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**Addition of Richview House, Palmerston Park, Rathmines, Dublin 6,  
To the Record of Protected Structures in accordance with Sections 54 and 55 of the  
Planning and Development Act, 2000.**

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**Proposed Entry:** Richview House, Palmerston Park, Rathmines, Dublin 6

**Photo of Structure**



**Introduction**

In accordance with Section 55 of the Planning & Development Act 2000 (as amended), it is recommended to make the addition of Richview House, Palmerston Park Rathmines, Dublin 6, to Dublin City Council's Record of Protected Structures (RPS).

**Procedure Followed**

In accordance with the procedures set out in Section 54 and 55 of the Planning and Development Act, 2000, Dublin City Council indicated its intention to add **Richview House, Palmerston Park, Rathmines, Dublin 6** to the Record of Protected Structures. The proposed addition of this structure was first advertised in the Irish Independent on the **15<sup>th</sup> of May 2017**. The public display period was from **15<sup>th</sup> of May, 2017** to **27<sup>th</sup> of June, 2017** inclusive.

**Request for Addition**

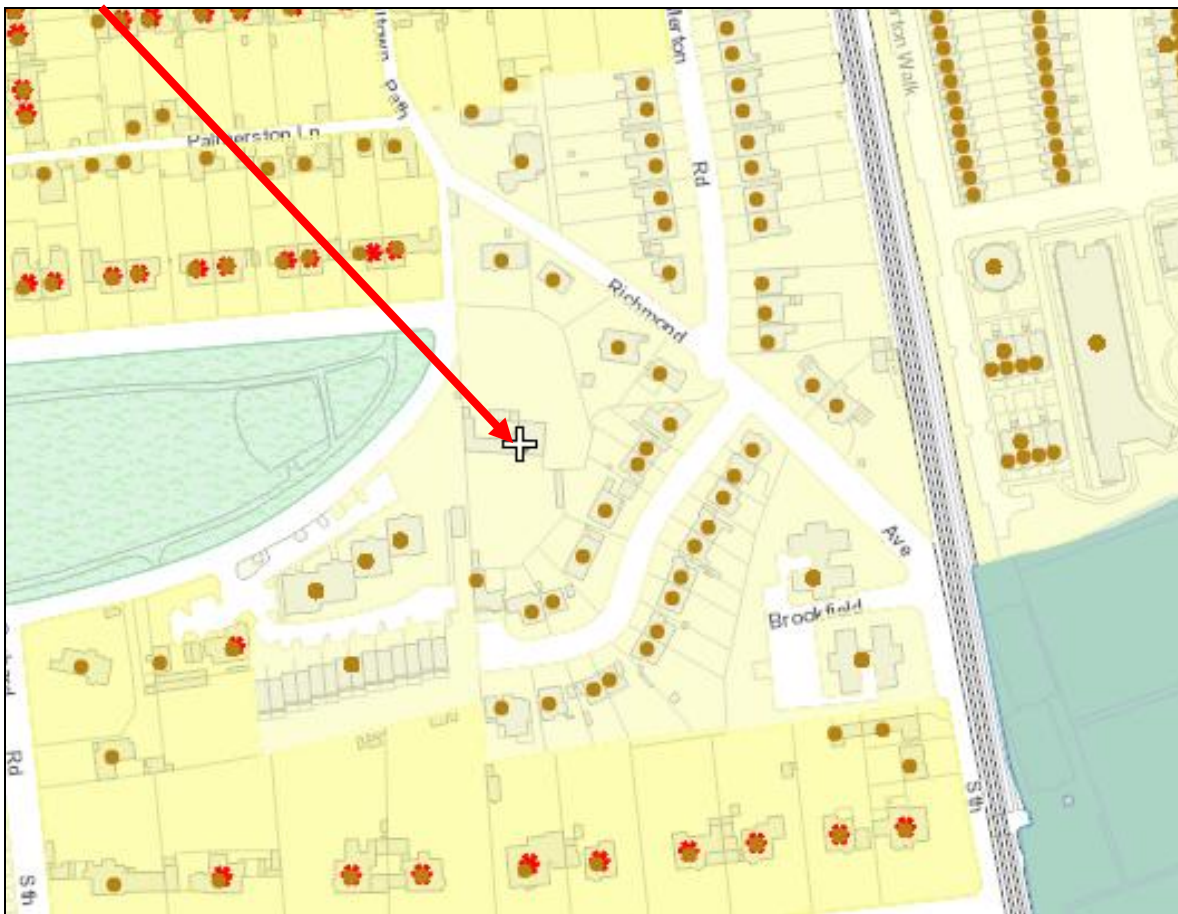
- Conservation Section, Planning and Property Development Department, Dublin City Council.

**Summary of Applicants Reasons for Seeking Addition:**

- It seems to be an oversight that this building is not on the Record of Protected Structures (RPS). Period residences on the North side of Palmerston Park and nearby Balnagown House to the southwest of Richview House are all on the RPS.

**Site Location & Zoning Map:**

Richview House is a detached house set within its own grounds. It is accessed via entrance gates at the east end of Palmerston Park, Rathmines, Dublin 6.



**Recent & Relevant Planning History:**

<b><i>Planning Ref</i></b>	<b><i>Location &amp; description of Works</i></b>	<b><i>Decision</i></b>
3750/16	Permission for development consisting of extension and alterations to an existing dwelling known as 'Richview House'. The proposed development consists of the construction of single storey extensions (116m <sup>2</sup> ) to sides (north and south) of the house and the construction of a two storey extension to rear return to accommodate a new stairwell (26m <sup>2</sup> ). The proposed development also provides for (i) internal alterations, (ii) removal of existing green house, car port & external store, (iii) construction of potting shed (15m <sup>2</sup> ) and glass house (13m <sup>2</sup> ) in garden, and (iv) all associated site development works and landscaping, on a site area of 0.425ha	Granted.

### **Summary Description**

Detached three-bay single-storey over raised basement house, built c.1825, with entrance steps to east, three-bay side elevations, two-storey return and converted coach house to west. Two-storey flat-roofed extension to rear elevation. Converted two-storey outbuilding to west runs northwards from former coach house. Twentieth-century carport to rear. The house is set within own grounds.

Hipped slate roof with terracotta ridge tiles, rendered chimneystacks, clay chimneypots and cast-iron rainwater goods. Roof is hidden by castellated parapets. Rooflight to roof of former coach house.

Painted smooth render to principal east, south and north-facing elevations with string-courses to ground floor and parapet level. Flat-panelled pilasters to corners and to each side of entrance bay. Painted roughcast render to rear west-facing elevation, flat-roofed projection to west elevation of return. Random-coursed rubble stone to north elevation of former coach house. Painted smooth render to south elevation of former coach house.

Square-headed window openings with six-over-six timber sash windows having convex horns and painted windowsills, set within segmental-headed rebates to the principal east, south and north-facing elevations. Blind window openings to facade at raised basement level. Round-headed window opening to flat-roofed projection with six-over-six timber sash window having convex horns and spoked fanlight to top.

Square-headed window openings to south-facing elevation of rear return with six-over-six timber sash windows having convex horns and painted sills. Segmental-headed and square-headed window openings to south elevation of former coach house with variety of multiple-pane casement windows and French doors. Circular windows to north-facing elevation of former coach house.

Segmental-arched door opening to central bay of entrance facade with decorative fanlight, sidelights and timber panelled door. Door set below a flat-roofed portico with fluted Doric columns. Entrance is accessed via a flight of granite steps which is guarded by wrought-iron balusters and handrails. Segmental-headed brick-arch opening to north-facing elevation of former coach house.

Interior of house was not accessed. Following description of interior is based on architectural drawings: Raised basement level comprises a central hallway which affords access to a bedroom and kitchen/dining room to north and a study and bedroom to the south. Central staircase to rear of hallway rises to the entrance hall at upper ground-floor level. Rear entrance hall and W.C. within flat-roofed projection to rear. Games room set within return. Living room located within former coach house. Kitchen, utility room and staircase are set within the converted outbuilding to the west end.

Upper ground floor of house comprises a central entrance hall which affords access to drawing room to north and reception room to south. WC set within the flat-roofed projection at rear. Single bedroom located within return. Two bedrooms and en suite bathroom and landing situated within former coach house. Stairs and utility room within converted outbuilding to west end.

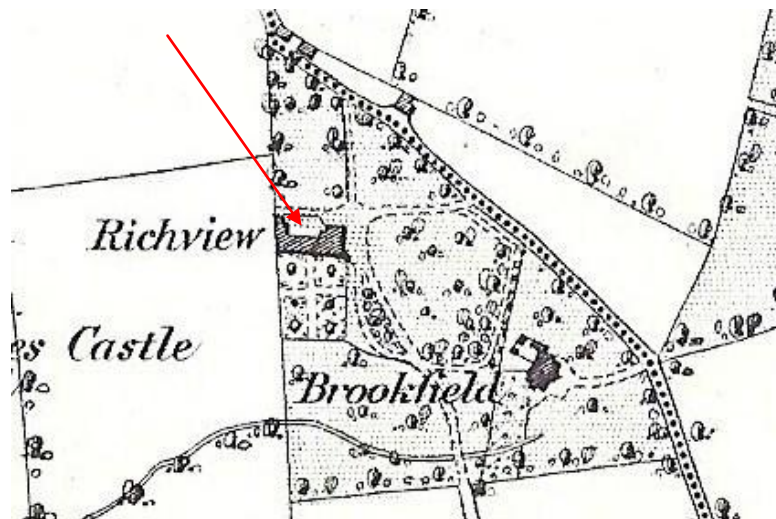
The site is accessed from the east end of Palmerston Park via entrance gates, erected c.1860. Mechanised wrought-iron gates with inner cast-iron piers, granite plinths, wrought-iron railings and smooth-rendered outer piers with granite caps and painted eagle finials. A curving driveway leads southwards towards the house's entrance elevation.

### **Historic Background**

A paper on the history of the Mageough Chapel contains a chapter on the life of the chapel's benefactor, Miss Elizabeth Mageough, and information about the early history and initial inhabitants of Richview House ([mageoughchapel.dublin.anglican.org](http://mageoughchapel.dublin.anglican.org)). The account states that Richview was built in the 1820s on a plot of land which extended southwards to the Dodder River.



By the 1830s, the house, whose landlord was a William C. Hogan, was occupied by a Reverend Smith Whitelaw Fox, the Perpetual Curate of Rathmines.



Extract from Ordnance Survey Map of the County of Dublin, Sheet 22, Surveyed 1837, Published 1837 (1:10,560, Reproduced at Enlarged Scale, Source TCD Map Library. A red arrow indicates the house.

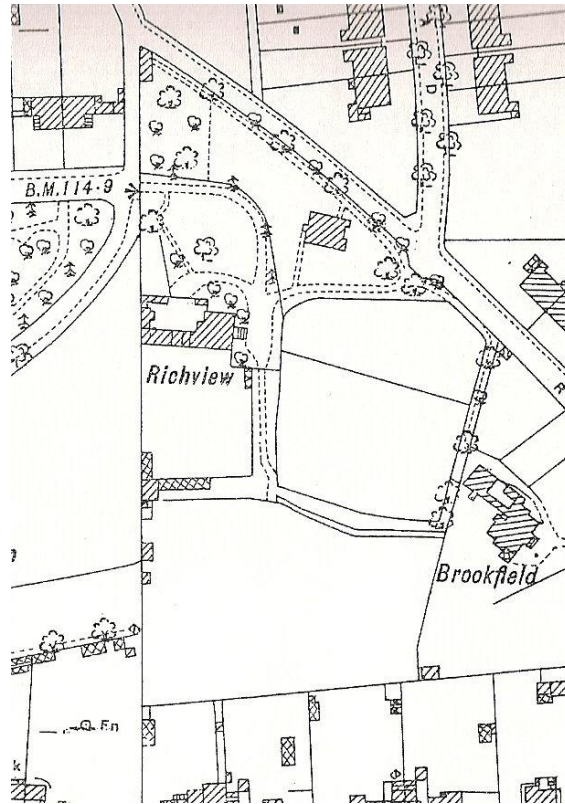
In the 1850s, Miss Elizabeth Mageough acquired Richview from Reverend Fox. Miss Mageough, who was unmarried, resided in the house with her brothers, William and Joshua. From the mid-1850s, Joshua McGough was listed as the occupant of Richview within the Thom's Dublin Street Directory series. There were a variety of owners and occupiers until a period in the mid-1930's, when Richview may have been vacant as no mention of it is made in the Thom's Dublin Street Directories. In 1937, however, the house is once more listed and it is shown to have been occupied by a Mr Joseph Mallagh, Chief Engineer to the Dublin Port and Docks Board, and designer of Alexandra Quay (1921-31) and the River Liffey's Butt Bridge (1932).

Richview was subsequently acquired by its current owner Mr William Beatty in the 1950s. In the mid-20<sup>th</sup> century, land at the south end of the site was sold and developed as a Post-war cul-de-sac of semi-detached houses named Richview Park.

Today, Richview stands within a D-shaped plot of land. Its reduced grounds comprise the northern driveway which leads to the Palmerston Park gates and a small southern garden with tennis court. The site is bounded to the east and south by a wall.



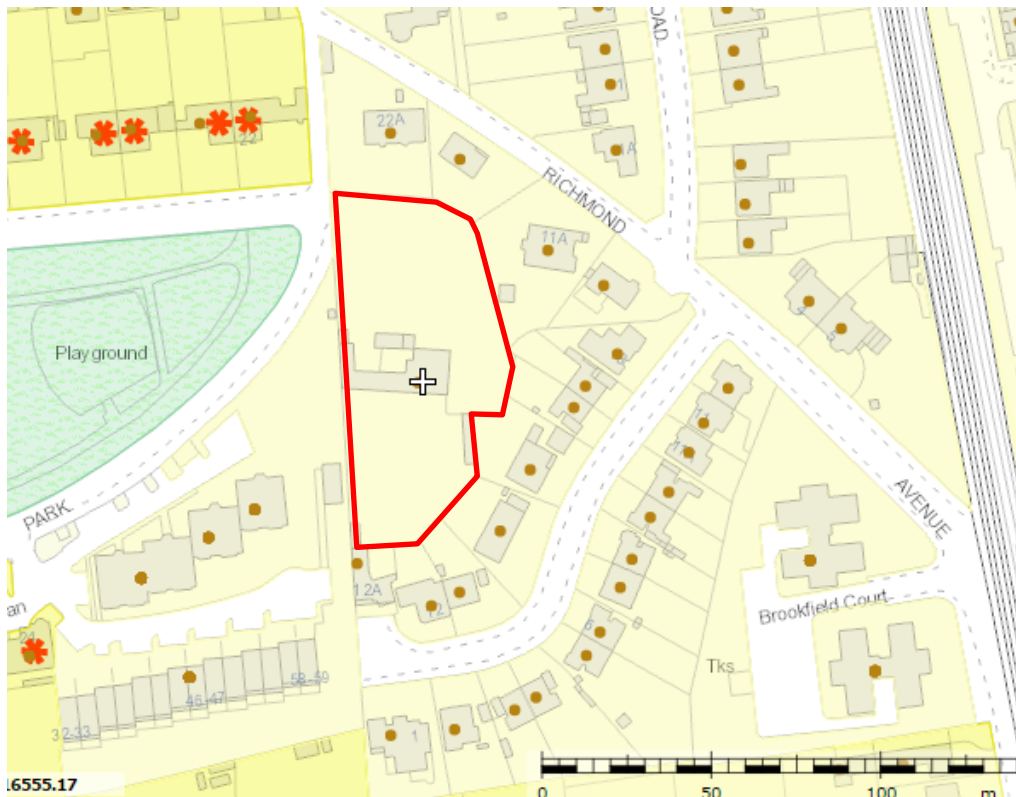
Aerial photograph of Richview House showing the roofscape, surrounding trees and tennis court which is located in the southern garden. (Photo looks southwards.)



Extract from Ordnance Survey Map of the County of Dublin, Sheet 22-03, Revised 1936, (1:10,560, Reproduced at Enlarged Scale) Source TCD Map Library

**Curtilage**

Proposed curtilage of Richview House shown on zoning map below.



## **Assessment of Special Interest Under the Planning & Development Act 2000**

Categories of Special Interest: Architectural.

The Categories of Special Interest are defined in the Planning and Development Act, 2000 as architectural, historical, archaeological, artistic, cultural, scientific, technical and social. When assessed under the above categories, it is found that Richview House, Palmerston Park and its entrance gates on Palmerston Park are of architectural interest for the following reasons:

- 1) Built in the 1820s, the detached house is one of the locality's earliest residences, predating the majority of the neighbouring building stock.
- 2) The house was skilfully designed with the principles of symmetry being employed in principal elevations and interior layout. The front and side elevations have a formal architectural character which is achieved by the use of vertical pilasters, recessed windows bays and castellated parapets.
- 3) It appears that much of the house's early fabric survives, including roof slates, timber sash windows, stone entrance steps and render. Historic joinery and plasterwork appear to survive to the interior.
- 4) The Eagle-topped entrance gates to the north of Richview House contribute to the character of the house and terminate an impressive vista at the east end of Palmerston Park.

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### **Conclusion:**

Richview House, Palmerston Park, Rathmines, Dublin 6 is considered to be of Regional importance having architectural significance/special interest.

Therefore, in accordance with Section 55 of the Planning & Development Act 2000 (as amended) it is recommended to make the addition of Richview House, Palmerston Park, Rathmines, Dublin 6 to the Record of Protected Structures.

### **Submissions/Objections Received**

No submissions were received in relation to the proposed addition of this structure.

### **Response to Submissions/Objections**

No response required.

### **Meeting of the Area Committee**

The proposed addition of the structure was originally brought forward to the Central Area Committee on the 8<sup>th</sup> of May 2017 where it was agreed by the elected members to initiate the procedure to add it to the RPS.

### **Recommendation**

In accordance with Section 55 of the Planning and Development Act 2000, it is recommended that Richview House, Palmerston Park, Rathmines, Dublin 6 be added to the Record of Protected Structures in the Dublin City Development Plan 2011-2017. The making of an addition to the Record of Protected Structures is a reserved function of the City Council.

Dated this day the 23<sup>rd</sup> August 2017

**Richard Shakespeare**  
**Assistant Chief Executive**