

Memo



To: Eoghan Ryan, DoS Planning

CC: Amy Granville, Senior Planner
Gabriel Conlon, Senior Executive Officer
Caroline O'Donnell, Senior Executive Planner

From: Ruth Kidney, Architectural Conservation Officer

Date: 30/03/2023

Re: Sections 54 & 55 of Planning and Development Act (2000 as amended); Addition to the RPS

Dear Eoghan,

Section 54 of the Planning and Development Act 2000 (as amended) states the following, in relation to proposed additions to the Record of Protected Structures;

'(1) A planning authority may add to or delete from its record of protected structures a structure, a specified part of a structure or a specified feature of the attendant grounds of a structure, where—

(a) the authority considers that—

- (i) in the case of an addition, the addition is necessary or desirable in order to protect a structure, or part of a structure, of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest, whether or not a recommendation has been made under section 53, or*
- (ii) in the case of a deletion, the protection of the structure or part is no longer warranted,*

and

(b) the addition or deletion is made when making a development plan under Part II or in accordance with section 55.

(2) The making of an addition to, or a deletion from, a record of protected structures shall be a reserved function.'

In accordance with Section 55 of the Planning and Development Act 2000 (as amended), the following procedures (in summary) must be followed;

- (i) Each owner/occupier of the proposed protected structure must be notified

- (ii) Particulars must be sent to Minister
- (iii) A notice must be published in a newspaper circulating in the areas concerned inviting submissions for a period of not less than 6 weeks
- (iv) Within 12 weeks of the end of the public consultation period, the planning authority shall decide whether or not the proposed addition should be made
- (v) Within 12 weeks after the making of any addition, the planning authority must serve a notice on the owner / occupier.

It is intended to propose the addition of Hillford House, Leixlip on the Record of Protected Structures for the reasons as set out hereunder;

Hillford house is a prominent house situated on an elevated site at the corner of Old Hill and Station Road on the outskirts of Leixlip Town. It is a detached three-bay two-storey house with 2 no. rear returns, likely to have been constructed in the late 19th century/ early twentieth century. A series of stone farmyard buildings are located towards the northwest at the rear of the main house. It is visible on the 2nd edition OSI map (1888-1913).

Hillford House retains many fine architectural details. It has roughcast rendered walls with raised parallel quoins, timber 1/1 sash windows and stone cills, with a block and start rendered surround to windows to the main house. It has a central projecting porch housing a pair of timber panelled doors, a hipped slate roof with bracketed eaves, decorative terracotta ridge tiles with decorative finials, and two central rendered chimney stacks to the main roof and 2 no. rendered chimney stacks to rear returns. A series of single storey outbuildings are evident to the rear of the main house. A single storey outbuilding which has been upgraded and converted for residential use is located to the northeast boundary of the site, facing Station Road. A single storey outbuilding is located on the boundary, to the north-west of the main house, backing on to the original farmyard courtyard. The site is surrounded towards Old Hill and Station Road by a low-rise stone wall with railing over, with decorative cast iron entrance gates facing station road with a new vehicular entrance facing Old Hill.

The house has recently been upgraded to workers accommodation. Ensuites have been added to many of the main rooms. Nevertheless, the house is currently in good condition with no apparent issues. Internally the house is rich with surviving historic detail such as window boxes, doors, architraves, fireplaces, cornicing, staircase, decorative tiles to porch. It is regrettable that many of the trees and vegetation to the boundary of the site, shielding the house from Station Road and Old Hill, have been removed in recent years.

Architectural Significance

The house, which is set back from the road, makes a significant contribution to the townscape of Leixlip at a prominent junction. The well-crafted entrance gates are exemplars of late-nineteenth century ironwork.



Figure 1 - Photo of front of house



Figure 2 - Photo from south (new) entrance

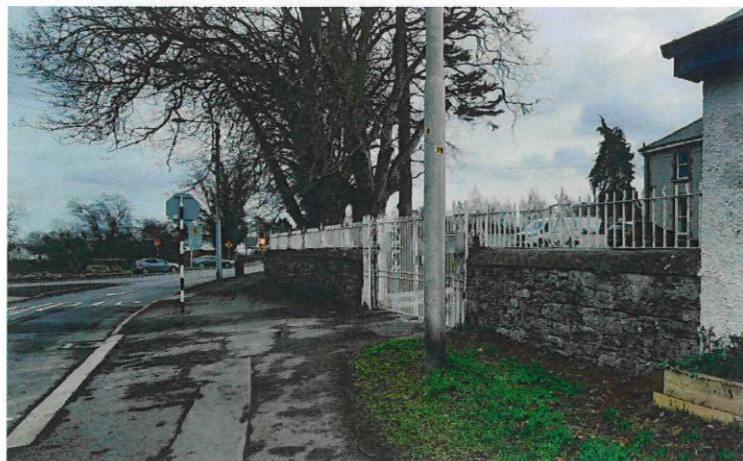
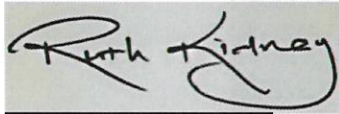


Figure 3 - Photo of rubble stone wall, railings and entrance gates

Recommendation:

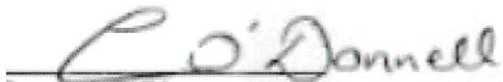
In my opinion Hillford House, with stone rubble boundary wall and wrought iron entrance gates are of architectural special interest, equivalent to an NIAH Regional Rating, and all merit inclusion on the Record of Protected Structures.

Signed;

A handwritten signature in black ink, appearing to read 'Ruth Kidney', written over a horizontal line.

Ruth Kidney,

Architectural Conservation Officer

A handwritten signature in black ink, appearing to read 'C. O'Donnell', written over a horizontal line.

Caroline O'Donnell,

Senior Executive Planner

Enclosed: Location map showing the extent of structures to be protected

Agreed;

A handwritten signature in blue ink, appearing to read 'Eoghan Ryan', written over a horizontal line.

Eoghan Ryan

Director of Services