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**Archaeological Assessment (Desktop) of a proposed development
at**

**Glebe House (protected structure) and Coruba House Site,
St Agnes Road, Crumlin, Dublin 12**

Client:

Seabren Developments Ltd and Circle VHA CLG

ITM: 712026, 731391

Planning Ref.: ABP-307476-20

RPS: 7560 (Former Glebe House)

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7 June 2022

ACSU Ref.: 1977

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PROJECT DETAILS

Project	Archaeological Assessment (Desktop) of a proposed development at Glebe House and Coruba House Site, St Agnes Road, Crumlin, Dublin 12
Report Type	Archaeological Assessment (Desktop)
Archaeologist	Magda Lyne
Client	Seabren Developments Ltd and Circle VHA CLG
Site	Glebe House and Coruba House Site, Crumlin, Dublin 12
Townland	Crumlin
ITM Ref.	712026, 731391
Planning Ref. No.	ABP-307476-20
RMP No.	N/A
RPS No.	7560 (Former Glebe house)
Report Date	7 June 2022
ACS Ref.	1977

Revision	Date	Description	Status	Author	Reviewed	Approved
1	12.12.2020	Archaeological Assessment	Draft 1	M.L	K.C	M.L
2	15.12.2020	Archaeological Assessment	Draft 2	M.L	K.C	M.L
3	18.01.2021	Archaeological Assessment	Draft 3	M.L	K.C	M.L
4	08.10.2021	Archaeological Assessment	Draft 4	M.L	K.C	M.L
5	29.03.2022	Archaeological Assessment	Draft 5	M.L	K.C	M.L
6	07.06.2022	Archaeological Assessment	FINAL	M.L	K.C	M.L

NON-TECHNICAL SUMMARY

This report presents the findings of an archaeological assessment (desktop) undertaken on behalf of the client in conjunction with a Strategic Housing Development (SHD) in the townland of Crumlin, on St Agnes Road in Dublin 12 (ITM 712026, 731391). This assessment is based on the findings of a desktop study, and aims to identify and describe known and potential archaeological and cultural heritage constraints within the development area and offer recommendations for the mitigation of such potential impacts.

The site of the proposed development is situated on the south side of St Agnes Road, within the Crumlin Village Architectural Conservation Area (McLoughlin 2013), and it contains a Protected Structure, listed in the *Dublin City Development Plan 2016–2022* as a former Glebe House (RPS 7560), which will be directly affected by the proposed development. To the front of the Glebe House is a car park with a rubble stone and mortar boundary wall, the area to the rear contains workshop units of industrial/commercial/storage type, with a concrete road running roughly off to the west of the middle of the site serving as an access road and car parking area, while the southernmost area is a partly grass-covered paddock separated from the workshops by a gate. Furthermore, the southeastern part of the development site was formerly part of a neighbouring plot and is concreted over, with some demolished building foundations still visible, and also a rubble stone and mortar boundary wall. The site is bounded by residential and commercial/industrial buildings, with main access from the St Agnes Road. The site contains no visible surface evidence of any archaeological features, and it is likely that the area is quite disturbed through former levelling of the property. It is possible, however, that sub-surface archaeological material could survive intact in some areas.

The site contains no Recorded Monuments, while the nearest are located c. 120m to the northwest and comprise a graveyard (RMP DU018-038002-) and ecclesiastical enclosure (RMP DU018-038003-), with an associated church (RMP DU018-038001-). These will not be directly affected by the proposed development. The Down Survey map of County Dublin (1654–56) depicts the 'Parrish of Crumline' and a number of substantial structures within the Crumlin Village area. Taylor and Skinner's map (1777) depicts the lands within which the development is now a part of as owned by Purcell's. A member of the Purcell family was mentioned in Crumlin for the first time in 1609, as a resident of Crumlin leasing land. There is, however, insufficient detail on these early maps to give more specific information relating to the development area. Ordnance Survey (OS) maps were also examined in order to identify any possible archaeological features and to trace the development of the site during the nineteenth and early twentieth centuries. On the first edition OS 6-inch map of 1843 (surveyed 1836), the area is labelled Rectory Glebe, with two buildings depicted within the development site, including the location of the Glebe House, although the building appears to be more cruciform in plan. By the time of the 25-inch map of 1911 (surveyed 1907), however, the Glebe House is depicted as a roughly square structure, and a building to the southwest that follows a roughly similar footprint visible on the first edition map is also illustrated. The Glebe House still stands today, however the building to the southwest appears to be replaced by a modern shed, although parts of the walls or foundations may have been reused and could therefore date to at least the early nineteenth century. No features of archaeological interest are, however, apparent from an examination of the cartographic sources or aerial photographs for the development site.

The site was inspected on 11 December 2019. The proposed development area consists of land surrounding the still standing former Glebe House. A number of structures and architectural features relating to the former Glebe House were identified during the site visit. These include a staircase and stair rail, the stone detail of the main entrance, a transom window, as well as a downspout/leader and leader heads, dry stone walls and mortar walls surrounding the plot in parts, a pillar fronting onto St Agnes Road, as well as a gate pillar, visible on the western side of the current access gate, immediately northwest from the Glebe House. These features and structures appear to be at least in part contemporary with the former Glebe House, which is a Protected Structure. These structures and features will therefore require further consideration prior to any development of the site.

This assessment concludes that while the site of the proposed development contains no Recorded Monuments, the location is within the lands of Glebe House, a Protected Structure, as well as within the Crumlin Village Architectural Conservation Area (McLoughlin 2013) and in close proximity to a graveyard (RMP DU018-038002-) / ecclesiastical enclosure (RMP DU018-038003-). This suggests that the overall landscape within which the proposed development is located should be considered as having archaeological potential to contain previously unrecorded sub-surface features or deposits of an archaeological nature. In the event of any of these being encountered within the development area, there would be an impact on these archaeological remains as a result of the proposed development.

It is therefore recommended in the event of permission being granted for the proposed development that a suitably qualified Conservation Architect be employed to oversee the recording and preservation of all architectural features relating to the former Glebe House. It is also recommended that pre-development test trenching by a suitably qualified archaeologist is undertaken where any ground works are to take place. Where testing is not feasible due to constraints (structures), archaeological monitoring during demolition is recommended.

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1. INTRODUCTION

This report presents the findings of an archaeological assessment (desktop survey) of a proposed residential development at the former Glebe House, Crumlin, Co. Dublin (ITM 712026, 731391, Figures 1–2). Crumlin (*Cromghlinn*) is a townland in the Civil Parish of Crumlin and the Barony of Uppercross.

The site contains no Recorded Monuments, while the nearest are located c. 120m to the northwest and comprise a graveyard (RMP DU018-038002-) and ecclesiastical enclosure (RMP DU018-038003-), with an associated church (RMP DU018-038001-). These will not be directly affected by the proposed development.

The site of the proposed development is located within the Crumlin Village Architectural Conservation Area (McLoughlin 2013) and it contains a Protected Structure, as listed within the *Dublin City Development Plan 2016–2022* as former Glebe House (RPS 7560).

2. THE DEVELOPMENT

2.1 Proposal

Seabren Developments Ltd and Circle VHA CLG intend to apply to An Bord Pleanála for planning permission for a strategic housing development at this site located at Glebe House (Protected Structure, RPS Ref. 7560), including the vacant Glebe light industrial lands, and the vacant site of the former Coruba House, Saint Agnes Road, Crumlin, Dublin 12 all on a site of 0.88 Hectares. The site bounds Somerville Drive and Somerville Green to the southeast and southwest, respectively, and includes the grass margin between the Coruba site boundary and Somerville Drive. The Glebe House lies within the Crumlin Architectural Conservation Area.

A residential development of 150 no. apartments consisting of 74 one beds, 72 two beds and 4 three bed residential units, a creche and café. The proposed scheme has an overall Gross Floor Area of 15,767 sq.m.

Two apartment buildings are proposed ranging in height from 4 – 6 storeys and linked by a carpark at ground floor and a podium at first floor level comprising the following:

- Block A is 5-6 storeys and consists of 79 apartments and includes 35 no. one beds and 44 no. two beds units, ESB substation/switch room/metering room of 85sqm, 42 no. secure bicycle storage and bin storage of 44sqm*
- Block B is 4-5 storeys and consists of 66 apartments and includes 38 no. one beds, 25no. two beds and 3 no. three beds, a Creche of 147 sqm at ground floor level with associated outdoor area, ground floor plant rooms of 74sqm, ESB substations/switch room/metering room/telecoms of 89sqm, 188 no. secure bicycle storage spaces in two locations, 6 no. motorbike spaces and bin storage of 75sqm.*

Two no.three storey pavilion buildings either side of Glebe House to accommodate:

- One number two storey duplex 2 bed apartment above one number 1 bed apartment at ground floor in the north west pavilion and,
- One number two storey duplex 2 bed apartment above a 55 sqm ground floor café, in the south east pavilion.

The repair of fire damaged elements (following a fire 21st April 2022) and the refurbishment of Glebe House, a protected structure, into two apartments, one number 2 bed unit at lower ground floor and one number 3 bed unit at upper ground and first floor;

- Repair of fire damaged elements including the replacement of all roof coverings and structure, replacement of all first floor timber stud walls, replacement of first floor rear return joists, replacement/repair of floor joists at first floor level, replacement of internal render to kitchen/dining area in rear return building and replacement/repair of stair from upper ground to first floor level,
- the refurbishment of Glebe House including the removal of extensions to the rear and sides of the building, restoration of the façade, replacement of pvc windows with sliding sash windows and associated works to the interior and to the curtilage of Glebe House.
- Lowering the front boundary wall and return boundary wall to the front of Glebe House.

Demolition of all workshops, offices and sheds to the rear and sides of Glebe House Demolition of boundary walls around the Coruba land on Somerville Drive, the front entrance and between Coruba and the Glebe lands. Demolition of non-original brick column's at St Agnes Road entrance to Glebe House (1,636 sqm).

75 car parking spaces are proposed:

- 66 no. car parking spaces (includes 2 Go Car spaces) in ground floor car park below podium and partly in Block A and 4 No. visitor car parking spaces in front of Glebe House all with vehicular access from St Agnes's Road
- 5 No. assigned car parking spaces on the eastern side of Block B with vehicular access from Somerville Drive.

The development provides 905 sqm of Public Open Space to the front and side of Glebe House, and within the southeast public plaza. with a pedestrian route to the side of the Café at Pavilion B and 1,632 sqm of Communal Open Space located at podium level and to the rear of Block A.

76 no. visitor bicycle parking spaces are provided in the public accessible areas of the site.

The application also includes the provision of a new footpath along the south-eastern boundary at Somerville Drive, a new controlled gate between Somerville Drive and St Agnes Road allowing public access through the site within daylight hours and a new pedestrian access from the public open space onto St. Agnes Road, boundary treatment, landscaping, Solar Panels on the roof of Blocks A and B, provision of 4 no. Microwave link dishes to be mounted on 2 No. steel support posts affixed to the lift shaft overrun on Block A, lighting, services and connections, waste management and other ancillary site development works to facilitate the proposed development.

2.2 Archaeological Requirements

This archaeological assessment (desktop) has been carried out on behalf of the client, in relation to a Strategic Housing Development.

The purpose of the desktop assessment is to gain an understanding of the historic and archaeological environment of the area in order to assess the impact of the proposed development on the site and its environs, and to provide strategies to conserve any significant archaeological or cultural heritage assets while developing the site. If deemed necessary, the report will also provide recommendations for further archaeological investigation in order to mitigate the impact of the proposed development.

2.3 Methodology

This archaeological assessment (desktop survey) was carried out involving a literature review and consultation of the Record of Monuments and Places (RMP) and Sites and Monuments Record (SMR) compiled and updated by the National Monuments Service and the National Historic Properties Service of the Department of Culture, Heritage and the Gaeltacht. The RMP is comprised of manuals that list all known archaeological sites and monuments in a county with accompanying maps (based on Ordnance Survey (OS) six-inch maps) locating these sites. All sites included in the RMP are protected under the National Monuments Acts (1930–2004). The SMR consists of all records stored in the Archaeological Survey of Ireland national database and is presented in the Historic Environment Viewer, which also includes sites listed in the National Inventory of Architectural Heritage.

The Topographical Files of the National Museum of Ireland were also consulted to assess the area's archaeological potential. These files list on a townland basis all archaeological artefacts in the care of or known to the museum. Such a record can provide evidence for human settlement or activity in the absence of physical remains or documentary references. The results of previous and ongoing archaeological investigations were also taken into account in order to evaluate the level of archaeological remains coming to light in the area as this could have implications for the proposed development. Historical maps held by the Map Library of Trinity College Dublin and aerial photography from the Geological Survey of Ireland were both consulted. These sources can indicate areas of archaeological potential through features like curving field boundaries, cropmarks and soilmarks and can provide information regarding the nature and extent of recorded archaeological sites

which have become denuded since the early nineteenth century. Historical maps are also useful in identifying other features of cultural heritage significance.

Dublin City Development Plan 2016–2022 and the *Crumlin Village St. Agnes Church & Environs, Architectural Conservation Area Report*, adopted in 2014, were also consulted. The National Inventory of Architectural Heritage for County Dublin, which contains other buildings of architectural interest in the area that are not included on the Record of Protected Structures was examined. In addition to the desktop study, a field inspection was carried out on 11 December 2019, which sought to identify current and previous land use and to locate any features of archaeological potential or items of cultural heritage interest on the site.

3. ARCHAEOLOGICAL ASSESSMENT

3.1 Archaeological & Historical Background

Crumlin Village is situated in the southwest part of Dublin City. The Crumlin Parish was on the direct route to Tallaght and Blessington. In his *History of the County Dublin*, Ball (1906, 134–148) mentions prehistoric burial cists being discovered in this area and exhibited in the National Museum of Ireland. These and other burials were located only 1km southwest of the proposed development site and comprise a flat cemetery (TMP DU022-002) in the townland of Greenhills, first discovered in 1892 during quarrying of a sand and gravel ridge (NMI 1892:48). This site is dated to the Early Bronze Age (c. 2200–1600 BC) and contained burials where bowl and vase food vessels were found, as well as two cists and two pit burials that contained an urn and a food vessel/urn. In the National Museum of Ireland database they are described as ‘2 Cinerary Urns; 2 Enlarged Food-Vessels; Pygmy Cup; Food Vessels’ (NMI 1898:20a-b) and as ‘Skeleton; Food Vessel’ (NMI 1945:373).

Approximately 180m to the north of the proposed development site a mound (RMP DU018-038004-) is recorded on the first edition OS map as a hachured mound suggestive of a barrow or ringfort. If the former this too may represent the site of prehistoric burial, or if the latter it could be the site of a settlement enclosure dating to the Early Medieval period (c. AD 400–1100). Such enclosed farmsteads are widely distributed across the country and are known to have been primarily constructed and occupied within the period AD 600–1000 (O’Sullivan et al. 2013, 64). They were often inter-visible with other similar settlements in the landscape and a number of them have associated hut sites and souterrains that represent underground passages possibly used for food storage and/or refuge. St Mary’s Church of Ireland church was later built in this location.

Crumlin Village

The old graveyard of St Mary’s (RMP DU018-038002-), located to the northwest in Crumlin Village, appears to be of circular form, suggesting it presents the remains of an ecclesiastical enclosure (RMP DU018-038003-), therefore pre-dating the Norman occupation of the area. In 1998, an archaeological assessment in this area revealed a ditch outside and concentric to the boundary of the churchyard, however, no datable finds were recovered (Licence 98E0362; see Section 3.4). Inside the ditch two pits containing burnt material were revealed and these are likely to be of medieval date. Further work in 1999

revealed a ditch feature traversing the site from east to west, possibly representing an outer enclosing element around the medieval churchyard and purposely infilled in the later medieval period (Licence 99E0305; see Section 3.4). The present graveyard wall may be indicative of an inner circular enclosure.

Crumlin itself developed as an Anglo-Norman village during the years following the conquest in the late twelfth century AD. Crumlin was mentioned as being controlled by the See of Dublin, and listed with other important royal manors like Esker, Newcastle and Saggart. In 1193 Crumlin was given as a prebend to St Patrick's Cathedral (Mharcaigh 1997). After the Anglo-Norman conquest Crumlin was held by the Harptree family from Somersetshire. It was a manorial settlement with a motte and bailey (McLoughlin 2013) and the mound (DU018-038004) mentioned above may equally represent the site of that motte and bailey.

In the thirteenth century, the Crown attempted to erect a castle in Crumlin, as the populace was attacked by raiders from the Wicklow hills, however, no evidence of an enclosure is apparent. Ball (1906) mentions several small castle houses near Crumlin, however, he is of the opinion that it is unlikely any castle of importance stood there. Edward I leased the manor of Crumlin to ecclesiastic, Henry de Compton, who met with opposition from the locals. At that time Crumlin was known as *Crum* or *Trum*, and it was near Crumlin that the slaughter by the O'Tools in 1331 took place. In the fourteenth and fifteenth century Crumlin was owned by the Abbey of St Thomas, the Priory of the Holy Trinity, and the Guild of St Anne in St Audoen's Church.

The village was raided and burnt in 1594 by Gerald Fitzgerald, and again in 1599 by Fiach MacHugh O'Byrne of Glenmalure (Ball 1906). In 1646, Robert Ussher was granted a licence to hold two fairs annually at Crumlin. In 1690, after the victory at the Battle of the Boyne, part of King William's army encamped here. In the second half of the seventeenth century Major Joseph Deane, also the owner of Terenure, acquired part of the lands at Crumlin. His son occupied Queen Anne until 1714, when he became Chief Baron. Following his death, Crumlin House was set for sale and was occupied by Richard Allen, later by Philip Walsh and Theobald Mathew. The house was for a time a country residence but was later deserted.

Lewis (1837) mentions extensive quarries of limestone and large flour mills that had been in operation for many years. He also mentions:

*The principal gentlemen's residences are Crumlin House, that of W. Collins, Esq.; Crumlin Lodge, of G. Oakley, Esq.; Crumlin, of R. Smith, Esq and the **Glebe-house of the Rev. J. Elliott**: in the grounds of Mr. Smith is a moat or rath from which is an extensive view of the beautiful scenery in the neighbourhood.*

He also mentions a church that was rebuilt in 1816 but with the old tower preserved, a chapel, as well as a school in connection with the church. This church (RMP DU018-038001-) is located c. 180m to the northwest of the development site, within the graveyard and ecclesiastical enclosure mentioned above. The later medieval tower is entered through an added early eighteenth-century doorway of Classical style, inserted c. 1710. It rises three storeys and at ground floor level an original north-facing doorway has been blocked up externally but survives as an alcove internally with a lintelled head. A spiral staircase in the northwest corner survives from first floor level.

Crumlin

Crumlin (*Cromghlinn*) is a townland situated southwest of Dublin, with Drimnagh to the north and Walkinstown to the West. It is located in the Civil Parish of Crumlin and the Barony of Uppercross. The name is thought to come from *glean* – glen that can be translated as ‘curved glen’ (www.logainm.ie). It was first mentioned in the twelfth century as Cromelyn and in the centuries that followed different version of that name were in use – most common were Cromelyn, Cromlin and Crumlin.

Crumlin contains a number of Recorded Monuments, most located within the northwest part of the townland, such as the mound (DU018-038004), church (DU018-038001), graveyard (DU018-038002) and ecclesiastical enclosure (DU018-038003) outlined above (see also Section 3.2).

The Glebe House

The Glebe house was built in 1791 and was home and official residence of Church of Ireland clergymen. Reverend Humphrey Davy M.A, the rector of St Mary’s, Crumlin between 1867 and 1913 was the last rector to occupy the house. The O’Neill family took residence in Glebe House in the 1920s, before that it was occupied by Mr Dycher, followed by Mr McCracken (French 2000).

McLoughlin (2013) describes the Glebe House as giving strong definition to St Agnes Road and as one of the most important historic large dwellings of its type remaining in Crumlin. He describes the house in detail as follow:

House retains its impressive double-pile, two storey over basement volume and is well set back from the road. It has a well-proportioned and symmetrically arranged elevation with simple hipped roof form and impressive chimney stacks to the foremost gables. It also retains a stone flight of steps to an entrance with fanlight.

3.2 Record of Monuments and Places

There are no Recorded Monuments listed within the Record of Monuments and Places (RMP) or the Sites and Monuments Record (SMR) within the development area (Figure 2), while there are five recorded monuments located within 0.5 km of the proposed site. The nearest RMPs to the site are a graveyard (DU018-038002-) and ecclesiastical enclosure (RMP DU018-038003-), located c. 120m to the northwest, which will not be directly affected by the proposed development. The development site is located within the Crumlin Village Architectural Conservation Area.

The following is a list of the nearest Recorded Monuments located within the surrounding area (Table 1; Figure 2). These descriptions are derived from the National Monuments Service Archaeological Survey Database (<http://maps.archaeology.ie/historicenvironment/>).

Table 1: Recorded Monuments in the environs of the proposed development site

RMP No.	Class/Site Type	Townland
DU018-038004-	Mound	Crumlin
DU018-038001-	Church	Crumlin
DU018-038002-	Graveyard	Crumlin
DU018-038003-	Ecclesiastical enclosure	Crumlin
DU018-039----	Windmill	Crumlin

3.3 Archaeological Find Spots

The Topographical Files of the National Museum of Ireland record two find spots in the environs of the proposed development site, both associated with St Mary's Church.

Table 2: Archaeological find spots in the environs of the proposed development site

NMI Reg.:	Location:	Find:
1941:24	Crumlin	Holy water stoup
2009:34-43	Crumlin	Medieval and post-medieval floor tile fragments

3.4 Previous Archaeological Investigations

The nearest previous archaeological excavation to the development site was located c. 100m to the north, with a small number of recent archaeological investigations also carried out in the environs of Crumlin Village.

Details of the four closest archaeological investigations, derived from the Summary Accounts of Archaeological Excavations in Ireland (www.excavations.ie), are outlined below (Table 3; Figure 2). These are all located within 0.5km radius of the proposed development site and further demonstrate the overall archaeological potential of the site and its surrounding townlands.

Table 3: Previous archaeological investigations in the environs of the proposed development site

Location	Licence No.	RMP No.	Director(s)	Site Type	Investigation Type
9–11 St. Agnes Road, Crumlin, Dublin	96E0009	N/A	Georgina Scally	No archaeological significance.	Archaeological testing.
Rear of 1–7 St. Agnes Road, Crumlin, Dublin	98E0362	N/A	Alan Hayden	Medieval ditches and fields.	Archaeological testing.
1–7 St. Agnes Road, Crumlin, Dublin	99E0305	N/A	Donald Murphy	Medieval church enclosure.	Archaeological excavation.
St. Mary's Church, St Mary's Road, Crumlin, Dublin	01E0465	N/A	Judith Carroll	No archaeological significance.	Archaeological testing.

Within Crumlin Village, archaeological testing and excavation was carried out at **1–7 St. Agnes Road**, located north of the proposed development site adjacent to the site of a round enclosure of possibly medieval origin. In August 1998 (**98E0362**) eight test trenches revealed a ditch traversing the site from east to west, possibly representing an outer enclosing element around the medieval churchyard to the north. In July 1999 (**99E0305**) a limited excavation was undertaken, whereby two areas measuring 10m by 8.5m and 10m by 7.5m were excavated in the area of the ditch to be affected by the development. Both areas revealed consistent stratigraphy over the northern part of the site, and natural boulder clay was encountered at 0.7m below present ground level. It would appear that the ground above the natural soil had been disturbed in post-medieval to modern times, and the only surviving archaeological deposits were cut into the subsoil. These consisted of the ditch and cultivation furrows in the area south of the ditch. The fill of the ditch was fairly consistent in the two areas examined, with a natural, grey silting of the ditch near the bottom followed by a stony, brown clay of late medieval date. The ditch almost certainly represents an enclosing element around the medieval church site and was purposely infilled in the later medieval period. The present graveyard wall may be indicative of an inner circular enclosure. The cultivation furrows uncovered during the previous testing at this site are probably late medieval in date and occur outside the enclosing ditch of the medieval church.

Archaeological testing at **St. Mary's Church** took place in June 2001 (**01E0465**) in the area of the proposed residential development at the rear of the church. The site was thought to represent an Anglo-Norman motte and a ringwork, however, no remains of these sites were visible at ground level. Testing did not reveal any archaeological finds, features or deposits. In January 1996, archaeological testing took place at **9–11 St. Agnes Road (96E0009)** due to the proximity of the site to St

Mary's parish church. Five test trenches were excavated but the investigation did not reveal any finds or features of archaeological significance.

3.5 Protected Structures and National Inventory of Architectural Heritage (NIAH)

The site contains a Protected Structure listed within the *Dublin City Development Plan 2016–2022* as former Glebe House (RPS 7560; Figure 2). This is not, however, listed on the National Inventory of Architectural Heritage (NIAH).

A number of additional Protected Structures listed within the *Dublin City Development Plan 2016–2022* are also situated in the environs of the proposed development and detailed in the *Crumlin Village St. Agnes Church & Environs, Architectural Conservation Area Report* (McLoughlin 2013). These are listed in Table 4, with additional descriptions below of Glebe House, Melville House and Looceville House, as detailed by McLoughlin (2013).

Table 4: Protected Structures in the environs of the proposed development site

Full Address	RPS Ref. No.	As described in <i>Dublin City Development Plan 2016–2022</i>
St. Agnes Road, Crumlin, Dublin 12	7560	Former Glebe House.
St. Agnes Road, Crumlin, Dublin 12	7555	Old Church of Ireland church.
St. Agnes Road, Crumlin, Dublin 12	7556	Victorian school house walls and roof (excluding the hall to rear).
St. Agnes Road, Crumlin, Dublin 12	7557	Melville House (at junction with Bunting Road).
St. Agnes Road, Crumlin, Dublin 12	7558	Former Post and Telegraph office (at junction with Somerville Avenue).
St. Agnes Road, Crumlin, Dublin 12	7559	Looceville House.
St. Agnes Road, Crumlin, Dublin 12	8739	St. Agnes Roman Catholic Church, including the central gates with associated six granite piers and railings.
St. Agnes Road, Crumlin, Dublin 12	7561	Bru Crumlinne (former Crumlin National School).

St. Agnes Road, Crumlin, Dublin 12, **RPS Ref. No 7560, Former Glebe House**

The Glebe House retains its impressive double-pile, two-storey over basement volume and is well set back from the road. It has a well-proportioned and symmetrically arranged elevation with simple hipped roof form and impressive chimney stacks to the foremost gables. It also retains a stone flight of steps to an entrance with fanlight. The space to the front is now in

use as a carpark with a rubble-stone boundary wall and row of chestnut trees. The rear of the site is occupied by an array of recent storage and industrial sheds. This is one of the most important historic large dwellings of its type remaining in Crumlin and it continues to give strong definition to St. Agnes Road.

St. Agnes Road, Crumlin, Dublin 12, **RPS Ref. No 7557, Melville House**

Melville House has an asymmetrical and informal architectural expression and is set back from the main road with a generous garden. It is one of a few remaining larger houses set within its own grounds that was once typical of the village.

St. Agnes Road, Crumlin, Dublin 12, **RPS Ref. No 7559, Looceville House**

Looceville House now stands close to the south corner of Somerville Avenue and St. Agnes Road. It is an impressive composition with a shallow front garden that echoes the arrangement of Melville House to the north. A single-storey wing to the north side of the house fronts onto the public path. This has a large opening that once served as a shop front. The symmetrical, but picturesque elevation composition of the house proper has strong presence in the street space. The simple roof volume is enhanced by symmetrical chimneys on each gable. A recent structure attached to the south gable of the house conceals views of the main elevation and diminishes its presence in the streetscape.

3.6 Cartographic Review

An assessment of the available cartographic sources included pre-Ordnance Survey mapping. The Down Survey map of County Dublin (1654–56) depicts the ‘Parrish of Crumline’ and a number of substantial structures within the Crumlin Village area (Figure 3). Taylor and Skinner’s map (1777) depicts the lands within which the development is now a part of as owned by Purcell’s (Figure 4). A member of the Purcell family was mentioned in Crumlin for the first time in 1609, as a resident of Crumlin leasing land. There is, however, insufficient detail on these early maps to give more detailed information relating to the development area. Ordnance Survey (OS) maps of the area were also examined in order to identify any possible archaeological features and to trace the development of the site during the nineteenth and early twentieth centuries. On the first edition OS 6-inch map of 1843 (surveyed 1836), the area is labelled Rectory Glebe, with two buildings depicted within the development site, including the location of the Glebe House, although the building appears to be more cruciform in plan (Figure 5). By the time of the 25-inch map of 1911 (surveyed 1907), however, the Glebe House is depicted as a roughly square structure, and a building to the southwest that follows a roughly similar footprint visible on the first edition map is also illustrated (Figure 6). The Glebe House still stands today, however, the building to the southwest appears to be replaced by a modern shed, although parts of the walls or foundations may have been reused and could therefore date to at least the early nineteenth century (Figure 7). No features of archaeological interest are, however, apparent from an examination of the cartographic sources.

3.7 Aerial Photography

Aerial photographs dating to between 1995 and 2013 from the Ordnance Survey of Ireland were also reviewed (<http://map.geohive.ie/mapviewer.html>). These do not reveal any cropmarks that might suggest archaeological features within the development area.

3.8 Field Survey

The site was inspected on 11 December 2019. The proposed development area consists of the former Glebe House and the land surrounding it (Plates 1–7, 17–24). A number of structures and architectural features relating to the former Glebe House were identified during the site visit. These include a staircase and a stair rail (Plates 8–11), the stone detail of the main entrance (Plate 12), a transom window (Plate 13), as well as a downspout/leader and leader heads (Plates 15–16), dry-stone walls and mortar walls surrounding the plot in parts (Plates 2, 3, 14, 17 & 24), a pillar fronting onto St Agnes Road (Plate 14), and a gate pillar visible on the western side of the gate (Plate 18), immediately northwest of the Glebe House. These features and structures appear to be contemporary with the former Glebe House, which is a Protected Structure (RPS 7560), and will therefore require further consideration prior to any development of the site.

The area immediately to the rear of the former Glebe House contains workshop units of industrial/commercial/storage type, with a concrete road running roughly off to the west of the middle of the site serving as an access road and a car parking area, while the southernmost area appears to be under grass. Furthermore, the southeastern part of the proposed development area was formerly part of a neighbouring plot and is concreted over, with some demolished building foundations still visible. The proposed development site is bounded by residential and commercial/industrial buildings, with main access through St Agnes Road. The site contains no visible surface evidence of any archaeological features, and it is likely that the site is quite disturbed through former levelling of the property. However, it is possible that sub-surface archaeological material could survive intact in some areas.

4. CONCLUSIONS & RECOMMENDATIONS

The site of the proposed development is located on the southern side of St Agnes Road and contains a Protected Structure, as listed within the *Dublin City Development Plan 2016–2022* as a former Glebe House (RPS 7560). The area is also located within the Crumlin Village Architectural Conservation Area, adopted in 2014 (McLoughlin 2013). The proposed development site is bounded by residential and commercial/industrial buildings, with the main access through St Agnes Road. The site was inspected on 11 December 2019 and a number of structures and architectural features most likely relating to the former Glebe House were identified and will require further consideration prior to any development of the site.

The area to the front of the former Glebe House is a car park, while to the immediate rear there are workshop units, an access road and car parking area, while the southernmost area is a partly grass-covered paddock separated from the workshops by a gate. The southeasternmost part of the proposed development area was formerly part of a neighbouring plot and is concreted over, with some demolished building foundations still visible. The site contains no visible surface evidence of any archaeological features, and it is likely that the site is quite disturbed through former levelling of the property, however, it is still possible that sub-surface archaeological material could survive intact in some areas.

The site contains no Recorded Monuments listed within the Record of Monuments and Places (RMP) or Sites and Monuments Record (SMR). The nearest Recorded Monuments are located c. 120m to the northwest and comprise a graveyard (RMP DU018-038002-) and ecclesiastical enclosure (RMP DU018-038003-), with an associated church (RMP DU018-038001-). These will not be directly affected by the proposed development. Despite this, the site location, within the lands of the Glebe House, now a Protected Structure, and within the Crumlin Village Architectural Conservation Area, as well as the close proximity to an ecclesiastical enclosure, suggests that the overall landscape of the Glebe House and Coruba House Site should be considered as having archaeological potential to contain previously unrecorded sub-surface features or deposits of an archaeological nature. In the event of any of these being encountered within the development area, there would be an impact on these archaeological remains as a result of the proposed development.

It is therefore recommended that, prior to any development of the site, a suitably qualified Conservation Architect be employed to oversee the recording and preservation of all architectural features relating to the former Glebe House. It is also recommended that pre-development test trenching by a suitably qualified archaeologist is undertaken where any ground works are to take place. Where testing is not feasible due to constraints (structures), archaeological monitoring during demolition is recommended.

6. REFERENCES

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Lewis, S. (1837) *A Topographical Dictionary of Ireland, comprising the several counties, cities, boroughs, corporate, market, and post towns, parishes and villages*, 2 volumes., S. Lewis & Co., London

McLoughlin, R. (2013) Crumlin Village St. Agnes Church & Environs, Architectural Conservation Area Report, Unpublished report produced for Dublin City Council.

Mharcaigh, M. (1997) The medieval parish churches of south-west County Dublin. *Proceedings of the Royal Irish Academy* 97C, 245–296.

O'Sullivan, A., McCormick, F., Kerr, T.R. & Harney, L. (2013) *Early Medieval Ireland, AD 400–1100. The Evidence from Archaeological Excavations*. Dublin, Royal Irish Academy.

6.1 Other Sources

National Inventory of Architectural Heritage (<http://www.buildingsofireland.ie/>).

Record of Monuments and Places (RMP), the Heritage Service, 7 Ely Place, Dublin 2.

(<http://maps.archaeology.ie/historicenvironment/>)

Summary Accounts of Archaeological Excavations in Ireland (www.excavations.ie).

Topographical Files of the National Museum of Ireland, Kildare Street, Dublin 2.

Index to the Townlands and Towns, Parishes and Baronies of Ireland.

Dublin City Development Plan 2016–2022.

6.2 Cartographic & Photographic Sources

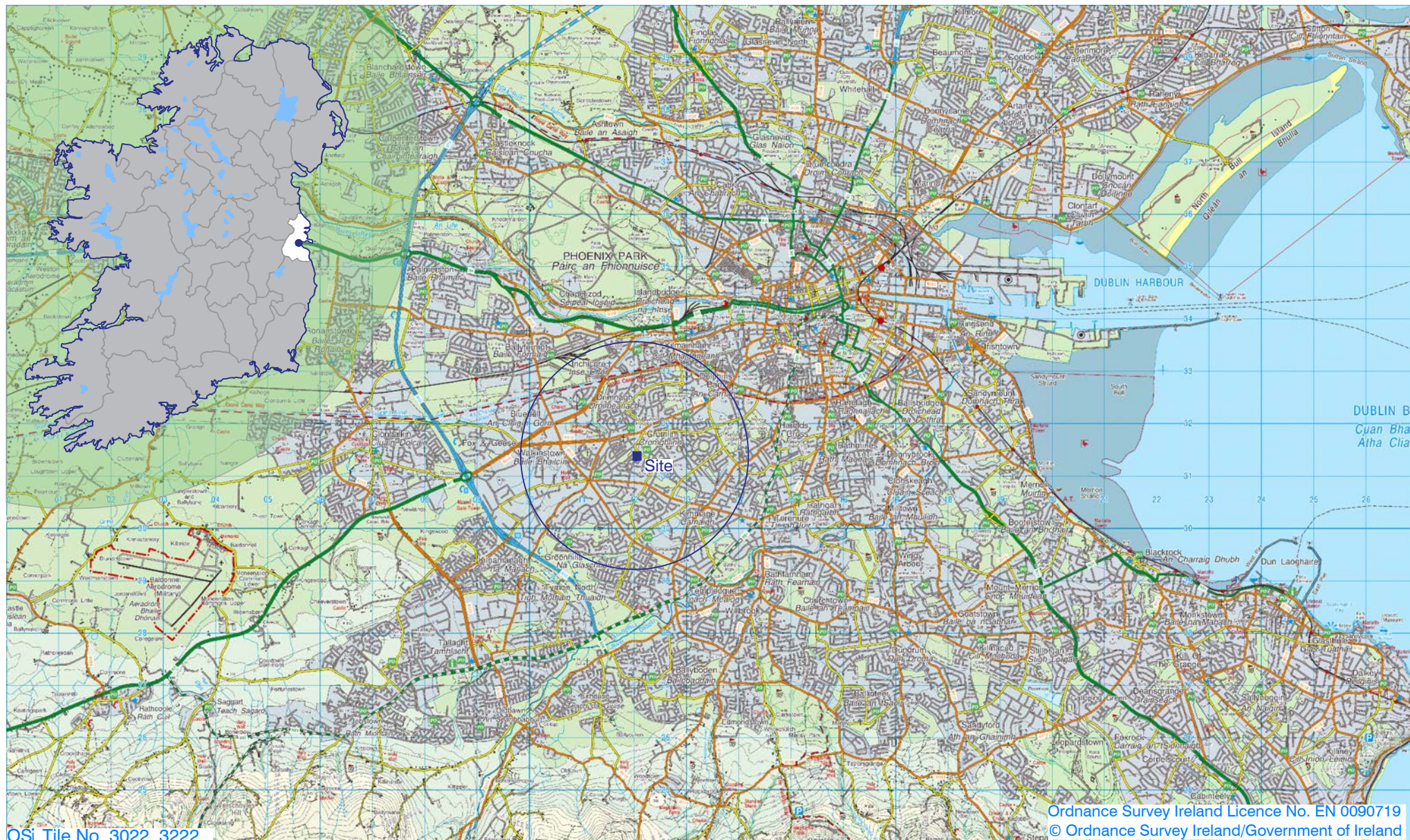
Down Survey map of County Dublin (1654–56).

Taylor and Skinner's 'Maps of the roads of Ireland' (1777).

First edition Ordnance Survey (OS) 6-inch map (1843).

Third edition Ordnance Survey (OS) 25-inch map (1907).

Ordnance Survey Ortho (aerial photography) series, 1995, 2000, 2005, 2012.



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Site: Glebe House, Crumlin, Dublin 12
Issued for: Archaeological Impact Assessment (desktop)
Drawing number: 1977_C0001
Date: December 2020 | Scale: 1:100,000 @A4

Figure 1: Location of site

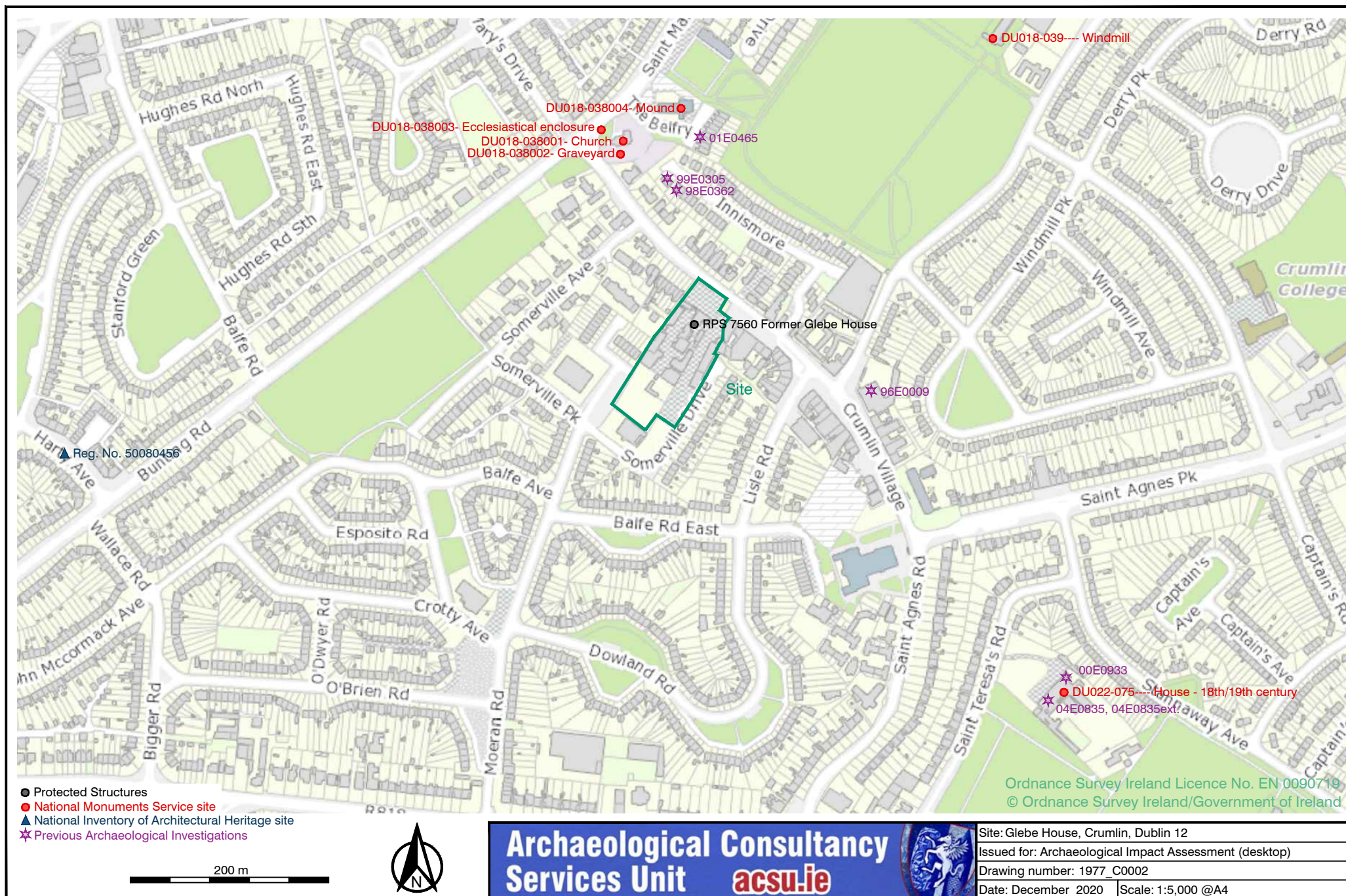
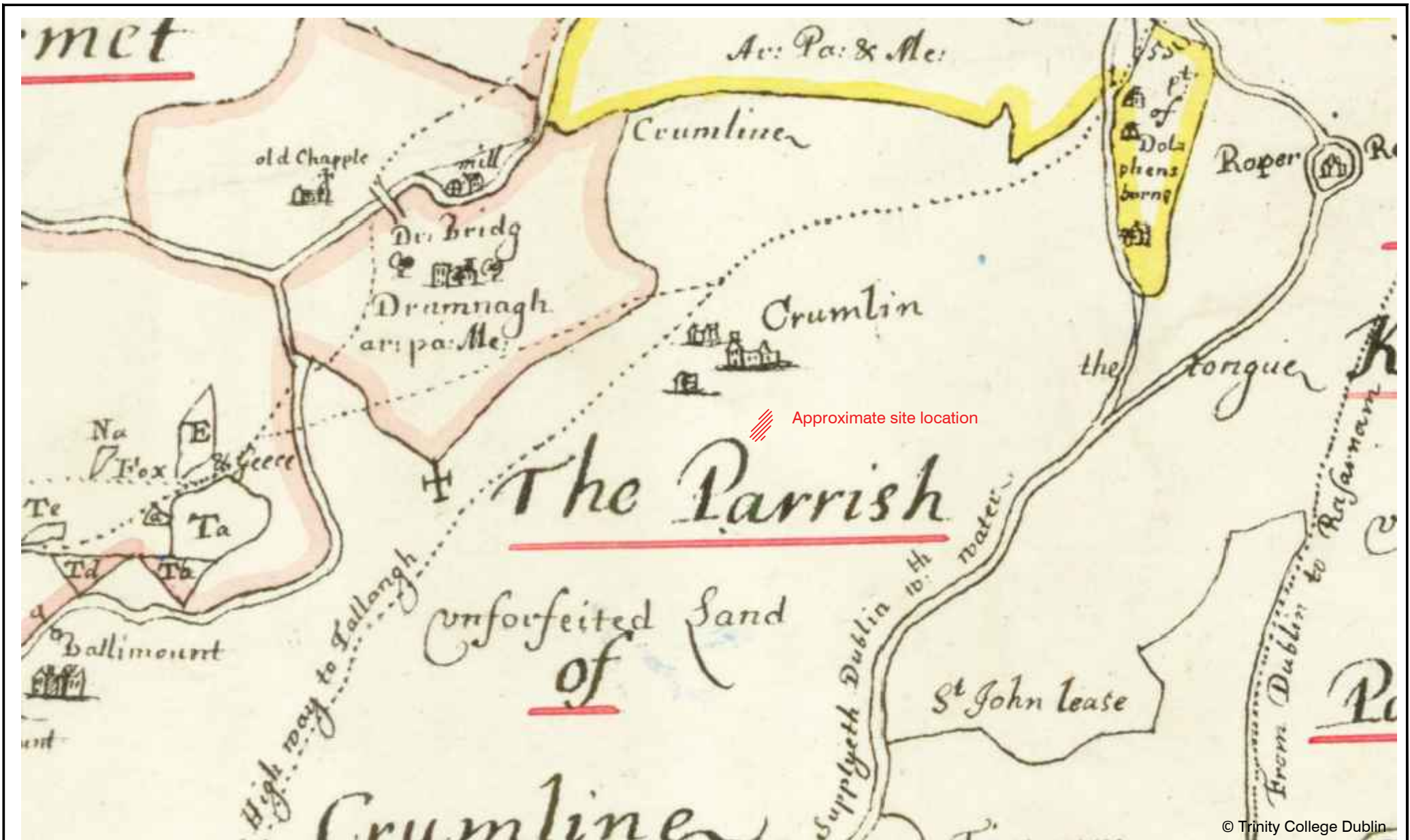


Figure 2: Location of site, protected structures, previous archaeological investigations and nearby Sites and Monuments Record sites



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Figure 3: Extract from Down Survey map of County Dublin, Barony of New Castle (1654-56), showing approximate location of site



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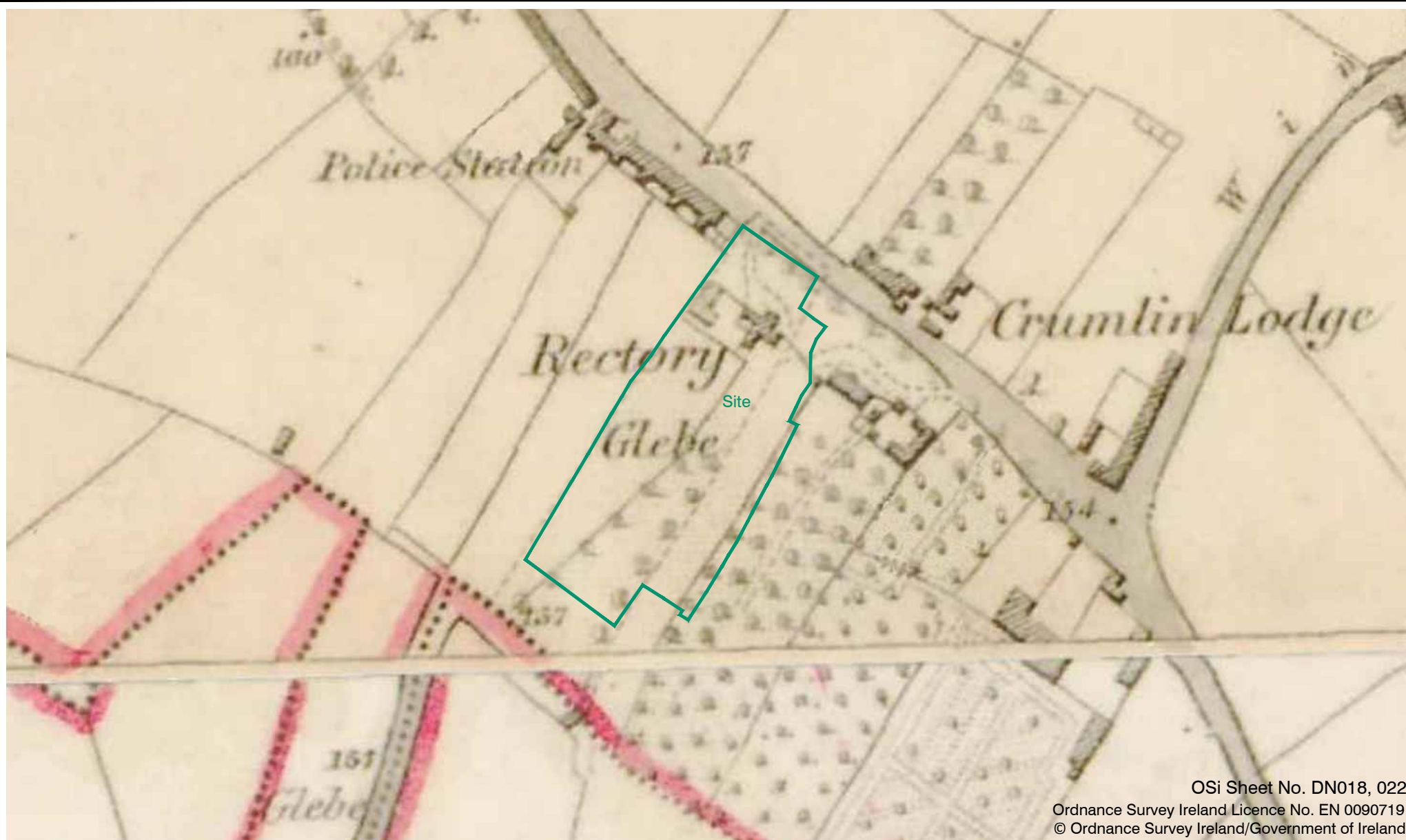
Site: Glebe House, Crumlin, Dublin 12

Issued for: Archaeological Impact Assessment (desktop)

Drawing number: 1977_C0004

Date: December 2020 Scale: Not to scale

Figure 4: Extract from Taylor and Skinner's 'Maps of the roads of Ireland' - Map 138 Dublin to Tullow by Baltinglass (1777), showing approximate location of site



100 m

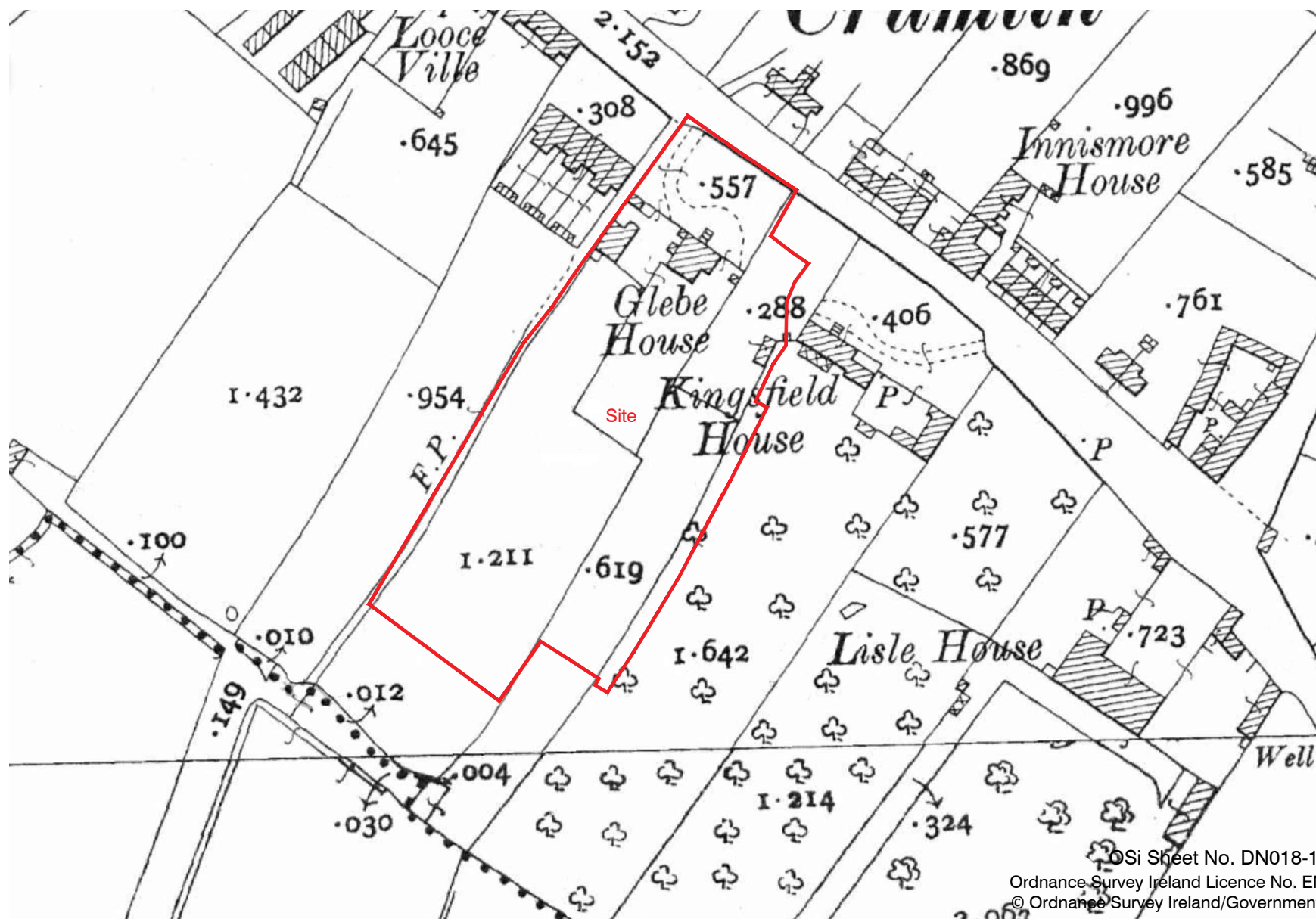


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Drawing number: 1977_C0005	
Date: December 2020	Scale: 1:2,000 @A4

Figure 5: Extract from 1st edition Ordnance Survey (OS) 6-inch map (surveyed 1836 - published 1843), showing location of site



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 Date: December 2020 | Scale: 1:1,500 @A4

Figure 6: Extract from 3rd edition Ordnance Survey (OS) 25-inch map (surveyed 1907 - published 1911), showing location of site



100 m



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Site: Glebe House, Crumlin, Dublin 12

Issued for: Archaeological Impact Assessment (desktop)

Drawing number: 1977_C0007

Date: December 2020 Scale: 1:1,500 @A4

Figure 7: Aerial view of site



Plate 1: View of the area fronting onto St Agnes Road, looking west



Plate 2: Former Glebe House, looking west



Plate 3: Glebe House, from St Agnes Road, looking south



Plate 4: Glebe House and front parking area, looking south



Plate 5: Glebe House, looking south-southwest



Plate 6: Glebe House, looking east



Plate 7: Glebe House, looking northeast



Plate 8: Staircase and stair rail, looking southwest



Plate 9: Staircase and stair rail, looking south-southwest



Plate 10: Detail of stair rail, looking southwest



Plate 11: Detail of eastern starting newel cap



Plate 12: Main entrance, decorative stonework, looking south-southwest



Plate 13: Detail of main entrance, decorative stonework and transom window



Plate 14: Stone pillar, looking south



Plate 15: Rear of the Glebe House, looking northeast



Plate 16: Detail of downspout/leader and two leader heads



Plate 17: View from Glebe House staircase, plot wall, looking northeast



Plate 18: Original gate pillar, looking southwest



Plate 19: One-storey workshop, looking north-northeast



Plate 20: Workshop at rear of Glebe House, looking south



Plate 21: Workshops at rear of the Glebe House, looking northeast



Plate 22: Workshops at rear of the Glebe House, looking northeast



Plate 23: Workshops at the rear of the Glebe House, looking northwest



Plate 24: Gate leading to rear paddock, looking south-southeast



Plate 25: Paddock area, looking south south-west



Plate 26: Area to the east of the Glebe house, looking south south-west



Plate 27: Part of the development area, eastern plot, looking south west



Plate 28: Eastern boundary wall , looking south