

HISTORIC BUILDING APPRAISAL



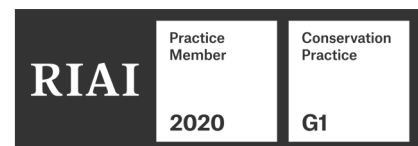
APPRAISAL OF HISTORIC RUINS

Sallins Amenity Lands, Osberstown, Co. Kildare

February 2021

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1.0 INTRODUCTION:

Helen Devitt Architects Ltd, Conservation Architects accredited at Grade 1, were retained as consultants as part of the appointed design team for the Sallins Townpark Amenity Lands, for Kildare County Council. An Historic Building Appraisal was required to be completed for the existing ruins to the north-east of the site to form part of the analysis of the site and inform the landscaping and architectural packages being completed by Cathal O'Meara Landscape Architects and Kane Architects Ltd respectively.

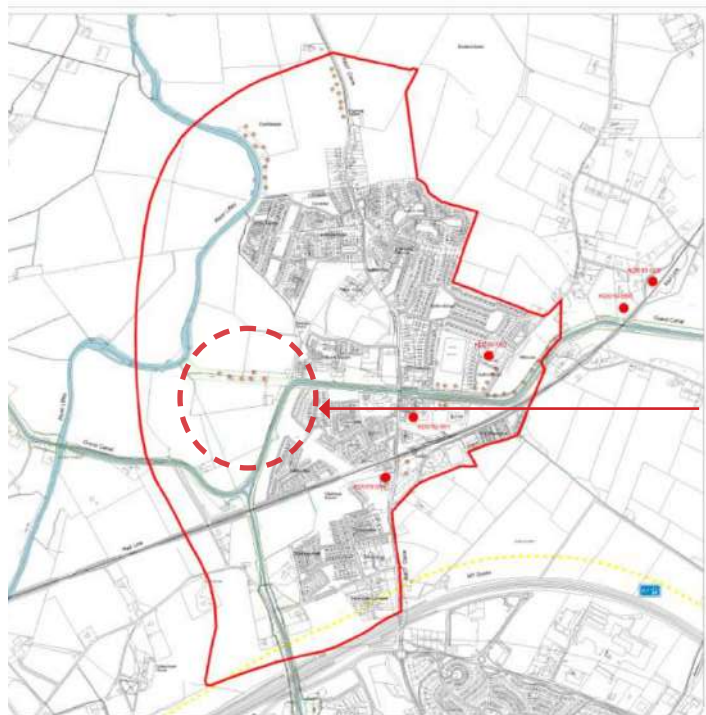
The site of the historic ruins was visited and inspected for the purpose of this report by Helen Devitt on the 7th November 2020. Further to this visit, it was concluded that due to the significant overgrowth of vegetation and ivy coverage on the walls of the ruins a thorough examination of the ruins was difficult to complete. A large amount of this overgrowth was carefully cleared to allow further inspection of the existing stone walls and surviving details of the stone and brickwork. A second site visit and inspection was completed on the 21st February, 2021. A photographic record was completed to support this report.

2.0 PROTECTED STATUS:

The historic ruins at Osberstown, Sallins are not listed as Protected Structures in the Record of Protected Structures under the Kildare County Council's Development Plan (2017 - 2023) and the site of this structure is not within a designated Architectural Conservation Area.

The ruins are not listed as part of the National Inventory of Architectural Heritage. The purpose of the National Inventory of Architectural Heritage (NIAH) is to identify, record and evaluate the post 1700 architectural heritage of Ireland, uniformly and consistently as an aid to the protection and conservation of the built heritage. The NIAH provides the basis for recommendations by the Minister for Arts, Heritage and the Gaeltacht to planning authorities around the country for the inclusion of particular structures in their Record of Protected Structures. These ruined structures are however evident in the first edition of the historical ordnance survey map, (1829 - 1845) and the 25" historical ordnance survey, (1871), and the 1908 and 1939 Cassini map.

The Sallins Local Area Plan, 2016 - 2022, notes this site as one of the 'Green Infrastructure Areas' in Sallins, (map ref.6). Also noted in this LCA there are a number of trees noted for protection, (map ref. 6), which are located to the north-west of the site of the ruins. The review and appraisal of these trees and associated landscape features is beyond the scope of this report.



Location of site of trees for Protection and Historic Ruins

Fig 01: Extract from Sallins Local Area Plan (2016 - 2022) Map Ref.6

3.0 SITE DESCRIPTION:

Sallins is a small town in County Kildare, close to the larger centres of Naas and Newbridge, which takes its name from the Irish Na Solláin, meaning “*The Willows*”. It occupies an important location historically, being the initial terminus on the Dublin to Sallins stretch of the Grand Canal, prior to its extension to the River Shannon, and then on the main Dublin-Cork rail line. The nearby Bodenstown cemetery is the final resting place of Theobald Wolfe Tone, one of the leaders of the 1798 Rebellion. Historically, the major employers in the town were Odlum’s Flour Mills and a meat factory, and both have since been closed. The Topographical Dictionary of Ireland, by Sameul Lewis 1837, describes Osberstown as ‘a parish, in the barony of North Naas, county of Kildare and province of Leinster, one mile (N.) from Naas, containing, with part of the village of Sallins, 518 inhabitants’. Now the town has approximately 5800 inhabitants, which grew from a population of approximately 3000 between 2002 and 2016, growing due to its key location on both the Grand Canal and the Dublin to Cork railway line.

Sallins is split between the parishes of Bodenstown to the east and Osberstown to the west, where the site considered in this report is located. The site is flanked to the east by the Grand Canal, and is located at a bend where the original planned line for the canal was re-routed and now takes a pronounced 90 degree turn south.



Fig 02: Satellite Photograph

The development of a number of Ireland’s landmark historic and recent transport engineering achievements, have been realised within close proximity of the site at Osberstown, which is being appraised in this report. The first of these to be realised is the completion of the Grand Canal in 1804, and the construction of the Leinster Aqueduct just east of the site, completed by engineer, Richard Evans. In 1883, approximately a hundred years later, the Osberstown Rail Bridge marks the arrival of the Great Southern and Western Railway and this can be seen running to the south of the site in the below map, courtesy of Eamon Sinnott & Partners Design Consultants Ltd. In 1983, Ireland’s first motorway was opened, the Naas By Pass, which spanned the Grand Canal at Osberstown.

Location of historic farmyard settlement which is subject of this report

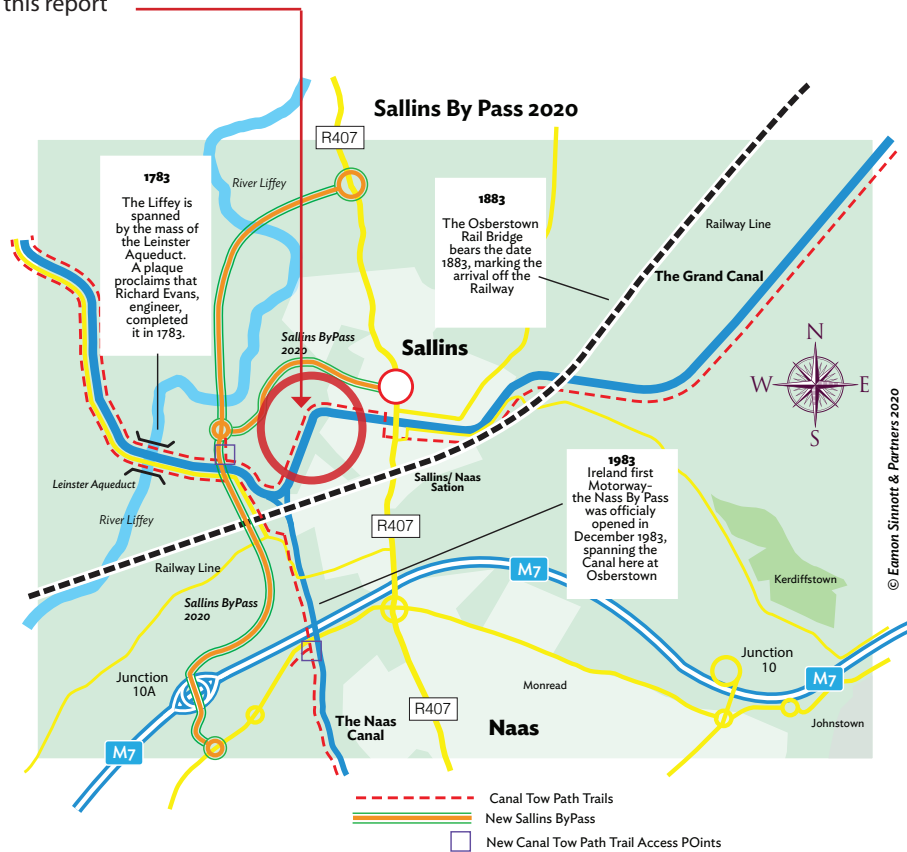


Fig 03: Map of Sallins Transport History
Courtesy of Eamon Sinnott & Partners Design Consultants Ltd

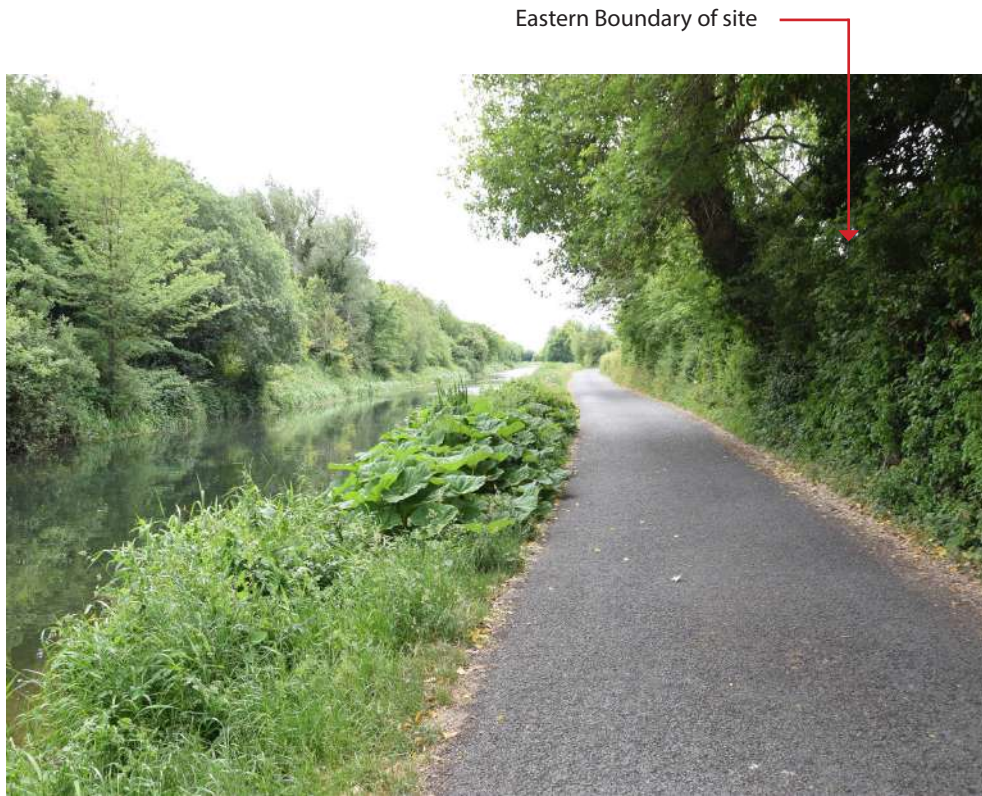


Fig 04: The Grand Canal to the East of the site



Fig 05: View looking south within site with Grand Canal to the East

Grand Canal to the Eastern Boundary



Fig 06: View looking East towards site of historic ruins and adjacent playing fields

Town of Sallins



Fig 07: View of lands to West of historic ruins and Sallins Town beyond

4.0 HISTORICAL CONTEXT:

4.1 The Grand Canal

During the early part of the 18th century, the idea of a navigable waterway between Dublin and the River Shannon was entertained at various times and in 1751 the Board of Inland Navigation was established by the Irish parliament. In 1756, Thomas Omer, Engineer to the Board, reported to Parliament that a canal could be constructed between Dublin and Athy for a cost of £98,000. Ultimately, when the canal was finally completed in 1804, the cost had amounted to £427,000. Numerous mistakes and miscalculations were made during the early period of construction of the canal, one of which was the proposed siting of an aqueduct over the river Liffey. Subsequently, in 1772, following a petition of merchants and noblemen to parliament, the company of Undertakers of The Grand Canal was established by Act of Parliament and took over the construction of the canal. In 1773, they engaged John Smeaton, engineer of the Forth and Clyde Canal to report on progress and subsequently, Smeaton was asked to arrange for one of his pupils, William Jessop to survey the proposed line. It is likely that Jessop advised on a new location for the Leinster viaduct, a little south from where originally intended and this required a re-routing of the canal at a point west of Sallins, where it now takes a pronounced 90 degree turn south, just at the location of the site under consideration in this report. The remnants of the original canal route westwards from Sallins are evident on the northern boundary of the site in question. The Sallins to Dublin section of the canal was completed in 1779 with cargo traffic commencing that year and passenger traffic the following year. An additional purpose for the canal was to provide clean water to Dublin City with the Guinness Brewery being one of the main beneficiaries.

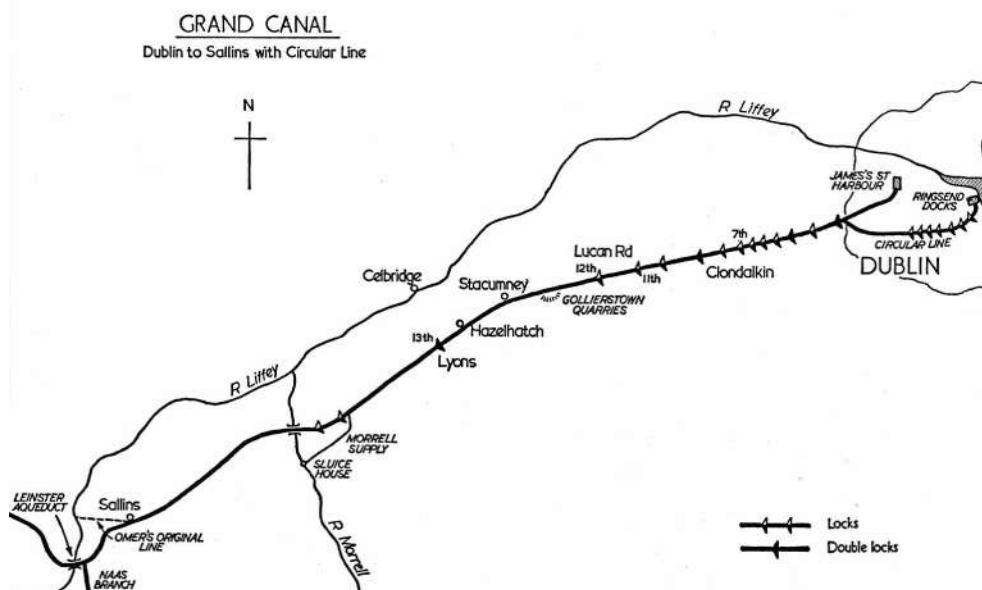


Fig 08: Drawings of Grand Canal - Dublin to Sallins Line

4.2 Occupancy of Lands:

The primary valuation of Ireland or Griffith's Valuation was carried out between 1848 and 1864 to determine liability to pay the poor rate (for the support of the poor and destitute within each Poor Law Union). It was a boundary and land valuation survey and it is an important document in genealogical research since in the absence of census records in Ireland before 1901 and in many ways, acts as a substitute. It provides detailed information on where people lived in mid-nineteenth century Ireland and the property they possessed. Griffith's Valuation of County Kildare was completed on the 18th July 1854 and has proven to be a key document in the research of the historic ruins in the townland of Osberstown, which are the subject of this report. The valuation listed for the townland of Osberstown is shown below and should be read in conjunction with the valuation maps completed for these plots.

In Griffiths Valuation reference map no.6, a Julia Byrne is shown to rent land consisting of a little over an acre from the Grand Canal Company, with an annual rateable valuation of 15 shillings. In reference map no. 7A, 7B, 7C, 7D & 7E she leased over 52 acres from a Simon D. Bycott, a significant land owner in the area. This land has a rateable annual valuation (RAV) of £52, a substantial amount at the time. It includes a house with an RAV of 10 Shillings which is a relatively small amount and valuation for the apparent size of the property as illustrated on the 1845 6" historic ordnance survey map. By way of comparison, a slightly smaller property in plot no. 3 has an RAV of £1, 10 Shillings, three times the value of the house on the land rented by Julia Byrne. Similarly, a house and offices on plot no. 18, again of similar apparent size to the building in question, has an RAV of £3, 6 times the value of the house in question.

A possible interpretation of this information is that the house on plot no. 7 was not in a good enough condition, despite its apparent size to command a more substantial RAV. Perhaps it was already in a state of disrepair at the time of Griffiths valuation, but was in previous years was a substantial building, based on the size indicated on the 1845 6" historic map and the number of outbuildings present. In another comparison, the property on plot 21a has a similar RAV of 10 shillings but appears to be much smaller than the house in question. A lock-house nearby, which is likely to have been a modest enough dwelling, commands an RAV of 15 Shillings.

The person renting the property, Julia Byrne was in a position to rent a substantial 52 acres of land and it seems unlikely that a woman of such means would live in a house with a relatively low RAV. In the available records of all the cemeteries nearby, there is no record of a Julia Byrne with a date of death that would align with her renting of land at the time of Griffiths Valuation. About 15km away, Great Connell Graveyard has a record of a Julia Byrne who died in 1879. She was widowed in 1839 and if she was indeed the same Julia Byrne mentioned in Griffith's Valuation, the circumstances would seem to match in the sense that it was less likely for a woman to be named as an occupier of property. Being a widow would perhaps make it more likely. The graveyard listing mentions her husband James erecting the headstone for his mother, Mrs. Catherine Byrne, and it also contains his four siblings, his daughter, son-in-law and their young children and ultimately his widow, Julia. Therefore it was a substantial plot in a graveyard on the grounds of a 12th century Augustinian Abbey. These facts all point to a man and family of some means, increasing the likelihood of this Julia Byrne being the same woman mentioned in Griffith's Valuation.

The title applotment lists a James Byrne of Osberstown as a landholder with 36 acres of second class land a further acre or so of fifth class land. This left him liable to a tithe of £2 3s 4d, an amount on the upper range of tithes amongst nearby landholders. This suggests that he was a substantial land-holder in the area and aligns with the James Byrne, late husband of Julia Byrne, landholder listed in the later Griffiths Valuation.

Cartographic analysis has also demonstrated that the 1845 first edition 6" historic OS map, is the only available cartographic evidence of the complete settlement in the plot being appraised in this report. The interpretation of this assumed once substantial farmhouse and associated outbuildings and yards will be reviewed in section 7.0, 'architectural description'. The farmhouse is not evident on the 1871 historic map, only twenty-six years later yet the outbuildings of this settlement are still evident. Even with the possible interpretation which was stated previously, that the farmhouse on this plot was in a poor state of repair during the survey completed by Griffith Valuation, it is unlikely the structure would completely disappear due to dereliction alone during such a short period of time, especially, when its adjacent outbuildings survived and some of which still remain in part today.

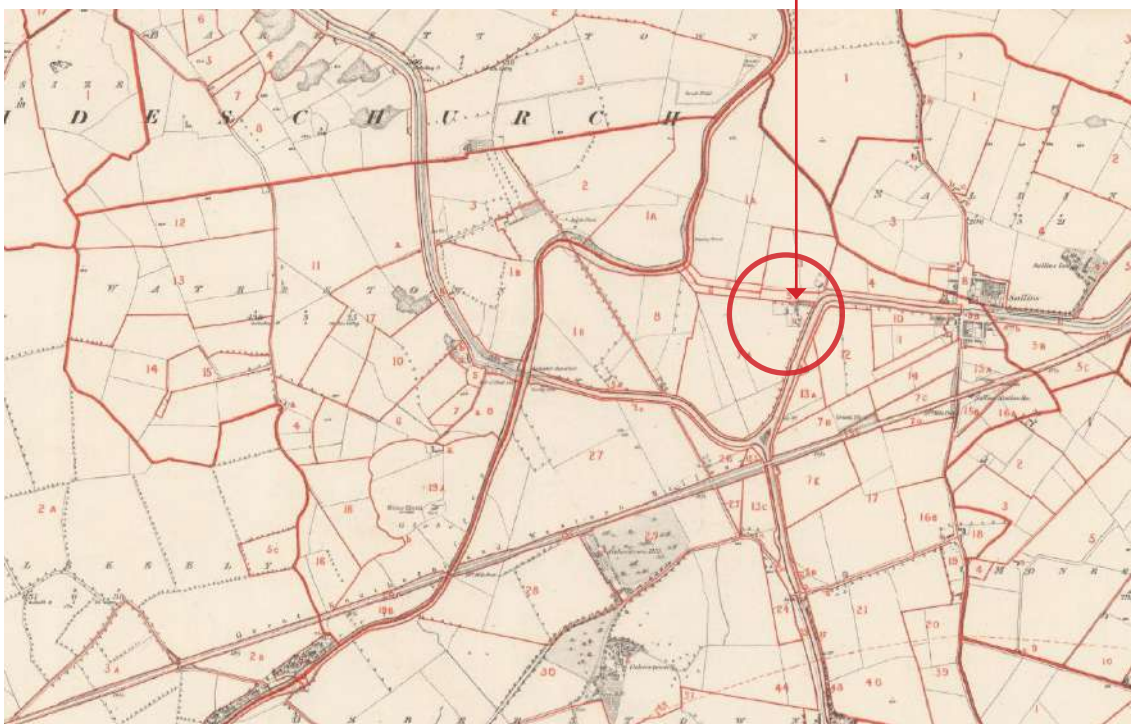
It is possible, that during the 1798 rebellion, where major battles were being fought in the surrounding towns of Clane, Prosperous to the north and Naas and Johnstown to the south and east of the site, that this farmhouse structure was damaged or destroyed in an ambush or attack as its siting is in a central location between these surrounding towns. This period of time also aligns with the Great Famine, (1845 - 1849), and this farmstead may have fallen into dis-used during these years, where the occupiers of the time did not survive. The lands associated with these structures are not recorded as being bought by the Grand Canal Company, as some of the adjacent plots were recorded in Griffith's Valuation, and therefore the demolition or destruction of the farmhouse is unlikely to have been associated with any of the works completed during the laying of the canal in the Sallins area where, the original route was dug just north of the said site, and was later re-planned to run southwards. The Grand Canal Company was the immediate lessors of plots no.2, no. 4 & 5A in the below Griffith's Valuation maps and Julia Byrne leased plot no.6 from the Grand Canal Company also. As the canal at Sallins was completed in 1779, the works associated with the original route and 'dry canal' was unlikely to have influenced the fate of the farmland settlement in question.

Therefore, historic records have not been traced earlier than the Griffith Valuation to determine the occupiers of this farm settlement. What is confirmed is that it was leased from Simon D. Bycott, most likely an absent landlord to Julia Byrne during 1854, at the time of the County Kildare valuation survey. The valuation records also confirm the description of the property being valued, noted in the valuation as the 'description of tenement' and in the case of 7A, 'house and land' is noted.

Richard Griffith's manual of instruction, used by all of his valuers, defines two classes of buildings, 'houses' and 'office'. The term 'house' was used for all buildings used as a permanent dwelling place and it did not differentiate between stone built mansions and the mud walls of a cottiers single roomed cabin. These differences were not noted in the valuation but the size and quality differences were reflected in the rateable values. The term 'office' was used to describe farm outbuildings such as stables, cowbarns, piggery etc and also factories, mills and shops.

The structures noted in plot 7A, which are being appraised in this report, lists a house and land only, rented by Julia Byrne. It may be possible, that the house was in poor repair, and hence received a poor rate of valuation in 1854, but that a farm hand occupied it and worked this land for Julia Byrne, who in 1854, was widowed. No 'office', or outbuildings are noted, eventhough the arrangement of the settlement indicates a formal farmyard courtyard, possibly with a front 'good' yard to the immediate rear of the dwelling house and a rear 'working' yard with a number of supporting outbuildings. Griffith Valuation used the first edition historic 6" ordance survey map for their survey, and therefore many of the properties may have changed by the time they were actually surveyed. In the case of the plot in question, the survey of Co. Kildare was completed in 1854, which is nine years after the approximate date of the first edition map of 1845. Therefore the original outbuildings which are evident on the historic maps, could have been disused or already derelict at the time of the valuation and therefore were not recorded or valued.

Site and historic ruins in townland of Osberstown which is subject to this report



Town of Sallins at time of Griffith's Valuation - town was divided between the townland of Osberstown and Sallins as denoted by the red boundary line

Plot 7A rented by Julia Byrne in 1854

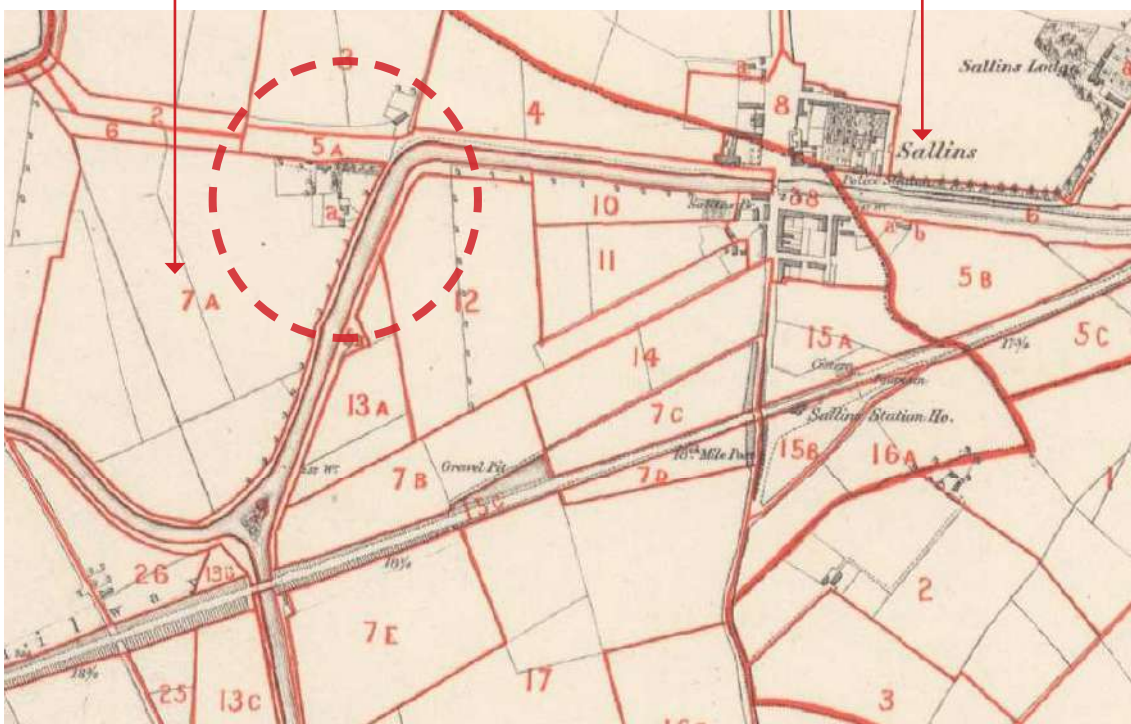


Fig 09: Griffith's Valuation Maps - Osberstown, Co. Kildare 1854

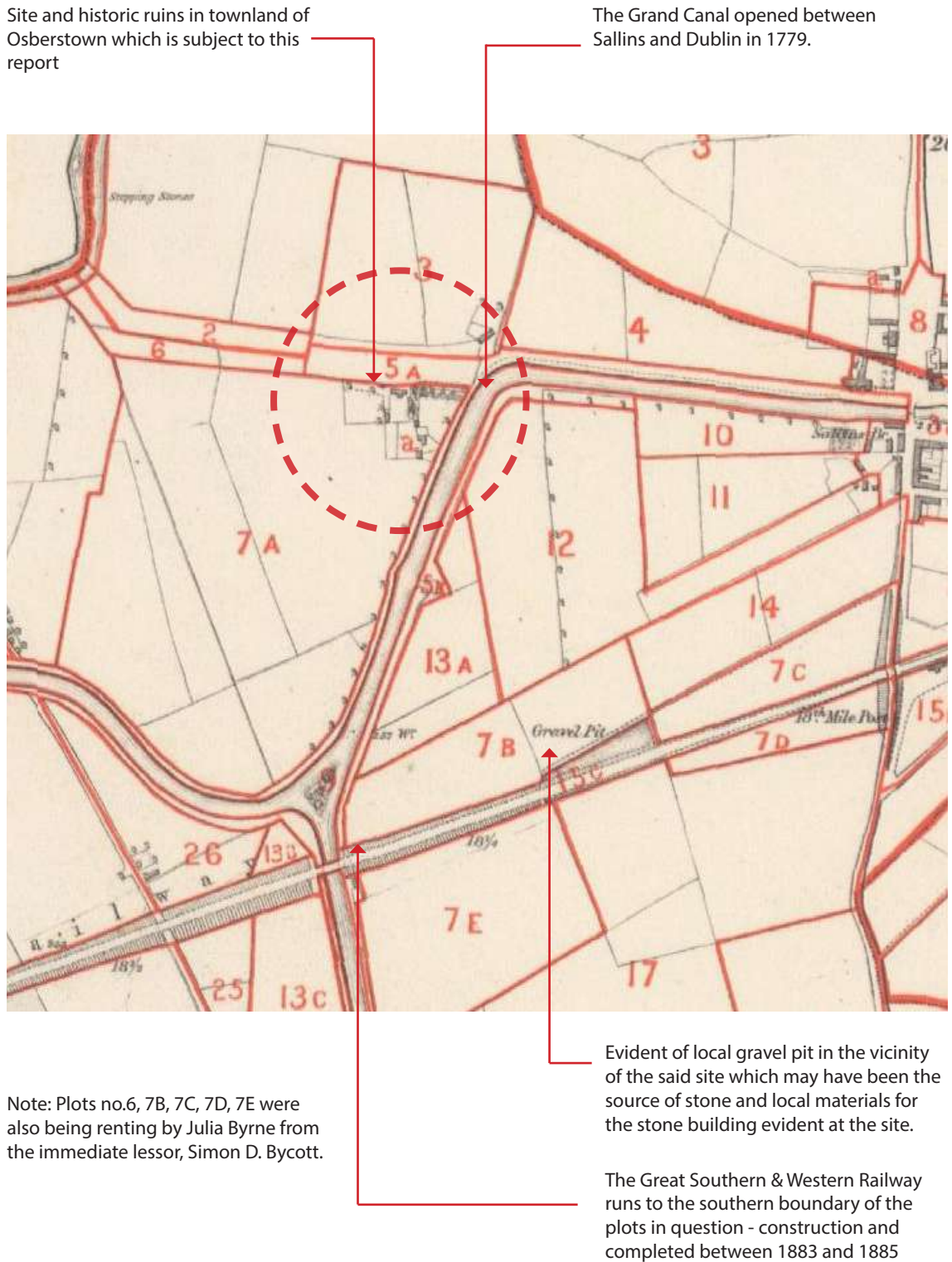


Fig 10: Griffith's Valuation Maps - Osberstown, Co. Kildare 1854

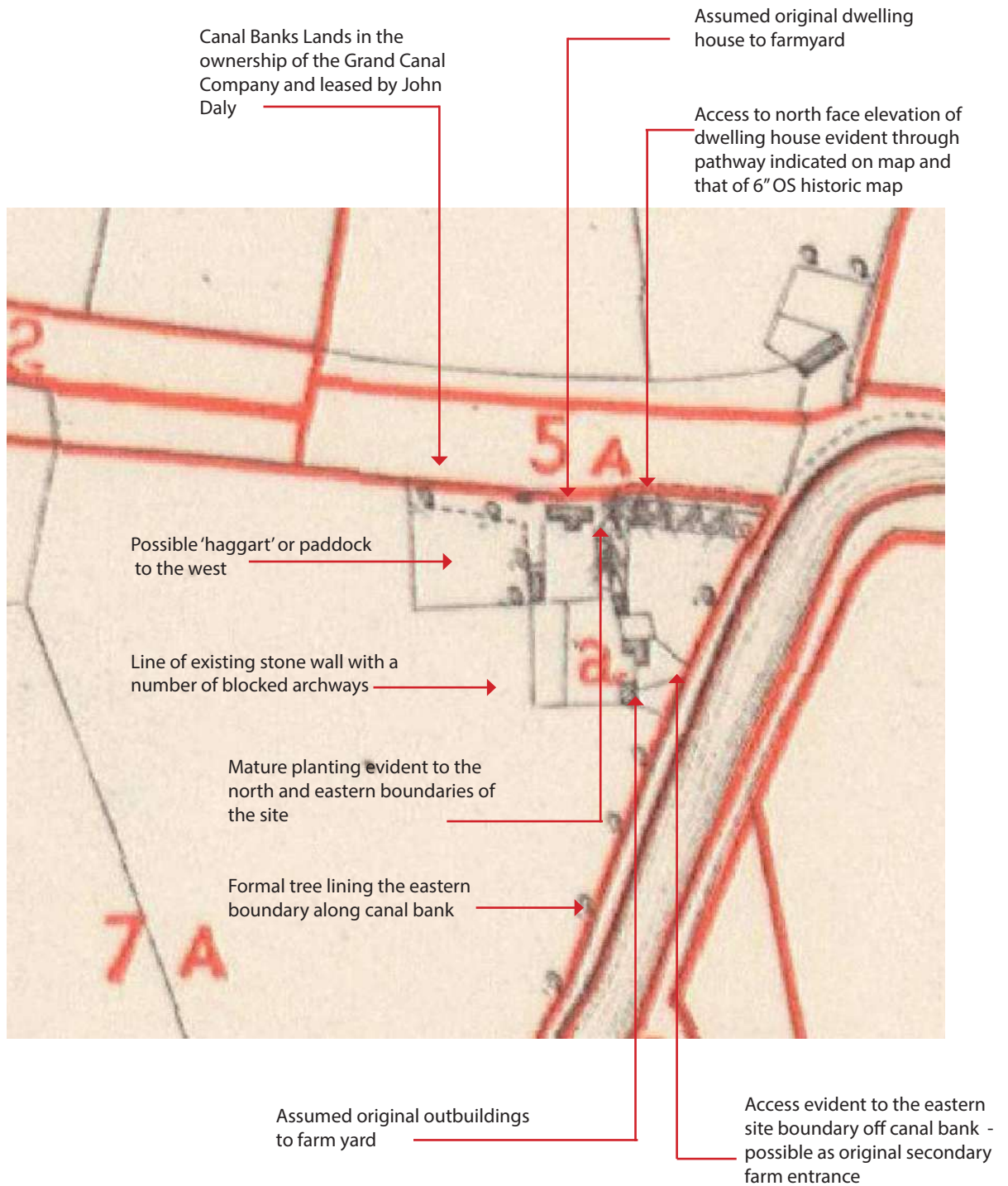


Fig 11: Griffith's Valuation Maps - Osberstown, Co. Kildare 1854

VALUATION OF TENEMENTS.

PARISH OF NAAS.

No. and Letters of Reference to Map.	Names.		Description of Tenement.	Area.	Rateable Annual Valuation.		Total Annual Valuation of Rateable Property.	
	Tenants and Occupiers.	Immediate Lessors.			Land.	Buildings.		
				A. R. P.	£ s. d.	£ s. d.	£ s. d.	
OLDTOWN DEMESNE (Ord. S. 19.)								
1	a	Thomas De Burgh.	In fee.	House, off., gate-lodge, and land.	155 1 4	155 0 0	45 0 0	200 0 0
-	b	George De Burgh.	Thomas De Burgh.	House, off., & sm. gar.	-	-	23 0 0	23 0 0
2	a	Patrick Quinn.	Same.	House and land.	2 0 25	3 5 0	2 0 0	5 5 0
-	b	Vacant.	Same.	House.	-	-	0 15 0	0 15 0
-	c	Vacant.	Same.	House.	-	-	0 15 0	0 15 0
-	d	John Bacon.	Same.	House.	-	-	1 0 0	1 0 0
3		Grand Canal Company.	In fee.	Canal and towing path (200 lineal perches).	3 3 35	-	-	20 0 0
				Total.	161 1 27	158 5 0	72 10 0	250 15 0
OSBERSTOWN. (Ord. S. 19.)								
1 A		Patrick Carroll.	Simon D. Bycott.	Land.	39 0 27	31 0 0	-	31 0 0
- B		Patrick Carroll.	Grand Canal Company.	House, offices, and land.	27 3 21	27 15 0	4 0 0	31 15 0
2		John Dillon.	Simon D. Bycott.	Land.	1 2 4	1 0 0	-	1 0 0
3		John Daly.	Grand Canal Company.	House, offices, and land.	10 2 6	7 5 0	1 10 0	8 15 0
4		John Daly.	Same.	Land (canal banks).	7 2 17	6 5 0	-	6 5 0
5 A		John Daly.	Same.	Land (canal banks).	6 1 22	3 0 0	-	3 0 0
- B		John Daly.	Same.	Land (canal banks).	1 3 8	0 15 0	-	0 15 0
- C		John Daly.	Same.	Land (canal banks).	3 2 7	1 10 0	-	1 10 0
6		Julia Byrne.	Same.	Land.	1 2 26	0 15 0	-	0 15 0
7 A		Julia Byrne.	Simon D. Bycott.	House and land.	28 2 2	23 15 0	0 10 0	23 15 0
- B		Julia Byrne.	Simon D. Bycott.	Land.	7 2 0	7 10 0	-	7 10 0
- C		Julia Byrne.	Simon D. Bycott.	Land.	4 1 22	4 15 0	-	4 15 0
- D		Julia Byrne.	Simon D. Bycott.	Land.	2 1 0	2 10 0	-	2 10 0
- E		Julia Byrne.	Simon D. Bycott.	Land.	11 0 28	11 0 0	-	11 0 0
8		Patrick Burke.	Same.	House, offices, and land.	26 3 13	26 15 0	1 10 0	27 5 0
9		Grand Canal Company.	In fee.	Canal and towing path (383 lineal perches).	19 2 15	-	-	59 0 0
-	a	Samuel M'Donnell.	Grand Canal Company.	Lock-house.	-	-	0 15 0	0 15 0
10		Samuel M'Donnell.	In fee.	Land.	2 3 24	2 15 0	-	2 15 0
11		George Donn.	Simon D. Bycott.	Land.	4 3 29	5 0 0	-	5 0 0
12		Pierce Doyle.	Same.	House, offices, and land.	14 1 15	14 15 0	1 0 0	15 15 0
13 A		John Fallon.	Same.	Land.	5 0 0	5 5 0	-	5 5 0
- B		John Fallon.	Same.	Land.	0 2 3	0 8 0	-	0 8 0
- C		John Fallon.	Same.	House, offices, and land.	5 3 14	4 2 0	1 10 0	5 12 0
14		Lawrence Condon.	Same.	Land.	6 0 12	6 5 0	-	6 5 0
15 A		Lawrence Condon.	Same.	Land.	4 3 4	4 10 0	-	4 10 0
- B		Lawrence Condon.	Same.	Land.	3 0 25	3 0 0	-	3 0 0
- C		G. S. & W. Railway Co.	In fee.	Railway (110 lineal perches).	11 2 15	-	-	481 5 0
- D		G. S. & W. Railway Co.	In fee.	Station-house & offices.	-	-	25 0 0	25 0 0
16 A		Bridget Hughes.	Simon D. Bycott.	Land.	8 1 30	7 10 0	-	7 10 0
- B		Bridget Hughes.	Simon D. Bycott.	House, offices, and land.	8 1 19	7 10 0	1 10 0	8 10 0
17	a	Thomas Kinsella.	Same.	Head's-house and land.	37 3 4	36 15 0	0 15 0	37 10 0
-	b	Samuel M'Donnell.	Grand Canal Company.	Garden.	0 3 0	0 17 0	-	0 17 0
-	c	Michael Gallagher.	Same.	House and garden.	0 1 24	0 8 0	0 7 0	0 15 0
18		Hugh Doyle.	Simon D. Bycott.	House, offices, and land.	4 2 26	4 0 0	3 0 0	7 0 0
19	a	Patrick M'Donnell (Greenon).	— Cummins.	House, office, and land.	2 1 28	2 10 0	0 10 0	3 0 0
-	b	Vacant.	Patk. M'Donnell Fields.	House.	-	-	0 10 0	0 10 0
20		Denis Dee.	— Cummins.	House, offices, and land.	17 0 30	14 10 0	1 0 0	15 10 0
21	a	Patk. M'Donnell Fields.	Same.	House, offices, and land.	43 1 10	33 10 0	0 10 0	33 10 0
-	b	Michael Holden.	Patk. M'Donnell Fields.	House & small garden.	-	-	0 5 0	0 5 0
22		Patrick Nowlan.	Grand Canal Co.	Land (plantation).	0 3 11	0 7 0	-	0 7 0
23		Patrick Nowlan.	Grand Canal Co.	Land (canal banks).	2 1 26	1 0 0	-	1 0 0
24		Patrick Nowlan.	Simon D. Bycott.	House, offices, and land.	153 0 16	142 0 0	27 0 0	169 0 0
25		Patrick Nowlan.	In fee.	Head's-house and land.	204 1 0	195 0 0	0 10 0	195 10 0
26		Patrick Nowlan.	In fee.	House, offices, flour-mill, and land.	8 1 10	6 0 0	50 0 0	56 0 0
7		Michael Coughery.	Michael Doyle.	House, offices, and land.	4 3 19	3 5 0	1 0 0	4 5 0
8		Patrick Corcoran.	Simon D. Bycott.	House and land.	4 0 30	3 0 0	1 5 0	4 5 0
9		Denis Conlon.	Same.	House and land.	2 0 10	1 10 0	1 0 0	2 10 0
0		Peter Byrne.	Same.	House and land.	4 1 0	2 15 0	0 10 0	3 5 0
1 A		William F. D. Falkner.	Same.	Land.	82 2 33	88 0 0	-	88 0 0
- B		William F. D. Falkner.	Same.	House, offices, and land.	55 1 35	63 0 0	18 0 0	81 0 0

Fig 12: Griffith's Valuation - Osberstown, Co. Kildare 1854

5.0 CARTOGRAPHIC ANALYSIS:

The manor of Osberstown is denoted on the early historic maps of William Petty, c.1655 and John Noble & Keenan, 1752. The river Liffey runs to the west of Osberstown with the town of Naas to the south-east and Sallins to the north. The areas of Sallins and Osberstown are depicted as rural in these earlier maps, and a network of early roads connect Sallins and Osberstown to the larger surrounding towns such as Naas.

The Alexander Taylor Map, 1783 depicts a figure in the location of the historic ruins being appraised in this report. Other linear settlements are also evident along the road at Sallins and the Leinster Aquaduct is evident on this map.

The Archaeological Assessment completed by IAC Archaeology for the proposed Sallins Amenity Lands at Osberstown, has depicted a map from the Longfield Map Collection, 'A map of Osberstown demense in the barony of Naas North and county Kildare. 1770 - 1840.' This map was not available for inclusion in this report. Based on the analysis completed by IAC Archaeology, this historic map depicts the figure which was evident in Taylor's 1783 map within a walled yard bordered by two smaller structures. An extract of this map from IAC Archaeology is shown below.

The first edition 6" historic Ordnance map gives a clear depiction of a settlement in the said site and the arrangement of the structures on this plot. The location and form of the structure evident on the Taylor map of 1783, is of such a scale that it is difficult to ascertain if this structure correlates with the structures shown on the 1845 historic map, but the form and the location of same do not seem to match. The structure shown on the Longfield Map Collection, (1770 - 1840), has a similar structure running north-south to the west of the said plot, although this cannot be verified. If the enclosure depicted on the Longfield Map is a walled enclosure it has since perished to the west. The more southerly stone wall enclosure where blocked arched openings have been revealed has survived and currently acts as the rear wall to a recent agricultural shed structure.

The settlement on the plot in question, is within the townland of Osberstown and the town of Sallins is evident to the east, half within the townland of Osberstown and half within Sallins. To the north of the plot, the larger structure running east-west is assumed to be the original farm dwelling house, whose entrance is facing north, towards the 'dry canal'. A small rear return is evident to the southern elevation, possibly a rear porch. Cartographic evidence supports this analysis as a pathway is clearly depicted to the northern bank of the canal to the east of the house which then continues along towards the dwelling. The dwelling is sheltered by a bank of mature trees to its south-easterly boundary where the planting to the west of the main northern elevation is not depicted as dense. A number of what are assumed to be outbuildings are then located in a formal arrangement to the rear of the farm house, and a number of enclosures are delineated between these outbuildings, which could have included stables, piggerys, barns and cow houses. The remaining stone ruins which exist today on the site, suggest that the wall of the enclosure to the far south was solid stone with a modest opening and that to the west possibly forming part of a substantial outbuilding, due to the revelation of a number of blocked stone arches to this elevation. No trace of the enclosure to the far west, which may have been a paddock exist on the site today. All that remains of the dwelling house is a modest section of stones.

The main access to the dwelling house is assumed from this 1845 map to be from the north, with a number of courtyards evident behind, with the one immediately to the rear of the dwelling house possibly the 'good' yard and the most southerly yard the 'working' yard, which had a separate access for farm hands directly off the canal banks.

The plot of land which extend to the south and west is flanked by a formal line of trees planted along its canal banks, terminating at this holding.

There is no evidence of the dwelling house which is present on the 1845 map on the ordnance survey 1871 map, eventhough the associated outbuildings have survived. A possible interpretation of this change in the plot is discussed in section 4.4, 'Occupancy of the Plot, where Griffith's Valuation proved to be a key research document in the analysis of this plot. The following historic maps of 1908 and 1939 show the surviving outbuildings. Between 1871 and 1908 the farm enclosure to the west has been lost.



Fig 13: William Petty, Down Survey, Barony of Naas, c.1655



Fig 14: John Noble & James Keenan - Map of County Kildare, 1752

Sallins Amenity Lands, Osberstown, Co. Kildare

Historic Building Appraisal - Historic Ruins

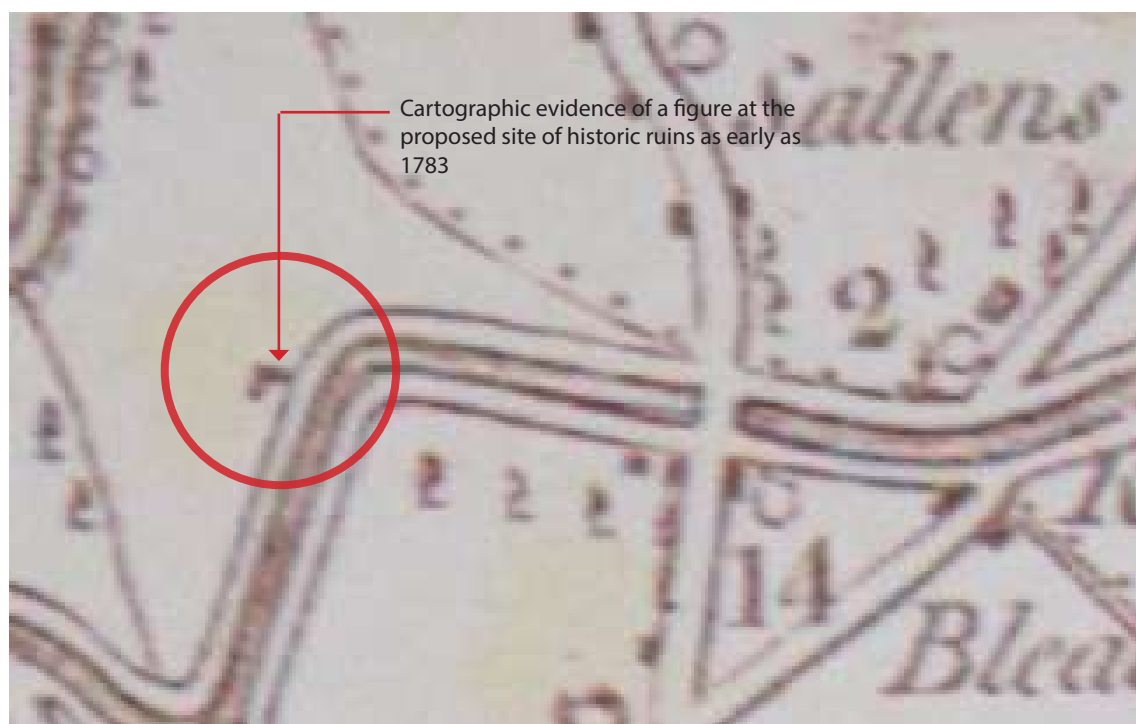
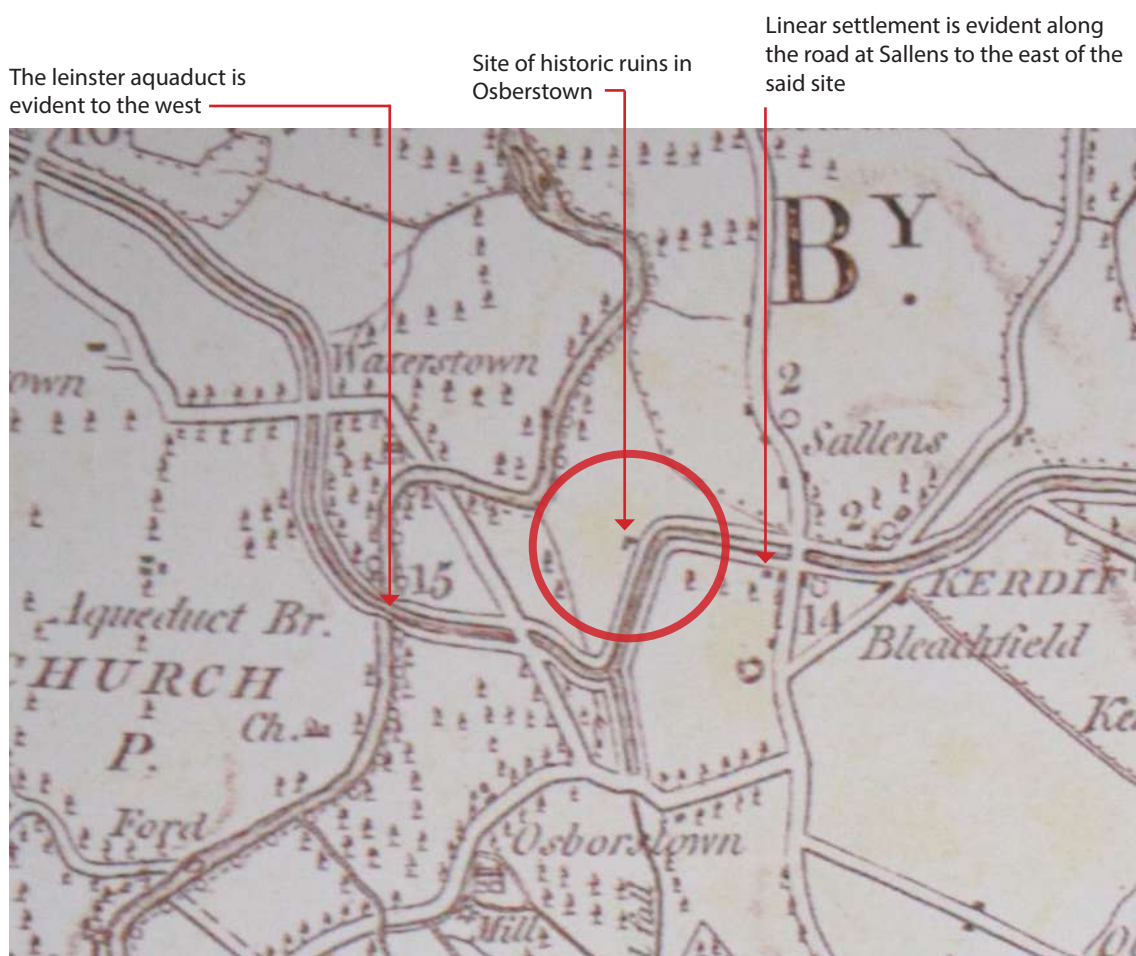


Fig 15: Alexander Taylor Map - A Map of Co. Kildare 1783

Two-structures evident
to north of site



Structure evident running
north-south within an enclosure

The Grand Canal was completed
in sallins in 1779 and therefore
it was assumed this map dates
from 1780's or later

Site of historic ruins in
Osberstown

Fig 16: Longfield Map Collection, A Map of Osberstown demense in the barony of Naas North and Co. Kildare. (1710 - 1840)

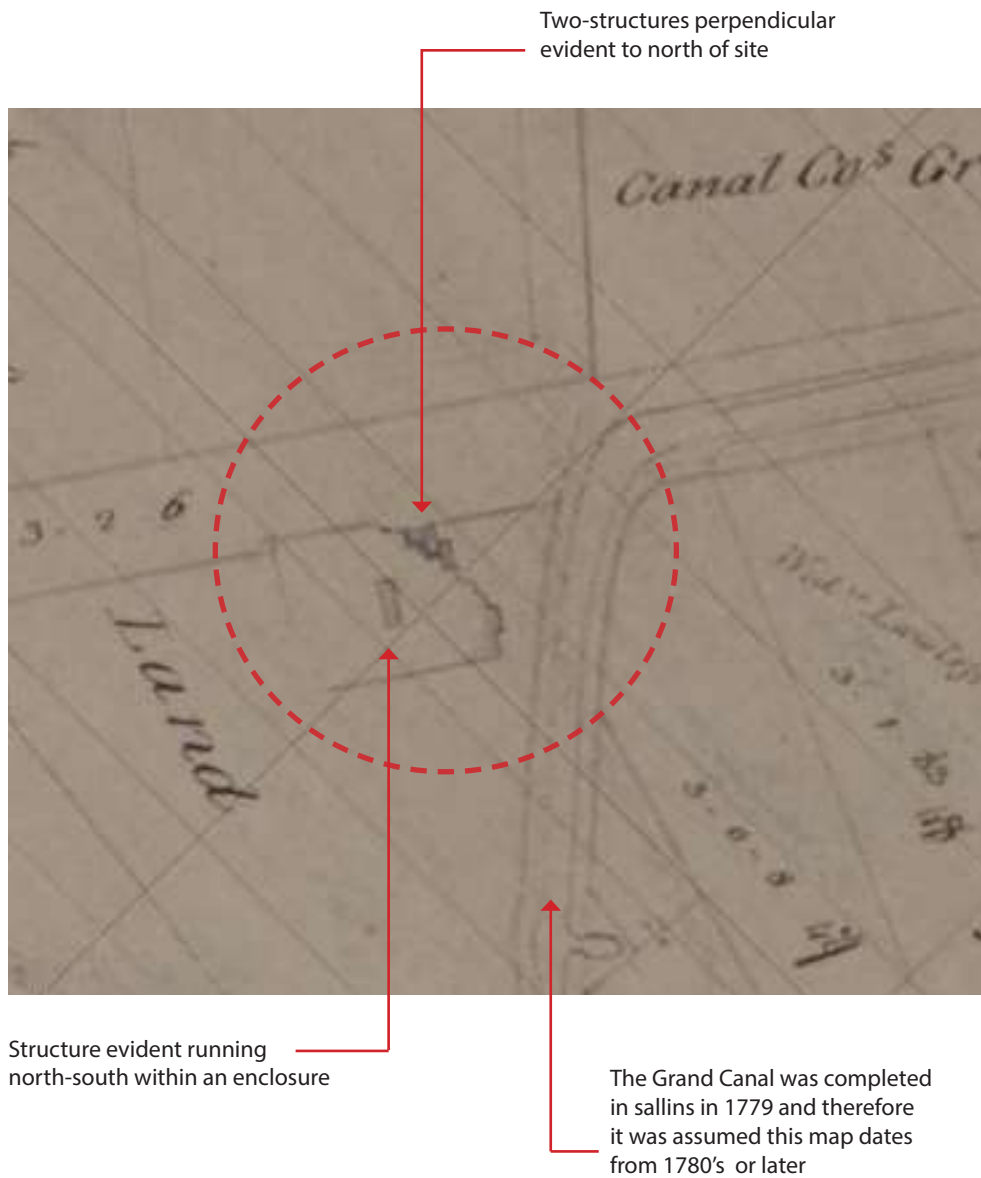
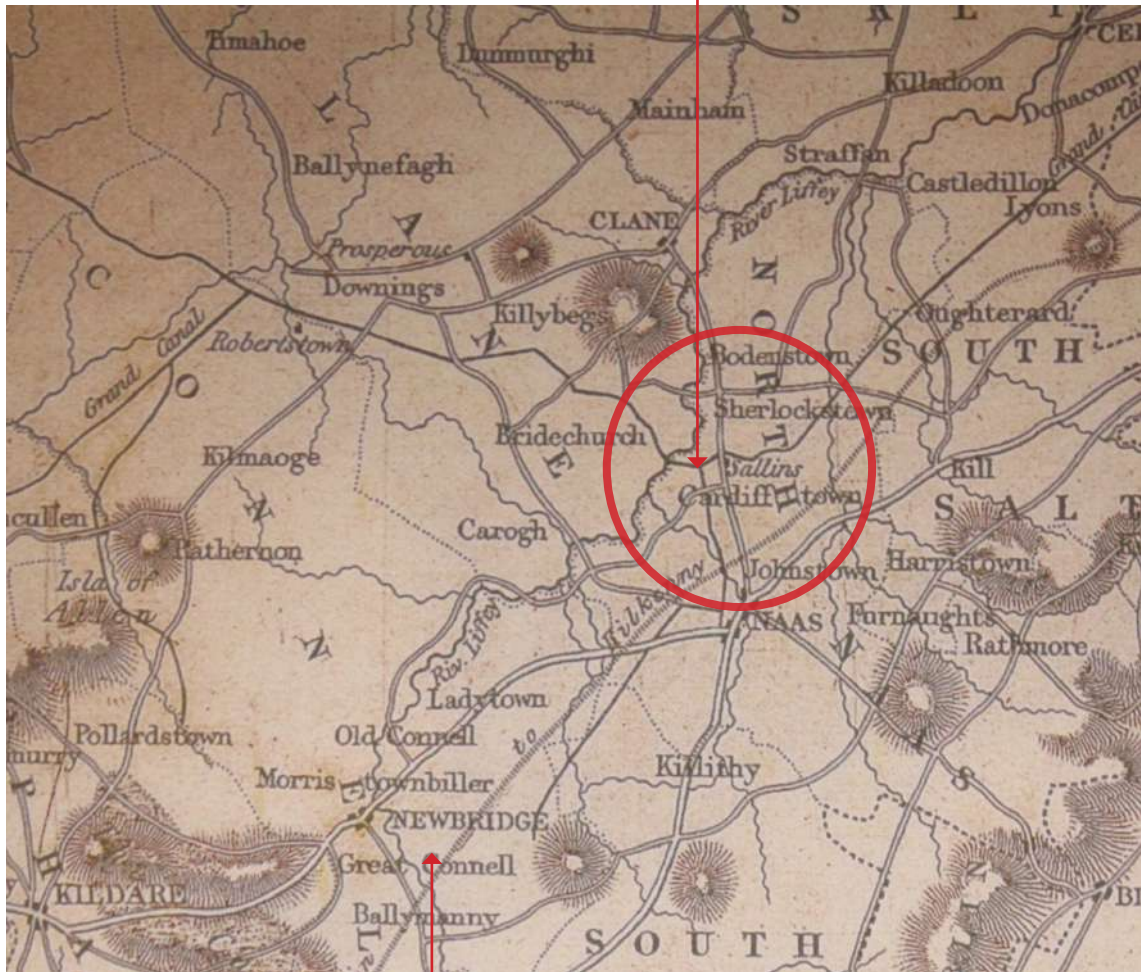


Fig 17: Longfield Map Collection, A Map of Osberstown demense in the barony of Naas North and Co. Kildare. (1710 - 1840)

Sallins Amenity Lands, Osberstown, Co. Kildare

Historic Building Appraisal - Historic Ruins

Grand Canal evident - construction began 1756 and completed 1804. Canal at Sallins completed in 1779



Burial place at Great Connell of Julia Byrne and her family

Fig 18: Lewis Map - 1837

Sallins Amenity Lands, Osberstown, Co. Kildare

Historic Building Appraisal - Historic Ruins

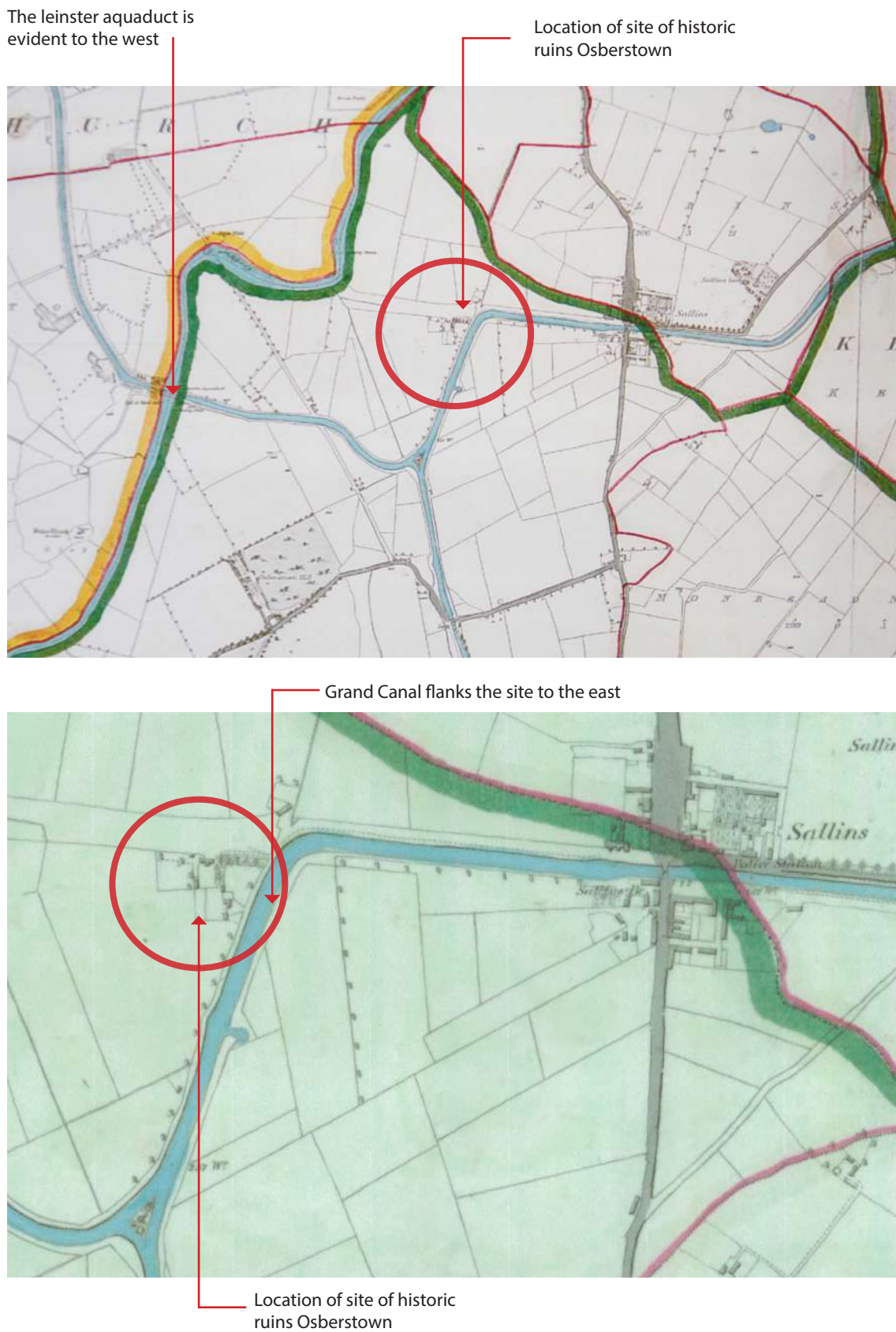


Fig 19: First Edition 6" Historic Ordnance Survey Map 1845

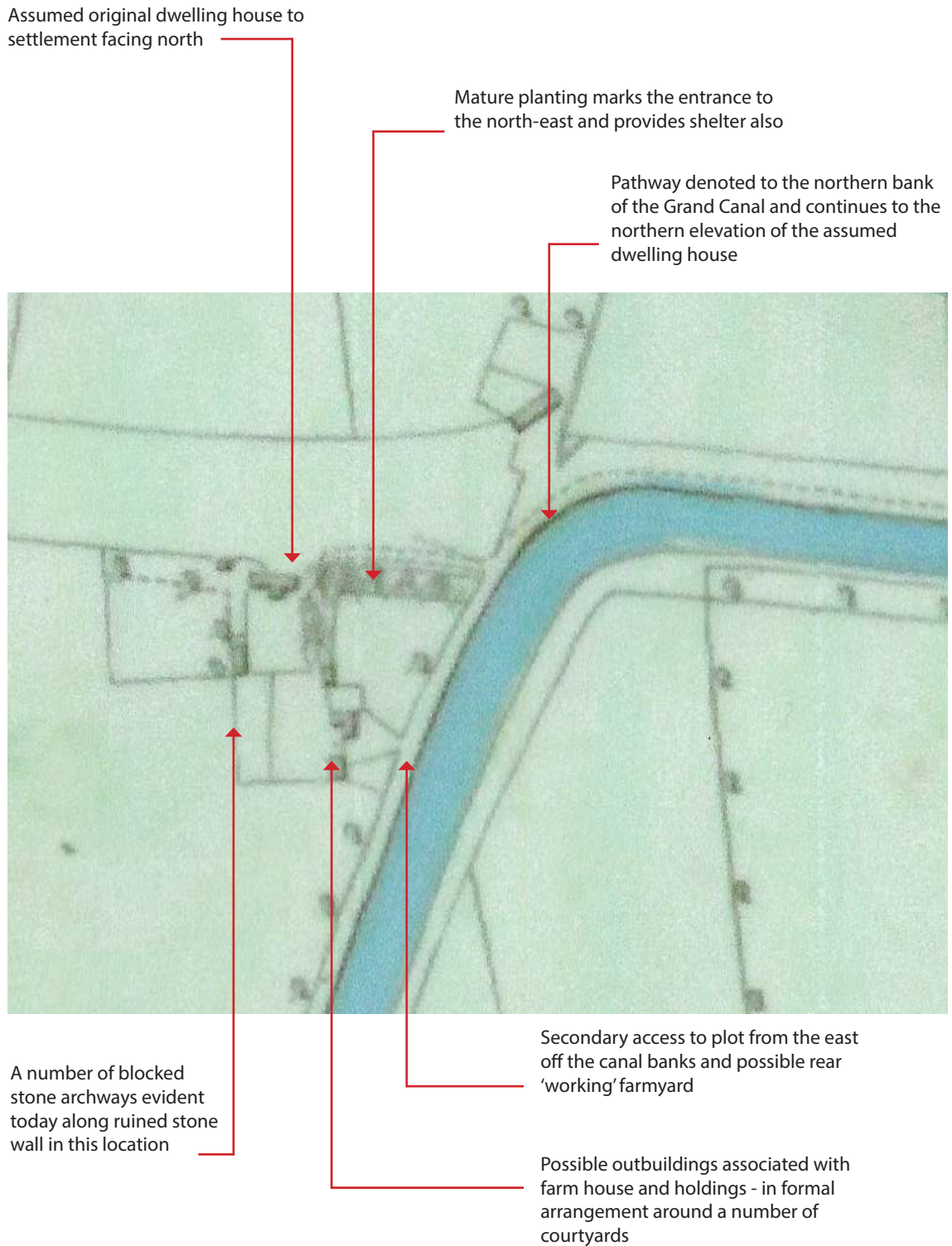


Fig 20: First Edition 6" Historic Ordnance Survey Map 1845

Cartographic evidence of site of historic ruins in 1871



No evidence of original dwelling house on 1871 map - rear farmyards and outbuildings evident

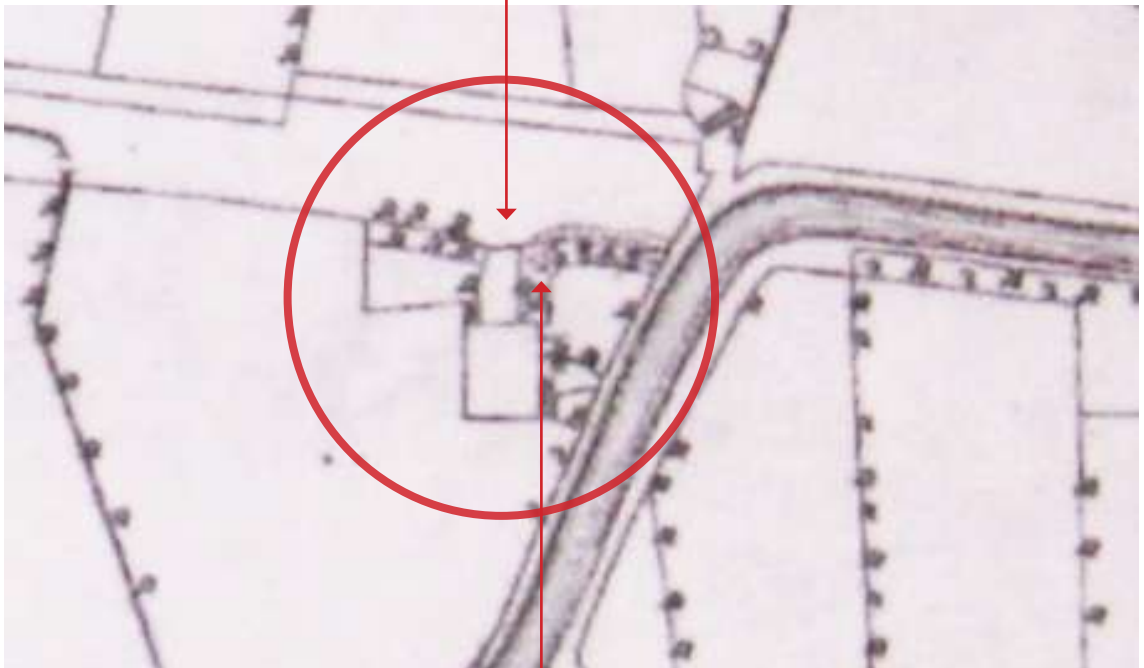


Fig 21: Historic Map - 1871

Mature planing to west and east of entrance has survived

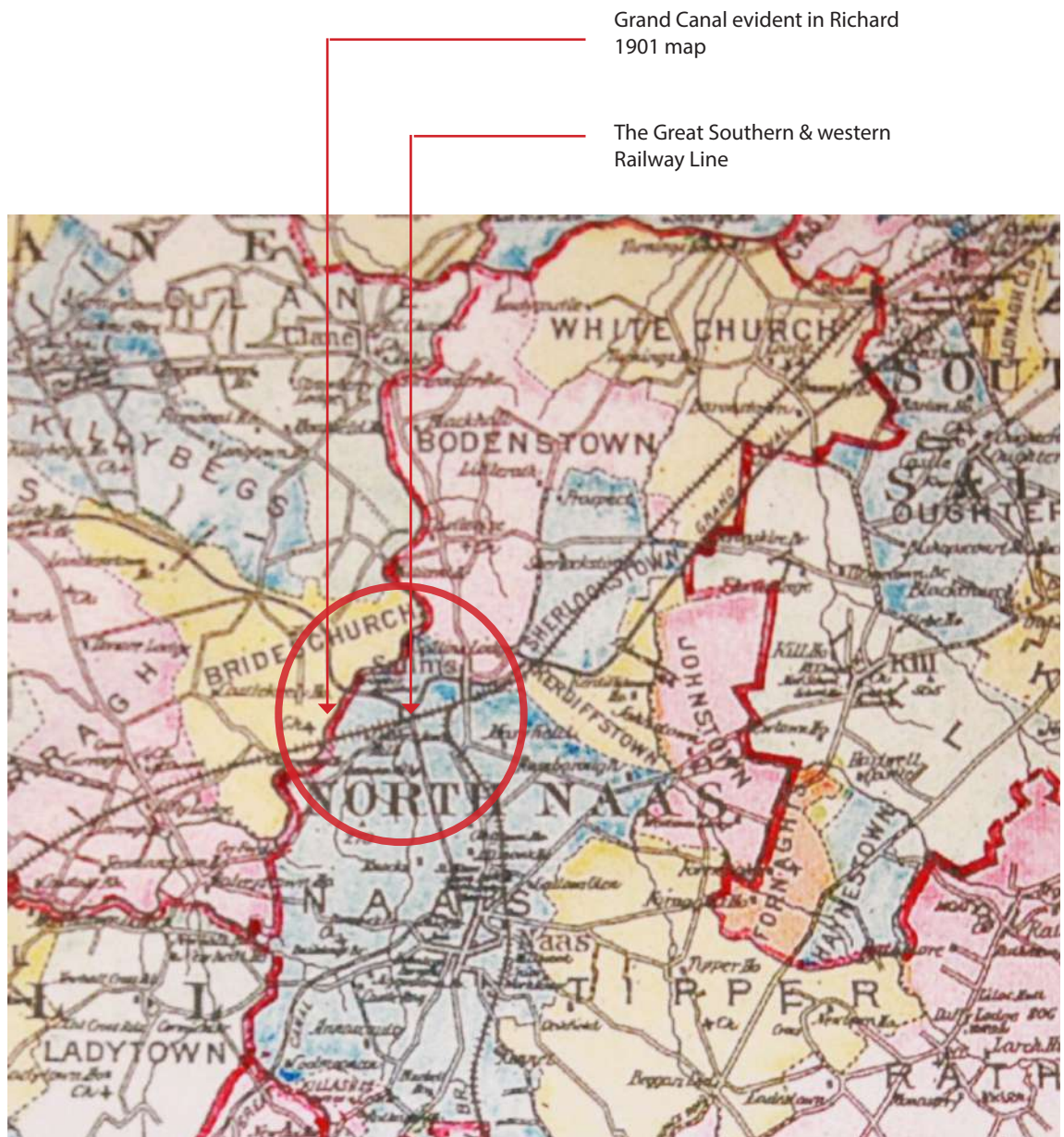


Fig 22: Richards Map - 1901

Cartographic evidence of site of historic ruins in 1871



Between 1871 and 1908 the farm enclosure to the west has been lost

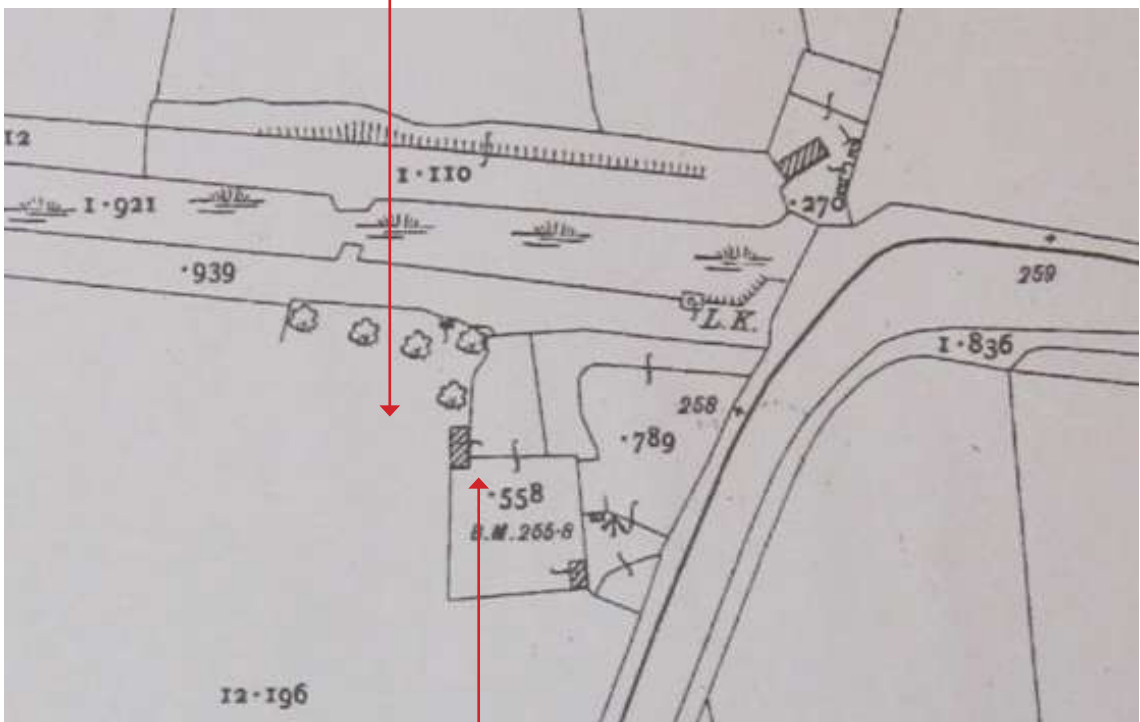


Fig 23: Ordnance Survey Map - 1908

Evidence of surviving outbuildings to said site



Evidence of surviving outbuildings

Fig 24: Cassini Map - 1939

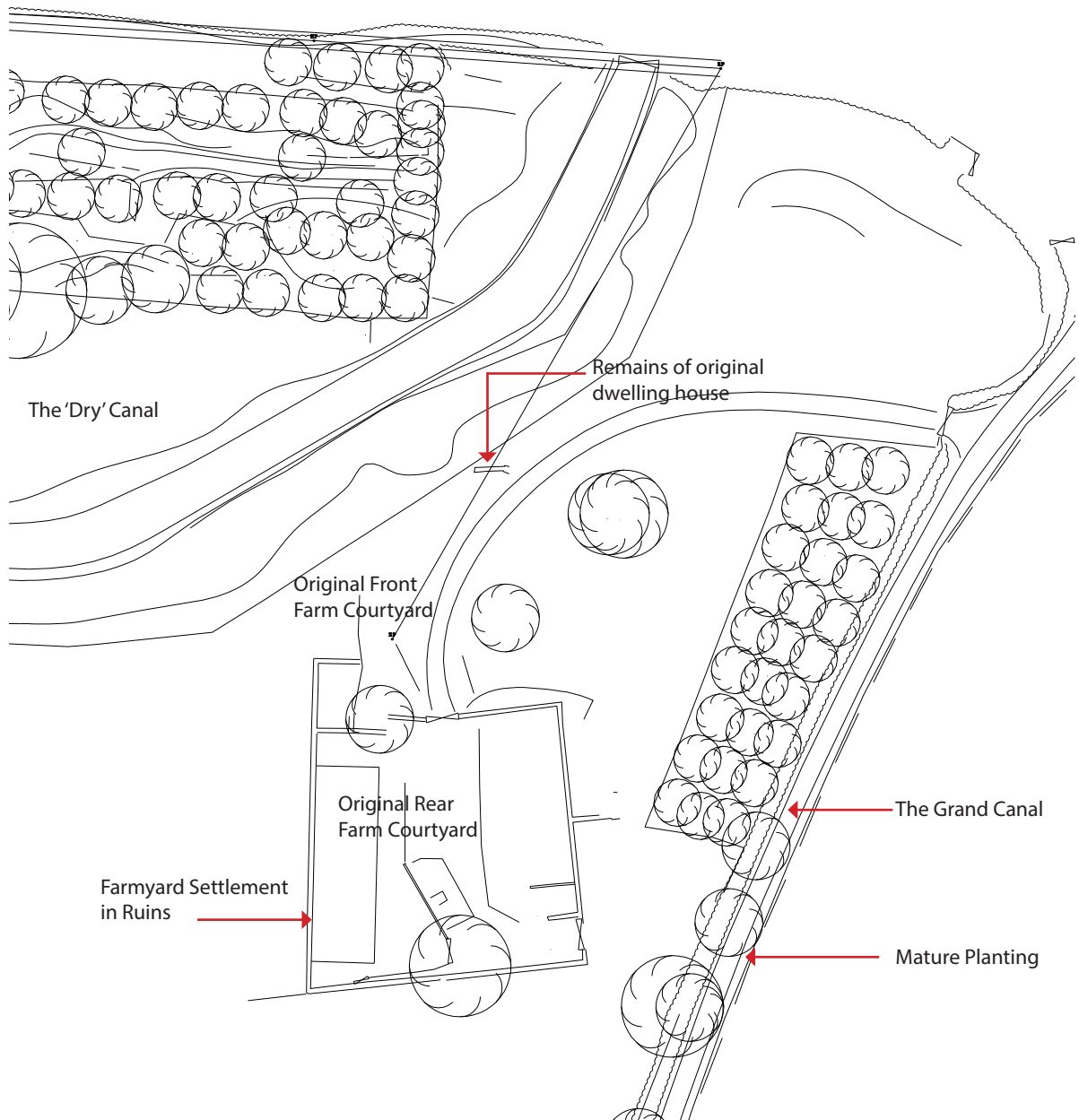


Fig 25: Current Topographical Survey
Scale:1:1000

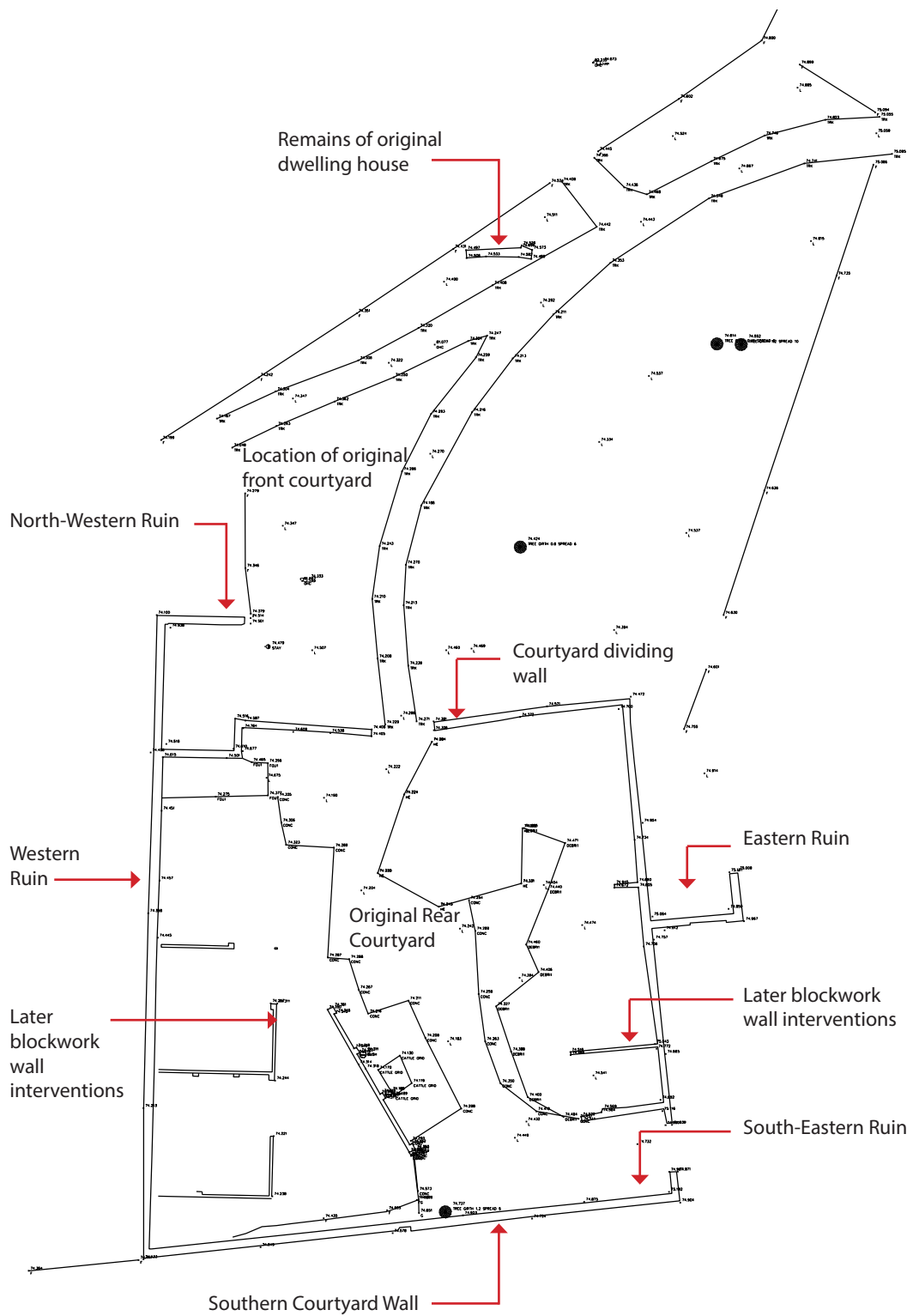
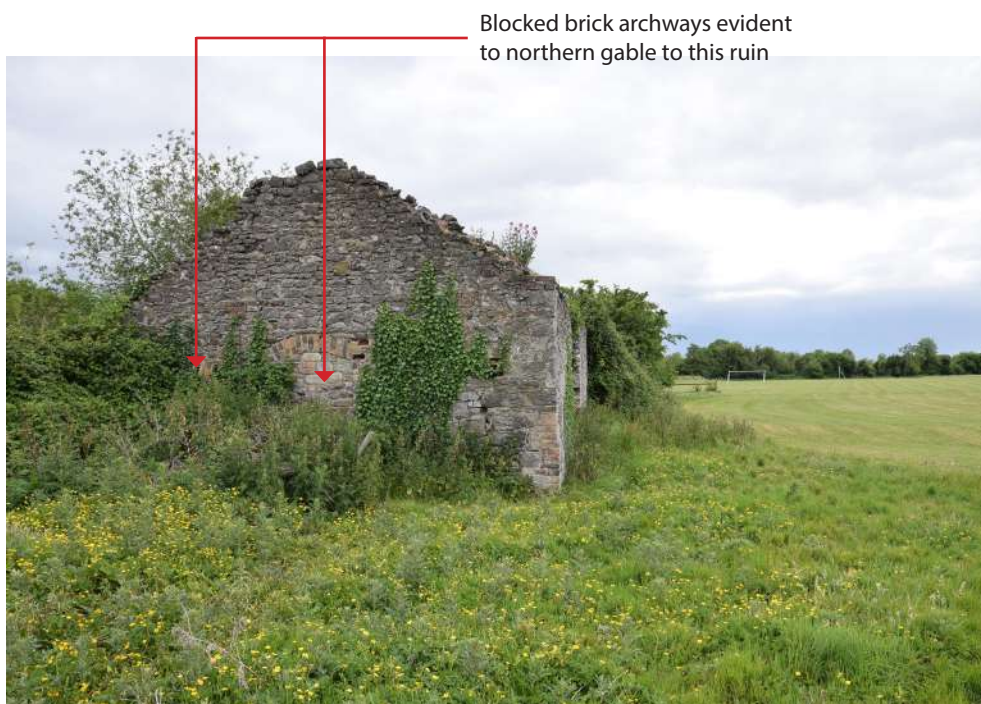


Fig 26: Current Topographical Survey
Scale:1:500

6.0 PHOTOGRAPHIC RECORD:



Substantial outbuilding to north-west



View of ruin to the North-West



Original brick reveals evident to each side of opening

View of central blockwork arched doorway to north-west ruin



No brickwork reveals evident externally - archway expressed internally as recessed arch

View of blocked archway to east of central arch



Detail of reveal to bricked arched door



No brick reveal evident to arched window



Collapsed arched opening to centre of ruin - brick reveals still evident

View of inside face of Southern gable ruin to North-West

Blocked brick arched opening



View of western ruin and arched openings

Collapsed arched opening to
centre of ruin - brick reveals still
evident

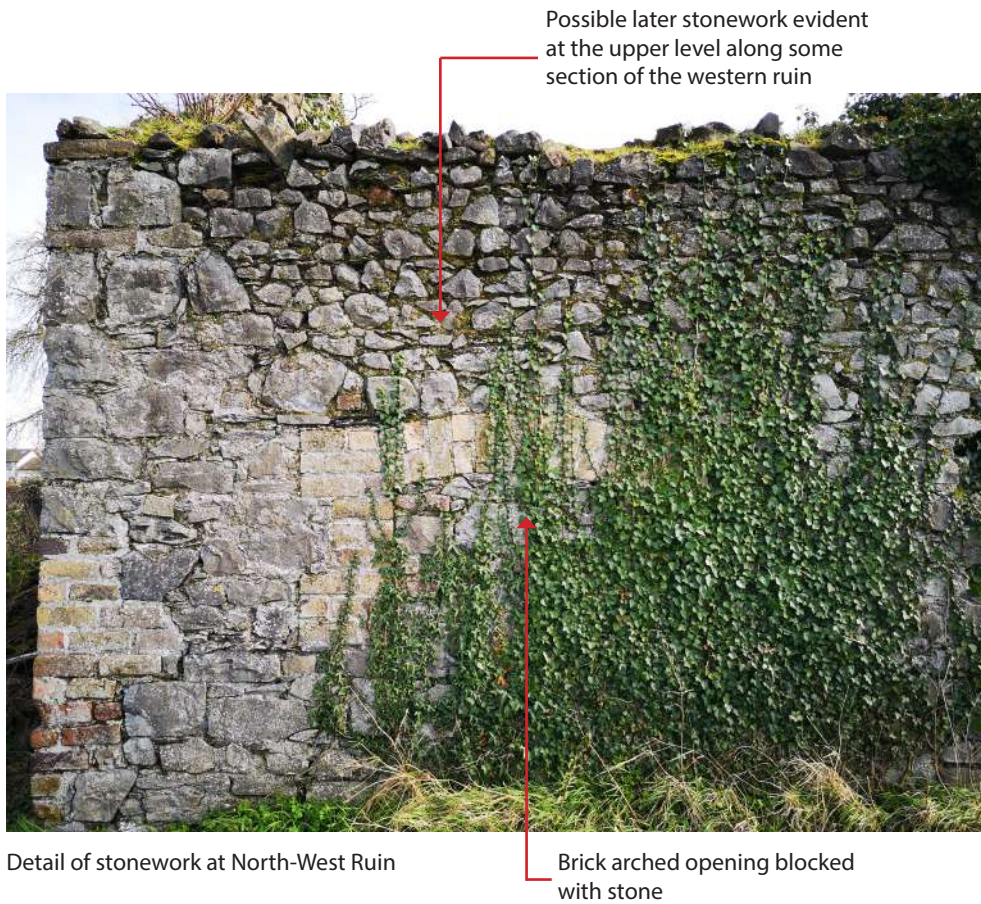


Collapsed at centre of north-west ruin

Outer face of rubble stone wall
missing



View of stonework and mortar to centre of
damaged rubble stone wall



Possible later stonework evident at the upper level along some section of the western ruin



Detail of original building fabric of western ruin



View of shallow brick arches evident along western wall

Damage to upper section of remaining wall where steel agricultural shed introduced

Blocked opening evident adjacent to ruin at end of courtyard wall



View of ruin to the North-West from east



View of Northern gable with 3 no. blocked bricked arched openings

Original centre door with two recessed archway either side

Collapsed arched opening to
centre of ruin - brick reveals still
evident

Blocked brick arch in this
location



View of inside of north-west ruin



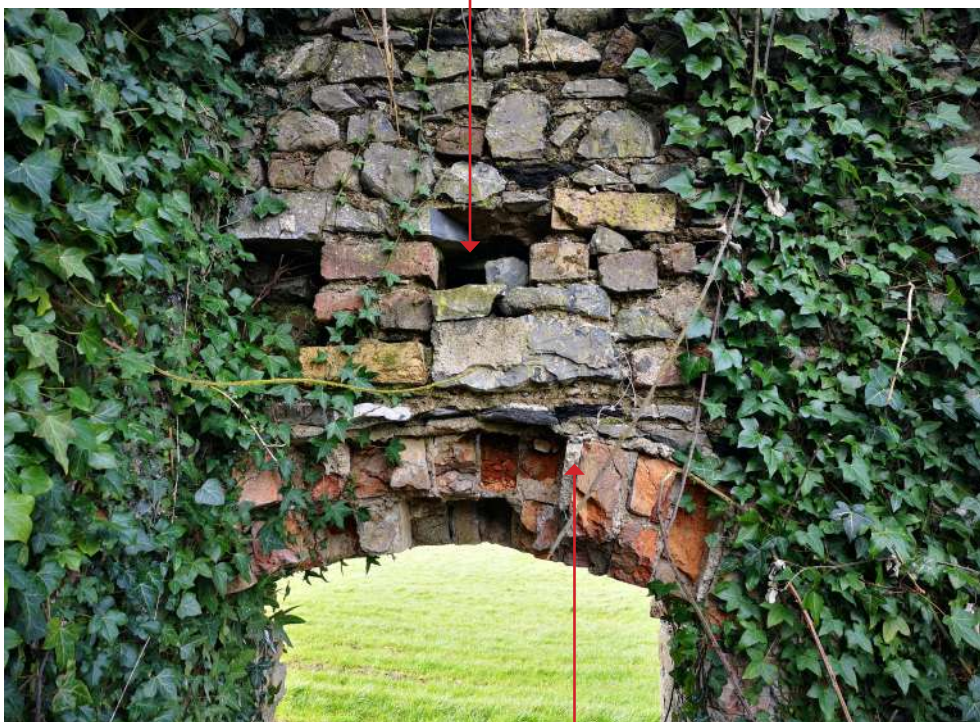
View of rear courtyard and ruined outbuildings to the Eastern boundary

Original wall fabric of stonework
and brickwork exposed - remnants
of lime render still evident



Detail of blocked brick arch

Pockets evident to masonry
wall



Detail of open brick arch and window

Inner face of brick arch
missing



Remnants of lime render to base of wall



Delamination of brickwork evident at archway to window opening

Exposed stonework originally lime rendered for weather protection



Detail of limestone exposed wall

Original brickwork embedded in lime render evident



View of mixed fabric of ruin wall

Pockets evident at regular intervals in upper level of stone gable - possibly location of timber structure for loft area above barn



Southern gable wall of North-West Ruin



View of southern gable wall with overgrowth

Blocked opening evident adjacent to ruin at end of courtyard wall



View of southern gable of North-West ruin



View of dividing courtyard stone wall



View of blocked opening to courtyard wall



View of dividing courtyard stone wall

Later concrete blockwork repair works completed to reveal



Opening to courtyards dividing wall



Detail of stonework to courtyard wall

Possible location of original
gable end to substantial
western outbuilding

Gabled end to
south-east ruin



View of high stone wall to the southern boundary of historic farmyard site

Surviving gable to
south-eastern ruin



View of substantial stone wall to rear farm courtyard

Structural impact of existing tree on historic stone wall to be assessed by others



View of high stone wall to the Southern boundary of historic farmyard site

Brick reveals evident either side of opening



Detail of original blocked 2.8m opening to centre of southern stone wall

Location of original blocked 2.8m opening to centre of southern stone wall



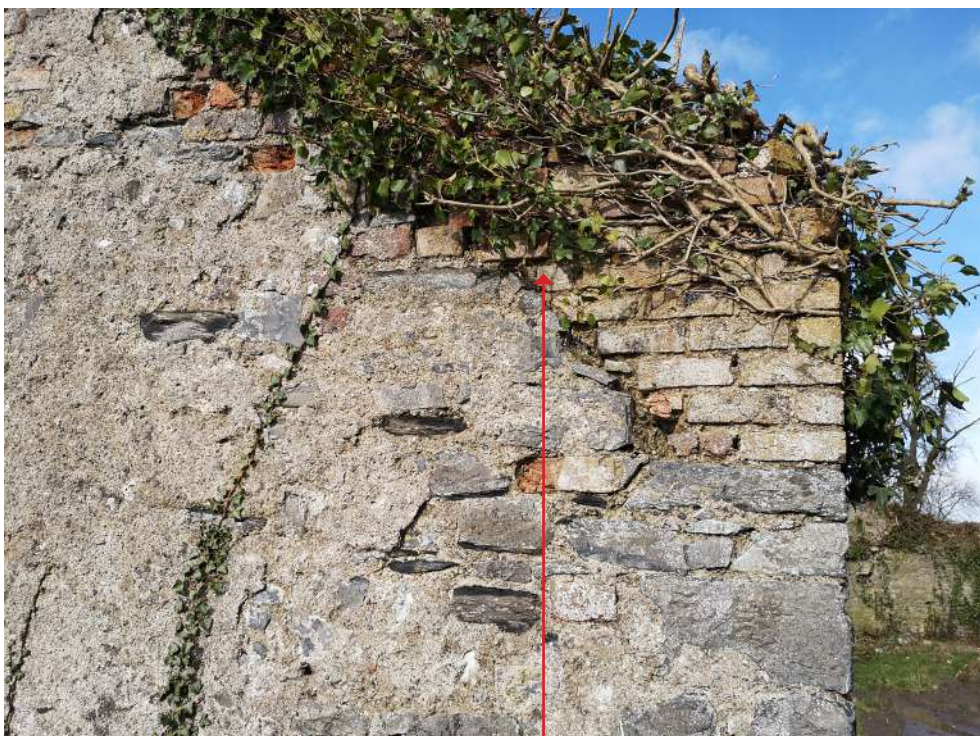
View of southern courtyard wall



View of southern stone courtyard wall and south-east ruin gable



Limestone and brick fabric evident to Southern wall



Exposed brickwork to top of gable wall



Detail of original wall fabric and lime render



Remains of lime render to gable wall



View of South-Eastern ruin and Eastern ruin beyond



View of Eastern ruins looking north



View inside remains of South-Eastern ruin

Blocked arched opening evident
at base of centre of gable wall



Surviving Southern Gable of South-Eastern Ruin

Remnants or earlier
structure

Original brickwork embedded
in lime render



Detail at inside of southern wall



View of blocked arched opening to base of gable



Remains of northern wall to South-Eastern Ruin



Evidence of early window opening with stone lintel

Concrete blockwork wall introduced
as part of later agricultural structures



View of brickwork wall to eastern side of courtyard



Detail of coursed brickwork to eastern wall of rear courtyard



View of Eastern ruin from existing access path



View of Eastern ruins looking West



View of eastern courtyard wall



Detail of brickwork and stone to eastern courtyard wall

Low level blocked arched opening evident



View of remaining bagle to eastern ruin

Larger blocked opening evident



View of low arched opening to gable wall



View of low arched opening



Remains of eastern wall and window opening



View from east of remains of eastern wall



View of remains of ruin to North-East



Remains of North-East ruin



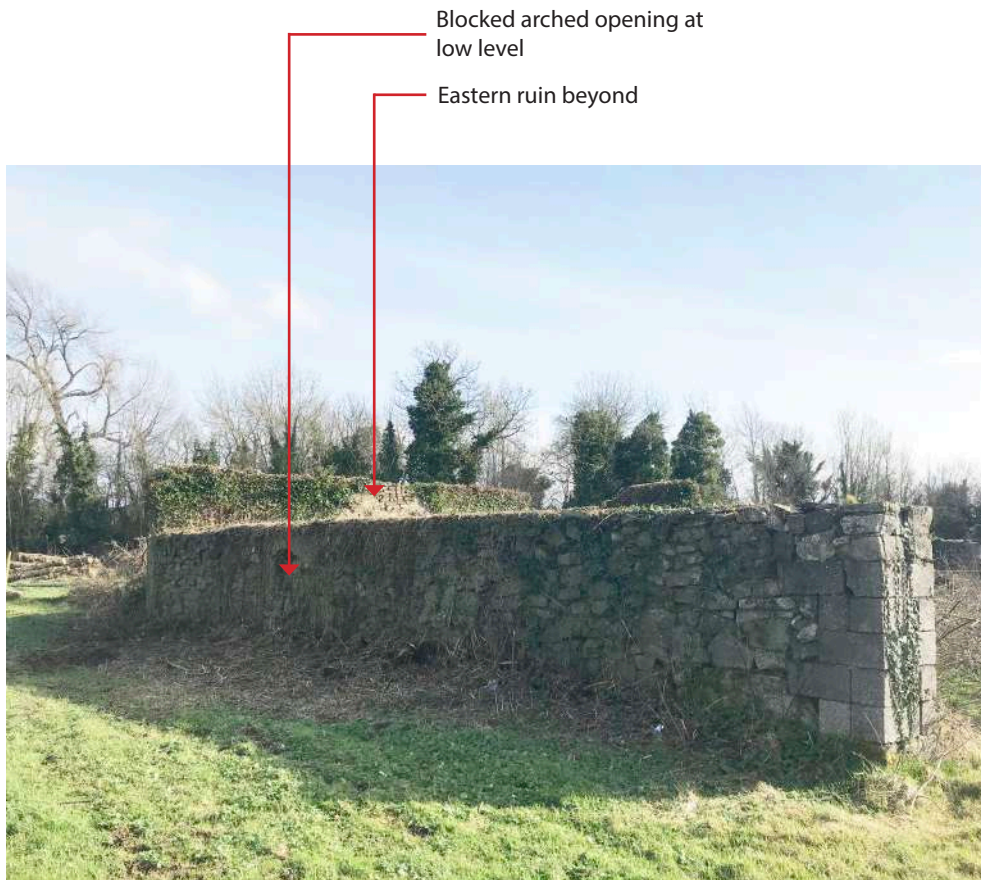
Brickwork coursing evident to Eastern wall of ruin



Detail of brick reveal to window arch



Edge of original doorway evident



View of rear courtyard and ruined outbuildings to the Eastern boundary



View of low level blocked archway

Later interventions to historic ruins include concrete blockwork dividing walls and steel/iron agricultural sheds



View of agricultural shed to the Western boundary of historic farmyard



View within original rear 'working' courtyard looking south

View of North- East
ruin

View of Eastern ruin



View of rear courtyard looking North-East

View of remains of original
farmhouse



View looking North towards entrance between front and rear courtyards

View of North-West ruin in the context of farmyard courtyards



View of ruin to the North-West



View of 'Dry-Canal' and site to the North-West of farmyard site



Remains of original farmyard dwelling house
to the north of the farmyard courtyards



View of remains of original farmhouse



Remains of original farmhouse in context looking North-East



Exposed stone work to original farmhouse



No original lime render evident to exposed stonework



Lime mortar pointing evident to original exposed stonework



View to 'Dry-Canal' and North of the the original Farmyard



View of site to the North-West and remains of original farmhouse



Substantial rubble stone wall to south boundary of rear courtyard



View of South-Western corner of rear courtyard and later agricultural sheds

Concrete blockwork wall divisions within later agricultural shed structures

Concrete floor to agricultural shed area



View of mono-pitch roof and steel structural supports to Western stone wall



Mono-pitch roof to agricultural shed structure



Concrete blockwork wall perpendicular to stone wall to West



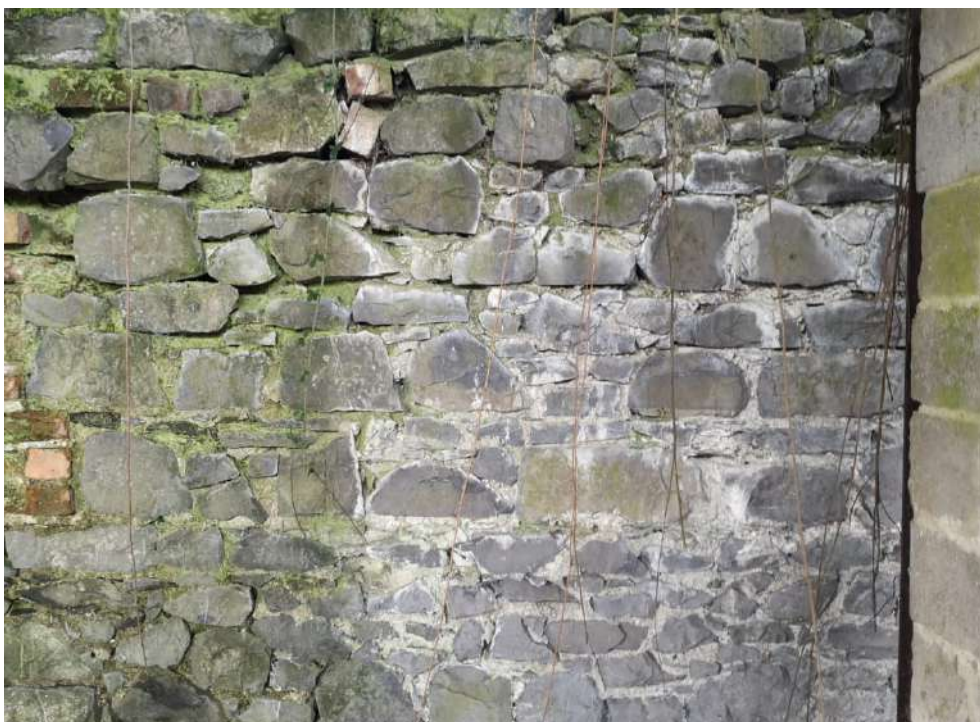
Concrete blockwork wall on stonewall to West

Existing concrete block wall to be carefully removed from original historic stone wall and original stonework to be structurally assessed and consolidated

Existing concrete block wall to be carefully removed from original historic stone wall and original stonework to be structurally assessed and consolidated



View of Western stone wall of farmyard



Detail of random rubble stone wall of Western wall to farmyard



View of existing agricultural shed structure and steel supports to same to Western boundary



View from agricultural shed to Southern gable of North-Western ruin - extensive overgrowth has limited access to this gable elevation



Water penetration damage and overgrowth apparent to Westen stone wall



Later concrete blockwork wall intervention to historic stone wall of western ruins

7.0 ARCHITECTURAL DESCRIPTION:

7.1 Historic Farmyard Settlements:

There is a rich diversity of farmyard settlements throughout Co. Kildare and the various typologies are influenced by topography, function, construction materials and economic prosperity. These farm settings include the organically shaped internal farmyard and the more classical and formal arrangements and layouts creating a unique sense of place. These vernacular farmyards have a range of materials, forms and scale but are unfortunately often underated and many have fallen into disrepair and ruin.

The landscape in which these buildings were historically sited, which includes historic field patterns, hedgerows and ditches are clearly illustrated in the first edition of the ordnance survey 6" historic map, circa 1845, and these landscape features add much character to these farm complexes and their setting in their particular landscape. A study commissioned by Kildare County Council on the hedgerows of the county revealed that many field boundaries are species rich and were predominantly planted in the early part of the 19th century, as shown on the 1st edition of the historic ordnance survey map. The siting of farm complexes in the landscape and the treatment of entrances, approaches, planting and courtyards were important factors in the laying out of these places.

Cartographic analysis and Griffith's Valuation have proven to be key research documents of this site which have been outlined in the previous sections. There is evidence of an earlier structure in the vicinity of this site as early as 1783, as depicted in the Alexander Taylor Map. The Longfield Map Collection depicts a structure within an enclosure and also two smaller structures to the east. Further analysis of the development of this plot has been illustrated in subsequent historic maps, outlined in section 5.0, Cartographic Analysis.

The 6" first edition of the ordnance survey map, is the first map to illustrate a clearly defined farmyard settlement, including a farmhouse and its associated outbuildings and courtyards. It is assumed the original farmhouse associated with this farmyard settlement is located to the northern boundary within the arrangements of structures, with its associated outbuildings arranged around a number of courtyards to the rear, which were subservient structures to the main house. A belt of formal planting is evident to the north-eastern boundaries of the farmhouse and the front courtyard, sometimes referred to as the 'good' yard, announcing the entrance to the dwelling and also providing shelter. Planting is also evident to the opposite western boundary to the house, but does not appear to be as dense. Many entrances to such houses were marked by substantial round capped stone piers with wrought iron gates but no trace of a marked entrance has survived today.

7.2 Farmhouse:

There are no 1901 or 1911 census records available for the inhabitants of this farm settlements as the farm-house, which is evident on the 1845 historic OS map, did not survive and is not evident on the 1871 OS map and subsequent maps. Had the dwelling and its inhabitants survived until 1901 on this property, census form B.1., 'House and Building Return Form' would note the particulars of the inhabited house, which would then in turn define it either as a 1st, 2nd, 3rd or 4th class house. The dwelling house and associated farm-yard evident on the 6" OS historic map was scaled in comparison to the recently completed site survey, and it was concluded the dwelling house was a significant size, approximately 22m-24m in length. Therefore given the approximate scale of this structure and the extensive out-buildings which are evident to have been associated with this settlement, it may be concluded this original dwelling was a substantial first-class house. It was also recorded in Griffith's Valuation as being a property with 52 acres when leased to Julia Bryne in 1854.

Census form B.1. notes the particulars which would define a first-class house as follows; walls of stone, brick or concrete as opposed to walls built of mud, wood or other perishable material and roofs of slate, iron or tiles as opposed to a roof of thatch, wood or other perishable materials. A first-class house was defined as having thirteen or more rooms and were recorded as having a higher number of windows to the front elevation.

Only a modest section of stone wall has survived in the location of the original farmhouse to this settlement. (Refer to photographic record for same). These substantial two-storey farmhouses were usually constructed of brick or stone or a combination of both and rendered with a lime render internally and externally. The pitched roofs were of natural slate, which was readily available in the 19th century and were either gabled or hipped, although hipped roofs were more common-place in the eastern part of the country. Two chimneys were often present and although detached, these dwellings stood as part of a courtyard complex.

The rectangular plan form, which is evident on the 6" first edition OS map, with a small rear return, is typical of the vernacular farmhouse at this time, where this narrow plan form resulted in rooms which occupied the full width of the house. Unlike the modest farmhouse, where the internal circulation relied on the rooms being interconnected using the classical mechanism of 'en filade' design arranged along the front facade of the house, the substantial farmhouse had a circulation corridor running the length of the rear of the ground floor accommodation which linked to a centrally located staircase. The small rear return evident on the southern elevation of the dwelling on the 1845 OS map, may have been the stairwell but this cannot be verified.



View of remains of farmhouse dwelling viewed in context from the original front courtyard



View of exposed stone work to remains of farmhouse

7.3 Outbuildings:

While only a modest section of wall survives from the original dwelling house at this farm-yard settlement at Osberstown, more significant remains of the out-buildings and courtyard walls associated with the farm have survived, albeit in ruins. Refer to fig 27 for key to ruins and locations of same.

Form B.2 Return of Out-Office and Farm Steading of the 1901 and 1911 census records outlines the typical outbuildings associated with first-, second-, third- and fourth-class houses. In the 1901 census of Ireland, two first class houses are recorded in the townland of Osberstown, No. 11, head of family, J.P Murphy and No. 14, head of family, Alice Kenny. An indication of the types of out-offices, (outbuildings) which could be associated with such first-class dwellings can be reviewed from these two entries. No. 11, had 20 outbuildings, which included 13 stables, 1 coach house, 1 harness room, two cow houses, 1 piggery, 1 fowl house and 1 shed. No. 14, had 8 out-buildings, 2 stables, 4 cowhouses, 1 dairy and 1 piggery. No. 11 was recorded as having more than 13 rooms with 10 windows to the front. No.14 was recorded as having 5 or 6 rooms with 8 windows to the front. Both fell within the criteria of a first-class house. Other types of outbuildings which were listed on the return of out-offices and farm-steadings included calf house, boiling house, barn, turf house, potato house, work-shop, store, forge and laundry.



View of substantial western wall of ruin to the west

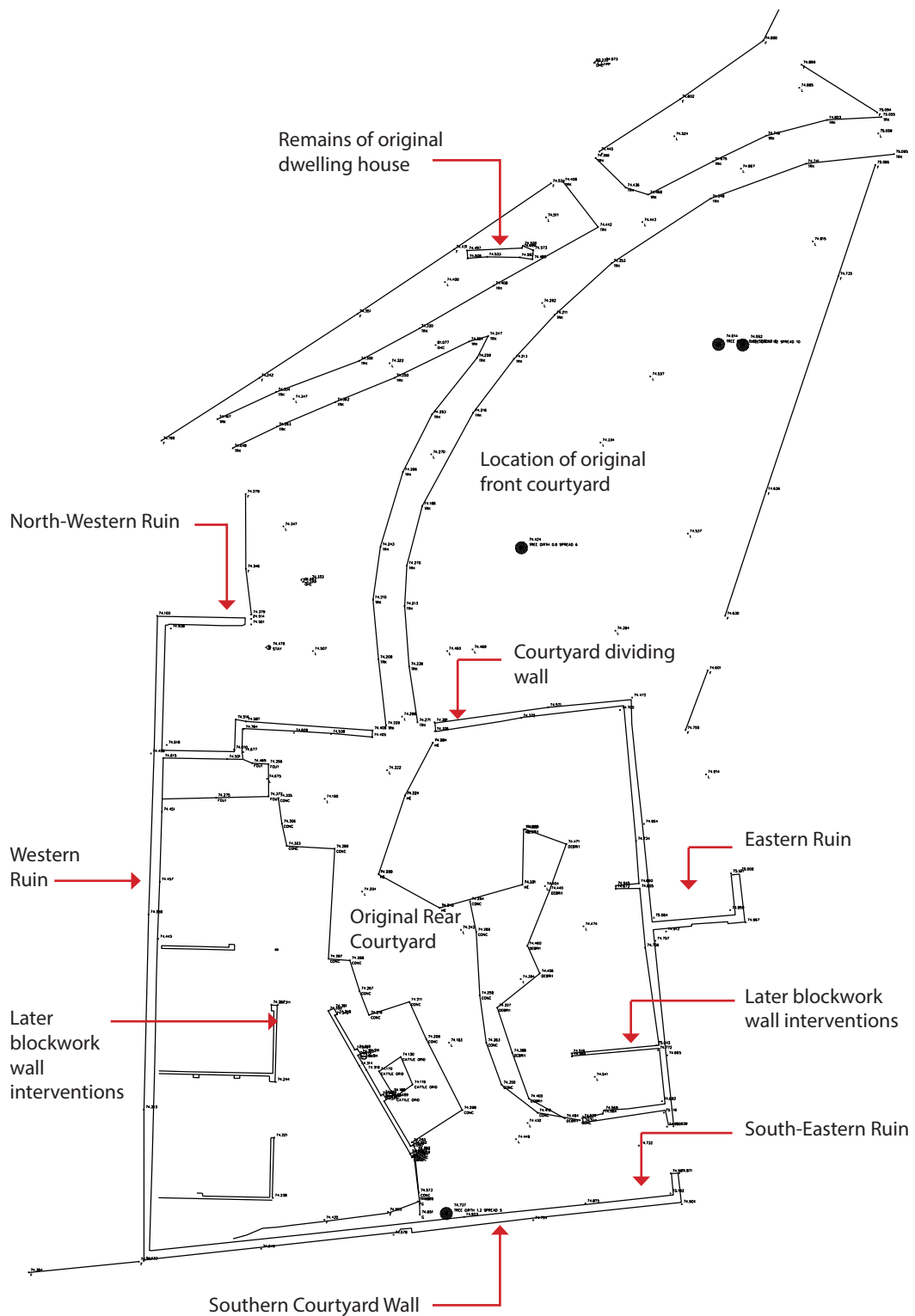


Fig 27: Existing Topographic Survey of Ruins
Scale:1:500

7.4 North-West Ruin:

Review of the full western elevation of the western / north-western ruin, suggests this out-building was built as one structure, given the consistent rhythm of window archways, mostly currently blocked with stonework, having the same width and height and brick arched detail and material. The form of the north-west section of this once substantial out-building have survived more so than the remainder to the west and south. The north and south gables of this north-western section have survived. There is a centrally located doorway evident to the northern elevation, which has been blocked up with brick for many years, possibly to consolidate the opening or due to the deterioration of the bricked arch overhead. The original yellow brick reveals to this formed opening can be seen on site. Two smaller window arches exist either side of the central doorway, but are not expressed on the outside of the building. These blind arches were expressed internally as recessed areas for storage and no brick reveals are evident to the outside elevation.

Some remnants of lime render have survived to the northern elevation and at low level inside this ruin to the western wall. Later plaster is also evident where consolidation works may have been completed. The opposite gable of this ruin is of solid random rubble stone with some areas of brickwork also. Several pockets are evident, at regular intervals at high level within the inside of both gables which may indicate the location of a previous timber structure at this level, possible a hay loft above a barn. The eastern wall of this ruin has been completely lost with the exception of a small return remaining to the south-eastern corner and therefore there is no evidence there were any openings on this elevation. However, given this western side is directly onto the courtyard, it is possible there were some opening(s) here.

Two small arched windows are evident to the western elevation, one of which has been consolidated as it has been blocked up in stonework for some time and the other, the brick arch is decayed and in a state of collapse. There is a larger centrally located window on this side where the brick reveals are still evident, but the overhead brick arch has perished. The outer layer of stonework has collapsed to this window opening and therefore gives evidence of the make-up of these rubble stone walls where the centre comprised of smaller rounder stones heavily embedded in mortar and larger facing stones were used to both the inside and outside faces of the wall.

There is no physical connection internally between this ruin and the rest of this out-building to the south which may have accommodated different functions such as stables, cow-houses or coach-houses. There is evidence of a blocked original opening at the junction of where the courtyard dividing wall meets the north-western ruin, which indicates an earlier out-building structure here. Refer to photographic record for images of same.



View of North-West ruin



View of remains of northern gable with blocked brick archways

7.5 Western Ruin:

Further to the removal of significant ivy and vegetation overgrowth to the overall ruins and the wall of the western ruin, a number of blocked arched windows were revealed, at regular intervals. All of these arches and windows are of the same size, detail and material. These arched windows extend to the north-western ruin, confirming that this was once one significant outbuilding running the length of the western boundary. The north-western ruin was possibly a barn with overhead hay loft within the complex. A new steel structure and mono-pitch roof has been introduced into this ruin as an agricultural shed. Concrete blockwork has been introduced to the top of the original stone wall to the west and should be carefully removed and the structural impact on the ruin assessed by a structural engineer. There is no trace of the original roof of this substantial out-building which may have accommodated stables, coach-houses, cow houses etc, typical of the array of functions which were common to these settings. The eastern wall of this structure has perished. Sections of this ruin have a concrete floor introduced as part of the agricultural shed function. The southern element of this ruin is of solid stonework, and it is assumed that it once terminated in a gable end, which has been lost, which completed this once structure. It can be assumed the structure did extend all the way to the southern stone wall as the last arched window is in close proximity to this wall and would have been part of this enclosure.

External inspection of the stonework to the western wall of this out-building, shows possibly two stages of construction, defined clearly by a horizontal line, where larger stonework is evident to the lower section of this wall and smaller stones have been used above the window arch level. This may indicate that the above sections were later repairs and consolidation works. Some of the top wall of this western wall may have been demolished in the construction of the steel agricultural shed, where a line of blockwork has replaced same.

There is no trace today in the landscape of an enclosure of a haggart that is evident to the north-west of this out-building and which is evident on the 1845 OS map, historic map. The area defined by the dry-canal has remained and is sheltered by a belt of mature trees to its northern boundary.



View of blocked arched windows to western ruin



Detail of blocked arched window

7.6 Southern Wall:

The high stone wall to the southern wall of the rear courtyard enclosure is intact and there is no evidence of later stages of construction or repair works which were evident on the western wall of the western ruin. There is no evidence of a stone gabled end to complete the western ruin at this southern end, but the form and surviving opening of this ruin suggests the south-western end of this wall did terminate in a gable for an original substantial outbuilding.

An original opening, which is now blocked up is evident to the centre of this rear wall. Both brick reveals to this approx 2.8m wide opening are still evident, and opening into the rear courtyard has been altered in later years. A smaller 1m recess marks the position of another later opening but this is also blocked up now. The opening is positioned centrally on the rear courtyard stone wall which would have once been flanked by outbuildings either side.

7.7 South-East Ruin:

The stone gable to the south-eastern ruin has survived and is comprised of stone and brickwork, which is mostly concentrated to the upper sections of the gable end. A section of lime render has survived to the external face of this gable end, again telling that the structures associated with this farm settlement were rendered originally. There is a recess evident to the inside face of this gable which is not evident externally, which may have been for storage. No evidence suggest it was an early chimney. The opposite northern wall of this ruin has only partly survived but it does give evidence of a small window opening with a stone lintel above. The eastern and western walls of this ruin have been completely lost. This structure and its location are evident on the 1845 first edition of OS map and also the 1871 and 1908 maps.

7.8 Eastern-Ruin:

The ruins to the eastern boundary of the rear farmyard courtyard seems to be predominantly constructed of brickwork, whereas the ruins to the western boundary and south-east are predominantly of stonework. This eastern ruin steps outside the line of the southern 'working' courtyard and is depicted as an 'L' shaped structure in the 1845 historic map. A structure in this location is evident also in the 1871 map but not in the 1908.

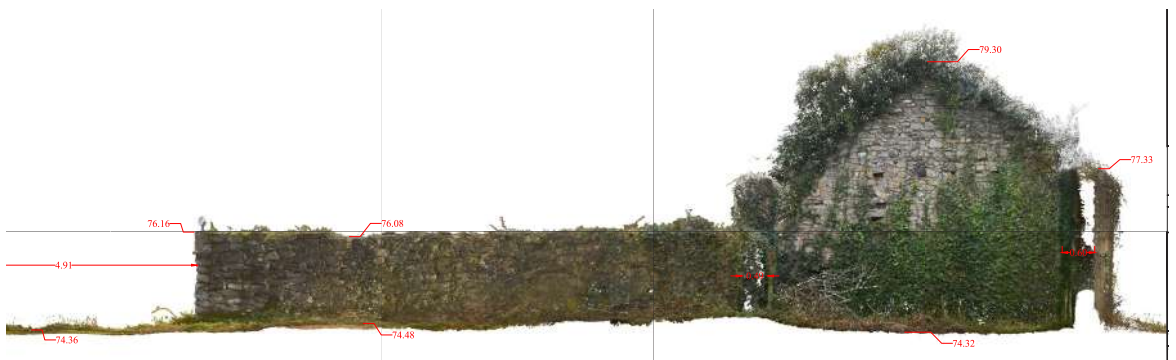
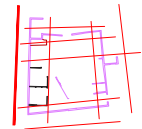
A brick wall extends from the south-eastern ruin to the eastern ruin, which forms the eastern wall of the rear courtyard and this wall can be identified on the 1845 historic map. The original southern gable to the eastern ruin remains in ruins, including part its returning eastern wall. There is a small low arched blocked opening to the left hand side of this southern gable, which measures approximately 1.3m high to the underside of the centre of the arch. As this opening is too low to be a door for a dwelling, it confirms that this ruin was also an outbuilding, and possibly a piggery and used for smaller farm animals. This small arched opening is evident through to the other side of this wall.

The remains of a larger opening, approx 2.8m wide, is evident adjacent to the small, blocked archway. A small section of the eastern wall to this ruin has survived having a window opening with a brick reveal and brick archway. Pockets are evident at the upper section of the ruined wall which might indicate a previous timber structure. The existing brick wall to the west of this ruin steps along its length and has three bricked arches evident at its northern end which have been filled in with brickwork. There are some remnants of a render to this ruin wall which may be a cementitious render which may have been completed as part of later consolidation works. These arches are expressed to the inside wall facing the rear courtyard.

7.9 Photographic Survey:



Western Ruin - Photographic Survey - Tír 3D

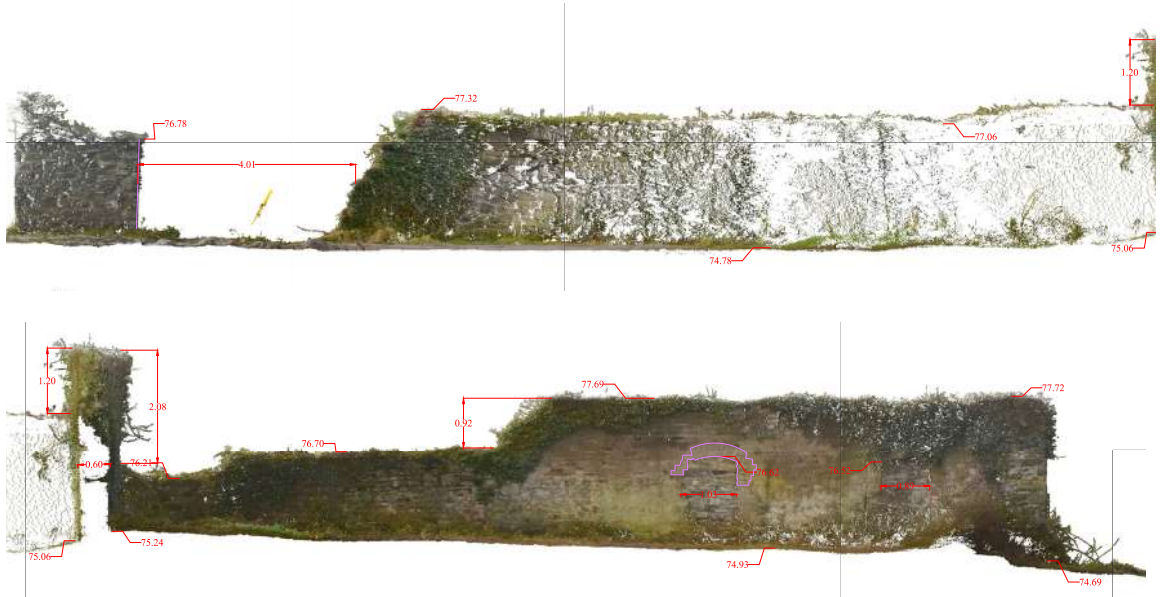


View of Courtyard wall and Souther wall to North-West Ruin -
Photographic Survey - Tír 3D

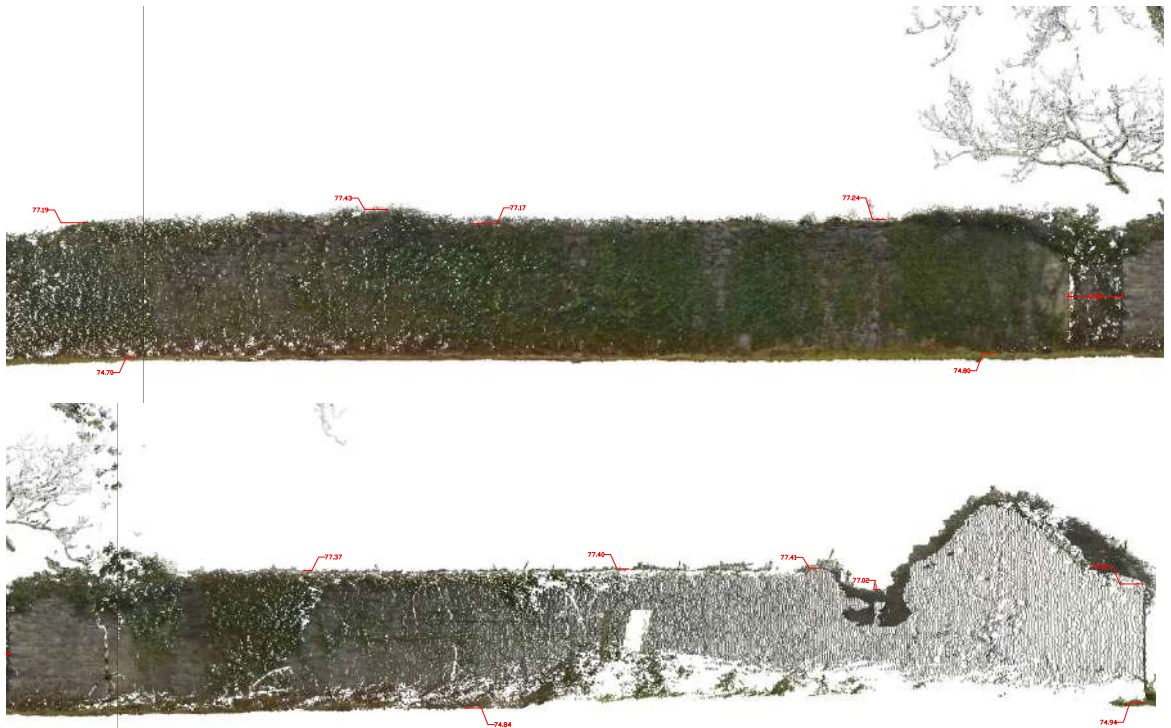
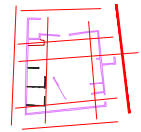


Sallins Amenity Lands, Osberstown, Co. Kildare

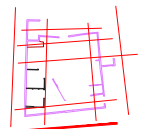
Historic Building Appraisal - Historic Ruins



Eastern Ruin - Photographic Survey - Tír 3D

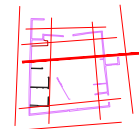


Southern Wall to Rear Courtyard - Photographic Survey - Tír 3D





Eastern Ruin - Photographic Survey - Tír 3D



8.0 STATEMENT OF SIGNIFICANCE:

The historic ruins which are the subject of this historic building appraisal are not protected structures under the Kildare County Council's Record of Protected Structures, nor are they listed in the National Inventory of Architectural Heritage (NIAH). They are however, evident on the first edition of the ordnance survey map (1829-1845) and therefore these structures pre-date the Great Irish Famine. Cartographic analysis identified earlier structures on this site on the 1783 Alexander Taylor Map of Kildare and the Longfield Map Collection, A Map of Osberstown, (1710 - 1840) but it is considered that these earlier structures do not form part of the complex of ruined buildings which are evident on the site today. Cartographic analysis has traced these current ruins through historic maps from 1845 to 1939, including the recent topographical survey, which has recorded the ruins as they currently stand. Two separate on-site visits were completed in November 2020 and February 2021, to inspect and analyse these ruins and these inspections are supported by a photographic record in section 6.0.

It is evident from historical research of the occupancy of this settlement, that these farm buildings may have been in ruins since before 1854, when Griffith's Valuation recorded and valued a house on this site at a rateable annual valuation of 10 shillings, a relatively small amount and valuation for the apparent size of the property as illustrated in the 1845 historic ordnance survey map. This valuation suggests that the dwelling house was not habitable at this time. The significant western ruin, possibly a cow-house or stables with loft over or both, is not evident as a structure on the 1845 historic map, which only depicts the western wall. The north-west end of this substantial structure, has survived as a ruin, possibly being the barn of the original farmyard, and its original form can be established.

This settlement is part of the rich diversity of historic farmyard settlements throughout Co. Kildare, where the architectural, social and historical merits of these vernacular structures are often under-rated and many, unfortunately, fall into disrepair and ruin. These ruins are examples of the exemplary work of the stone masons and builders of that period and showcase their use of local materials such as brickwork and stone. The layouts of these settlements give testament to the response the builders of that period had towards shelter, landscape and function. Although much of the original structures have been lost, including the original farmhouse and mature planting to the original entrance, a sense of place of the former front 'good' courtyard can be re-imagined by standing at the north-west ruin, which may have been the barn, while looking towards the north-east in close proximity to the remains of the dwelling house. The scale and extent of the rear 'working' yard is still evident today, as the remaining ruins of the outbuildings and enclosing walls stand proudly to the west, south, east and north of this enclosing courtyard. The blocked opening to the centre of the southern wall retains the memories of a once active farm. It is therefore recommended that these historic ruins are carefully consolidated and retained as part of any new proposals on this site for the development of the Sallins Townpark and Amenity Lands.

'Houses and farm buildings lie at the very centre of Irish architecture and culture; they are as constant, and as typical, as the network of fields, mountains and lakes which surround them. Built with rubble stone or earthen walls, covered with painted plaster, roofed with slate, tin or - now infrequently - with straw, they stand in courtyards with solid outbuildings, often enclosed by banks of trees which serve both as a wind-break and as mark of habitation in an empty space'

Extract from a Lost Tradition - 'The Nature of Architecture in Ireland' - Niall McCullough and Valerie Mulvin.