinct buildings within the grouping, all of which form extensions to the original Milltown Park House with the entire comprising a single building functionally.

The purpose of this section is to describe the composition of each building and inform a preliminary view regarding the architectural significance of each element, which in turn informs Assessments of Significance, contained in Chapter 7 of the EIAR.

### **3.3 Overview of chronology of Milltown Park House (Building A)**

A detailed chronology is contained in Appendix 7.3.

#### **3.3.1. External chronology**

This villa style house was constructed in the late 18<sup>th</sup> century (1756-82) as a residence fronting Milltown Road, but accessed principally from Sandford Road. Its original external configuration would have comprised a two storey over basement house, with single storey projecting porch to the front, a likely substantial return to the rear, accessed as would have been typical of its time, from half landings off the principal stairwell. It included what appears to have been an orangerie to the south, which was taller than other rooms, may have had its own pitched/ glazed lantern roof and would have certainly had windows to the east and west. This room survives, albeit modified, in the room to the left-hand-side of the reception area.

A range of possibly single storey outbuildings were constructed to the southwest of the house, accessed from the lower ground/ basement level, and appear to have addressed open gardens, with no hierarchical definition of yard enclosures as would be expected of a building of its genre. No trace survives of either the return or outbuildings, clearly demolished to accommodate development as a novitiate c1860.

The orangerie was vertically extended in the late 19<sup>th</sup> century, with eastern windows blocked up in the early 20<sup>th</sup> century provision of the Finlay Wing. Its expressed gable treatment matches an opposing identical composition culminating the west end of the residential extension block.



Fig. 20 Extract from 1847 OS map, with mid-19<sup>th</sup> century form of the House and its ancillary structures evident.



Fig. 21 Present day configuration of east (front) elevation of Milltown Park, with the vertically extended entrance lobby; vertical extension to south (denoted by higher level windows) and repositioning of first floor windows



Fig. 22 Detail of the surviving entrance door and fanlight within a much-altered context.



Fig. 23 North elevation of Milltown Park, which was vertically extended in the late 19<sup>th</sup> century. The north elevation of its rear, higher, extension was constructed in the 20<sup>th</sup> century.



Fig. 24 Southern elevation, comprising an extension, with its expressed gable. Note the uncomfortable connection with its rear, later, extension, at a storey higher.



Fig. 25 Southern elevation, comprising an extension, with its expressed gable in context with the Finlay Wing and Archive (corner visible). Lower windows are early in origin, with the 6/6 windows attached to a former orangerie, which was vertically extended in the 20<sup>th</sup> century.



Fig. 26 Part of rear (west) elevation, with uppermost level added, and in context with its higher rear extension.

The entrance vestibule was extended vertically to accommodate bathrooms at upper levels, accessed off the main (modified) stair hall. It was also extended to the north to provide an entrance vestibule with decorative expressed internal ceiling structure and stained glass window. An extension to the south served to connect the house with the Finlay Wing.



Fig. 27 Entrance vestibule, towards the entrance porch

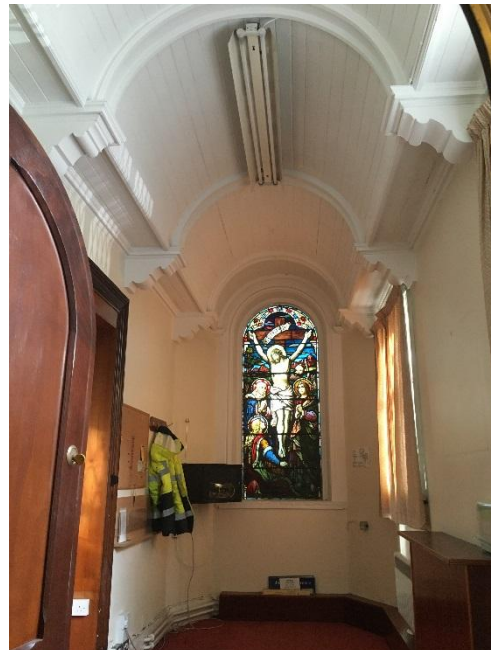


Fig. 28 Entrance vestibule, due north towards its apsed gable and stained-glass window

### 3.3.2. Internal chronology

The most significant alteration internally is the removal of the central staircase and infilling of what would have originally comprised a grand double height entrance hall.



Fig. 29 *Infilled entrance hall at entry level with modest access to rear inner hall, leading to the late 19<sup>th</sup> century extension block. Stair visible through the arch accessing upper floors.*



Fig. 30 *First floor level infilled entrance hall with later wall painted blue. Curved stair leads to vertical extension wing above a former orangerie.*

The entrance level floor was replaced with a concrete floor, as evident from basement level, which may originate from a mid-20<sup>th</sup> century provision of a large scale heating system with associated plant located in the basement below the main entrance.

Much of the plasterwork and joinery throughout the house has been replaced, with a single original, excessively overpainted stucco cornice surviving at entrance level in the former reception room to the northeast. Surviving chimney pieces originate from the late 19<sup>th</sup> century, and may comprise relocated original pieces, given the later origin of some tiled insets.

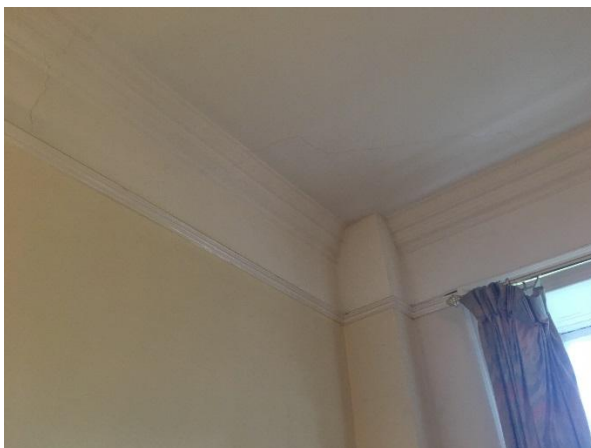


Fig. 31 *Overpainted stucco cornice, with services riser in corner.*



Fig. 32 *Early chimney piece with later tiled inset and hearth, in same room.*

Original fabric is most evident at basement level, where an early kitchen survives to the northwest, having original flag flooring and surviving sections of original walls.



Fig. 33 Former kitchen to northwest at basement level, with original masonry and floor flags evident. Note concrete downstands for concrete floor plate supporting entrance level above.



Fig. 34 View east in same room

The property is in poor condition, with extensive roof breaches causing decay internally, extending from 2<sup>nd</sup> floor level down through the building.



Fig. 35 Example of decay due to water ingress from breaches in roof coverings, at 2<sup>nd</sup> floor (later intervention) level

### 3.3.3. Summary of Milltown Park House composition

Element	Composition	Condition	Comment
Front elevation (East)	The front elevation has been much modified. Its original porch was vertically extended possibly in the early 20 <sup>th</sup> century to provide	Generally good	The house's original composition has been modified beyond recognition, with irreversible

	<p>bathrooms at upper levels. A vestibule was constructed off the porch, to the north likely at the same time, with a corresponding extension provided to the south to connect with the Finlay Wing. The house was vertically extended with an additional floor added at 2<sup>nd</sup> level in the late 19<sup>th</sup> century. A three- bay extension was added at first floor level above an original orangerie to the south. Upper level windows to the front elevation have been modified. The entire structure received cementitious arrised render in the late 19<sup>th</sup> century.</p>		<p>changes permanently eroding its character.</p>
<p><b>Rear elevation (west)</b></p>	<p>The original, smaller rear return was removed and replaced with a large scale four storey over basement extension dwarfing the original house. Rear openings connecting with the former return at basement and entrance level were widened to improve connectivity with the rear extension block. 1<sup>st</sup> floor level access was provided through a modified window. The house was extended vertically with an additional storey at 2<sup>nd</sup> floor level,</p>	<p>Generally good.</p>	<p>The house's original composition is lost, with the original return removed and replaced with a large scale extension, wider and taller than the original. The vertical extension and replacement of chimney stacks has distorted the original composition unrecognisably.</p>

	<p>thus altering its original composition.</p> <p>An orangerie to the southwest was vertically extended and fenestration at entrance level blocked up.</p>		
<b>Gable (south)</b>	<p>The southern gable above entrance level comprises a later extension above a former orangerie. It is designed to correspond with an opposing gable culminating the rear extension, forming an H shaped block with matching architectural 'book ends'.</p>	Generally good.	<p>The extension attempts to align with an earlier style of architecture in its expression of gable treatment. However, it has suffered neglect and has been exposed to unchecked water ingress over a sustained period, compromising its condition.</p>
<b>Gable (north)</b>	<p>The northern, four bay elevation appears to be original based on assessment of exposed walls at basement level. An upper storey was added at 2<sup>nd</sup> floor level, with render replaced to visually align original with later work.</p>	Generally good.	<p>This is the only surviving elevation, albeit vertically extended.</p>
<b>Basement level</b>	<p>The original footprint of the house is most legible at basement level, with original rooms largely intact. The basement provision under the former orangerie to the south corresponds in depth with the area below the reception, confirming the</p>	<p>The condition of the basement has been undermined by rising damp. A former lightwell is thought to have existed around the original building, but was infilled to the front (east) and rear (west), possibly</p>	<p>Whilst some original fabric survives at this level, there is not enough to form an opinion as to the legibility of the original form.</p>

	<p>existence of early fabric to the south of the entrance lobby. The provision of a concrete staircase from entrance level removed a central room. The original stair configuration is not evident in examination of surviving fabric but is assumed to have traversed the original basement hall from east to west, commencing from east. Original flagstones survive in a single room to the northwest, where original walls to the north and east are also evident. All other rooms have been much altered, both in form and materially with loss of original structure. Later connections were made to the west, to link with the rear extension block, and to the south to connect with the Finlay Wing, both structures of which had basements. The precise origin of concrete internal additions is not known but is assumed to stem from mid-20<sup>th</sup> century fire rating measures separating basement plant from the principal entrance above.</p>	<p>without consideration of original drainage systems.</p>	
<p><b>Entrance level</b></p>	<p>A single room survives in its original configuration at entrance level; the former reception room to the</p>	<p>Generally good.</p>	<p>All significance originating from the primary structure has been removed.</p>

	<p>northeast. All other rooms have been modified spatially beyond recognition, with no original plasterwork/ joinery surviving. The original floor was replaced with a concrete floor. The stairhall was infilled, and stair replaced. The most significant feature comprises the early 20<sup>th</sup> century vestibule, constructed off the entrance lobby, which has a decorative stucco ceiling, panelling and stained glass window (it is proposed to salvage the stained glass window). This connects with an original reception room by way of a large opening above reception desk height, now sporting an electric shutter. The internal view of the original entrance lobby is unremarkable, with the fanlight only surviving. It is proposed to salvage the fanlight and reinstate it in a room within Tabor House. An entrance was extended to the south to connect with the Finlay Wing. Rear connections were enlarged to link with the rear extension block.</p>		
<p><b>First floor level</b></p>	<p>Rooms to the north have survived in their original</p>	<p>Breaches at roof level extend to 1<sup>st</sup> floor level</p>	<p>The existing composition bears</p>

	configuration, but have been amalgamated/ compartmentalised. A corridor has been constructed to the rear connecting divided rear rooms. The infilled entrance hall accesses the southern extension, with a curved stair leading to rooms at a higher level.	rooms, suggesting advanced decay within wall and floor voids.	pitiful reference to the original, with all plasterwork and joinery comprising replacement fabric.
<b>Second floor level</b>	The second floor level was added in the late 19 <sup>th</sup> century. It is similar in composition to the first floor level, albeit with an interesting plant room cutting through the (later) roof incorporated in a former room to the rear of the stairhall. Rooms to the north have been amalgamated. All rooms are suffering some form of water ingress due to significant roof breaches.	In poor condition due to sustained water ingress, with extensive water damage to ceilings and walls as a consequence.	As above
<b>Roof</b>	The roof and chimneys are not original and do not possess features of significance.	In poor condition.	Non-original fabric having no significance.

### 3.3.4. Milltown Park House- Categories of Special Interest

The Planning and Development Act 2000 requires a protected structure to be of special interest under one or more of eight categories as scheduled below. The special interest of Milltown Park House is therefore assessed under these categories to determine its collective/ singular significance.

Category	Interest
<b>Architectural</b>	The building's architectural composition has been altered to the extent that it cannot be stated that it has significance. Later modifications were function and budget driven, with little attempt to generate a respectful and compatible enhancement to the original. Some attempts were made to reinstate

	chimneypieces and joinery, but the overall composition is found incongruous with the original form, and regrettably is irreversibly compromised.
<b>Historical</b>	The house does not possess historical significance
<b>Archaeological</b>	Please refer to archaeological assessment submitted with this document, referring to absence of archaeological significance
<b>Artistic</b>	The entrance vestibule has artistic merit, but in its interconnection and interdependence with its lesser artistically significant parent structure, MPH, it is difficult to be assigned as having merit in the purest sense of conservability. It is recommended that this structure is carefully recorded, should demolition of MPH be considered.
<b>Cultural</b>	The house was occupied as a novitiate when first purchased by the Order, but despite review of records, no cultural event is known to have occurred within.
<b>Scientific</b>	The building does not possess scientific significance
<b>Technical</b>	The building does not possess technical significance
<b>Social</b>	No social significance, other than its occupation as a primary novitiate, is known to have arisen within the house.

The original Milltown Park House has been modified beyond recognition in its extension to the south, east and north, with significant alterations internally. Regrettably, its significance is eroded irreversibly.

The building is not included on the Record of Protected Structures, nor is it included in the NIAH.

Notwithstanding its exclusion from the RPS/ NIAH, it merits thorough assessment. Paragraph 2.5.7 of the Architectural Heritage Protection Guidelines for Planning Authorities lists five qualities that permit the attribution of special architectural interest characteristics to a structure or part of a structure:

<b>Quality</b>	<b>Attribution</b>
<i>A generally agreed exemplar of good quality architectural design.</i>	On construction, the house may have been considered an exemplar of its time, however, its current architectural composition cannot be deemed to uphold design ethics representative of what would comprise an exemplar.
<i>The work of a known and distinguished architect, engineer, designer or craftsman</i>	No notable designers were involved in the design or construction of the house or its subsequent extensive alterations. It is possible that architect Charles Powell was involved in some of the alterations post 1915, but his intervention is not of notable significance.
<i>An exemplar of a building type, planform, style or styles of any period but also the harmonious</i>	The architectural significance of the house has been reduced significantly on account of its many

<i>interrelationship of differing styles within one structure</i>	interventions. Its vestibule, constructed to compliment the functioning of the Finlay Wing and provide a reception desk for visitors, originally intended as a private chapel, is of interest insofar as it represents a craft not evident elsewhere in this building.
<i>A structure which makes a positive contribution to its setting, such as a streetscape or a group of structures in an urban area, or the landscape in a rural area</i>	The house has been extended to three sides and is engulfed to the south and north by later abutting structures. Its original setting is removed, and its new setting is regrettably one of architectural confusion.
<i>A structure with an interior that is well designed, rich in decoration, complex or spatially pleasing.</i>	No aspect of the house's interior is well designed. Its most significant feature comprises a small vestibule, a later extension, which presents brief architectural respite but is inherently connected to a lesser structure and would not survive on its own merit.

### 3.4 Overview of chronology of Milltown Park House rear extension block (Building B)

*Constructed in multiple phases; Phase 1 in c1860, Phase 2 between 1860-1874, Phase 3 in 1933.*

#### 3.4.1. External chronology

The design of the rear extension block, as originally constructed, attempted ambitious harmony with the extended Milltown Park House in the creation of an H-block, culminated with the House to the east and a matching wing to the west. The taller, early 20<sup>th</sup> century central portion's southern elevation was modernistic in its treatment, having modulated fenestration expressed up to parapet level. Its simpler northern elevation was of later origin again.

The original domestic Chapel, constructed in 1860, is now embedded within later phases of the rear extension block. It is unclear exactly when the first phase of the rear extension was constructed, or if it was constructed at the same time as the original domestic chapel. Examination of the building fabric suggests that original chapel predated this phase of construction. What is clear, is that the rear extension was originally constructed as a 'H-plan' building; a four storey element, known as the Juniorate, mirroring the extended original house to the south, the Minister's House which were linked, via a two-storey corridor, past the former domestic chapel. Each of the individual building components had pitched roofs.

The lower, central section was subsequently extended vertically in 1933, above the original chapel, to match the heights of the end blocks.

As a composition, the extension attempted to merge with Milltown Park House, with all elements

rendered simultaneously to visually aid the fusion.

The rear extension was originally intended to be viewed in the round, addressing parkland on all sides. The later construction of the abutting Chapel, Link and Tabor House to the north removed a clarity that was dependent on its architectural legibility. The subsequent 20<sup>th</sup> century construction of the Finlay Wing and Archive further obstructed the once dominant southern elevation, with its composition now illegible.

### 3.4.2. Internal chronology

The extension is much modified internally. It comprises a corridor with cellular rooms to the south and either side in its rear wing on all five levels. Its rear wing, culminating its western elevation, expands to form an H shape corresponding with the form of Milltown Park House, and houses sanitary facilities and stores.



Fig. 36 *The extension's later northern infilled section in context with the north elevation of the main house, with the two storey Chapel link to the RHS of the image.*



Fig. 37 *The later southern central extension in context with the Archive.*



Fig. 38 *The original extension rear wing to west, matching the southern (extended) gable of Milltown Park House*



Fig. 39 *Southwest view of the original extension, culminated in an expressed H form gable building corresponding with an addition to the main house, (F.21 above). The taller central section is a later addition.*



Fig. 40 *View of the (later) northern extension from a rear 1<sup>st</sup> floor window of Milltown Park house, towards the opposing (original) H form comprising a lower building, possibly intended to align with MPH.*



Fig. 41 View from west



Fig. 42 View from west of expressed gable

### 3.4.3. Summary of Milltown Park extension composition

Element	Composition	Condition	Comment
East elevation	The east elevation comprises a later infill extension and is merged with the rear (west) elevation of Milltown Park House, partially externalised above the roof of the house.	Its condition is not visible.	The junction between the extension above Milltown Park and its rear extension appears uncomfortable when viewed from the ground.
West elevation	The rear gable of the building seemingly corresponds with the original form of Milltown Park House.	Generally good.	The main central section is taller than its rear wing, with a traditional pitched roof evident above same. The attempt to align with the architecture of Milltown Park House was intended to be viewed in context with the north elevation of the House. The later construction of the Chapel and Tabor House obstructs this intentional synchrony.

<p><b>South elevation</b></p>	<p>The southern, modernist, elevation is visually prominent within the wider setting of the Finlay Wing and Archive, but cannot be viewed in its entirety from any angle, given its bulk.</p>	<p>Generally good.</p>	<p>The main body of the extension is taller than its flanking sections, possibly attributed to it being a later addition. The extension as a whole comprises the House to the east and a corresponding later version of the House to the west. The original composition prior to the construction of the Finlay Wing and Archive must have been quite imposing in a landscaped setting.</p>
<p><b>North elevation</b></p>	<p>The northern (modernist) elevation is simpler than its corresponding southern elevation, but is largely subsumed behind the Chapel link building and Chapel, with no section visible in its entirety. A lower original elevation was intended to be viewed within a landscape, which is now constructed upon.</p>	<p>Generally good.</p>	<p>The significance of the northern elevation is removed in its attachment to extensions to the north (the Chapel link building, Chapel and Tabor House). A structure that was originally designed to be viewed in the round is now much undermined by its enclosing structures. As stated above, research is ongoing to determine the origin of the later infilled central section.</p>

<b>Basement level</b>	The basement level accommodation connects with that of Milltown Park House, and benefits from a light well to its perimeter. The accommodation is cellular, either side of a central corridor. The rear southwestern corner connects with a stair leading to a link building connecting with the Community House (outside the ownership of this submission)	Generally good.	The basement accommodation is typical of its era of construction, retaining its original decorative condition (windows, doors, plasterwork etc.).
<b>Entrance level</b>	The entrance level accommodation is accessed from the rear hall of Milltown Park House. The entrance level accommodated a range of lecture rooms with larger function room either side of the central corridor to the west, housed in the wing culminating the extension. The interior is simply treated, with modest plasterwork, joinery and chimney pieces (where present).	Generally good.	The original composition is legible with joinery and linings surviving.
<b>First floor level</b>	Rooms of equal size are positioned either side of a central corridor in the rear wing, with central section housing a 'domestic chapel' accessed from a short flight of steps within the circulation route, which comprised a double height	Generally good.	The original composition is legible with joinery and linings surviving.

	volume with interesting arch headed vaulted windows. This floor is accessed through an original rear bedroom within Milltown Park House, in the widening of an original window opening.		
<b>Second floor level</b>	As above	As above	As above
<b>Third floor level</b>	As above	As above	As above
<b>Roof</b>	The roof over the central portion was not accessible at the time of survey. The pitched roof of the lower wing to the west is visible from a central corridor window at 2 <sup>nd</sup> floor level, but the roof was inaccessible.	The roof's composition and condition will be described when access is possible.	-

#### 3.4.4. Milltown Park Extension- Categories of Special Interest

The Planning and Development Act 2000 requires a protected structure to be of special interest under one or more of eight categories as scheduled below. The special interest of the extension is therefore assessed under these categories to determine its collective/ singular significance.

<b>Category</b>	<b>Interest</b>
<b>Architectural</b>	The extension is a compositional set piece in its own right, regrettably undermined by its own modifications and with later abutting structures to the north and positioning of later buildings to the south. Its special interest has been undermined by the Order's functional requirement to expand its accommodation at the end of the 19 <sup>th</sup> century, and position new elements as near as possible to Milltown Park House, in its consistent purpose as the principal entrance.
<b>Historical</b>	The extension does not possess historical significance
<b>Archaeological</b>	Please refer to archaeological assessment submitted with this document referring to absence of archaeological significance
<b>Artistic</b>	The extension was simply constructed with no embellishments internally. Externally it has been modified in the extension of its central section.
<b>Cultural</b>	The extension does not possess cultural significance

<b>Scientific</b>	The building does not possess scientific significance
<b>Technical</b>	The building does not possess technical significance
<b>Social</b>	The extension is not known to possess social significance

The extension is not included on the Record of Protected Structures, nor is it included in the NIAH. There is an absence of records in relation to its provision in the first instance, outside the Jesuit community own archives.

Paragraph 2.5.7 of the Architectural Heritage Protection Guidelines for Planning Authorities lists five qualities that permit the attribution of special architectural interest characteristics to a structure or part of a structure:

<b>Quality</b>	<b>Attribution</b>
<i>A generally agreed exemplar of good quality architectural design</i>	The extension is of interest but has been undermined with later interventions.
<i>The work of a known and distinguished architect, engineer, designer or craftsman</i>	No notable designers were involved in the early phases design or construction of this wing. Architect Charles Powell oversaw the vertical extension to the central section in 1932, but his intervention is not of notable significance.
<i>An exemplar of a building type, planform, style or styles of any period but also the harmonious interrelationship of differing styles within one structure</i>	The extension provides a good built example of its origin and type, but regrettably has been undermined by its extensions and by enclosing buildings with its architectural composition consequentially eroded.
<i>A structure which makes a positive contribution to its setting, such as a streetscape or a group of structures in an urban area, or the landscape in a rural area</i>	The building's original setting to the north, south and west has been dramatically altered in subsequent expansion of accommodation. Its setting to the east was originally merged with Milltown Park House and remains unchanged.
<i>A structure with an interior that is well designed, rich in decoration, complex or spatially pleasing</i>	The interior is logical, functional, but absent of decorative detail.

### 3.5 Overview of chronology of the Finlay Wing (Building E)

*Originally constructed 1908 with extensive modifications following a fire in 1949.*

#### 3.5.1 Exterior of the Finlay Wing

The external character of the Finlay Wing as existing comprises its reconstruction following a fire in 1949, where a four storey over basement building was altered as a single volume building. Externally, the building is sparse and representative of budget-driven economy of mid-20<sup>th</sup> century development.



Fig. 43 View of east elevation



Fig. 44 View of east elevation



Fig. 45 View of south elevation (behind tree) as demarked by arrow



Fig. 46 View of west elevation



Fig. 47 View of west elevation

### 3.5.2. Interior of the Finlay Wing

This interior of the single volume hall is a well-crafted, simply designed structure of the mid-20<sup>th</sup> century. The space is divided into two with an innovative sliding door system. The building is unique in the complex in that whilst it is connected with Milltown Park House as its primary entrance, it has

independent access to the east in an expressed porch and lobby. The building is much altered from its original form.



Fig. 48 Internal bay



Fig. 49 Leaded windows within lobby to east



Fig. 50 North elevation leaded window

### 3.5.3. Summary of the Finlay Wing composition

Element	Composition	Condition	Comment
East elevation	The east (front) elevation comprises a 5-bay composition with projecting central porch; flat roofed with expressed parapet cornice and quoins in arised cement render and six panelled metal	Generally good.	The modest composition reflects a paucity of budget at the time of reconstruction, with materials used to good effect in the articulation of

	casements.		windows with leaded lighta and stained panels.
<b>West elevation</b>	The west elevation corresponds with the east, without the projecting porch.	Generally good.	As above
<b>South elevation</b>	The southern elevation has the best setting and supports a central projecting bay corresponding with that on the east elevation.	Generally good.	The parkland setting enhances this elevation.
<b>North elevation</b>	The northern elevation is partially visible to the fore of Milltown Park House. It boasts a leaded tryptic window composition, likely salvaged from the original building in its reconstruction.	Generally good.	This elevation is compromised by its crude juxtaposition with Milltown Park House.
<b>Basement level</b>	The basement is simply arranged with cellular accommodation either side of a central corridor.	It has suffered extensive rising damp, with evidence of flooding via a door to the east.	The basement is unremarkable, with its most significant feature comprising metal framed windows and carefully expressed services.
<b>Entrance level</b>	The entrance level accommodation comprises a single volume hall, with expressed pilasters and ceiling down stands. It has oak parquet flooring laid in a herringbone pattern, expressed stuccowork, central sliding screen system and leaded windows	Generally good.	The building's interior is representative of its mid-20 <sup>th</sup> century origin

<b>Roof</b>	The flat roof is lined with bituminous materials.	Roof condition reasonable.	-
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### 3.5.4. Categories of Special Interest -Finlay Wing

The Planning and Development Act 2000 requires a protected structure to be of special interest under one or more of eight categories as scheduled below. The special interest of the Finlay Wing is therefore assessed under these categories to determine its collective/ singular significance.

Category	Interest
<b>Architectural</b>	The building's significance is reduced in its effective reconstruction in the early 1950s, at a time when construction technology in Ireland was limited generally. Notwithstanding the era of reconstruction, the building is a good example of mid-20 <sup>th</sup> century architecture, albeit reflecting a particular form and function intrinsically linked with its institutional use.
<b>Historical</b>	The building does not possess historical significance
<b>Archaeological</b>	Please refer to archaeological assessment submitted with this document referring to absence of archaeological significance
<b>Artistic</b>	The building has artistic interest in its leaded windows and modulation of its interior, which used materials available at the time to great effect; floor parquet; decorative cornicing and good joinery detailing.
<b>Cultural</b>	The building does not possess cultural significance
<b>Scientific</b>	The building does not possess scientific significance
<b>Technical</b>	The building does not possess technical significance
<b>Social</b>	Setting aside the very unfortunate loss of life and injury occurred to members of the community in its fire in 1949, the building does not possess social significance

The building is not included on the Record of Protected Structures, nor is it included in the NIAH.

Paragraph 2.5.7 of the *Architectural Heritage Protection Guidelines for Planning Authorities* lists five qualities that permit the attribution of special architectural interest characteristics to a structure or part of a structure, which are considered for the Finlay Wing as follows:

Quality	Attribution
<i>A generally agreed exemplar of good quality architectural design.</i>	The building is of quality, but not to the extent where it is considered an exemplar. Its reconstruction, following a fire, as a single storey over basement building is much altered from its original intended design.
<i>The work of a known and distinguished architect, engineer, designer or craftsman</i>	The building was not designed by an architect of distinction.

<i>An exemplar of a building type, planform, style or styles of any period but also the harmonious interrelationship of differing styles within one structure</i>	The building is not of a form that would serve it as an exemplar.
<i>A structure which makes a positive contribution to its setting, such as a streetscape or a group of structures in an urban area, or the landscape in a rural area</i>	The building makes a positive contribution to its setting, in bridging the greater height and scale of other buildings in the grouping, as visible from Milltown Road.
<i>A structure with an interior that is well designed, rich in decoration, complex or spatially pleasing</i>	The interior is pleasing, but commonplace.

### 3.6 Overview of chronology of the Archive (Building F)

*Constructed in 1938 with book binding room added in the 1970s*

#### 3.6.1. Archive exterior

The Archive building's modest exterior, comprising a simply rendered concrete block building belies its crafted interior. Its external composition is representative of wartime Ireland where materials and labour were in sparse supply. Fenestration comprises horizontal metal frames in vertical bands in rhythm puncturing an otherwise solid, simply cast façade. Each corner has a raised parapet and contrasting window treatment, with recessed plat bands within an elongated cut. Its lower level link building connecting with the Milltown Park House rear extension block, defers to its parent form.

The building does not benefit from any independent external access. Its singular point of entry is internally, via the Milltown Park Extension, which involves a series of level changes.



Fig. 51 *East elevation in context with Extension Block*      Fig. 52 *East elevation*



Fig. 53 *West elevation in context with Extension Block*



Fig. 54 *West elevation*



Fig. 55 *South elevation*



Fig. 56 *West elevation in context with Extension Block*



Fig. 57 *South elevation in context with the grouping*



Fig. 58 *East elevation in context with the Finlay Wing*

### 3.6.2. Archive interior

The building's interior reflects its function as an archive. A quadrangle generated by a pressed copper-clad structure encircling at three levels an apse ended lantern roof light, comprises book shelving aligned with the structure to create bays each having their own window. Guarding in steel uprights with polished oak handrail encloses the bow ended void.



Fig. 59 Interior view, due south



Fig. 60 View, due north



Fig. 61 Structure/ bookshelf bay composition



Fig. 62 Stair composition

3.5.3. Summary of the Archive composition

Element	Composition	Condition	Comment
East elevation	The east elevation's cementitious rendered finish is punctured by tall two pane	Generally good.	The east elevation is a simple exercise in brutalism

	metal windows, the lower stage, separated with a profiled string course having five-pane alternatives. Rainwater goods are provided in copper. Corners abutments are expressed. The lower reading room's tripartite fenestration expresses a classicism reflecting of the building's unique interior.		
<b>West elevation</b>	The west elevation refers in its entirety to the east elevation.	As above	As above
<b>South elevation</b>	The southern elevation has two large four paned windows above the stairwell, with corner abutments following the style of the east and west elevational fenestration treatment.	Generally good.	As above
<b>North elevation</b>	The north elevation is blank above the reading room abutment with the Milltown Park rear extension block.	Generally good.	As above
<b>Internal volume</b>	The Archive is a single volume space, stratified behind its structure into three floors of book storage and reading areas.	Generally good.	As above
<b>Roof</b>	The flat roof is enclosed by a tall parapet and has rooflight upstands.	The roof and its rainwater goods are in poor condition, with numerous leaks evident.	-

#### 3.5.4. Categories of Special Interest of the Archive

The Planning and Development Act 2000 requires a protected structure to be of special interest under one or more of eight categories as scheduled below. The special interest of the Archive is therefore assessed under these categories to determine its collective/ singular significance.

Category	Interest
<b>Architectural</b>	The Archive comprises an of its era of construction, inherently connected with its original function, which has been permanently lost. Its internal

	design has been executed using well crafted materials of high quality within a compositional aesthetic of unique expression. It is considered to possess architectural significance, and is a bespoke building of rarity.
<b>Historical</b>	The building does not possess historical significance
<b>Archaeological</b>	Please refer to archaeological assessment submitted with this document referring to absence of archaeological significance
<b>Artistic</b>	The building's interior is of artistic significance
<b>Cultural</b>	The building does not possess cultural significance
<b>Scientific</b>	The building does not possess scientific significance
<b>Technical</b>	The building possesses technical significance insofar as its pressed clad structure and interior finishes extend.
<b>Social</b>	The building does not possess social significance

**3.7 Overview of chronology of the Chapel (Building D)**

*The Chapel was constructed 1895. The smaller Sacred Heart Church was constructed later in 1911.*

**3.7.1. External chronology of the Chapel**

The chapel grouping, comprising a sacristy, vestry and gallery, is an exemplar of its era. It was constructed following the rear Milltown Park extension block, which accommodated a domestic chapel, which later became a reading room. Its external form is strong, with copper clad bow ends and elegant fenestration. Although the essentially introverted building is engulfed by taller buildings to the east (Tabor House link building); north (Tabor House) and south (Milltown Park rear extension), it represents the most favourable building within the grouping for detachment from its context.



Fig. 63 East elevation



Fig. 64 West elevation in context



Fig. 65 South elevation

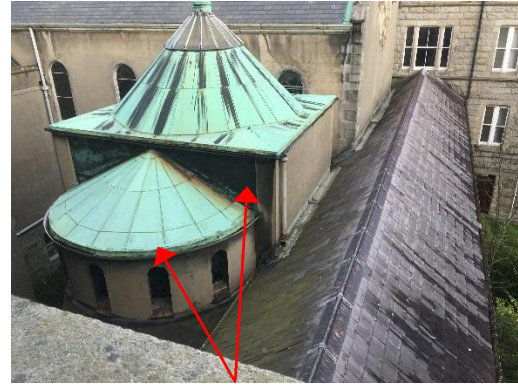


Fig. 66 South elevation in context. Note the later infill sacristy and vestments room.

### 3.7.2. Internal chronology of the Chapel

The interior is clad with polished marble wall and floor linings within a grid composition. Its expressed roof structure is a continuance of the grid. Whilst all pews have been removed, the interior reflects its ecclesial function, with a collection of stained glass windows by Clarke Studios and Mayer & Co. of Munich.



Fig. 67 Rose window above gallery

### 3.7.3. Summary of the Chapel composition

Element	Composition	Condition	Comment
East elevation	The east elevation is subsumed within the Tabor House link building, with roofing visible above.	Generally good.	The chapel is accessed modestly from the Tabor House link building, with no singular announcement of the quality of its interior evident externally.
West elevation	The west elevation is visible within the parkland	Generally good.	The west elevation is bow ended, cement

	setting.		rendered with a rusticated granite plinth.
<b>South elevation</b>	The southern elevation is visible only from upper level windows within the Milltown Park rear extension block.	Generally good.	The southern elevation is obscured by outbuildings and by its proximity to the extension to rear of Milltown Park House. It is similarly composed to the west elevation.
<b>North elevation</b>	The north elevation is obscured due to its proximity to Tabor House	Generally good.	The northern elevation is in close proximity to Tabor House and not visible only from the open space at garden level between the two buildings. It is composed similarly to the west elevation.
<b>Basement level</b>	A basement exists under the chapel, at garden level. It consists of cellular accommodation either side of a central corridor.	Rising damp is evident throughout. All fittings and finishes are intact with little evident of later intervention.	The fabric is generally intact.
<b>Entrance level</b>	Entry level is accessed up a short flight of steps from the corridor of the Milltown Park rear extension block, leading to the Tabor House link building. The volume of the chapel is remarkable, with extensive gilding, carved stonework and stained glass windows.	Generally good.	The main volume comprises the most significant element of this building.
<b>First floor level</b>	The gallery is accessed from an obscure link structure to the south of the	Generally good.	The gallery is in good condition and reflects its original function.

	first floor of Tabor House. Pews, organ and stepped accommodation survive intact.		
<b>Roof</b>	The slated roof with copper trimming and gutters is in good condition generally.	In good condition.	The roof is prominent within the parkland, immediately distinguishing this building form from its counterparts within the grouping.

#### 3.7.4. Categories of Special Interest of the Chapel

The Planning and Development Act 2000 requires a protected structure to be of special interest under one or more of eight categories as scheduled below. The special interest of the chapel grouping is therefore assessed under these categories to determine its collective/ singular significance.

Category	Interest
<b>Architectural</b>	The chapel's architectural interest is in its quiet merging with its context and interior detailing.
<b>Historical</b>	The building does not possess historical significance
<b>Archaeological</b>	Please refer to archaeological assessment submitted with this document referring to absence of archaeological significance
<b>Artistic</b>	The building possesses artistic significance in its connection with stained glass panelling, some modestly arranged cut and dressed stone, and its former connection with other artistic forms from the studio of Harry Clarke.
<b>Cultural</b>	The building does not possess cultural significance
<b>Scientific</b>	The building does not possess scientific significance
<b>Technical</b>	The building does not possess technical significance
<b>Social</b>	The building does not possess social significance

The building is not included on the Record of Protected Structures, nor is it included in the NIAH. Paragraph 2.5.7 of the *Architectural Heritage Protection Guidelines for Planning Authorities* lists five qualities that permit the attribution of special architectural interest characteristics to a structure or part of a structure. The chapel building grouping is therefore described as follows:

Quality	Attribution
<i>A generally agreed exemplar of good quality architectural design.</i>	The largely top lit building bears no relationship internally with its context, having stained glass windows. However, its dramatic interior is enhanced by its detachment from its wider, congested context

	<p>as a later structure fitted within a tight residual space between two larger buildings: the Milltown Park rear extension block and Tabor House. Its rear, west elevation is most prominent within the parkland, and immediately identifies the building as a church.</p>
<p><i>The work of a known and distinguished architect, engineer, designer or craftsman</i></p>	<p>The Chapel was designed by architect William Hague, of Dawson Street, Dublin, a well-known 19<sup>th</sup>-century ecclesiastical Irish architect responsible for many churches, particularly around Monaghan and Cavan where he was initially based. Notable works include Sligo Town Hall (1864-72), which was executed in an Italianate Palazzo style.</p> <p>Artist Harry Clarke was responsible for painted canvases depicting angels (c.1927) fixed to the piers between the windows in the apse of the Chapel. These canvases were recently removed by the National Gallery of Ireland.</p> <p>Archival records indicate that Harry Clarke was also commissioned to paint the ceiling blue with golden stars but unfortunately this was painted over in the 1970s.</p> <p>A number of stained windows are by Joshua Clarke, Harry Clarke's father.</p>
<p><i>An exemplar of a building type, planform, style or styles of any period but also the harmonious interrelationship of differing styles within one structure</i></p>	<p>The building is typical of its era of construction but is set apart by the quality of its materials and artistic elements.</p>
<p><i>A structure which makes a positive contribution to its setting, such as a streetscape or a group of structures in an urban area, or the landscape in a rural area</i></p>	<p>The structure contributes to its parkland setting.</p>
<p><i>A structure with an interior that is well designed, rich in decoration, complex or spatially pleasing</i></p>	<p>The building's interior is an exemplar of its era that endures to the present day.</p>

### 3.8 Overview of chronology of Tabor House (Building C)

*Tabor House and its link building were constructed in 1875.*

#### 3.8.1. External chronology of Tabor House

Tabor House comprises a three storey over basement building, and possesses a strong exterior of rusticated granite, with sweeping entrance steps centrally positioned to the east. It has a slated pitched roof, timber sash windows and timber panelled doors.



Fig. 68 East elevation



Fig. 69 West elevation in context

#### 3.8.2. Internal chronology of Tabor House

The building is simply designed internally with generous cellular rooms positioned either side of a central corridor. Plasterwork is simply treated, with cornices on the central stair and corridors only. Joinery is simply and robustly treated to reflect its institutional use as a dormitory building. Its most significant feature is its bowed staircase, centrally positioned, to the west. Some rooms are amalgamated to create lecture rooms.



Fig. 70 Secondary steel stair of interest



Fig. 71 As above

#### 3.8.3. Summary of Tabor House composition

Element	Composition	Condition	Comment
East elevation	The building's east (front) elevation is compositionally pleasing, comprising a 7	Generally good.	The buildings presence is striking within the parkland

	bay, three storey over basement structure having 2/2 sash windows and a central projecting entrance bay, with sweeping entrance stair.		
<b>West elevation</b>	The west elevation is a continuance of the style of the east, with a central bowed stair bay.	Generally good.	As above
<b>South elevation</b>	The south elevation is subsumed by the link building and the chapel.	Generally good.	As above
<b>North elevation</b>	The north elevation is modest, and a continuation of all other elevations.	Generally good.	As above
<b>Basement level</b>	The basement level comprises cellular rooms either side of a central corridor. The basement's generous floor to ceiling height benefits the past use of this floor as bedrooms. Some rooms are amalgamated.	Generally good.	Most original fabric surviving.
<b>Secondary stair enclosure to east</b>	An intriguing detail exists behind a concealed door at entrance level in the provision of a steel secondary stair of uniquely functional design within a shower room and toilet facility.	A water tank at 2 <sup>nd</sup> floor level is leaking continuously arising in sustained and wholly damaging degradation of all lower level fabric. corrosion of the steel stair is evident, as is the decay of timber structure	This unique feature requires urgent attention in order to safeguard it into the future.
<b>Entrance level</b>	The entrance level comprises cellular rooms either side of a central corridor. Some rooms have chimney pieces. All rooms	Generally good.	As above

	have simple treatments. Fire separation is provided by way of a set of door screens separating the central stair from corridors, a practice repeated at upper levels.		
<b>First floor level</b>	The 1 <sup>st</sup> floor level is cellular following the symmetry of lower levels. Most chimney pieces have been removed and decorative detailing is minimal.	In a comprised condition due to sustained water ingress from roof level above.	As above
<b>Second floor level</b>	The upper most level is cellular following the symmetry of lower levels. All chimney pieces have been removed and decorative detailing is minimal.	In poor condition due to sustained water ingress.	As above
<b>Roof</b>	Slated roof pitches, with covered rooflights, chimneys and central valley.	In very poor condition with multiple breaches evident.	The roof requires urgent attention as ongoing leaks are arising in a detrimental impact internally.

#### 3.8.4. Categories of Special Interest of Tabor House

The Planning and Development Act 2000 requires a protected structure to be of special interest under one or more of eight categories as scheduled below. The special interest of Tabor House is therefore assessed under these categories to determine its collective/ singular significance.

Category	Interest
<b>Architectural</b>	The building's principal architectural interest lies in its external form, which dominates the grouping and is visible in the round within the parkland with a strong presence from Milltown Road.
<b>Historical</b>	The building does not possess historical significance
<b>Archaeological</b>	Please refer to archaeological assessment submitted with this document referring to absence of archaeological significance
<b>Artistic</b>	The building does not possess artistic significance
<b>Cultural</b>	The building does not possess cultural significance

<b>Scientific</b>	The building does not possess scientific significance
<b>Technical</b>	The building does not possess technical significance
<b>Social</b>	The building does not possess social significance

The building is not included on the Record of Protected Structures, nor is it included in the NIAH.

Paragraph 2.5.7 of the *Architectural Heritage Protection Guidelines for Planning Authorities* lists five qualities that permit the attribution of special architectural interest characteristics to a structure or part of a structure:

<b>Quality</b>	<b>Attribution</b>
<i>A generally agreed exemplar of good quality architectural design</i>	The building is a good example of institutional 19th century architecture.
<i>The work of a known and distinguished architect, engineer, designer or craftsman</i>	The building was designed by a John Butler, architect
<i>An exemplar of a building type, planform, style or styles of any period but also the harmonious interrelationship of differing styles within one structure</i>	The building is typical of its era of construction but is set apart by the quality of its exterior. It is simply detailed internally, with its exterior found to comprise an exemplar of its period.
<i>A structure which makes a positive contribution to its setting, such as a streetscape or a group of structures in an urban area, or the landscape in a rural area</i>	The structure contributes to its parkland setting and enriches the architectural character of the public realm as visible from Milltown Road.
<i>A structure with an interior that is well designed, rich in decoration, complex or spatially pleasing</i>	The building is a well-designed example of its era.

### **3.6 Overview of chronology of the Link (Building G)**

Building G was constructed in the 1950s to connect the Community Building range with the subject institutional building range.

#### **3.6.1. Exterior**

The exterior is simply composed with red brick facing having arched multi-paned windows on the south side, with rendered blockwork on the north side. The building has a flat roof with parapet upstands.

#### **3.6.2. Interior**

The building's interior is simple, with flat plastered walls and ceilings and a polished parquet floor.

#### **3.6.3. Special Interest**

The building is modest in form and function, and is not considered to possess any category of special interest.

#### **Appendix 7.1.4. PRELIMINARY CONSIDERATIONS IN THE CONSERVATION AND CONTINUED USE OF THE STRUCTURES**

##### **4.1 Characteristics of the existing building range – preliminary review**

The site contains a range of historic buildings of differing eras, requiring judicious assessment and recording in categorising architectural significance, with a view to informing selected retention and responsible demolition.

The extant building range contains internally interconnected fabric of varying origin and architectural composition, with few principal connections to the external landscape impacting the legibility of individual building forms and their singular and collective coherence.

In essence, the existing building range functions as one building, albeit made up of diverse building forms, further complicating retrospective detachment in order to connect independently with a reintroduced/ manufactured landscape.

The building range has suffered extensive, irreversible interventions, with elemental and collective architectural significance eroded as a consequence.

An assessment of the architectural heritage significance of the substantial, extant building grouping finds that singular building forms possess technical and artistic significance, but the manner in which connecting forms have been modified/ extended over time or positioned in the first instance, together with the complexity of internal circulation arrangements undermines the viability of the grouping's wholesale retention and modification for purposeful re-use.

##### **4.2 Outline criteria for purposeful retention and adaptation for secular re-use within a residential scheme**

*Please refer to Existing Buildings Feasibility Report (O'Mahony Pike)*

The primary purpose of this preliminary working document is the identification of building forms presenting greatest opportunity for detachment and successful adaptive re-use within a reimagined residential scheme at Milltown Park.

The large scale building range is introverted, insular and inherently interwoven, generating a challenge where extraction of singular elements is proposed.

Ecclesial building style and forms of the quantum on the subject site are not readily transferrable to secular functions, with buildings requiring careful selection for purposeful secular re-use.

Upgrading selected buildings to meet statutory requirements would require extensive intervention that may radically alter their character, an outcome that should form the basis for retention in the first instance.

Selection of key buildings is dependent on the likely success of their detachment; i.e. retention of strong building forms having external and internal architectural quality.

Setting aside architectural significance, buildings suitable for retention must possess the following qualities:

- An identifiable external form that can endure 'detachment' from its inherently 'attached' context
- The capacity for independent, diverse re-use
- The internal spatial capacity for a viable future use
- An interior that can be subjected to the rigours of statutory building control compliance without altering its character irreversibly
- The prospect of contributing to a reimagined setting reflecting the site's future residential use

The above, non-exhaustive criteria was applied to each building form within the existing building range, with varying results.

### **4.3 Identification of building forms having limited capacity for purposeful retention**

#### **4.3.1. Archive building**

Externally, the Archive building is modest, unassuming and introverted.

Its significance lies in its interior.

Review of a viable future for the Archive building presents a conflict. Its internal layout is intrinsically connected with its function as a private archive, accessed by a limited number of able bodied adults at any one time.

As the private Archive function has been removed in the Order's permanent departure from this historic grouping, this building's interior would need to be radically and irreversibly altered to accommodate an alternative viable use for a larger number of people; a measure that would destroy the essence of its character.

Discontinuance of an Archive use renders the Archive building unviable as an entity. A building without a sustainable purpose is a building at risk.

Setting aside its skilled composition and unique representation of a building of immense quality of its wartime era of construction, the Archive building is therefore, regrettably, identified as inseparable from its original function, with questionable options for sensitive retention and adaptation.

#### **4.3.2. Finlay Wing**

The Finlay Wing, whilst much compromised on account of its reconstruction in 1950, still presents a good example of classical mid-20<sup>th</sup> century architecture. Its significance is concentrated on the quality of its interior, as its exterior alone does not possess quality meriting retention.

In brief, its possible future use was reviewed as an amenity building, however, as a single volume space subject to the full rigours of building control compliance as an unprotected structure, it would need to be insulated and fire rated, which would inherently conceal the quality of its internal plasterwork, and entirely alter the character of the interior, which is what contributes most to the building's character. Secondary windows to thermally improve the single glazed leaded windows, would be inevitable. On the whole, it was considered that the changes required to upgrade this building would result in a dramatically different character to the existing.

#### **4.3.3. Milltown Park House**

The original house has been altered to the extent that its early composition is unrecognisable. Internal modifications have removed all significance attached to the original structure. Its external composition is one of architectural confusion.

Notwithstanding the survival of original masonry elements at all levels, masonry alone is not sufficient to merit retention of an entire structure of compromised clarity.

Reversal of inappropriate interventions is not viable for a non-protected structure.

Re-use of the existing building would require further considerable intervention, a measure that does not stack up either architecturally or financially for a building already undermined.

The survival of the vestibule alone, the building's most important asset, is not practical.

#### **4.3.4. Milltown Park House rear extension block**

The extension is described above as a separate building, in reflection of its architecture, circulation and contrast with Milltown Park House. It is in good condition, and maintains some internal rooms of quality, such of the domestic chapel.

Its failing is in its varied extensions to the north and south and in its attached form; joined to the rear of a much compromised 19<sup>th</sup> century domestic house; attachment to the north to the Tabor House link and to the west with a Community Building not forming part of the subject development site.

In short, this building cannot be detached from its abutting buildings. It is inseparable from the main house. If the earlier house is removed and the extension retained as a standalone structure, the symmetry of its 'bookends' as viewed from the south would be lost, and the overall integrity of the original composition undermined.

A victim of architectural circumstance, and notwithstanding inevitable radical changes associated with upgrading; this structure is therefore considered unsuitable for purposeful retention.

### **4.4 Identification of strong building forms that can endure purposeful retention**

Building forms considered to possess particularly strong external qualities are briefly described as follows:

#### **4.4.1. The Chapel building range**

The chapel and its associated structures are considered to comprise exemplars of their respective eras of construction. They are complex in terms of consideration of retention. The chapel's entry level for instance is located at first floor level, with lower order 'basement' accommodation at garden level. Further, aside from its rear/west elevation- it does not have identifiable elevational presence to the east, south and north.

Setting aside its challenges, the building as a single volume with cellular accommodation below is more adaptable for re-use than other buildings in the campus. Its architectural composition is of interest and its

Adaptation of ecclesial buildings in an increasingly secular society is not without its many challenges, but good examples exist that could lead the way for a future viable use of the single chapel volume.

Possibilities for re-use include amenity type functions complimenting shared amenity offerings within the site's residential redevelopment.

#### **4.4.2. Tabor House and link building**

Externally, Tabor House presents the most prominent form within the grouping. It contributes most to its parkland setting, as it is one of the few buildings of prominence viewed in the round. It is the building that is found to contribute most to a diverse urban character as viewed from Milltown Road. It has an attractive form and treatment, and could be readily detached from its abutting structures without compromising its aesthetic.

Internally, its accommodation is generous, however modestly treated architecturally. All rooms are bright and spacious.

Of all the structures within the grouping, Tabor House as a dormitory block, most befits a compatible re-use as a multi-unit residential building. Room amalgamation is possible to generate a future residential use. The interior's absence of intricate detailing assists in the provision of internal insulation and fire separating plasterboards without undermining its character.

Tabor House is not the most characterful building within the grouping, but contributes to the public realm as visible from Milltown Road. In practical terms, it on balance presents the most suitable structure for adaption and purposeful re-use, compatible with the site's renewal for residential purposes.

#### **4.5 Comment**

As a consequence of the departure of the Jesuit Order from the subject grouping, its use as a purposeful religious institution with bespoke design elements reflecting its specific purpose, has become obsolete. Its wider design quality is not of a level that merits its preservation as an abandoned monument to institutional religious life. The technical and philosophical challenges faced in potential adaptation of each structure for alternative use is likely to render retention or part thereof in conservation terms, meaningless and irrelevant, undermining a finite conservation tradition of preservation.

**Appendix 7.1.5. OUTLINE CRITERIA FOR ETHICAL DEMOLITION**

A comprehensive architectural 'preservation by record' of all built fabric within the property portfolio is proposed as a basis for an architectural analysis to support strategic demolition; referring to chronological changes since occupation of the Jesuit Order in the early 20th century; a record carried out in accordance with Level 4; Understanding Historic Buildings; English Heritage; 2006 (superseding 'Recording Historic Buildings Standards' outlined by the Royal Commission on the Historical Monuments of England); a detailed site assessment providing a descriptive and visual record of the origin, composition, condition and character of each building for the benefit of future social, architectural and historic research setting out the significance of the building grouping in accordance with the NIAH categories of special interest; Architectural; Historical; Archaeological; Artistic; Cultural; Scientific; Technical; Social. The inventory, when complete, will also serve to identify early features of craft and technological interest, which could be salvaged and repositioned thereby informing responsible demolition.

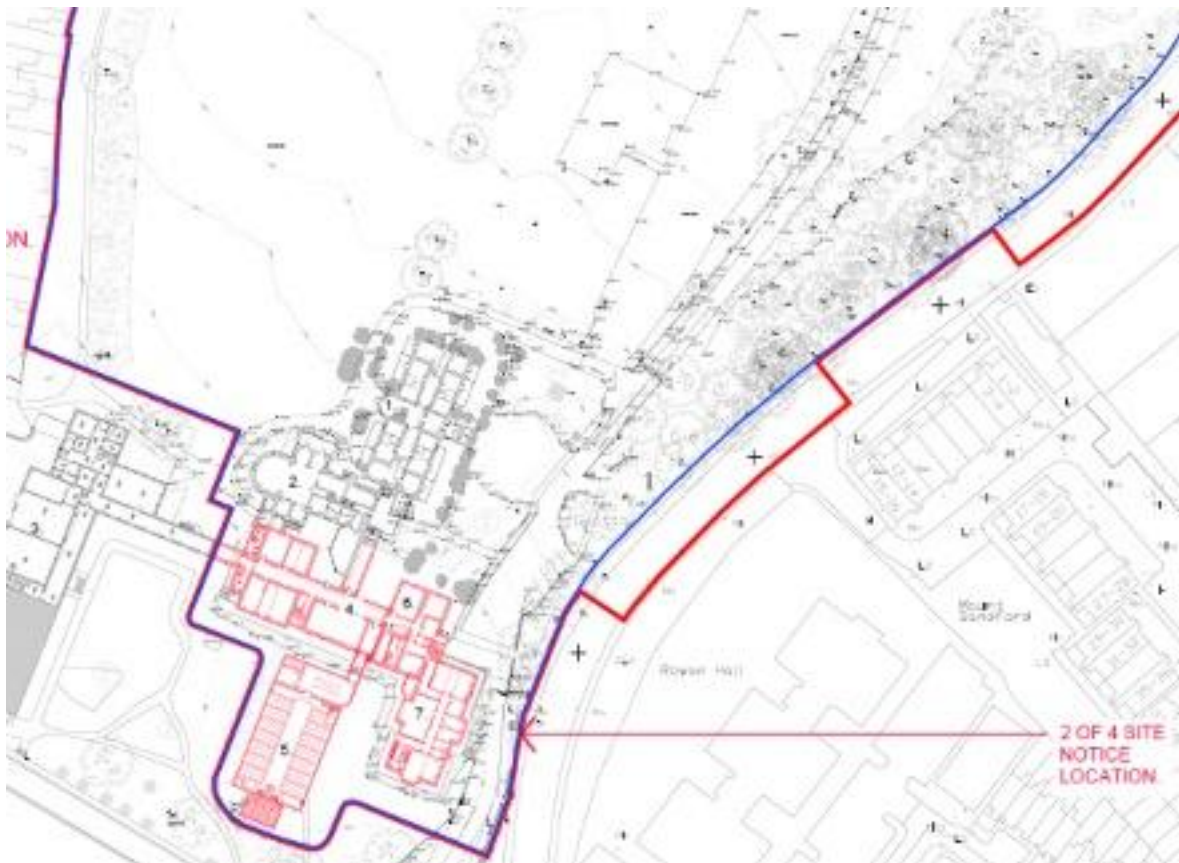


Fig. 72 Proposed identification of building retention and demolition



## Appendix 7.1.6. SUMMARY OF FINDINGS

### 6.1 Introduction

This appraisal was undertaken to identify the architectural heritage significance of the existing building range at Milltown Park, in light of its impending redevelopment.

The key points which must be considered are as follows;

1. The various built elements comprise large scale extensions to an original vernacular structure, accessed through that structure and not designed to function independent of that structure.
2. The building range evolved from a specific brief to incrementally and somewhat disjointedly expand a religious academic, theological and residential institution; inherently reflecting this brief both functionally and architecturally, with bespoke design elements fused with poor quality retrospective alterations.

An immediate response to the first point is the challenge in externalising elements of an essentially introverted and inaccessible grouping, with a view to possible retention and purposeful re-use of non-protected structures.

A response to the second point finds that any other use for the grouping that departs from the originally intended academic, theological and residential institutional use cannot readily be accommodated within its existing, complex form. If re-use for a different function is proposed, it would require extensive alteration, with likely consequences for authentic conservation and commercial viability. The basis for re-use must be interrogated, with a view to establishing an outcome where architectural interventions have the potency to ensure that retained fabric endures purposefully and appropriately.

The balancing of conflicting ideals of *architectural focussed retention* Vs *purposeful/ appropriate focussed retention* is a central challenge of the subject appraisal. It acknowledges the permanent loss of the academic, theological and residential institutional use and inevitable requirement at this time for a voluntary selection process whereby building fabric must be assessed in terms of future (appropriate) architectural conservation and functional viability.

Elements within the existing complex have been identified as meeting the dual requirement to be conserved/ modified appropriately and function independently arising in their sensitive integration into any proposed future development of the site. Other elements, having bespoke designs reflecting a specific ecclesial design brief, regrettably, are found either to be intrinsically attached to their original purpose with alteration unviable, or compromised architecturally due to sequential undermining of architectural clarity.

A broad summary of the future viability of each building, singularly and collectively is outlined below:

## 6.2 The grouping

The grouping comprises a very large scale development, within interconnecting buildings each inherently dependant on its principal building, Milltown Park House, as an entrance and centre for all internal circulation.

None of the buildings, other than the original Milltown Park House were intended to function as an independent entity, with access provided from a principal entry point within this house. As a consequence, internal circulation to each building is challenging and often complex.

## 6.3 Milltown Park House (MPH)

The house has been extensively altered and is not considered to have significance heritage significance. Its viability for future use would require further interventions internally which would result in further architectural confusion. Retention and internal remodelling is not considered viable.

## 6.4 Milltown Park House rear extension block

This structure has been extensively altered, with later additions contributing to an interesting, but challenging structure on the whole, to retrofit for contemporary use. It relies on MPH for its completeness, and is dependent on it for its architectural composition.

In conservation terms, the building is interesting in so far as it explains the development of the building complex, but the structure itself, however, has been much altered, is not exceptional and is of limited heritage value. It is proposed that that this layer of development be removed for the benefit of the more significant adjacent historic structures. There are interesting features of note embodied within this structure, some of which will be salvaged.

It is possible that the introduction of new structures, with an improved functional relationship to the complex, could be introduced as part of a strategy for the meaningful reoccupation of those structures identified for retention.

## 6.5 Finlay Wing

This structure as it has been modified has a pleasing composition internally, and benign externally, unremarkable within its urban setting as viewed from Milltown Road.

The interior of main hall, which dates from the post 1949 reconstruction, has some architectural quality representative of the style of this period. A concern however is raised with how to purposefully occupy a large singular volume. Subdivision of the space would likely erode the character of the space.

## 6.6 The Archive

The Archive grouping's significance is regarded as a prime example of innovative architecture of its era. Its interior space however, is constrained by access- it is intrinsically linked and dependant on its use as a private, rarely accessed Archive with limited accessibility.

Where existing uses have extinguished, the adaptive reuse of historical buildings is generally an accepted method of preserving their long-term survival. However, an obstacle to this conservation strategy arises in bespoke structures, which have been designed to cater for very specific functions. For buildings to be purposefully retained and conserved, any potential re-use strategy must preserve the very character that renders them worthy of retention in the first instance. The adaptive reuse of this building is problematic, as if the building is to be reused it would inevitably require hollowing out of its interior, which is the basis of its architectural significance.

The enclosing external form reflects the brutalism of its era, using sparsely available post war materials cleverly and succinctly. However, the interior of the Archive is a set-piece. Removal of the interior to accommodate any use other than an archive/ library would render its retention, on architectural merits, regrettably futile.

### **6.7 The Chapel**

The chapel has an external form that is reflected in its entrance level interior. The building is conservable due to its strong external form that can connect with a reimagined landscape. The loose furnishings have already been removed from the interior by the Order, rendering a large volume suitable for other uses.

### **6.8 Tabor House**

Tabor House has an external quality that renders it attractive for future conservation. On that basis, and on the basis that its interior reflects a cellular residential use, which can be maintained into the future, it is considered conservable.

### **6.9 Summary statement**

Detailed examination of the built fabric and the archival research carried out has informed the conservation strategy for the building range.