

Conservation of the ruins at Killininny, Oldcourt, Tallaght, Dublin 24

Building Dossier for works done during March and July - September 2016

Date of this report, 31st January 2017



A view of the ruins at Killininny, October 2016



South Dublin County Council's Architectural Services department is a Grade 2 conservation practice accredited by The Royal Institute of the Architects of Ireland

Introduction

In March 2015 South Dublin County Council's Architectural Conservation Officer commissioned the Architectural Services department (a Grade 2 conservation accredited architectural practice) to safeguard the ruins at Killinenny as a matter of urgency. The monument incorporates some possibly-mediaeval fragments among the eighteenth and nineteenth century remains of the former outhouses of Allenton house. Allenton house was built in the early eighteenth century onto an earlier sixteenth or seventeenth century house. The older house had been demolished in the 1950s and Allenton was demolished by Dublin County Council in 1984.

The main motivators of this project were:

- (i) South Dublin County Council's responsibility for the monument, and its wider responsibility to enforce those parts of the Planning and Development Acts and Regulations which protect the built heritage,
- (ii) the dangerous condition of the ruins which prevented public access to them,
- (iii) the importance of the ruins to the local history of the area, and
- (iv) the archaeological significance of the remains of an earlier building which may have been associated with an early Christian monastic settlement – although there is no archaeological evidence of this yet.

The poor condition of the overgrown monument and the ugly fence around it on an open space that is surrounded by modern housing was the cause of many complaints which may have spurred the county council to act.

The main objectives of the project were:

1. To preserve the upstanding masonry ruins at the site in their current form for future generations,
2. To remove any vegetation that posed a risk to the structures and obscured them.
3. To remove the surrounding palisade fences and allow the monument and its site to act as a monument in its suburban parkland setting, making it accessible to the general public, and
4. To increase visibility and awareness of the cultural and recreational significance of the site among the local community, to encourage a measure of local guardianship as a means of safeguarding the monument, and to make the spatial form and organisation of the monument legible and understandable.

Reports and condition surveys were commissioned previously from consultants to identify the extent of the work needed and to assist with sourcing funding for these works. In 2016 the Architectural Services department led a design team of conservation consultants who examined and surveyed the ruins, investigated the documentary history, specified the conservation and consolidation works, obtained competitive tenders for enabling works and the main conservation works from competent contractors, and

supervised these works. All works to the structure were approved by the council's Architectural Conservation Officer. The enabling works were done in March 2016 and the main conservation works between July and September 2016. The works were guided by the international charters which underpin the conservation of buildings and towns, in particular the Venice Charter and the Burra Charter. The principle of minimal intervention was applied; only the minimum work to conserve the monument was done.

This report is a building dossier, a summary of the history of the structure and a record of the conservation works carried out during 2016. The report is intended to be a record for the client or building owner to assist them with the future maintenance and care of the building, to inform conservators and conservation accredited contractors who will work on the building in the future, and the wider public who are interested in this monument and the local history. The report has been issued to the client, to South Dublin County Council's Architectural Conservation Officer, to the Irish Architectural Archive and to the Local Studies Section of South Dublin Libraries in the Tallaght branch library. This report also fulfils an obligation under the Safety Health and Welfare (Construction) Regulations 2013 to give the client or Employer a Safety File which includes all information on the works done. The dossier includes all the relevant information.

**Feargal Ó Suilleabháin, Grade II conservation architect, MRIAI.
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31st January 2017

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Appendix 1. Architectural drawings: two drawings which summarise the condition assessment and material identification prior to the works, and two drawings which are a summary record of the completed consolidation works.

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- Building owner & project sponsor: South Dublin County Council owns the structure for which day-to-day responsibility is devolved to the Public Realm section of the council's Environment and Public Realm Management department.
The Employer or Client, and Partner for the project was Irenie McLoughlin, Architectural Conservation Officer of South Dublin County Council.
Funding was allocated from a budget for council-owned Protected Structures under the Land-Use Planning and Transportation department of the council.
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A description of the ruins at Killininny

The ruined structure known as Killininny is a monument in the care of South Dublin County Council. It is located on lands to the south of the Oldbawn Road, about two kilometres southeast of Tallaght village. The address is Oldcourt, Tallaght, Dublin 24. The site lies on the lower, north-western slopes of Mountpelier Hill. The River Dodder flows in a northerly direction from the Dublin mountains, approximately 0.75 km to the west of the site. Formerly in open countryside at the foot of the Dublin mountains, and overlooking the Dodder valley, it is now surrounded by modern development and is on a landscaped open space within a housing estate by the name of Oldcourt Manor, off the Oldcourt Road in Dublin 24, which was built around 1990. The ordnance survey grid reference coordinates for the monument are 310071, 225956, and the sheet number is 3453-03. The ruined monument is referred to as Allenton and as Kilininny or Killininny Tower in some texts, after the prominent tower at the south end of the structure which collapsed in 2009. The ruins should not be confused with Killininny house, which was built about half a kilometre to the north of the site of the ruins during the eighteenth century and took its name from the local townland's name.

The site appears as the remains of a probably two-storey rectangular structure, plan dimensions approximately 19 x 9 metres, with steeply pitched gables, and the remains of a tower in the south end. The fragment of a springing of a vault, and a series of stone steps ascending from the first floor can be seen in the remains of the tower. Traces of stucco plaster to the wicker centering were noted to the stone arch in 1837, (O'Flanagan 1927) but were no longer visible by the early 1990s (Stout 1993).

The materials used in the construction of the monument reflect the geological landscape, and the historic exploitation of local natural resources. Leinster granite can be found in the Dublin mountains above the site, and calp limestone in the plains below. The building is composed of random rubble Dublin calp limestone masonry with roughly dressed, mainly granite quoins. The primary component of the rubble masonry is calp limestone but the building also includes significant amounts of Leinster granite, phyllite schist, conglomeratic sandstones, quartz, sandstone, fossiliferous limestone. Brick showing characteristics of handmade moulding, grass marks and clamp firing was noted, and occasional inserts of broken ceramics were also used as pinnings (example above the oak lintols in the northern gable wall).

The name of the ruins and the townland is a corruption of the Irish placename *Cill na hIníonne* (Church of the Daughters)¹. Several nineteenth century texts refer to a monastery having been founded here in early Christian times by the four daughters of Maclair. The possible association of the site of these ruins with a

¹ or Cill na n-Ingen as described by O'Curry when he visited here in 1837 who identified it with a place mentioned as such in the Martyrologies (page 161, "Archaeology, Early Christian Remains and Local Histories - Paddy Healy's Dublin", Paddy Healy, South Dublin Libraries, 2004)

monastic site was first postulated in 1837 (O'Flanagan 1927) on the basis of placename evidence, and a surviving tradition of a monastery. However, there were no surviving structures or features either in the early nineteenth century, or from archaeological excavation of the area so far (Swan 1989, 1990) which would support this claim. However, Leo Swan archaeologist (1990) did not excavate within the precincts of the tower, and the Sites and Monuments Record notes only three sites with potential early Christian traces – Whitechurch, Rathfarnham, and Killinenny. The site has also been previously identified as a castle in the form of a truncated tower house with a taller projecting tower at one corner.

The area outside the standing remains of the tower was previously excavated prior to the construction of the surrounding housing estate of Oldcourt Manor (Swan 1989, 1990). Excavation work was carried out in three areas – to the south, north and west of the tower. The findings indicated that at some point the area was converted to an extensive, formally landscaped area. The areas to the south and north of the church showed an unusual depth of built-up soil and humus consistent with a walled garden or orchard for an eighteenth-century mansion. The area to the north may have been a lawn area, with the remains of occasional small structures now appearing as concentrations of stone, brick and mortar debris. Well-made drains with lintelled covers were noted to areas both north and south of the standing remains. Swan (1989) noted:

“at no point was any feature encountered which would indicate early i.e. medieval or pre-medieval activity, and certainly, there is no indication of either early occupational or industrial activity. Nor is there any indication of the presence of a burial ground, as no fragment of human bone was recovered in any of the cuttings”

The southern end of the ruins incorporates a fragment of an earlier, possibly mediaeval structure. This conclusion is based on the documentary evidence and from examination of the construction technology used in that part of the ruin: the existing massive walls and fragment of a vault are suggestive of this. In the early eighteenth century Allenton house was built onto one end of an earlier house and at right angles to it, resulting in a T-plan.² It was the house of Sir Timothy Allen, who was Lord Mayor of Dublin in 1762.³ It was a large, pediment-fronted house with a long linear range extending from the back of the house to the south incorporating the earlier house, a range of agricultural outbuildings, and at its extreme southern end this mediaeval building. It was not uncommon to adapt earlier existing buildings for new uses; it was practical and economic to use an existing building rather than demolish and rebuild using salvaged and newly quarried stone and manufactured brick.

² Craig Maurice, *Classic Irish Houses of the Middle Size*, pp. 12, 30 and 83 (M. Craig, 1976)

³ Paddy Healy's aforementioned text also states about Allenton; “this house has been occupied by the Muldoon family for over a hundred years. On 1st January 1984 the front was torn down and the house has since been demolished.”



Allenton house after its front had been demolished, viewed from the north-west, mid-1980s. Note the slate-hung walls. The gates and boundary wall to Allenton road are in the foreground, and in the background the tower which collapsed later in 2009.

Photograph by Michael Fewer, reproduced courtesy of South Dublin libraries.



The back of Allenton house, the section of the older house is clear where partially demolished. Photograph by Patrick Healy, dated 1950s, reproduced courtesy of South Dublin libraries



Killininny ruins from the north. Photograph by Paddy Healy, dated 13th February 1977, reproduced courtesy of South Dublin libraries



Killininny ruins from the west. Photograph by Michael Fewer, dated 1980, reproduced courtesy of South Dublin libraries



Killininny ruins from the north. Photograph by Paddy Healy, dated 15th June 1986, reproduced courtesy of South Dublin libraries



Two views of the Killininny ruins from the west. The outhouse in the foreground can be seen to the west of the tower on the 25" to 1 mile scale maps copied below. Photographs by Paddy Healy, not dated, reproduced courtesy of South Dublin libraries.

13 KILCREA, *Donabate, Co. Dublin.* A small gable-ended house with a similar doorcase. Another such doorcase is found at Woodville, Harristown, Co. Kildare.

14 ALLENTON, *Tallaght, Co. Dublin.* This house was built early in the 18th century on to the front of an earlier house, forming, with it, a T. The earlier house stood till about twenty years ago but has now almost disappeared. The entrance-front, which faces north-west, was originally weather-hung.



13

14

The front of Allenton house, pg. 83 of "Classic Irish houses of the middle size", (Craig, Maurice, 1919-2011, The Architectural Press Ltd., 1977)



The west elevation of the tower, before it collapsed. Photo taken by South Dublin County Council staff in March 2007. The plaster on the right foreground was once inside the farmhouses shown on the photos above that were arranged to the west of the tower, and have since been demolished.



The ruins viewed from the east. Photo taken by South Dublin County Council staff in March 2007

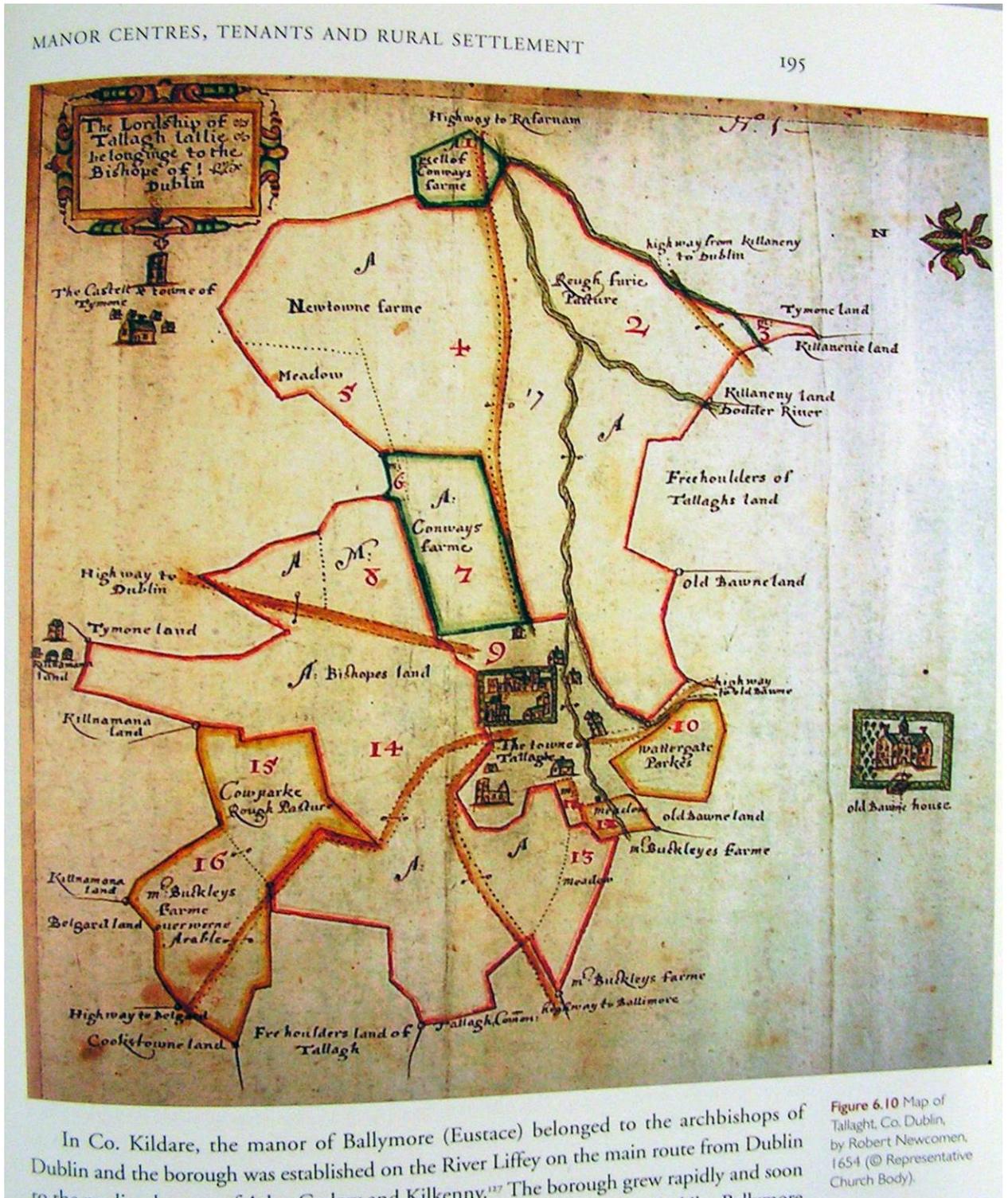


The remains of the tower, viewed from the south-west. This is the only photograph discovered that shows the former appearance of the south elevation of the tower before it collapsed in 2009, and as such it is an important record. The photograph was taken by South Dublin County Council staff in March 2007

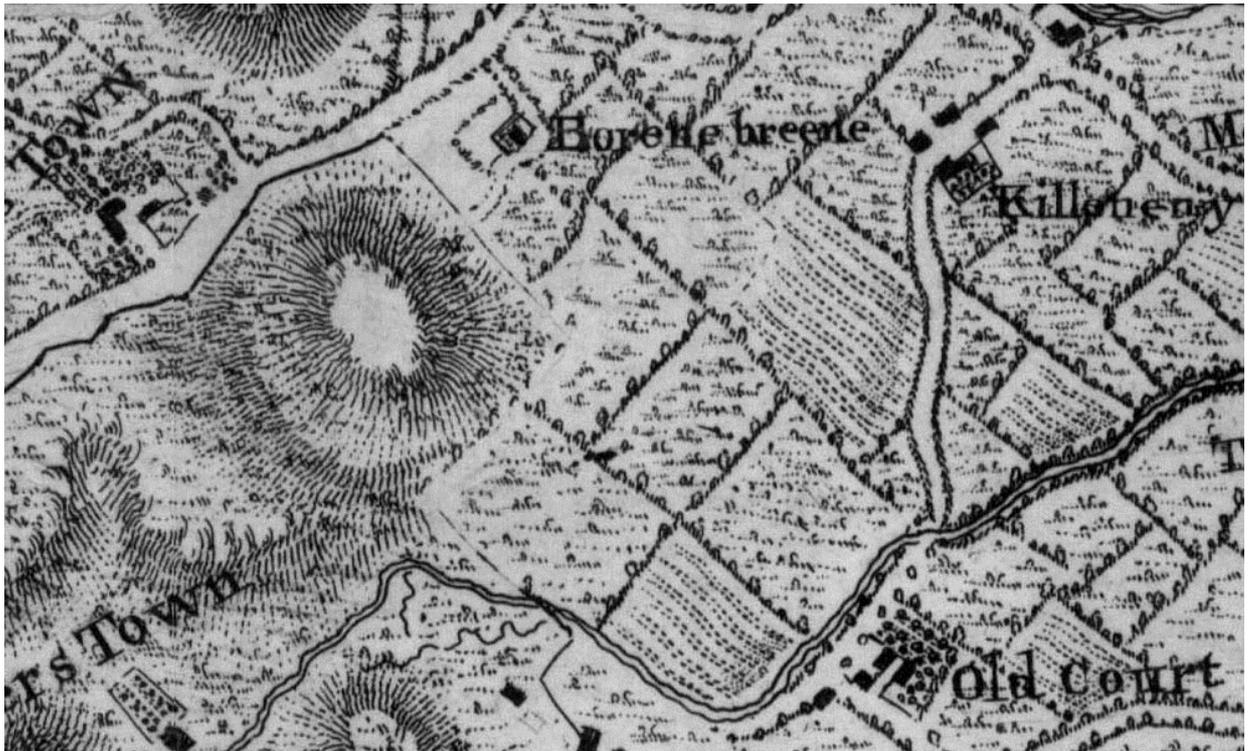
In 2015 the ruins were roofless with the remains of a tower at its extreme southern end. The tower had collapsed about 2009 leaving a large heap of rubble around its base. Part of the boundary wall of Allenton house remains, separating the open space around the ruins from Allenton road. The ruins were heavily overgrown and mostly concealed by trees, shrubs, ivy and weeds. It was surrounded by two palisade fences with signs which read "Dangerous Building, Keep Out". Works had been done before; rubble from the collapsed buildings had been separated and stored in two or three heaps nearby in 2006, and possibly also during the archaeological excavation of 1990 by Leo Swan, referred to above. There were also signs of previous repairs, mostly impromptu, sometimes poorly-considered interventions. No document was found that records or explains the purpose of these works.

The photographs reproduced above that were taken by Michael Fewer, Maurice Craig and Paddy Healy ⁴ during the 1970s and 80s were useful to understand the recent history of the ruins and were used as evidence for some of the reinstatement of masonry which had collapsed during the past thirty or forty years. Also the maps copied below give some indication of the development of the long range of buildings that would be joined to Allenton house in the early eighteenth century. They cannot be relied upon entirely; until Taylor's map was published, most of these maps were privately commissioned and errors or omissions were common. All of these maps were referred to in the Local Studies collections at Tallaght library, and are reproduced in this report courtesy of South Dublin Libraries.

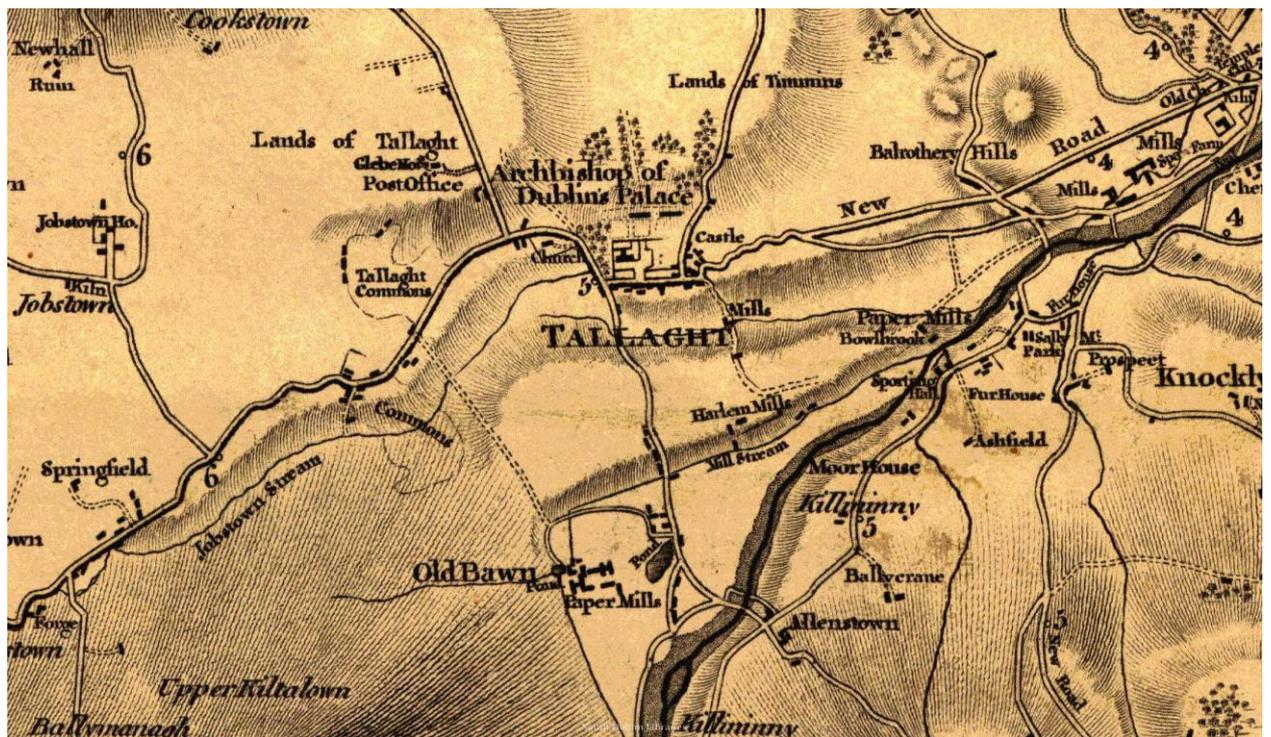
⁴ Paddy Healy's aforementioned text describes the tower as follows: "The remains of a strongly built rectangular building with a small tower attached to it can also be seen in the yard. The tower is now hidden by ivy but old photographs show it to be about 10ft square with a doorway on the ground floor and two openings on the first floor, now built up"



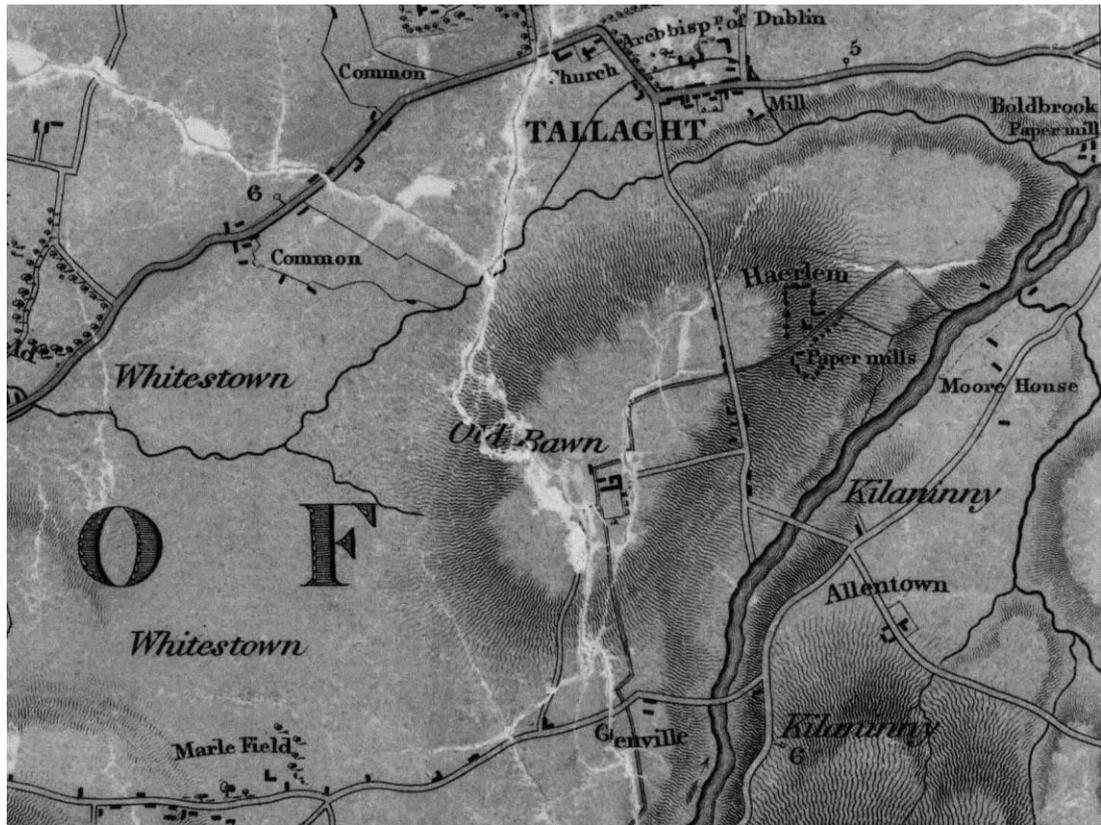
Robert Newcomen's map of 1654 refers "Killaneny land" and to Killanenie land" to the south-east of Tallaght village. (Source: page 195 of "The Dublin region in the Middle Ages : settlement, land-use and economy", by Margaret Murphy and Michael Potterton, Four Courts Press, 2010). Page 85 of the same text refers to Killininny being part of a mediaeval royal land known as "Okelly... and by the end of the thirteenth century, the manor of Okelly under that name had disappeared from the records"



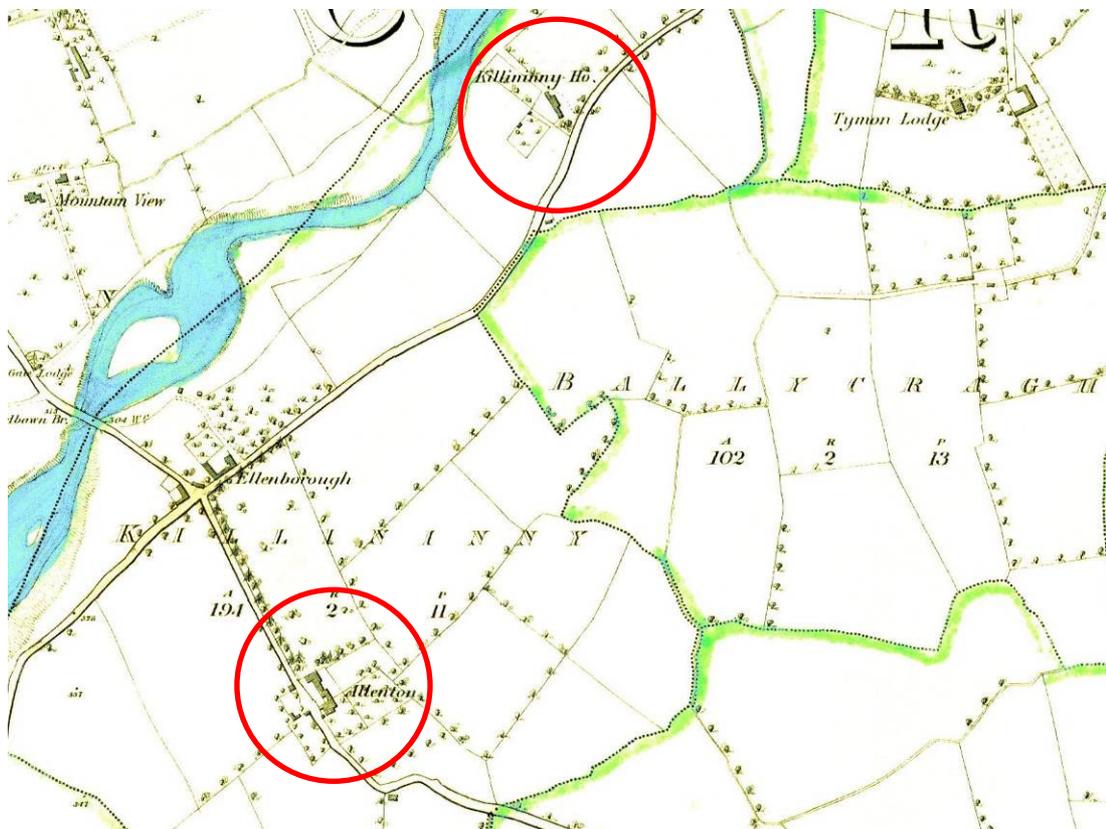
John Rocque's map of 1760 shows "Killininy" the site of the monument, as distinct from Killininy house



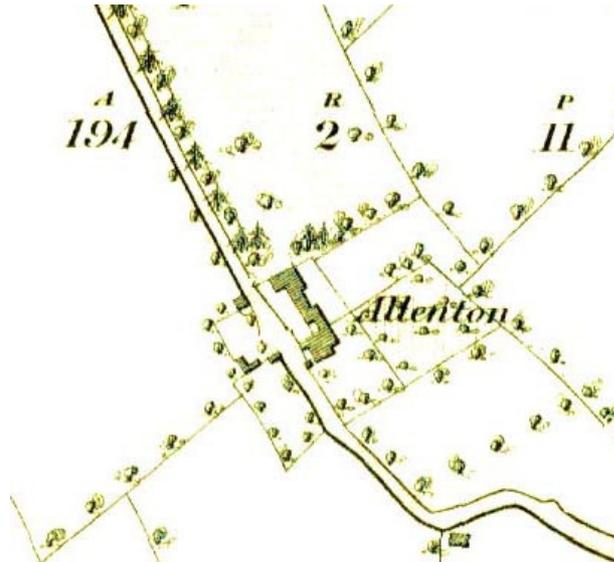
An extract from Taylor's map, 1816. This shows "Allenstown" (Allenton) house.



Duncan's map of 1821 shows Allenton house with the T-plan and the range of buildings shown to the rear



An extract from the first edition Ordnance Survey map, circa 1847, sheet number DUB-0022-1-T-CS-010560. The map shows Allenton house in the townland of Killininnny, and Killininnny house further to the north, both identified with a red circle. Allenton house and its outbuildings which incorporate the ruins that are the subject of this report, are clearly shown.



A closer view of the same, first-edition map as above. This map was the result of the most extensive national ordnance survey ever conducted at the time. The range of buildings extending south of Allenton house is shown here more accurately than on any map before this.



An extract from sheet number DUB-0022-3-TP-CS-10560, the 3rd edition Ordnance Survey, approximate year 1912, 6" to 1 mile scale. This map shows the ongoing development of agricultural outbuildings to the rear of Allenton house



An aerial view of Killininny ruins, dated 2009. Two palisade fences can be seen around the monument to prevent public access to the ruins. In 2006 several heaps of rubble were set aside against the boundary wall to the west of the ruins. (The image was sourced from the OASIS database of satellite photography)



An extract from the third edition Ordnance Survey map, 25" to 1 mile scale, circa 1913. The red arrow points to two small buildings that were attached to the east façade of the former tower. By 2016 these remained only as low walls and were removed. (Source: The historical maps page of the website of the Ordnance Survey of Ireland, www.osi.ie, accessed on 4th July 2016)

Assessment of Significance

The ruins at Killininny are of local importance because of their long association with the local history of the Killininny and Oldbawn areas, from the development of a possible early Christian monastic settlement there, to the development of the earlier house to which Allenton house was added in the early eighteenth century and the development of outhouses that incorporated the remains of a possibly medieval building. The ruins are of social, artistic, archaeological and historical significance. The structure is a Protected Structure under Schedule 2 of South Dublin County's Development Plan (2016-2022), R.P.S. Ref. 350.

Jason Bolton, archaeologist assessed the significance in his report for South Dublin County Council as follows:

- Killininny Tower “church of the daughters” has few historical references, and is associated with a monastic site through place-name evidence.
- The standing remains are difficult to interpret, and may indicate a multi-phase building comprising features suggestive of a tower house, and a later residence. The building shows a number of different features including variations in wall thickness, variations in rubble walling styles, variations in the composition and morphology of the component stone, bricks and mortar of the building to suggest that this is a multi-phase building.
- Previous excavations to the south, west and north of the tower indicated an extensive formally landscaped area with lintelled drains consistent with a walled garden or orchard to the south, and a possible lawn area with occasional small structures to the north.
- Previous excavations found no burials, medieval or pre-medieval activity at the site or any evidence suggesting an ecclesiastical site. Any further evidence suggesting a monastic site is likely to be in the form of archaeological deposits beneath the standing monument.

The defects which existed and a description of the conservation works carried out

1) **Collapsed masonry and unstable walls:** In 2015 and for many years before the ruins were in a dangerous condition and it was necessary to prevent access to them by members of the public. From examination of the photographs taken during recent decades and comparison with the ruins in 2015 it was apparent that the buildings had been unused and ruinous for approximately 40 years, possibly more. Parts of the ruins had already collapsed by the 1970s. The tower collapsed as recently as 2009. In the still standing walls, there were several lacunae or holes had formed high in the north gable wall where stone had fallen out.

2) **Extensive colonisation of the ruins by trees, shrubs ivy and other plants:** Some of the photographs on previous pages show that the buildings were partially covered by corrugated sheet roofs in the 1970s. By 1980s these were gone, which allowed rain water to saturate the floors and plants to colonise the interiors. By 2015 it was difficult to interpret and understand the ruins such was the extent of weeds and long grass and creeper growth covering the walls. There were several trees growing within the plan form of the ruins, some of them fast-growing varieties such as birch. Their roots were growing in under the footing foundations of the adjacent walls and some of the tree tops had damaged wall tops where they brushed against them during windy weather. The ivy growth on some of the walls was a concern; it was destabilising the exposed high gable wall by acting as a sail during windy weather. Also the woody stems of some of the more mature ivy was up to four inches thick and had caused walls to bulge where they protruded from and grew from the wall cores. The walls of the outbuildings were a particular concern: these are only about 400mm thick, much thinner than the massive masonry of the older, possibly mediaeval walls, and are built from two outer facades or skins of stone on either side with a core of rubble and mortar inside. These walls were particularly prone to collapse and bulging as a result of ivy colonisation. As mentioned previously, the upper part of the tower had collapsed, leaving a massive and solid stump of stone and eighteenth century brickwork and fragments of the springing of a masonry vault.

3) **The loss and decay of structural timbers:** The gradual loss of the roof and saturation of the building by rainwater had two effects: the roof timbers had previously braced and stiffened the external walls, acting as a structural diaphragm. The loss of the roof timbers destabilised these walls and contributed to their gradual collapse. Secondly the saturation of the walls caused beams and lintols embedded in these walls to decay by allowing them to be colonised by wood boring insects and fungi. Damp timber is a natural habitat for these insects and fungi, which considers them the same way as fallen trees in a forest. Putlog holes and sockets in the internal faces of the external walls were vacated leaving these walls vulnerable and structural lintols gradually failed leaving former door and window openings prone.

4) **Bolstered plaster:** The aforementioned damage to the walls, structural failure and saturation had caused some of the plaster to bolster – to become de-bonded from the wall substrate and to fall, often suddenly and unpredictably. Although lime mortar plaster is inherently far more resilient to moisture than gypsum based plasters, such was the extent and duration of some wetting that much of the plaster had already fallen and some of that remaining was in a precarious condition.

5) **Limited understanding and appreciation of the monument.** The ruinous and dangerous condition of the monument, limited appreciation of its history, impossibility of access and its poor presentation and appearance – hazard signage, palisade fences, graffiti on the walls, extensive weed and creeper growth, footballs lost irretrievably, etc. had caused it to become a nuisance to many local people, to be perceived in a negative way rather than as an asset to the area and a significant relic of the local history. This defect is often overlooked, but it is a powerful psychological impetus which often condemns similar ruins to demolition “in the interest of public safety”, or for “removal of an eyesore”, or to commercial re-development of the land for new buildings. It is perhaps one of the reasons that the conservation of this monument has taken so long. It is interesting to speculate that the ruined monument remained in-situ because it is situated on an open space in a quiet cul-de-sac, and that if it had been in a more prominent location it might not have survived at all.

Please refer to the photographs of the ruin before conservation works began which are reproduced in this report. This project was delayed and had a long lead-in time. A report was commissioned from Dr. Jason Bolton, archaeologist and conservation consultant in 2004 and again in 2015. Another report was commissioned from Dermot Nolan, conservation structural engineer in 2006.

It was decided that the conservation works would have to be done in two stages: initially a schedule of enabling works which would allow the conservation team to better understand the monument, to assess its condition and identify defects, and to more accurately specify the interventions of the main conservation works. The following enabling works were done during March 2016 by a landscape contractor who was appointed:

1. To enter the site, and spray down all the weeds and grasses with herbicide, and
2. To cut down the smaller trees and shrubs that were growing around the monument, a few inches above ground level, leaving the roots, but only where this could be done safely without risk of injury to the operatives and damage to the monument, and
3. To trim or shave back the excessive ivy growth that hung from and waved about in the wind from some of the walls, and

4. To cut, defrill and poison some of the ivy stems near the base of the external faces of the walls, but only where this could be done safely and without risk of damage to the monument.

These works were limited by considerations of operative safety and stability of the monument. The purpose of the work was to expose more of the monument and to increase the conservation team's understanding of it. About one week after the initial application of herbicide, the weeds and grasses had turned from green to brown and had shrivelled and died down. Some boundary walls were uncovered that had been unknown up to then. A few months later some of the ivy had noticeably dried, discoloured and the tendrils had loosened their grip on the walls and were easier to pull off without disturbing the stone. It is important to note that these works were done only after the client had committed to carrying out the second phase of works: the main conservation works, even though the extent (and cost) of these was not yet ascertained. Had this not happened the ivy, shrubs and trees would have grown back more vigorously during the summer and caused perhaps more damage than if they had been left undisturbed in the first instance. The main conservation works were design and specified after several examinations of the monument by the conservation and design team and a conservation-accredited contractor was appointed in July 2016.

The second phase of works - the main conservation works - were carried out between July and September 2016. These were:

1. Temporary works: Initially a schedule of temporary bracing and through-pinning of unstable walls with structural scaffold and raking timber shores was designed by the contractor's temporary works designer and agreed with the conservation engineer. This included propping of the oldest part of the structure the fragment of a springing of a vault at the southern end of the monument. These were carefully put in place.
2. Removal of the remaining ivy, trees, shrubs and weeds: The drier, looser ivy and creeper growth which had died back was carefully pulled from the walls which allowed for a more thorough examination and careful assessment of the building. The remaining fresh ivy was carefully cut, defrilled and treated with herbicide. Great care was taken to avoid disturbance of the ground during all the conservation works. All works were restricted to the superstructure, in other words those parts of the building above ground level. No excavation and disturbance of the ground was permitted by the conservation officer.
3. Sorting and temporary setting aside of fallen masonry: Three areas were demarcated on the adjacent flat ground beside the monument. All collapsed masonry was sorted according to its likely original location, for example, the tower and mediaeval part, the eighteenth and nineteenth century long side walls, the north gable wall. It was also sorted according to material: brick, sandstone, limestone. This salvaged

material was then used in consolidating the relevant walls from where it was sourced, and for localised reconstruction of wall tops, filling in lacunae etc.

4. Re-pointing of the mortar joints: The upper sections of some of the walls were made with rounded stones, loosely jointed. These were badly affected by the neglect and required almost complete re-jointing with a new hydraulic lime mortar. Elsewhere re-pointing was only done where necessary, where the existing mortar was loose, friable or fell out when tapped. Therefore the completed conservation works have a slightly patchy appearance. This will fade as the whiteness of the new mortar fades to pale grey. Jason Bolton's report recommended the use of different lime mortars to accurately reflect the mix of the existing mortars and their exposure to the effects of weather. However it was agreed at specification stage to reduce this to two mortar types, three if the grouting mortar is considered, one of which was slightly hydraulic and the other eminently so. The same aggregate was used throughout, a well-graded, sharp gritty sand with a mix of fines and larger gritty pieces up to 3-4mm in diameter, supplied from Wexford. It was considered that this would make distinguishing the 2016 works easier for conservators in the future. The simpler specification also made site mixing and application easier.
5. Localised restoration of the wall tops: The salvaged masonry was used to restore and in places to reconstruct the wall tops where these had been eroded and destabilised by weather (rainwater washing out mortar joints and wall cores, freeze thaw cycles), ivy (root damage to walls, collapse caused by sail-action in windy weather) and tree tops. Under the Burra Charter the making of the wall tops with a batter or slope is perhaps reconstruction rather than restoration; originally the wall tops were quite flat, supported a wall plate and roof structure above. However there is sound justification for this intervention: to deflect rain water off the now exposed wall tops, to discourage future colonisation by the germinating seeds of weeds and shrubs and to make climbing on the walls by local children more difficult. This was a departure from the more orthodox guidelines which recommend accurate restoration to the original detail. The new, reconstructed batter detail on the wall tops considers the current context, and was agreed with the conservation officer in advance. The extent of reconstruction has been recorded so that future generations can distinguish between reconstructed work from 2016 and previously undisturbed work. A decision was taken not to distinguish new or reconstructed work from the older masonry by running a DPC or line of small pinning stones in the joint between old and new, as has been done previously by OPW and others, and as recommended by Article 9 of the Charter of Venice. This detail was considered to be too fussy, visually obtrusive and too obvious on this small monument. Instead the restored work and older masonry were distinguished by documentary record after the works, rather than on the monument itself. After a few years the freshness of the restored masonry and mortar joints will weather and fade to appear almost indistinguishable from the older work.
6. Putlog holes and sockets for floor beams: Originally it was agreed that the sockets which once contained the bearing ends of structural timber floor beams would be left open so that the original construction

- could be read. However during the works it was agreed to partially fill these, for reasons of the stability of the walls, leaving only a small recess in the face of the masonry to indicate the former sockets.
7. The lacunae or holes in the north-facing gable wall: Originally it was agreed that the edges of these holes would be lined with salvaged stone to prevent loose masonry from falling out of the wall cores. However during the works it was decided to completely fill these holes. We could not ascertain if the holes were former window openings that had gradually enlarged or were holes that had formed gradually in the wall.
 8. A new lime mortar flaunching fillet was placed on the tops of the existing north-facing gable wall. This wall needed only minimal reconstruction of its wall top so a battered wall top was not installed. Therefore this additional measure was considered necessary to protect the wall and because of the height and comparable inaccessibility of the wall for future maintenance. The flaunching fillet will protect the wall tops and to encourage rain water to drain away. It will also be sacrificial and is reversible.
 9. The oak lintols above the door opening in the north-facing gable wall: The masonry above this doorway was supported by five individual oak beams or lintols. The timber had decayed. It was decided to (i) block up the opening and to remove the two innermost lintols, and (ii) to support the masonry above by building up to it with a 215mm thick concrete block wall (concrete blocks laid on the flat, jointed with a sand and cement mortar, resting on a 100mm thick poured mass concrete strip foundation, and rendered with a sand and cement finish). The new wall is thinner than the surrounding masonry, recessed on both sides and clearly identifiable as modern. It is reversible and can be removed at a later date – the edges of the new wall are not chemically or mechanically jointed to the reveals of the door opening with any mortar, they merely support the masonry above the rotten and removed central oak beams. The intervention is recognisably modern is entirely reversible. The age of the remaining oak was not established by any means such as dendrochronology or carbon dating; this could be done as part of any future investigation or conservation works.
 10. Grouting of wall cores: Unlike the thinner eighteenth and nineteenth the century walls, the construction of the remains of the tower was much thicker, about 1.5 – 1.8 metres thick and also massive. During the eighteenth century a lining or facing of brick and small stones had been applied to the north, internal face of the former tower. This had fallen away, exposing the wall core. Because of the massive structural failure of the tower above and the damage to the remaining stump, a decision was taken to grout the wall cores and cavities in this part of the monument. A liquid grout, the consistency of yogurt was mixed from a 1:2 mix of NHL 5.0 hydrated hydraulic lime powder, sharp, gritty wall-graded, clean sand and water, and was hand pumped with a proprietary mixer by three operatives: one to drill small holes and insert the nozzle end of the black flexible hope pipe into the pre-drilled holes, another to operate the hand pump periodically and the rotating paddle which prevented settlement and separation of the liquid grout in the drum, and the third person to clean off any spillages of grout onto the wall surfaces and to block any leaks with daubs of quickly applied mortar. In this way, starting at the bottom and gradually working up

the wall, moving around and allowing time for each lift to set, the wall core of the stump of the tower was grouted in about three days.

11. Repairs to the remains of the tower and the fragment of masonry vault: Jason Bolton's report highlighted the importance of the fragment of the vault springing and its fragments of mortar. This fragment appeared to be supported in tension by the mortar between the joints and by friction and was unsatisfactory. Therefore, the engineer designed a simple sheet of stainless steel which was pre-curved in a workshop to match the profile of the vault reinforcement and to support it from underneath. Although this is a modern intervention it is discrete and functional, and was designed in consideration of Article 10 of the Venice Charter.
12. The low wall to the north east of the structure: A low boundary wall was discovered running at right angles away from the long eastern wall, attached near its northern end, about two meters long. The wall was only about 100mm high above adjacent ground level. It was decided to remove this wall because it might be a trip hazard in the open space after the monument was made accessible to the general public.
13. Ground finish: Cobbles to west of the structure were uncovered during the works: small, river or sea-rounded cobbles, set on edge in a clay or lime mortar, about 50 – 100mm long. These were a common detail at the time, though not seen much now. These were uncovered while machinery was moving around the site and some topsoil was accidentally removed. Their location and construction detail was recorded, but no effort was made to uncover more of them by removing more topsoil. The cobbles and all other ground finishes were covered by a 50mm thick mixture of topsoil and grass seed at the end of the project. The interior of the monument and a 400mm wide strip around its perimeter was finished with limestone gravel laid on a weed-suppressant membrane to cover the different ground treatments and finishes discovered during the works. If necessary these can be excavated and investigated in the future.

In the future, the following works should be considered by the client:-

1. Repair the boundary wall that separates the public, open, green space from Allenton road.
2. Erect a public information sign or plaque to explain the history of the monument.
3. Dendrochronological sampling of the oak beams to establish their age and year of felling.
4. Further examination of the ground and substructure under archaeological monitoring, the ground within the monument (there are no records of archaeological excavation within the monument, only around it) to find out more about the origins and date of the building, and the extent of ground finishes such as the cobbles.

Maintenance

South Dublin County Council owns the structure for which day-to-day responsibility is devolved to the Public Realm section of the council's Environment and Public Realm Management department. This has been discussed and agreed with the local Parks Superintendent. The local community will be consulted on the care and preservation of the monument, in accordance with Principle 3 of the Washington Charter.

It is proposed to erect a public information sign beside the monument to explain in the history of the site and monument. The sign would greatly enhance the appreciation and understanding of the monument and the amenity value of the area if a simple information board was provided.

Conservation philosophy

The conservation design and specification was guided mainly by the International Charter for the Conservation and Restoration of Monuments and Sites 1964, a.k.a. The Venice Charter. The works were guided by the principles of minimum intervention, repair rather than replacement, honesty of repair, use of appropriate materials and methods and reversibility of alterations.

The Burra Charter of 1999 was also a guide to specifying the works: it encouraged minimal intervention in the conservation and presentation of the monument. It also underpinned the justification for the project and was used as such to explain the significance of the monument to the client: that the ruins and their site are a place of cultural significance in an otherwise recently developed and modern built environment, and that the ruins are a tangible historical record of previous lives lived in the local area.

Conservation Strategy and Method Statement

The building was surveyed, recorded and the relevant historical documents were researched as part of previous grant applications for funding by the Public Realm section of the council's Environment and Public Realm Management department, and by the council's Architectural Conservation Officer as condition assessments to identify the level of the works required, as part of the council's responsibility of care in safeguarding protected structures.

The works were designed and inspected by a conservation-accredited team. The works were carried out by a contractor with proven experience in this type of building conservation. All existing significant features

such as the tower stairs, the vault fragment and the oak beams were protected from accidental damage during the works. The works were successfully completed in September 2016 at a cost of €75,000.00.

Conservation Impact Assessment

The works were limited to the localised reconstruction and protection of damaged masonry walls, securing of vulnerable historic masonry details, and making the structure safe for general access by members of the public. The works are mostly reversible and can be distinguished from the older work. Although the conservation works have slightly reduced the authenticity of the monument, they have greatly improved its condition, ensured its preservation if maintained in future, and have enhanced its presentation.

Statutory Protections

The Killinenny ruins are a Protected Structure; it is referred to in South Dublin County Council's Record of Protected Structures, RPS (Map Ref. No. 348) under Schedule 2 of the County Development Plan 2016 - 2022 - Schedule 2 Record of Protected Structures, referred to as "Allenton Road, Old Court Manor, Tallaght Ecclesiastical Remains, Stone Church (Ruin) & Graveyard".

The ruins are also listed on the National Inventory of Architectural Heritage, Registry Number 11220005, Its Rating is Regional. Its Categories of Special Interest are Architectural, Artistic, Archaeological and Historical. It is described as "Remains of former medieval tower and country house, c.1700, with rubble stone and brick walls, and some internal plasterwork. Repairs to parts of walls". The NIAH estimates the date of the ruins to between 1650 and 1750.

The Killinenny ruins are also protected under the National Monuments Acts, Site DU-022-047 on Sheets 3390 & 3453 of the Archaeological Survey of Ireland, classified as containing "Church, graveyard, dwelling, dwelling". It is also listed on the Record of Monuments and Places, RMP Numbers:

- DU 022 - 025001 Church
- DU 022 - 025002 Graveyard
- DU 022 - 025002003 16th/17th century house
- DU 022 - 025002004 18th/19th century house

There are no other recorded archaeological sites in the immediate vicinity of the ruins. Recorded archaeological sites in closest proximity to the site are:

- Map reference number: DU-022-047, Site: Oldbawn Bridge, Location: c.500 m north-west of Killininny Tower
- Map reference number: DU-021-057, Site: Watermill and Dwelling (site of), Location: c.400m west of Oldbawn Bridge
- Map reference number: DU-021-037, Site: Tallaght Town, Location: c.2 km north-west of Killininny Tower

South Dublin County Council's Architectural Services department consulted in partnership with the council's Conservation Officer on all aspects of the works during both design and specification, and liaised with her during execution on site.

The conservation and repair works were necessary to consolidate and safeguard the structure and were identified as being urgent in nature. Therefore it was considered that the works did not materially affect the character of the Protected Structure and were therefore exempted development under the Planning and Development Acts.

Historical References to the ruins or tower at Killininny

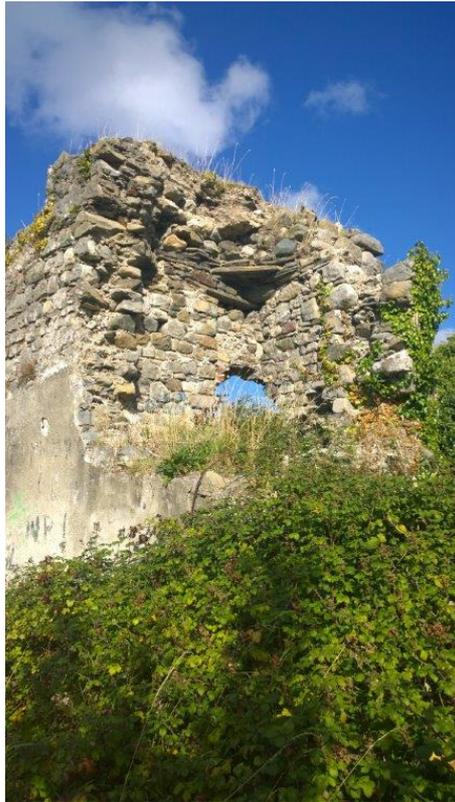
The building at Killininny is associated with an ecclesiastical site by place-name evidence [Killininny "church of the daughters"], recounted in detail by Ball (1902-1920). However, the site is only occasionally mentioned by nineteenth century authors such as Handcock (1899), O'Curry (1837) who tend to follow the main historical description of the tower by Flanagan from 1837:

"Adjoining Mr. Cotton's house to the south-east is the remains of an ancient castellated building consisting of one square room. The building does not appear to have been larger, and it had no apparent communication but through one door on the south-east side. The wall on this side is about twenty feet high and four thick. The places of two windows appear, one on the south side, large and widely splayed. There is a narrow square tower rising to a height of thirty feet or more at the south-west angle, and joining this tower within the other building a small portion of the spring of a strong stone arch is seen, at the height of the wall already mentioned. The arch was turned on hurdles, but it was afterwards plastered over and some fragments of flowers and leaves still remain in stucco work on it. There was no entrance to the lower part of the little tower, but there is a door on it above where the arch touches it, with some steps descending from it to the outer edge of the top of the wall already mentioned. There is a floor on the level of the door, but there is no floor from that to the bottom".

Conclusions

South Dublin County Council values its built heritage and will continue to invest in its historic building stock. The Killininny monument is an important local monument in the Killininny and Oldbawn areas and is a popular local landmark with local residents and community groups.

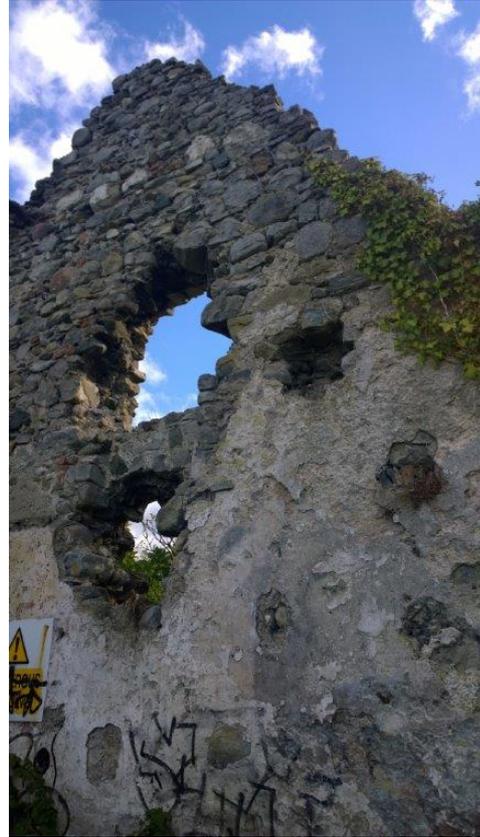
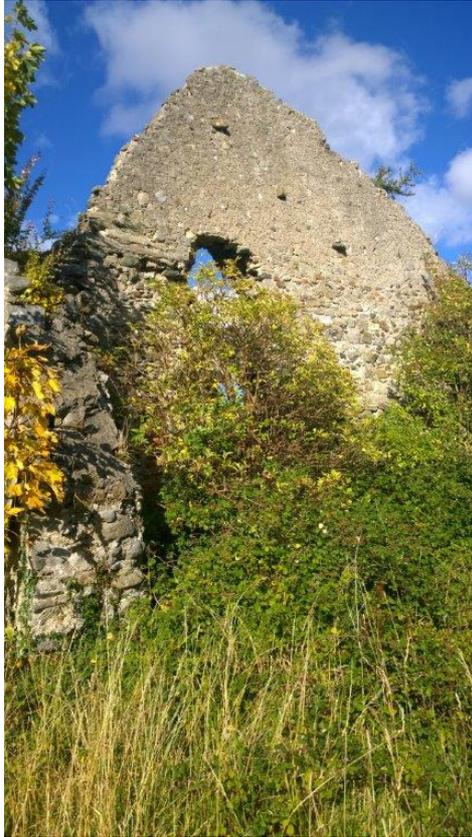
Photographs of the monument taken just before the works



Left: The remains of the tower, from the south, October 2015. Right: The remains of the tower, from the north, October 2015.



Left: The remains of the tower, from the south-west, October 2015. Right: The remains of the tower and vault, from the north, October 2015



Left: The internal face of the north-facing gable wall, from the south-west, October 2015. Note the sand and cement repair of the wall on the left. Right: The external face of the north-facing gable wall, from the south-west, October 2015. Note the lacunae and fragments of plaster



The heavily overgrown eastern wall of the ruin, viewed from within, from the west-north-west. Note the fragment of vault of the tower visible in the top right corner of the photograph. October 2015



The monument viewed from the east north-east, October 2015



Left: The stump of the tower and adjacent wall, from the south-west, October 2015. Right: The external face of the north-facing gable wall, from the north, October 2016.



Left: The doorway in the external face of the north-facing gable wall, October 2015. Right: The brick lining to the internal face of the tower, viewed from the north, October 2016.

Photographs of the building taken during the works



Left: The ruin after removal of all vegetation, viewed from the north-east, July 2016. Right: The ruin after removal of all vegetation, viewed from the south, July 2016.



Left: The SE corner of the ruin after removal of all vegetation, viewed from the south-east, July 2016. Right: The ruin after removal of all vegetation, viewed from the south-east, July 2016.



Left: The southern end of the ruin after removal of all vegetation, viewed from the west, July 2016. Right: The ruin after removal of all vegetation, viewed from the north, July 2016.



Left: The SE corner of the ruin after removal of all vegetation, viewed from the west, from inside, July 2016. Right: The internal face of the north-facing gable wall after removal of all vegetation, July 2016.



Left: The fragment vault after removal of all vegetation, July 2016. Right: The cobbles in the ground to the west of the ruin, July 2016.



Three views of the temporary works and scaffold, July 2016



Temporary propping of the stone vault until the repair was in situ.



Left: The hand-operated grouting pump and paddle. Right: The steps on top of the stump of the tower, August 2016



Left: The filled lacunae of the outer face of the north-facing gable, August 2016. Right: The inner face of the north-facing gable, August 2016

Photographs of the building taken after completion of the works



The completed works, September 2016. The fence was retained until the grass seed had germinated.



The completed works, September 2016.



Left: the steel plate under the stone vault, October 2016.



October 2016



October 2016

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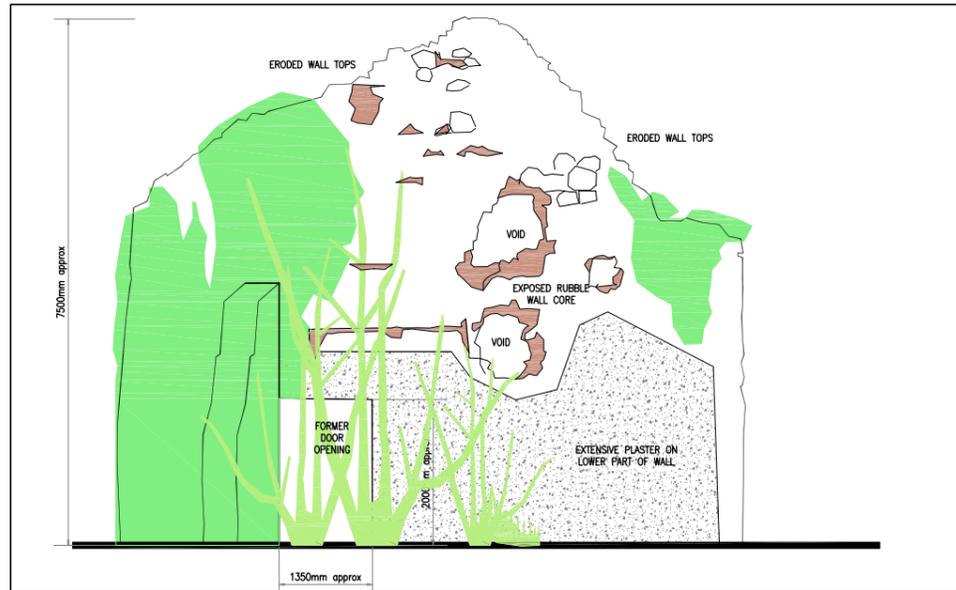
Acknowledgements

Mr. Oisín Egan, Executive Parks Superintendent, South Dublin County Council

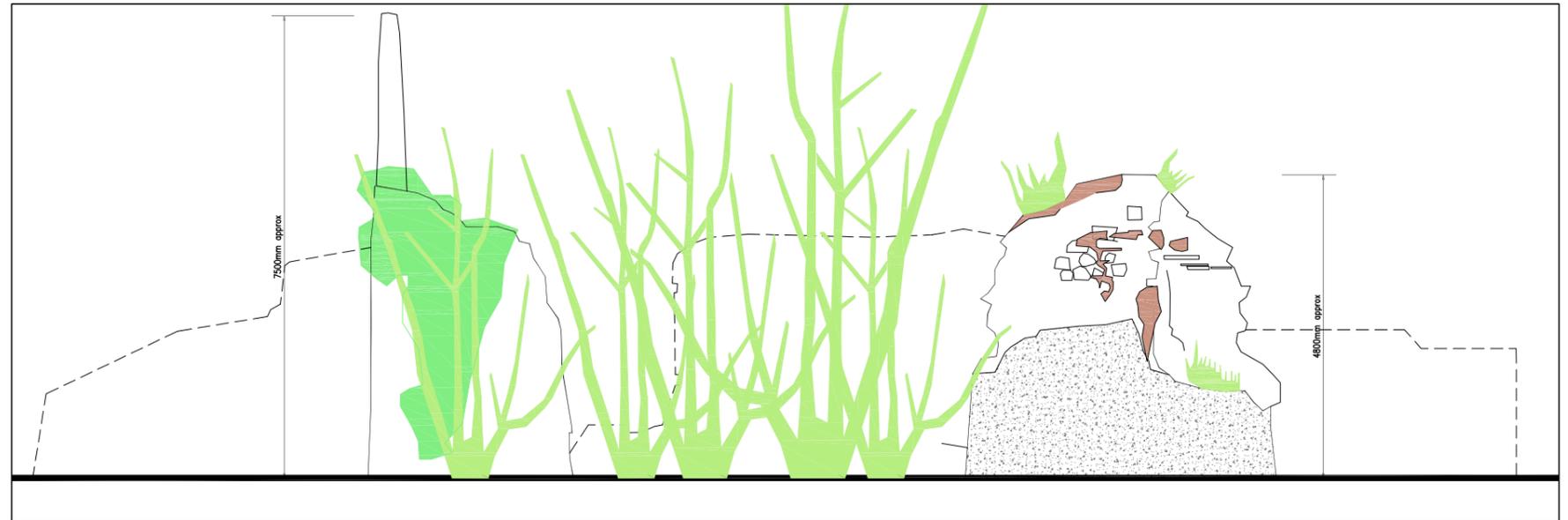
Michael Hannon, Senior Executive Parks Superintendent

Carmel O' Grady, Executive Parks Superintendent

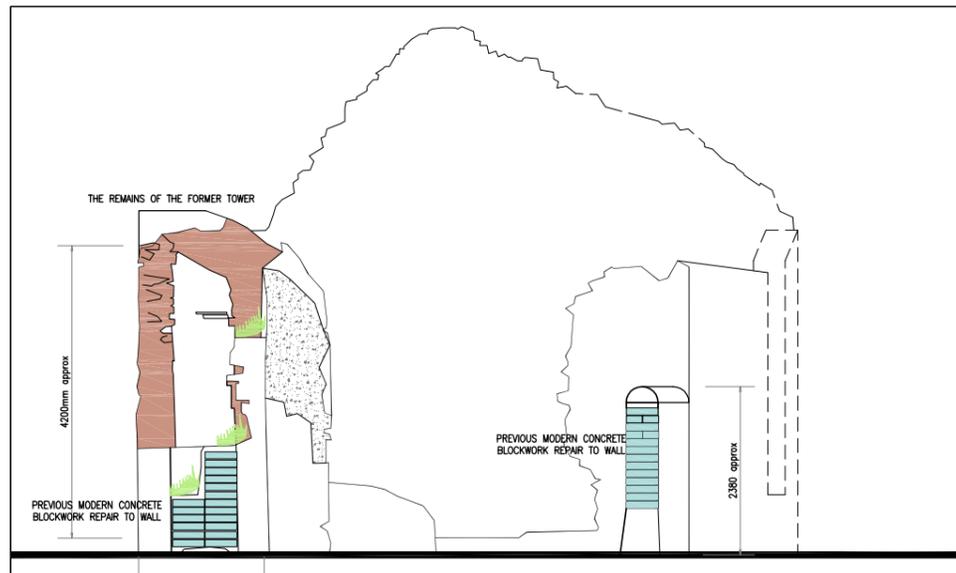
All the above assisted with this project, facilitated access, commissioned reports and surveys previously and contributed to our knowledge and understanding of the structure.



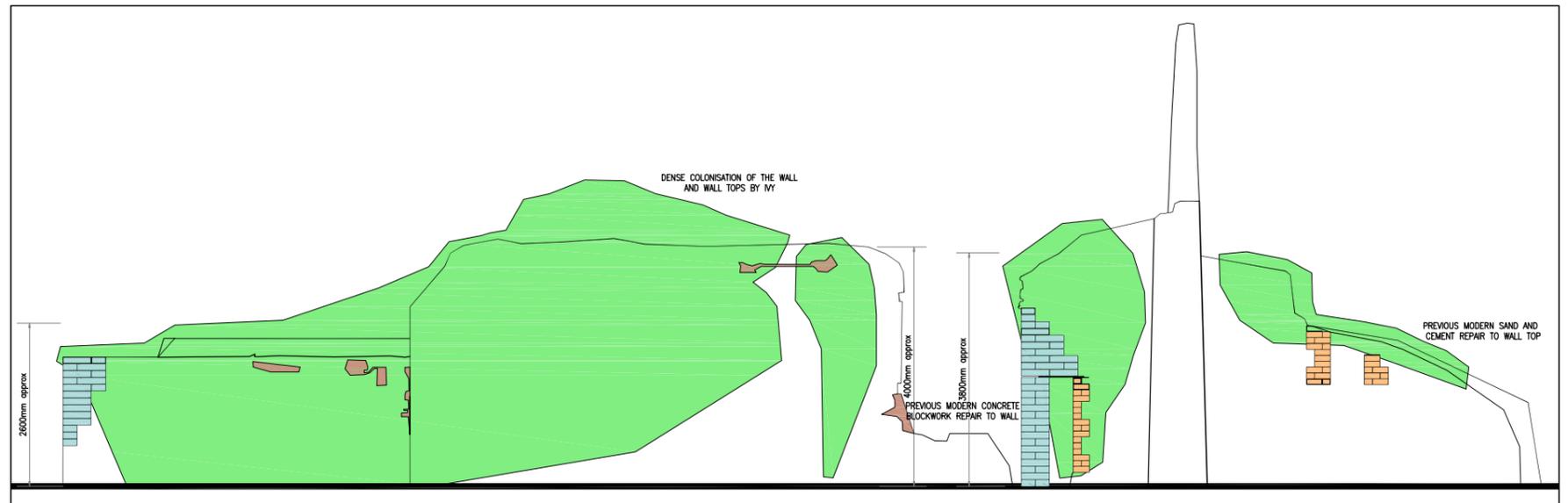
NORTH-WESTERN ELEVATION, AS EXISTING



SOUTH-WESTERN ELEVATION, AS EXISTING



SOUTH-EASTERN ELEVATION, AS EXISTING



NORTH-EASTERN ELEVATION, AS EXISTING

Ivy and other creepers	
Trees	
Higher order plant species	
Modern concrete blockwork	
Eighteenth century brickwork	
VOIDS IN MASONRY, LACUNAE	
Plaster or render	
KEY TO SYMBOLS AND COLOURS USED	

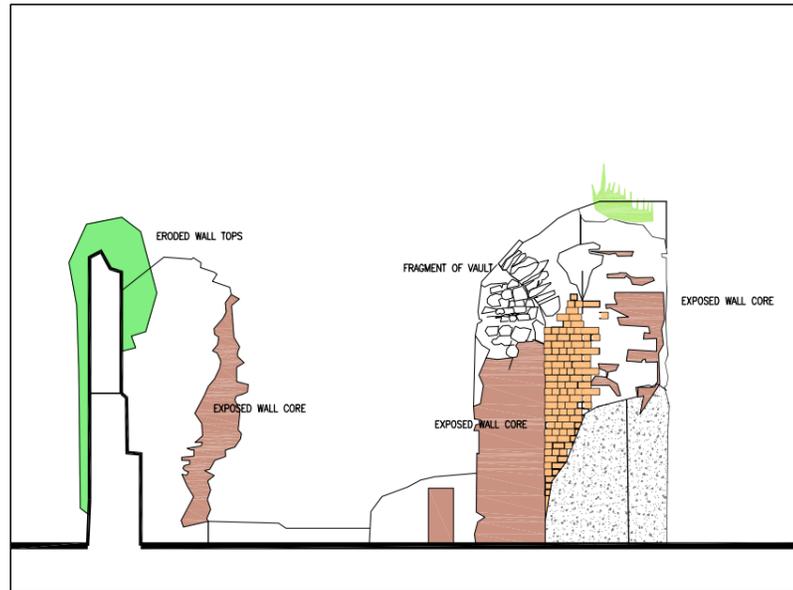
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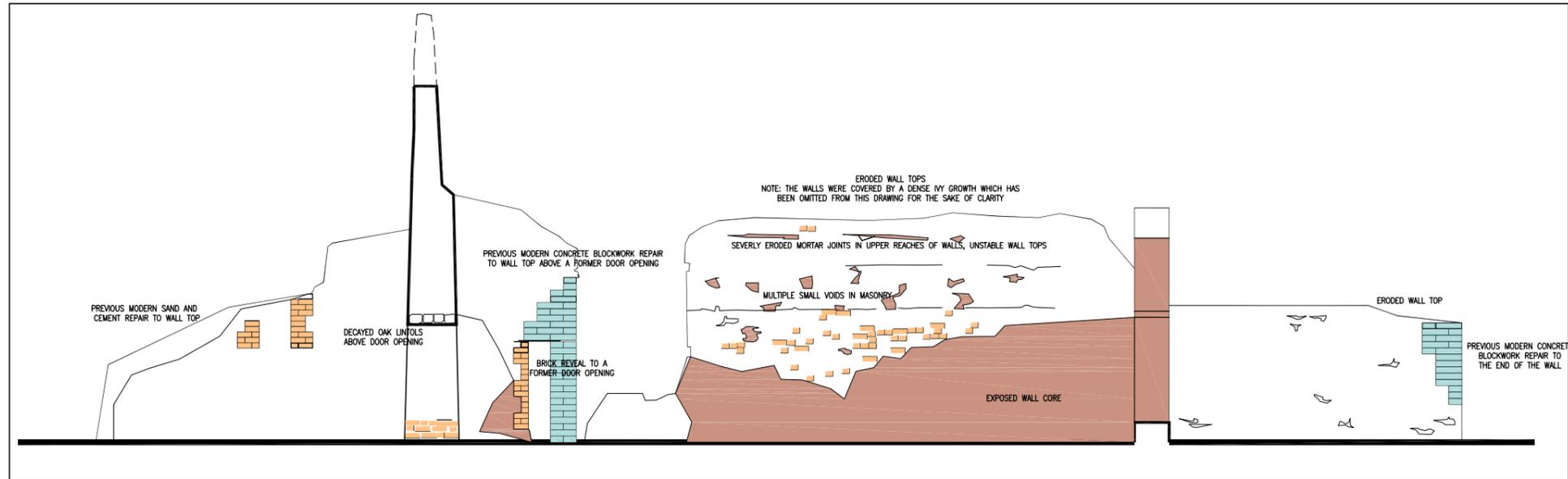
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SENIOR ARCHITECT: PATRICK DE ROE

PROJECT ARCHITECT: FEARGAL Ó SUILLEABHÁIN

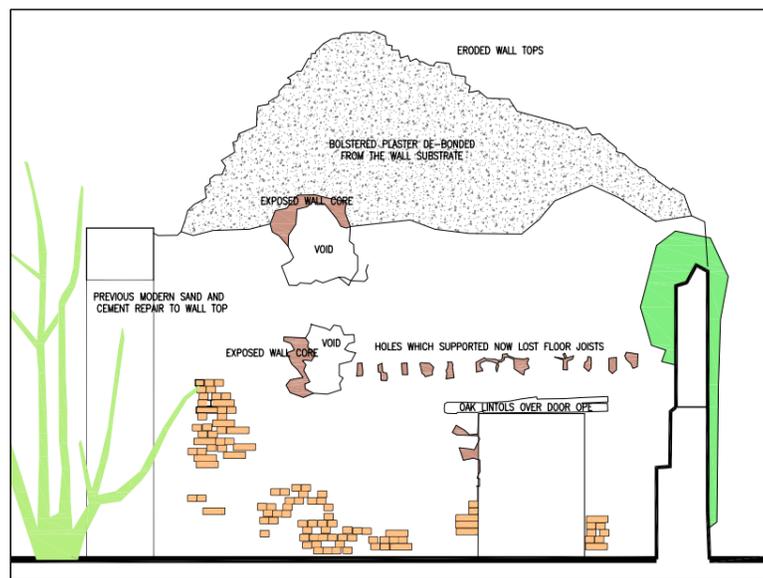
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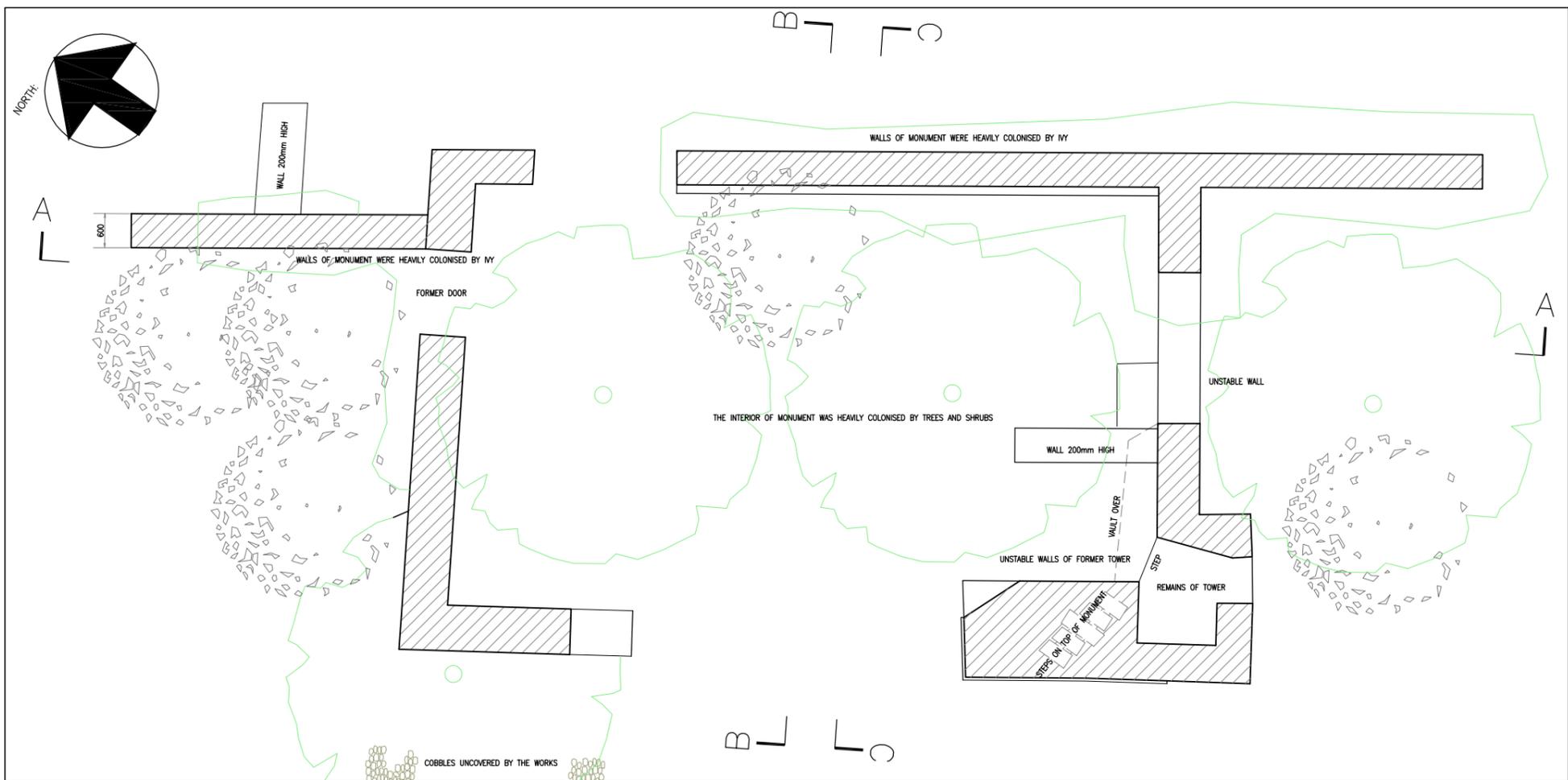
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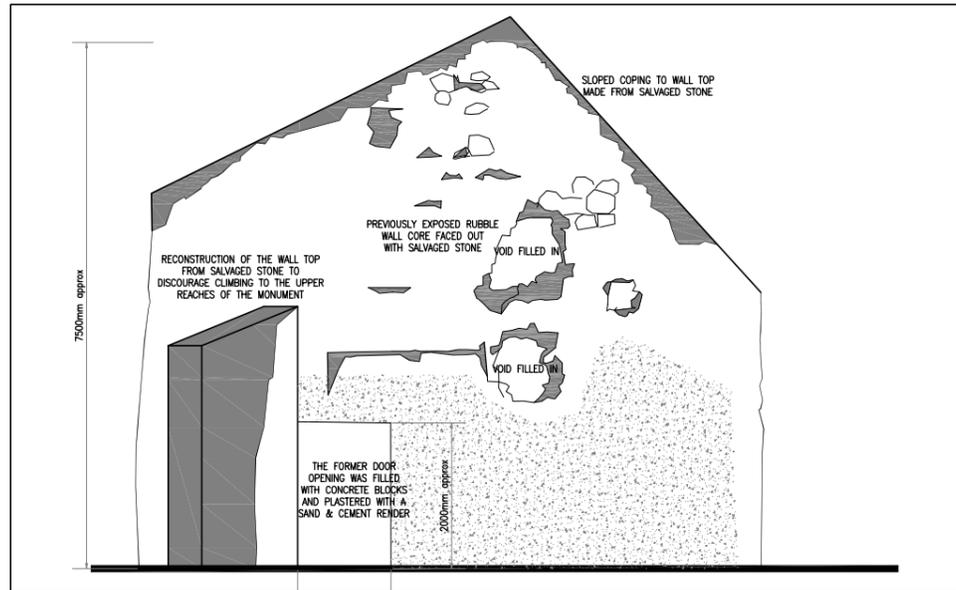


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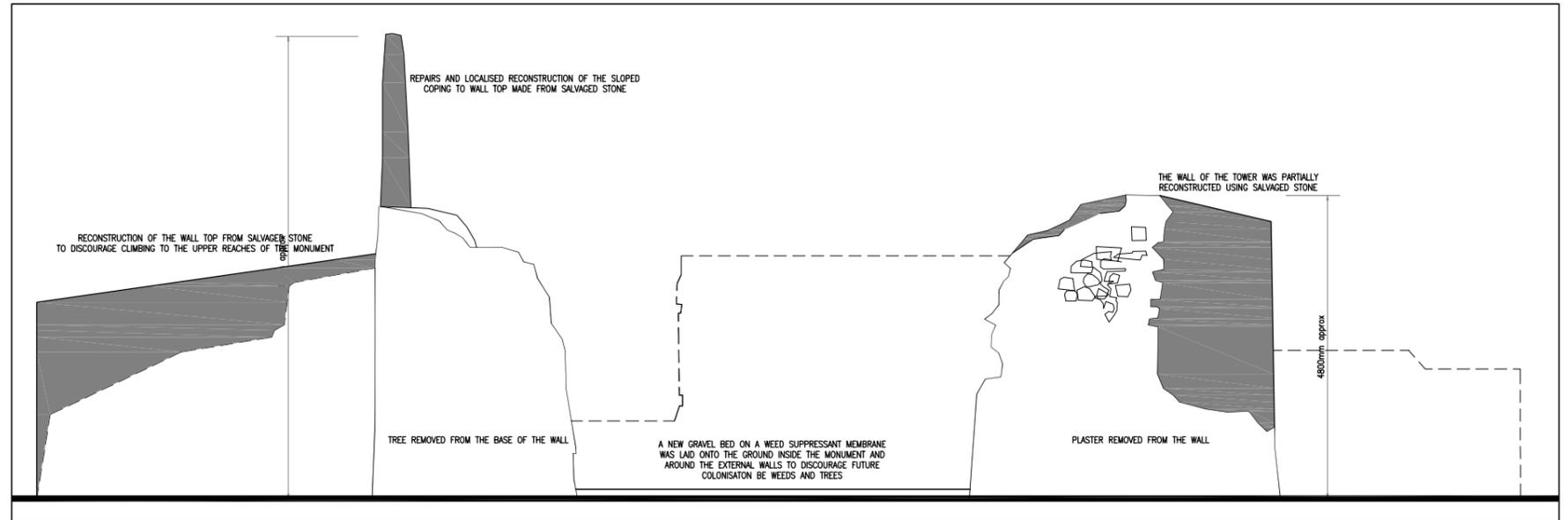


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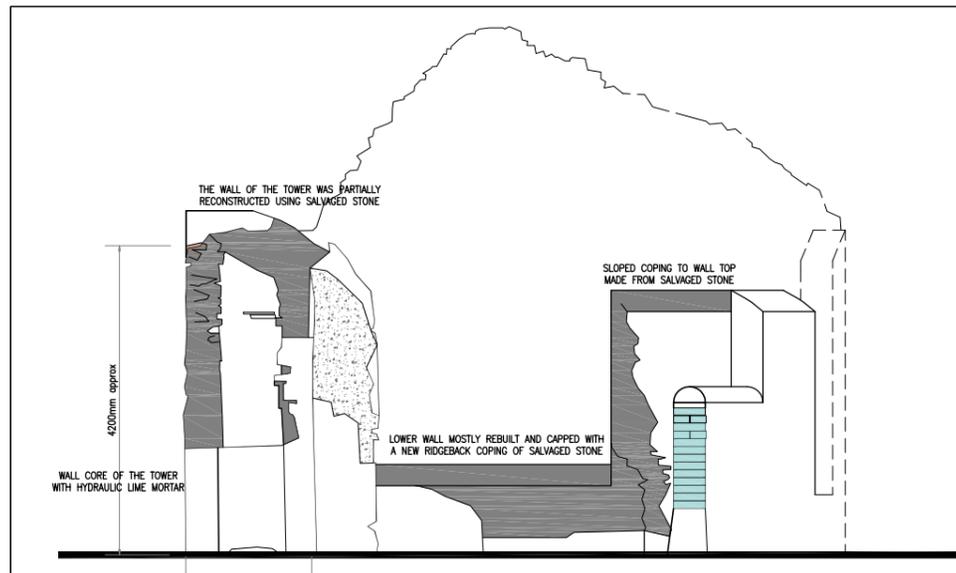
KEY TO SYMBOLS AND COLOURS USED	
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Trees	
Higher order plant species	
Modern concrete blockwork	
Eighteenth century brickwork	
Voids in masonry, locunae	
Plaster or render	



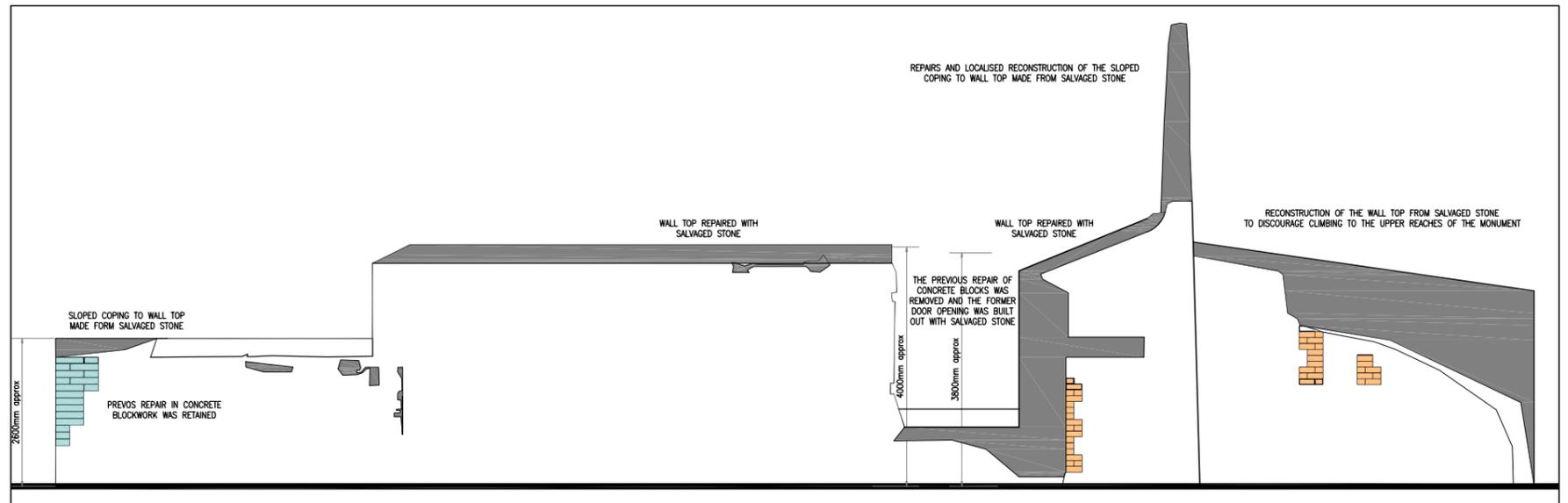
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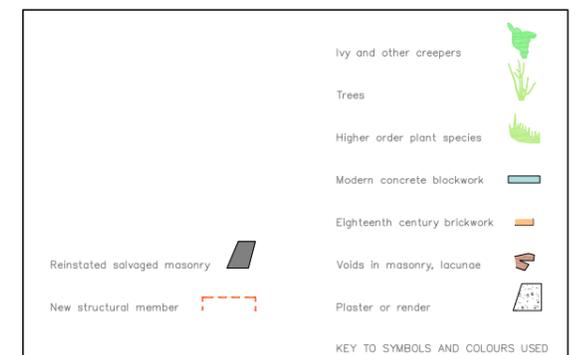
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SOUTH-EASTERN ELEVATION, AS BUILT



NORTH-EASTERN ELEVATION, AS BUILT



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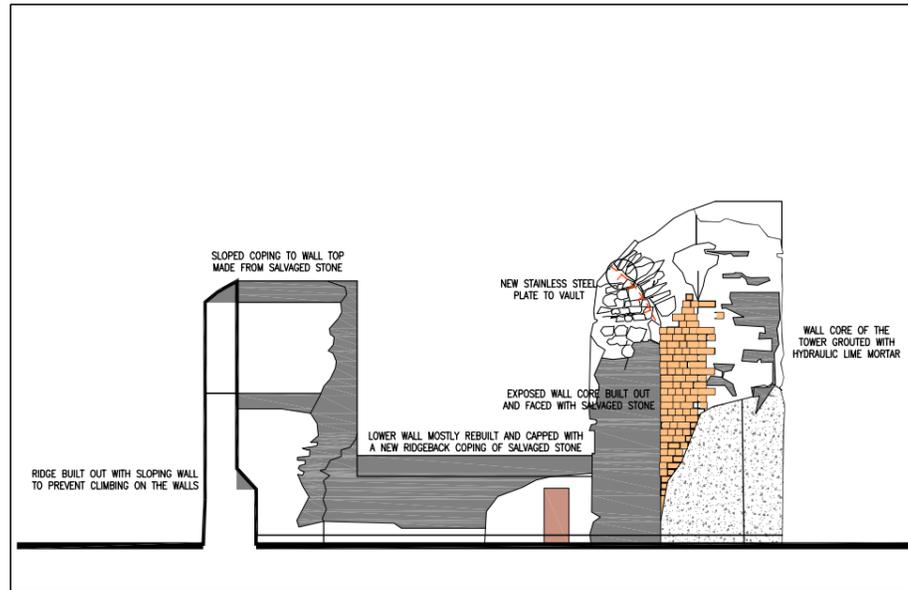
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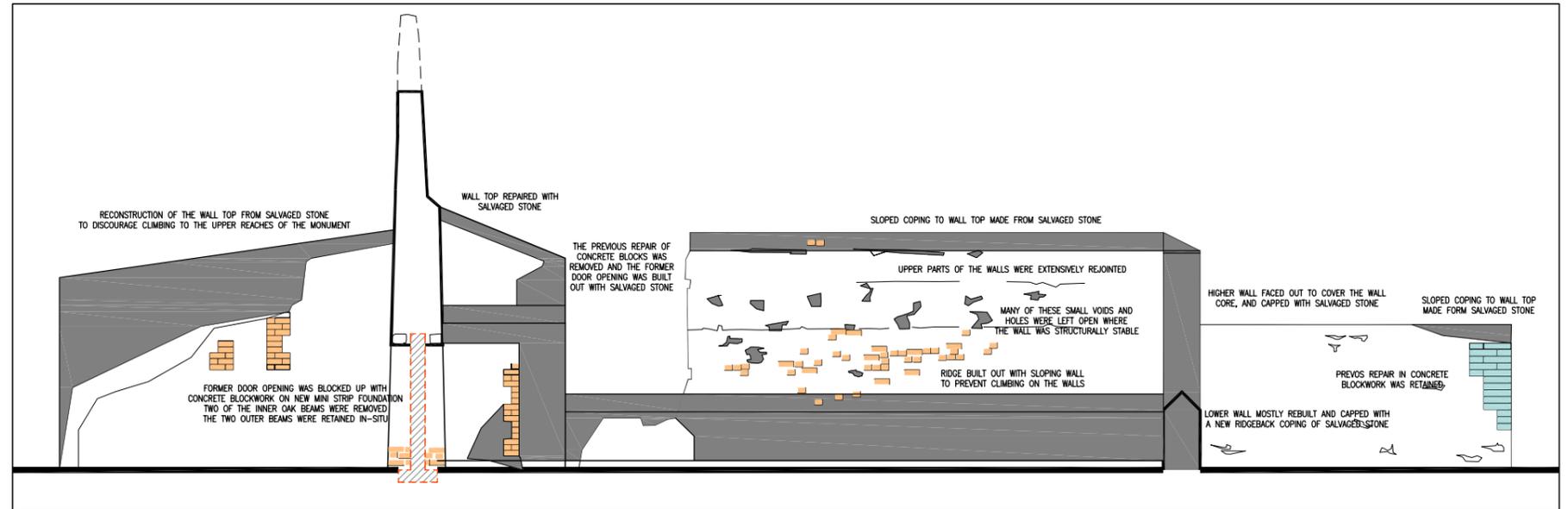
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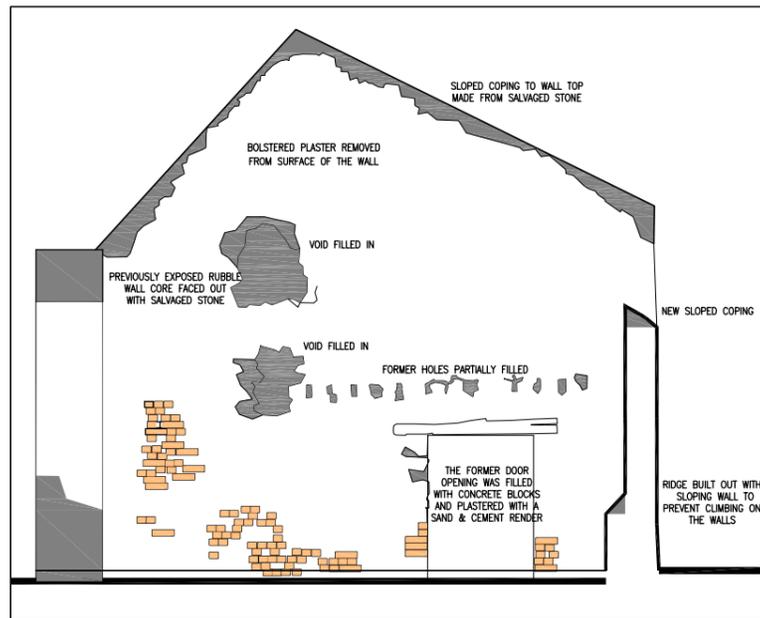
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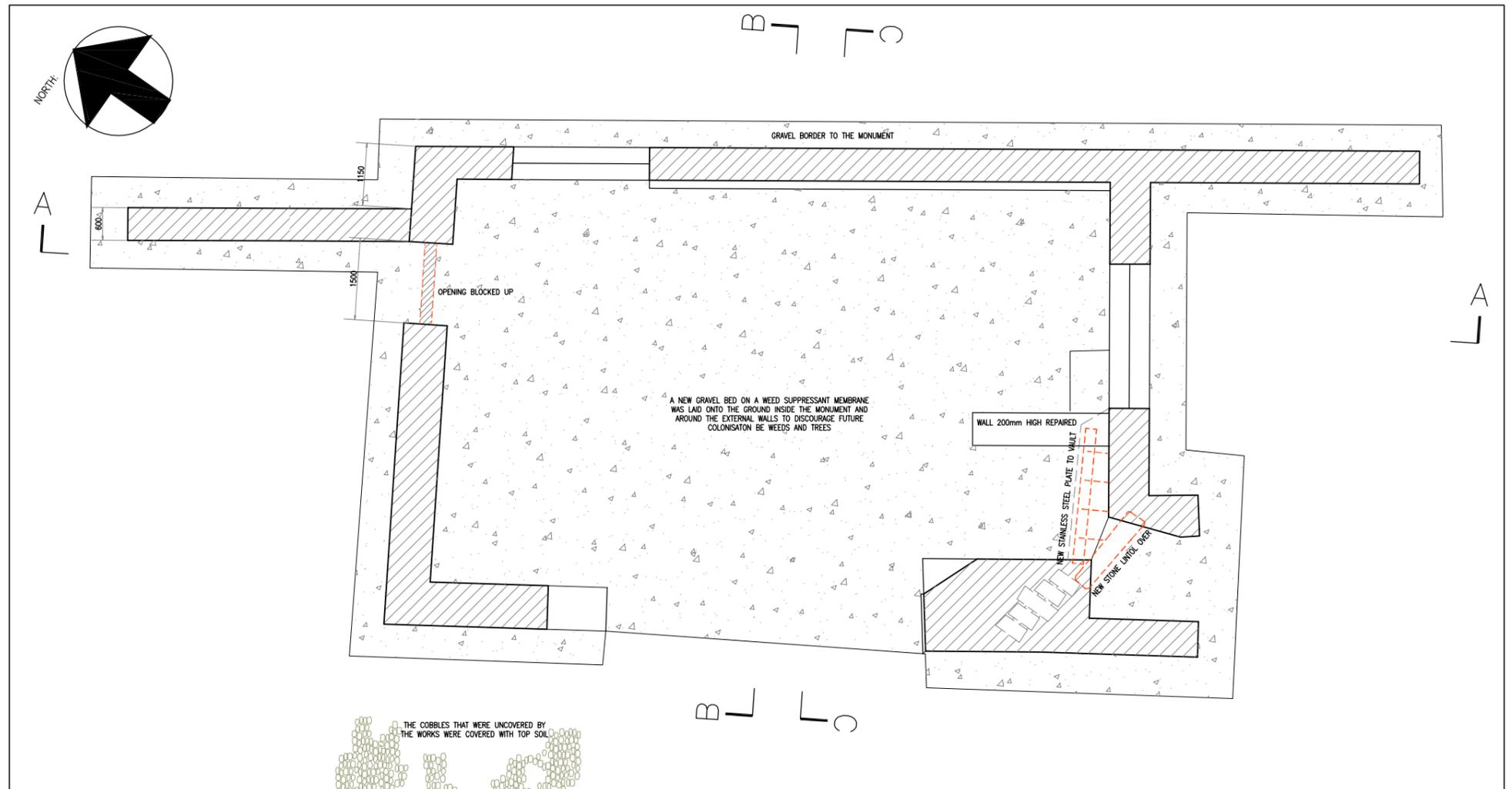
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SECTION A-A, AS BUILT



SECTION B-B, AS BUILT



PLAN, AS BUILT

KEY TO SYMBOLS AND COLOURS USED	
Ivy and other creepers	
Trees	
Higher order plant species	
Modern concrete blockwork	
Eighteenth century brickwork	
Reinstated salvaged masonry	
New structural member	
Voids in masonry, lacunae	
Plaster or render	

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PROJECT ARCHITECT: FEARGAL Ó SUILLEABHÁIN

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